



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

5725 West Hwy 290, Suite 202
Austin, Texas, 78735-7822

EXHIBIT " _____ "

**PORTION OF
1.00 AC. FRANK VELASQUEZ
(WASTEWATER EASEMENT)**

**0.006 ACRES
SUMNER BACON SURVEY NO. 62
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.006 ACRES (APPROXIMATELY 279 SQ. FT.) IN THE SUMNER BACON SURVEY NO. 62, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.00 ACRE TRACT CONVEYED TO FRANK VELASQUEZ IN A SPECIAL WARRANTY DEED DATED NOVEMBER 2, 1995 AND RECORDED IN VOLUME 12592, PAGE 1305 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.171 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING to a 1/2" rebar with "Chaparral" cap found in the west right-of-way line of F.M.973 (right-of-way width varies) as shown on CSJ 1200-02-022, also being in the approximate centerline of Manor & Taylor Lane, being in the east line of a 136.342 acre tract conveyed to Okra Land Incorporated in a Special Warranty Deed with Vendor's Lien, dated September 20, 2022 and recorded in Document No. 2022173856 of the Official Public Records of Travis County, Texas, and being the north corner of the 0.78 acre tract conveyed to Henrietta B. Velasquez in a Special Warranty Deed dated December 27, 2002 and recorded in Document No. 2003002504 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for a point of curvature in the west right-of-way line of said F.M. 973 at Station 42+622.414 - 30.480 meters right, bears along said curve to the right, having a radius of 612.86 feet, a central angle of 17°51'34", an arc length of 191.03 feet and a chord that bears North 18°03'47" East, a distance of 190.26 feet, also from which a TxDot Type II Monument with Disk found for a point of tangency in the west right-of-way line of F.M. 973 at Station 42+766.692 - 30.480 meters, bears along said curve to the left, having a radius of 612.86 feet a central angle of 28°53'22", an arc length of 309.01 feet, and a chord that bears South 05°18'40" East, a distance of 305.75 feet;

THENCE South 27°02'56" West, with said approximate centerline of the Manor & Taylor Lane, same being the southeast line of the 136.342 acre tract, also being the northwest line of said 0.78 acre tract and said 1.00 acre tract, a distance of **699.47 feet** to a calculated point on the southeast line of the 136.342 acre tract, same being the northwest line of the 1.00 acre tract, and being the **POINT OF BEGINNING** and the north corner of herein described tract;

THENCE South 62°07'10" East, crossing the 1.00 acre tract, a distance of **14.18 feet** to a calculated point on the south line of the 1.00 acre tract, same being on the north line of a 32.950 acre tract conveyed in a Special Warranty Deed to Timmerman Commercial Development, LP, dated November 30, 2020 and recorded in Document No. 2020230923 of the official Public Records of Travis County, Texas, said 32.950 acres being a portion of a called 55.312 acres, save and except the following two tract: 1) that certain 9.173 acre tract described in Document No. 2002093083 of the Official Public Records of Travis County, Texas, 2) that certain 13.189 acre tract described in Document No. 2017062033 of the Official Public Records of Travis County, Texas, said point being the east corner of the herein described tract;

THENCE South 46°56'06" West, with the south line of the 1.00 acre tract and the north line of the 32.950 acre tract, a distance of **41.69 feet** to a 1/2" rebar found for the east corner of a portion of an abandoned county road referenced in Documents Nos. 2000046321, 2001205199 and 202100182, all of the Official Public Records of Travis County, being in the approximate centerline of the Manor & Taylor Lane, same being the south corner of the 136.342 acre tract, being the east corner of an Open Space/Drainage Lot of Shadowglen Phase 2, Section 25-26, according to the Map or Plat thereof recorded in Document No. 202100182 of the Official Public Records of Travis County, Texas, being an angle point in the north line of the 32.950 acre tract and being the south corner of the 1.00 acre tract and the herein described tract, from which a 1/2" rebar with "Chaparral" cap found for the west corner of the 136.342 acre tract, same being in the east line of a 350.744 acre tract conveyed to Meritage Homes of Texas, LLC, in a Correction Special Warranty Deed, dated July 7, 2023 and recorded in Document No. 2023082673 of the Official Public Records of Travis County, Texas, also being the north corner of a 200.38 acre tract conveyed to the City of Manor in a Special Warranty Deed dated July 11, 2012 and recorded in Document No. 2012141817 of the Official Public Records of Travis County, Texas bears, North 63°25'37" West, a distance of 25.86 feet to a fence post found for the northeast corner of Lot 38, Block P, Shadowglen Phase 2, Sections 25-26, a subdivision of record in Document No. 202100182 of the Official Public Records of Travis County, Texas, and North 62°07'10" West, a distance of 5007.27 feet;

THENCE North 27°02'56" East, with the approximate centerline of the Manor & Taylor Lane, with the southeast line of the 136.342 acre tract and the northwest line of the 1.00 acre tract, a distance of **39.41 feet** to the **POINT OF BEGINNING** of the herein described tract, and containing 0.006 acres of land, more or less.

