

## <u>LEGAL DESCRIPTION (OVERALL - 146.9437 ACRES)</u>

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 146.9437 ACRES (6,400,869 SQUARE FEET) PARTIALLY OUT OF THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT NO. 732, PARTIALLY OUT OF THE ELIZABETH STANDIFORD SURVEY NO. 43, ABSTRACT NO. 696, PARTIALLY OUT OF THE JOSIAH WILBARGER SURVEY NO. 42, ABSTRACT NO. 794, AND PARTIALLY OUT OF THE JAMES GILLELAND SURVEY NO. 41, ABSTRACT NO. 305, ALL IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 10.656 ACRE TRACT CONVEYED TO MANOR DOWNS, LTD. IN DOCUMENT NO. 2011188377 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF A CALLED 44.33 ACRE TRACT CONVEYED TO MANOR DOWNS, LP IN VOLUME 10838, PAGE 840 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), BEING ALL OF A CALLED 3.06 ACRE TRACT CONVEYED TO MANOR DOWNS, LP IN VOLUME 10884, PAGE 835 (R.P.R.T.C.T.), BEING ALL OF A CALLED 6.96 ACRE TRACT CONVEYED TO MANOR DOWNS PARTNERS, L.P. IN VOLUME 11251, PAGE 1136 (R.P.R.T.C.T.), BEING ALL OF A CALLED 22.378 ACRE TRACT CONVEYED TO MANOR DOWNS, LTD IN DOCUMENT NO. 2011188383 (O.P.R.T.C.T.), BEING ALL OF A CALLED 44.952 ACRE TRACT CONVEYED TO MANOR DOWNS, L.P. IN DOCUMENT NO. 1999098769 (O.P.R.T.C.T.), BEING ALL OF A CALLED 13.79 ACRE TRACT (EXHIBIT "A," "TRACT 2") CONVEYED TO OSO BAILANDO, LTD. IN DOCUMENT NO. 2003091782 (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 0.811 ACRE EASEMENT ESTATE (30-FOOT ACCESS EASEMENT) RECORDED IN VOLUME 11586, PAGE 852 (R.P.R.T.C.T.), AND HAVING BEEN CONVEYED TO OSO BAILANDO, LTD. IN DOCUMENT NO. 2003091782 (O.P.R.T.C.T.), BEING THE REMNANT PORTION OF A CALLED 98.583 ACRE TRACT CONVEYED TO MANOR DOWNS IN VOLUME 10884, PAGE 856 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 146.9437 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF HILL LANE (RIGHT-OF-WAY VARIES), BEING THE SOUTHEAST CORNER OF SAID 10.656 ACRE TRACT, BEING THE SOUTHWEST CORNER OF A CALLED 25.08 ACRE TRACT CONVEYED TO MANOR DOWNS IN VOLUME 10884, PAGE 862 (R.P.R.T.C.T.), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID HILL LANE, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 25.08 ACRE TRACT BEARS, S61\*36'48'E, A DISTANCE OF 700.87

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HILL LANE AND THE SOUTH LINE OF SAID 10.656 ACRE TRACT, N62\*53'19"W, A DISTANCE OF 452.68 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON SOUTH CORNER OF SAID 10.656 ACRE TRACT AND SAID 44.33 ACRE TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HILL LANE AND THE SOUTH LINE OF SAID 44.33 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N62\*49'39'W, A DISTANCE OF 1,189.01 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, AND
2) N61\*38'35'W, A DISTANCE OF 883.28 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON SOUTH CORNER OF SAID 44.33 ACRE TRACT AND SAID 3.06 ACRE TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HILL LANE, IN PART WITH THE SOUTH LINE OF SAID 3.06 ACRE TRACT AND IN PART WITH THE SOUTH LINE OF SAID 6.96 ACRE TRACT, N69°53′28′W, PASSING AT A DISTANCE OF 140.85 FEET A CALCULATED POINT FOR THE COMMON SOUTH CORNER OF SAID 3.06 ACRE TRACT AND SAID 6.96 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 446.14 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON SOUTH CORNER OF SAID 6.96 ACRE TRACT AND SAID 22.378 ACRE TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HILL LANE, IN PART WITH THE SOUTH LINE OF SAID 22.378 ACRE TRACT AND IN PART WITH THE EAST AND SOUTH LINES OF SAID 0.811 ACRE ACCESS EASEMENT TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) N70°04'37"W, A DISTANCE OF 673.72 FEET TO A 1/2-INCH IRON ROD WITH "WATERLOO" CAP FOUND FOR AN ANGLE POINT HEREOF,
2) N71°31'33"W, A DISTANCE OF 223.76 FEET TO A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR AN INTERNAL ELL-CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 22.378 ACRE TRACT AND BEING IN THE EAST LINE OF SAID 0.811 ACRE ACCESS EASEMENT TRACT,

