



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
136.342 AC. OKRA LAND INCORPORATED
(LIFT STATION EASEMENT)**

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

A DESCRIPTION OF 0.229 ACRES (APPROXIMATELY 9,985 SQ. FT.) IN THE SUMNER BACON SURVEY NO. 62, TRAVIS COUNTY, TEXAS, BEING A PORTION 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; SAID 0.229 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch rebar found for the southeast corner of said 136.342 acre tract, being the south corner of a 0.896 acre tract described in Document No. 2004019177 of the Official Public Records of Travis County, Texas, also being the west line of a 32.950 acre tract described in Document No. 2020230923 of the Official Public Records of Travis County, Texas, being the approximate centerline of Manor and Taylor Lane as shown in Travis County Road Book, Precinct 1, Page 72, also being a portion of an abandoned county road referenced in Documents Nos. 2000046321, 2001205199 and 202100182, all of the Official Public Records of Travis County, Texas;

THENCE North 63°25'37" West, with the south line of the 136.342 acre tract, being the north line of said abandoned road, a distance of **25.86 feet** to a fencepost 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;


THENCE North 62°07'10" West, with the south line of the 136.342 acre tract, being the north line of said Lot 38, the north line of Lot 1, Block P of said Shadowglen Phase 2, Sections 25-26, the north terminus of Silent Falls Lane (60' right-of-way width) as described in Document No. 202100181 of the Official Public Records of Travis County, Texas, the north line of Lot 24, Block T of said Shadowglen Phase 2, Section 28, a subdivision of record in said Document No. 202100181, the North Terminus of Caldera Way (50' right-of-way width) as described in Document No. 202100181, and a portion of the north line of Lot 1, Block F, Shadowglen Phase 2, Sections 27A-27B described in Document No. 202100183 of the Official Public Records of Travis County, Texas, a distance of **3056.82 feet** to a calculated point;

THENCE crossing the 136.342 acre tract the following five (5) courses and distances:

1. **North 27°52'50" East**, a distance of **144.19 feet** to a calculated point for the **POINT OF BEGINNING** of herein described tract;
2. **North 62°07'10" West**, a distance of **100.00 feet** to a calculated point;
3. **North 27°45'30" East**, a distance of **99.74 feet** to a calculated point;
4. **South 62°14'30" East**, a distance of **100.00 feet** to a calculated point, from which a 1/2 inch rebar with "Chaparral" cap found for an angle point in the north line of the 136.342 acre tract, being the south line of a 123.550 acre tract described in Document No. 2021275494 of the Official Public Records of Travis County, Texas, bears North 14°09'07" East, a distance of 1083.37 feet;
5. **South 27°45'30" West**, a distance of **99.96 feet** to the **POINT OF BEGINNING**, of herein described tract, containing 0.229 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-LSE


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

Date 21 Mar 24



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.229 ACRES (APPROXIMATELY 9,985 SQ. FT.) IN THE SUMNER BACON SURVEY NO. 62, TRAVIS COUNTY, TEXAS, BEING A PORTION 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°25'37"W	25.86'
L2	N62°07'10"W	3056.82'
L3	N27°52'50"E	144.19'
L4	N62°07'10"W	100.00'
L5	N27°45'30"E	99.74'
L6	S62°14'30"E	100.00'
L7	S27°45'30"W	99.96'
L8	N14°09'07"E	1083.37'

LEGEND	
●	1/2" REBAR FOUND
ch●	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
⊗	FENCE POST FOUND
△	CALCULATED POINT
()	RECORD INFORMATION



DATE OF SURVEY: 6/8/2023
 PLOT DATE: 03/21/2024
 DRAWING NO.: 496-002-LSE
 PROJECT NO.: 496-002
 T.B.P.E.L.S. FIRM NO. 10124500
 DRAWN BY: EMD
 SHEET 1 OF 2

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-LSE





1" = 400'

123.550 ACRES
MONARCH RANCH AT MANOR
(2021275494)

SUMNER BACON
SURVEY NO. 62

GREENBURY
GATES
SURVEY
NO. 63

APPROXIMATE
SURVEY LINE

F.M. 973

APPROXIMATE
CENTERLINE OF
MANOR &
TAYLOR LANE

LIFT STATION
EASEMENT
0.229 ACRES
APPROX. 9,985 SQ. FT.

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

136.342 ACRES
OKRA LAND
INCORPORATED
(2022173856)

0.896 ACRE
ROY VELASQUEZ
(2004019177)

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

32.950 ACRES
TIMMERMAN
COMMERCIAL
DEVELOPMENTS, LP
(2020230923)

P.O.C.

L1

L2

SILENT FALLS WAY
(60' R.O.W. WIDTH)
(202100181)

CALDERA WAY
(50' R.O.W. WIDTH)
(202100181)

LOT 1, BLOCK F
SHADOWGLEN PHASE 2
SECTIONS 27A-27B
(202100183)

LOT 24, BLOCK T
SHADOWGLEN PHASE 2
SECTION 28
(202100181)

LOT 1, BLOCK P
SHADOWGLEN PHASE 2
SECTIONS 25-26
(202100182)

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

L6
L7
L4
L3
P.O.B.

Chaparal