Surveyed on the ground June 2023. Bearing basis: The Texas Coordinate System of 1983 (2011), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: 496-002-WWE3.dwg



Marvin Dearbonne Jr.
Registered Professional Land Surveyor
State of Texas No. 5697
T.B.P.E.L.S. Firm No. 10124500

19 MAR 24

Date

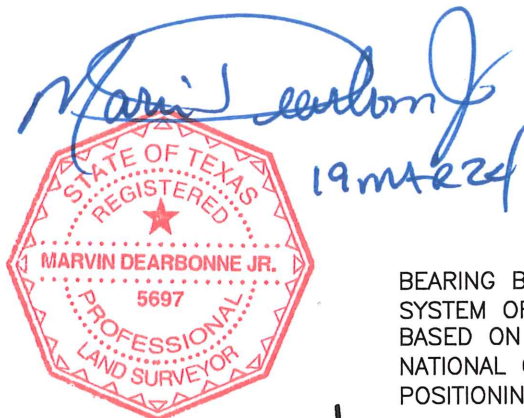


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.006 ACRES (APPROXIMATELY 279 SQ. FT.) IN THE SUMNER BACON SURVEY NO. 62, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.00 ACRE TRACT CONVEYED TO FRANK VELASQUEZ IN A SPECIAL WARRANTY DEED DATED NOVEMBER 2, 1995 AND RECORDED IN VOLUME 12592, PAGE 1305 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	612.86'	17°51'34"	191.03'	N18°03'47"E	190.26'
C2	612.86'	28°53'22"	309.01'	S05°18'40"E	305.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S62°07'10"E	14.18'
L2	S46°56'06"W	41.69'
L3	N27°02'56"E	39.41'
L4	N63°25'37"W	25.86'

LEGEND	
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
●	1/2" REBAR FOUND (OR AS NOTED)
⊙	TxDOT TYPE II DISK FOUND
△	CALCULATED POINT
⊗	FENCE POST FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
()	RECORD INFORMATION



DATE OF SURVEY: 06/08/2023
 PLOT DATE: 03/19/24
 DRAWING NO.: 496-002-WWE3
 PROJECT NO.: 496-002
 T.B.P.E.L.S. FIRM NO. 10124500
 DRAWN BY: EMD
 SHEET 1 OF 3

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 496-002-WWE3



1" = 60'

TXDOT CL
STATION
42+622.414
30.480M RT
(100.00')

SUMNER BACON
SURVEY NO. 62

GREENBURY GATES
SURVEY NO. 63

APPROXIMATE SURVEY LINE

P.O.C.

CH

APPARENT R.O.W. OF
MANOR & TAYLOR LANE
(R.O.W. WIDTH NOT SPECIFIED)
(TRAVIS COUNTY ROAD BOOK, PRECINCT 1 PAGE 72)

F.M. 973
(VARIABLE WIDTH R.O.W.)
(CSJ: 1200-02-022)

136.342 ACRES
OKRA LAND
INCORPORATED
(2022173856)

(S30°00'00"W 325.66')
S27°02'56"W 699.47'

TXDOT CL
STATION
42+766.692
30.480M RT
(100.00')

APPROXIMATE CENTERLINE OF
MANOR & TAYLOR LANE

0.78 ACRE
HENRIETTA B. VELASQUEZ
(2003002504)

SHEET 3 OF 3
SHEET 2 OF 3

1.00 ACRE
FRANK VELASQUEZ
(12592/1305)

SHEET 3 OF 3
SHEET 2 OF 3

0.78 ACRE
HENRIETTA B. VELASQUEZ
(2003002504)



1" = 60'

136.342 ACRES
OKRA LAND
INCORPORATED
(2022173856)

1.00 ACRE
FRANK VELASQUEZ
(12592/1305)

APPROXIMATE CENTERLINE OF
MANOR & TAYLOR LANE

**APPARENT R.O.W. OF
MANOR & TAYLOR LANE**
(R.O.W. WIDTH NOT SPECIFIED)
(TRAVIS COUNTY ROAD BOOK, PRECINCT 1 PAGE 72)

(S30°00'00"W 399.25')
S27°02'56"W 699.47'

32.950 ACRES
TIMMERMAN COMMERCIAL
DEVELOPMENTS, LP
(2020230923)

SUMNER BACON
SURVEY NO. 62

SAID 32.950 ACRES
BEING A PORTION OF
A CALLED 55.312 ACRES
SAVE AND EXCEPT
THE FOLLOWING 2 TRACTS
9.173 ACRES
(2002093083)
13.189 ACRES
(2017062033)

PROPOSED
WASTEWATER
EASEMENT

P.O.B.

350.744 ACRES
MERITAGE HOMES
OF TEXAS, LLC.
(2023082673)

N62°07'10"W 5007.27'
(N62°07'05"W 5007.30')

0.006 ACRES
APPROX. 279 SQ. FT.

CH

200.38 ACRES
CITY OF MANOR
(2012141817)

PORTION OF ABANDONED
COUNTY ROAD REFERRED
TO IN DOC. 2001205199,
2000046321 & 202100182

LOT 38, BLOCK P
SHADOWGLEN PHASE 2
SECTIONS 25-26
(202100182)

APPROXIMATE SURVEY LINE
GREENBURY GATES
SURVEY NO. 63