3) S30°37'43"W, A DISTANCE OF 0.62 FEET TO A CALCULATED POINT FOR AN EXTERNAL ELL—CORNER HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 0.811 ACRE ACCESS EASEMENT TRACT, AND

4) N70°50'12'W, A DISTANCE OF 30.61 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF THE WESTERN TERMINUS OF SAID HILL LANE, BEING THE SOUTHWEST CORNER OF SAID 0.811 ACRE ACCESS EASEMENT TRACT, AND BEING IN THE EAST LINE OF A CALLED 59.67 ACRE TRACT ("TRACT 3") CONVEYED TO J.D. WEAVER FAMILY LIMITED PARTNERSHIP II IN VOLUME 12651, PAGE 477 (R.P.R.T.C.T.), FROM WHICH A COTTON GIN SPINDLE WITH "CHAPARRAL" WASHER FOUND FOR THE SOUTHWEST CORNER OF THE WESTERN TERMINUS OF SAID HILL LANE, FOR AN ANGLE POINT IN THE EAST LINE OF SAID 59.67 ACRE TRACT, BEING AN ANGLE POINT IN THE NORTH LINE OF A CALLED 23.986 ACRE TRACT ("TRACT 1") CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2018017474 (O.P.R.T.C.T.), AND BEING THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 46.21 ACRE TRACT ("TRACT 1") CONVEYED TO OSO BAILANDO LTD. IN DOCUMENT NO. 2003091782 (O.P.R.T.C.T.), BEARS, S30°38'40"W, A DISTANCE OF 30.43 FEFT:

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID HILL LANE, IN PART WITH THE WEST LINE OF SAID 0.811 ACRE ACCESS EASEMENT TRACT, BEING THE WEST LINE OF SAID REMNANT PORTION OF 98.583 ACRE TRACT, IN PART WITH THE WEST LINE OF SAID 13.79 ACRE TRACT, AND WITH THE EAST LINE OF SAID 59.67 ACRE TRACT, N30°38'40°E, PASSING AT A DISTANCE OF 1,180.24 A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 13.79 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,839.94 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID 13.79 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF A CALLED 13.918 ACRE TRACT ("TRACT 2") CONVEYED TO SARVI, LLC, IN DOCUMENT NO. 2004179709 (O.P.R.T.C.T.), FROM WHICH A 1/2-INCH IRON ROD WITH "WATERLOO" CAP FOUND FOR THE NORTHEAST CORNER OF SAID 59.67 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 13.918 ACRE TRACT, AND FOR AN ANGLE POINT IN THE SOUTH LINE OF A CALLED 52.0 ACRE TRACT ("TRACT 1") CONVEYED TO J.D. WEAVER FAMILY LIMITED PARTNERSHIP II IN VOLUME 12651, PAGE 477 (R.P.R.T.C.T.) BEARS, N30°38'40°E, A DISTANCE OF 662.30 FEET;

THENCE, WITH THE COMMON LINE OF SAID 13.79 ACRE TRACT AND SAID 13.918 ACRE TRACT, S61°59'41"E, A DISTANCE OF 911.76 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID 13.79 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID 13.918 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 44.952 ACRE TRACT, AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 247.500 ACRE TRACT ("TRACT 1") CONVEYED TO SARVI, LLC IN DOCUMENT NO. 2004179709 (O.P.R.T.C.T.);

THENCE, WITH THE COMMON LINE OF SAID 44.952 ACRE TRACT AND SAID 247.500 ACRE TRACT, S62°04'16'E, A DISTANCE OF 2,865.75 FEET TO A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING THE COMMON EAST CORNER OF SAID 44.952 ACRE TRACT AND SAID 247.500 ACRE TRACT, ALSO BEING IN THE WEST LINE OF A CALLED 81.726 ACRE TRACT CONVEYED TO YAJAT, LLC IN DOCUMENT NO. 2005143055 (O.P.R.T.C.T.), FROM WHICH A 1-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID 247.500 ACRE TRACT AND SAID 81.726 ACRE TRACT, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF GREGG MANOR ROAD (RIGHT-OF-WAY VARIES), BEARS, N27°12'44'E, A DISTANCE OF 2,559.65 FEET;

THENCE, IN PART WITH THE EAST LINE OF SAID 44.952 ACRE TRACT, IN PART WITH THE WEST LINE OF SAID 81.726 ACRE TRACT, IN PART WITH THE EAST LINE OF SAID 10.656 ACRE TRACT, AND IN PART WITH THE WEST LINE OF SAID 25.08 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S27°12'44"W, A DISTANCE OF 525.25 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON WEST CORNER OF SAID 81.726 ACRE TRACT AND SAID 25.08 ACRE TRACT, AND

2) S27\*12'57"W, AT A DISTANCE OF 144.88 FEET PASSING A CALCULATED POINT FOR THE COMMON EAST CORNER OF SAID 44.952 ACRE TRACT AND SAID 10.656 ACRE TRACT, CONTINUING FOR A TOTAL A DISTANCE OF 1,099.40 TO THE POINT OF BEGINNING AND CONTAINING 146.9437 ACRES (6,400,869 SQUARE FEET) OF LAND, MORE OR LESS.

THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT

# RECORD LEGAL DESCRIPTION (TRACT 1 - 10.656 ACRES)

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE ROBERT G. SANDERS SURVEY NO. 51 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 309.94 ACRE TRACT OF LAND AS CONVEYED TO J. NELSON SANDERS BY DEED RECORDED IN VOLUME 2966, PAGE 785 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON PIPE FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF THE SAID SANDERS TRACT, BEING AT THE SOUTHWEST CORNER OF THAT CERTAIN 25.08 ACRE TRACT OF LAND AS CONVEYED TO F. WILLIAM CARR, JR. BY DEED RECORDED IN VOLUME 5386, PAGE 306 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING IN THE NORTH R.O.W. LINE OF HILL LAND FOR THE SOUTHEAST CORNER HEREOF.

THENCE ALONG THE SOUTHERLY LINE OF SAID SANDERS TRACT, BEING THE NORTH R.O.W. LINE OF HILL LANE, AS FENCED AND USED UPON THE GROUND, N 61 DEG. 17 MIN. WEST FOR A DISTANCE OF 453.18 FEET TO AN IRON PIN FOUND AT A SOUTHERLY CORNER OF THE SAID SANDERS TRACT; BEING AT THE SOUTHEAST CORNER OF THAT CERTAIN 44.32 ACRE TRACT OF LAND AS CONVEYED TO FRANCES R. CARR BY DEED RECORDED IN VOLUME 4908, PAGE 2284, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE EAST LINE OF THE SAID FRANCES R. CARR TRACT, AS FOUND FENCED AND USED UPON THE GROUND NORTH 24 DEG. 52 MIN. EAST FOR A DISTANCE OF 960.06 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE SAID FRANCES R. CARR TRACT FOR THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 60 DEG. 58 MIN. EAST FOR A DISTANCE OF 517.60 FEET TO AN IRON PIN SET IN THE EAST LINE OF THE SAID SANDERS TRACT, BEING IN THE WEST LINE OF THE SAID F. WILLIAM CARR, JR. TRACT FOR THE NORTHEAST CORNER HEREOF:

THENCE ALONG THE EAST LINE OF THE SAID SANDERS TRACT, BEING THE WEST LINE OF THE SAID F. WILLIAM CARR, JR. TRACT, AS FOUND FENCED AND USED UPON THE GROUND, SOUTH 28 DEG. 43 MIN. WEST FOR A DISTANCE OF 953.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.656 ACRES OF LAND, MORE OR LESS; TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON ("THE PROPERTY").

## RECORD LEGAL DESCRIPTION (TRACT 2 - 44.33 ACRES)

BEING 44.33 ACRES OF LAND OUT OF AND A PART OF THE R.G. SANDERS SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 44.33 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 47.41 ACRE TRACT THAT WAS CONVEYED TO RAYMOND V. MAYES SR. BY DEED OF RECORD IN VOLUME 2981 PAGE 195 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID 47.41 ACRE TRACT BEING A PORTION OF THAT CERTAIN 357.41 ACRE TRACT DESCRIBED IN VOLUME 2877 PAGE 401 OF THAT TRAVIS COUNTY, TEXAS DEED RECORDS, SAID 44.33 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN SET AT A FENCE CORNER POST IN THE NORTH LINE OF HILL LANE, A COUNTY ROAD, FOR THE SOUTHEAST CORNER OF THE 44.33 ACRE TRACT HEREIN DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 47.41 ACRE TRACT AND FROM WHICH POINT THE SOUTHEAST CORNER OF SAID 357.41 ACRE TRACT BEARS S61°-17'E 452.0 FEET;

THENCE WITH THE FENCE ALONG THE NORTH LINE OF SAID HILL LAND, SAME BEING THE SOUTH LINE OF SAID 47.41 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1) N61°-17'W 1188.5 FEET TO A BEND IN THE FENCE; 2) N60°-14'W 883.8 FEET TO A STEEL PIN SET AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF THE 44.33 ACRE TRACT HEREIN DESCRIBED, SAID POINT BEING THE SOUTHEAST

CORNER OF THAT CERTAIN 1.0 ACRE TRACT DESCRIBED IN VOLUME 3490 PAGE 1382 OF

THE TRAVIS COUNTY, TEXAS DEED RECORDS;

THENCE LEAVING SAID HILL LANE AND WITH THE FENCE ALONG THE EAST LINE OF SAID 1.0 ACRE TRACT, SAME BEING THE WEST LINE OF THIS SURVEY N32°-13'E AT 298.59 FEET PASS THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN 2.09 ACRE TRACT DESCRIBED IN VOLUME 3570 PAGE 36 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, CONTINUE WITH THE EAST LINE OF SAID 2.09 ACRE TRACT FOR THE NORTHWEST CORNER OF THE 44.33 ACRE TRACT HEREIN DESCRIBED, SAID POINT BEING IN THE NORTH LINE OF

THENCE WITH THE FENCE ALONG THE NORTH LINE OF SAID 47.41 ACRE TRACT S60°-57'E 949.5 FEET TO A STEEL PIN SET AT A FENCE CORNER AT THE NORTHEAST CORNER OF SAID 47.41 ACRE TRACT FOR THE NORTHEAST CORNER OF THE 44.33 ACRE TRACT HEREIN DESCRIBED:

THENCE WITH THE FENCE ALONG THE EAST LINE OF SAID 47.41 ACRE TRACT S24°-52'W 960.31 FEET TO THE PLACE OF BEGINNING, CONTAINING 44.53 ACRES OF LAND.

## RECORD LEGAL DESCRIPTION (TRACT 2 - 3.06 ACRES)

FIELDNOTES DESCRIBING 3.06 ACRES OF LAND OUT OF THE R.G. SANDERS SURVEY, TRAVIS COUNTY, TEXAS, SAID 3.06 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING THAT CERTAIN TWO (2) TRACTS OF LAND CONVEYED TO CARL D. TORN JR. IN VOLUME 3490, PAGE 1382 AND VOLUME 3570, PAGE 36 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAME 3.06 ACRE TRACT BEING A PORTION OF THAT CERTAIN 47.41 ACRE TRACT CONVEYED TO RAYMOND V. MAYES SR. BY DEED RECORDED IN VOLUME 2981, PAGE 195 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID 3.06 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN SET IN THE NORTH LINE OF A COUNTY ROAD, LOCALLY KNOWN AS HILL LANE, SAME BEING THE SOUTHWEST CORNER OF A 1.0 ACRE TRACT CONVEYED TO C.D. TORN JR. AS RECORDED IN THE ABOVE SAID VOLUME 3490, PAGE 1382 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAME POINT BEING THE SOUTHWEST CORNER OF THE ABOVE SAID 47.41 ACRE TRACT AND THE SOUTHWEST CORNER OF THE 3.06 ACRE TRACT HEREIN DESCRIBED:

THENCE WITH THE WEST LINE OF THIS SURVEY SAME BEING THE WEST LINE OF THE SAID 1.0 ACRE TRACT N32\*-11'E AT 325 FEET PASS THE NORTHWEST CORNER OF THE ABOVE SAID 1.0 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 2.09 ACRE TRACT CONVEYED TO C.D. TORN JR. AS RECORDED IN THE ABOVE SAID VOLUME 3570, PAGE 36 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, CONTINUE FOR A TOTAL DISTANCE OF 973.87 FEET TO A STEEL PIN SET AT A FENCE CORNER FOR THE NORTHWEST CORNER OF THIS SURVEY;

THENCE WITH THE NORTH LINE OF SAID 2.09 ACRE TRACT SAME BEING THE NORTH LINE OF THE 3.06 ACRE TRACT HEREIN DESCRIBED S60°-55'E 138.68 FEET TO A STEEL PIN SET FOR THE NORTHEAST CORNER OF THIS SURVEY.

THENCE WITH THE EAST LINE OF THE ABOVE SAID 2.09 ACRE TRACT S32\*-11'W AT 656.44 FEET PASS THE SOUTHEAST CORNER OF THE 2.09 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE SAID 1.0 ACRE TRACT CONTINUE FOR A TOTAL DISTANCE OF 955.03 FEET TO A STEEL PIN FOUND IN THE NORTH LINE OF THE ABOVE SAID HILL LANE, SAME BEING THE SOUTHEAST CORNER OF THE ABOVE SAID 1.0 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS 3.06 ACRE TRACT HEREIN DESCRIBED;

THENCE WITH THE NORTH LINE OF SAID HILL LANE, SAME BEING THE SOUTH LINE OF THIS SURVEY N68'-36'W 140.85 FEET TO THE PLACE OF BEGINNING CONTAINING 3.06 ACRES OF LAND; TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON ("THE PROPERTY").

# RECORD LEGAL DESCRIPTION (TRACT 3 - 6.96 ACRES)

6.96 ACRES OF LAND OUT OF THE R. G. SANDERS SURVEY AND THE JAMES GILLELAND SURVEY, TRAVIS COUNTY, TEXAS, SAID 6.96 ACRES BEING MORE PARTICULARLY DESCRIBED AS BEING PART OF THAT CERTAIN 310.0 ACRE TRACT CONVEYED TO J. NELSON SANDERS BY DEED RECORDED IN VOLUME 2966, PAGE 785 OF THE TRAVIS COUNTY, TEXAS DEED

BEGINNING AT A STEEL PIN SET AT A FENCE CORNER IN THE NORTH LINE OF A COUNTY ROAD LOCALLY KNOWN AS HILL LANE, SAID POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE ABOVE SAID 310.0 ACRE SANDERS TRACT AND THE SOUTHWEST CORNER OF THE 6.96 ACRE TRACT HEREIN DESCRIBED;

THENCE WITH THE FENCE AND THE LINE BETWEEN THE ABOVE SAID 310.0 ACRE SANDERS TRACT AND THAT CERTAIN 51.7 ACRE TRACT CONVEYED TO W. A. BECK OF RECORD IN VOLUME 2499, PG. 310 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, N32°05'E 1043.79 FEET TO A STEEL PIN SET AT A FENCE CORNER FOR THE NORTHWEST CORNER OF THIS SURVEY;

THENCE WITH THE FENCE ALONG THE NORTH LINE OF THIS SURVEY S 55°24'E 301.70 FEET TO A STEEL PIN SET FOR THE NORTHEAST CORNER OF THIS SURVEY;

THENCE WITH AN EAST LINE OF THE ABOVE 310.0 ACRE TRACT, SAME BEING THE WEST LINE OF A 2.09 ACRE TRACT OF RECORD IN VOLUME 3570, PG. 36 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, S32°11'W AT 656.44 FEET PASS THE NORTHWEST CORNER OF AN ADJOINING 1.0 ACRE TRACT OF RECORD IN VOLUME 3490, PG. 1382 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, CONTINUE WITH THE EAST LINE OF THE ABOVE SAID 310.0 ACRE TRACT, SAME BEING THE WEST LINE OF THE ABOVE SAID L.O ACRE TRACT FOR A TOTAL DISTANCE OF 973.87 FEET TO A STEEL PIN SET IN THE NORTH LINE OF THE ABOVE SAID HILL LANE, FOR THE SOUTHEAST CORNER OF THIS SURVEY:

THENCE WITH THE NORTH LINE OF THE ABOVE SAID HILL LANE, SAME BEING A SOUTH LINE OF THE ABOVE SAID 310.0 ACRE TRACT AND THE SOUTH LINE OF THIS SURVEY, N68\*36'W 305.22 FEET TO THE PLACE OF BEGINNING CONTAINING 6.96 ACRES OF LAND OF WHICH 0.06 ACRES ARE OUT OF THE JAMES GILLELAND SURVEY AND 6.90 ACRES ARE OUT OF THE R. G. SANDERS SURVEY; TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON (THE "PROPERTY").

# RECORD LEGAL DESCRIPTION (TRACT 4 - 22.378 ACRES)

FIELD NOTES FOR 21.378 ACRES OF LAND OUT OF THE R.G. SANDERS SURVEY NO 51, ABSTRACT NO 732 IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A 98.583 ACRE TRACT CONVEYED TO MANOR DOWNS. L.P., BY DEED RECORDED IN VOLUME 10884, PAGE 856, REAL PROPERTY RECORDS, AND FURTHER BEING OUT OF A 78.40 ACRE TRACT CONVEYED TO CARR-MANOR DOWNS, LTD. BY DEED RECORDED IN VOLUME L125L, PAGE 1136, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF HILL LANE, A 30 FOOT PUBLIC ROADWAY, SAME BEING AT AN ANGLE POINT IN A 98.583 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 10884, PAGE 856, REAL PROPERTY RECORDS, AND FURTHER BEING IN THE SOUTH LINE OF A 70.40 ACRE TRACT DESCRIBED IN VOLUME 11251, PAGE 1136, REAL PROPERTY RECORDS, ALSO BEING THE S.W. CORNER OF A 6.9 ACRE TRACT CONVEYED TO MANOR DOWNS, LP BY DEED RECORDED IN VOLUME 10838, PAGE 850, REAL PROPERTY RECORDS, FOR THE S.E. CORNER

THENCE N67"21'25"W, ALONG SAID HILL LANE FOR A DISTANCE OF 469.31 FEET TO A POINT, FROM WHICH POINT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID HILL LANE, AT THE N.E. CORNER OF A 3.5768 SAVE AND EXCEPT TRACT DESCRIBED IN VOLUME 10884, PAGE 856, BEARS \$23"32'07"W AT A DISTANCE OF 30.00 FEET, AND PASSING SAID POINT FOR A TOTAL OF 673.49 FEET TO A 1/2" IRON ROD SET WITH CAP LABELED "WATERLOO RPLS 4324" AT THE S.W. CORNER OF SAID 70.40 ACRE TRACT, FOR A CORNER HEREOF;

THENCE N68'48'08"E ALONG SAID HILL LANE FOR A DISTANCE OF 223.83 FEET TO A 1/2" IRON ROD SET WITH CAP LABELED "WATERLOO RPLS 4324" AT THE S.E. CORNER OF A 0.811 ACRE, 30 FOOT ACCESS TRACT AS DESCRIBED IN A DEED TO OSO BAILANDO RECORDED IN DOCUMENT NO. 2003091782, OFFICIAL PUBLIC RECORDS, FOR THE S.W. CORNER HEREOF;

THENCE N33°21'03"'E ALONG THE COMMON EAST LINE OF SAID 30 FOOT ACCESS TRACT, AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 1174.79 FEET LO A 1/2" IRON ROD SET WITH CAP LABELED "WATERLOO RPLS 4324" IN THE S.W. LINE OF A 13.79 ACRE TRACT CONVEYED TO OSO BAILANDO, LTD., BY DEED RECORDED IN DOCUMENT NO. 2003091782, OFFICIAL PUBLIC RECORDS, FOR THE N.W. CORNER HEREOF, FROM WHICH POINT A 1/2" IRON ROD FOUND AT THE S.W. CORNER OF SAID 13.79 ACRE TRACT, SAME BEING IN THE S.E. LINE OF A 134.353 ACRE TRACT CONVEYED TO J.D. WEAVER FAMILY LP, BY DEED RECORDED IN VOLUME 12651, PAGE 471, REAL PROPERTY RECORDS, BEARS N59"17'31"W AT A DISTANCE OF 30.01 FEET;

THENCE S59°17'31"E ALONG THE S.W. LINE OF SAID OSO BAILANDO TRACT SAME BEING THE N.E. LINE OF SAID 70.40 ACRE TRACT FOR A DISTANCE OF 881.76 FEET TO A 1/2" IRON ROD SET WITH CAP LABELED "WATERLOO RPLS 4324" AT THE S.E. CORNER OF SAID OSO BAILANDO TRACT, SAME BEING THE S. W. COMER OF A 44.952 TRACT CONVEYED TO MANOR DOWNS, LP., BY DEED RECORDED IN DOCUMENT NO. 1999098769, OFFICIAL PUBLIC RECORDS, AND ALSO BEING THE N.W. CORNER OF SAID 6.9 ACRE TRACT, FOR THE N.E. CORNER HEREOF;

THENCE S33°21'51"W ALONG THE COMMON LINE OF SAID 6.9ACRE TRACT AND THE S.E. LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 1043.19 FEET TO THE POINT OF BEGINNING, CONTAINING 22.378 ACRES OF LAND MORE OR LESS.

## RECORD LEGAL DESCRIPTION (TRACT 5 - 44.952 ACRES)

FIELD NOTES DESCRIBING 44.952 ACRES OF LAND OUT OF THE ROBERT G SANDERS SURVEY NO 51 SITUATED IN TRAVIS COUNTY, TEXAS, SAID 44.952 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 292.384 ACRE TRACT CONVEYED TO J NELSON SANDERS, ET AL BY DEED OF RECORD IN VOLUME 2966, PAGE 785 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID 44.952 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT A FENCE CORNER MARKING THE SOUTHWEST CORNER OF SAID 292.384 ACRE TRACT, IT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 6.96 ACRE TRACT CONVEYED TO MANOR DOWNS BY DEED OF RECORD IN VOLUME 10838, PAGE 850 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS;

THENCE WITH THE WEST LINE OF THIS 44.952 ACRE TRACT SAME LINE BEING THE EAST LINE OF THAT CERTAIN F WILLIAM CARR, JR 13.79 ACRE TRACT N32"11"00"E 661.08 FEET TO AN IRON PIN FOUND FOR THE NORTHWEST CORNER OF THIS 44.952 ACRE TRACT, SAID IRON PIN BEING THE NORTHEAST CORNER OF SAID WILLIAM CARR TRACT,

THENCE CROSSING THE ABOVE SAID 292.384 ACRE TRACT S60'34'13"E 2866.12 FEET TO AN IRON PIN SET IN THE EAST LINE OF THE ABOVE SAID 292.384 ACRE TRACT,

THENCE WITH THE EAST LINE OF THE SAID 292.384 ACRE TRACT S28'43'00"W 670.13 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE ABOVE SAID 292.384 ACRE TRACT, SAID IRON PIN BEING ALSO THE NORTHEAST CORNER OF THAT CERTAIN 10.656 ACRE TRACT THAT WAS CONVEYED TO MANOR DOWNS BY DEED OF RECORD M VOLUME 10838, PAGE 859 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS.

THENCE WITH THE SOUTH LINE OF SAID 292.384 ACRE TRACT, SAME LINE BEING THE NORTH LINE OF THE MANOR DOWNS PROPERTY BEARS THE FOLLOWING THREE (3) COURSES,

1) N60°58'00"W 517.60 FEET TO AN IRON PIN FOUND; 2) N60°57'00"W 2088.20 FEET TO AN IRON PIN FOUND,

N55°24'00"W 301.70 FEET TO THE PLACE OF BEGINNING CONTAINING 44.952 ACRES OF AND

## RECORD LEGAL DESCRIPTION (TRACT 6 - 13.79 ACRES)

TRACT TWO (2), CONTAINING 13.79 ACRES OF LAND OUT OF THE ABOVE SAID 98.583 ACRE TRACT, SAID 13.79 ACRES LIES NORTH OF HILL LANE AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN FOUND IN THE WEST LINE OF SAID 98.583 ACRE TRACT, SAID STEEL PIN BEING THE SOUTHWEST CORNER OF THAT CERTAIN 13.92 ACRE TRACT THAT WAS CONVEYED TO J. NELSON SANDERS BY DEED OF RECORD IN VOLUME 5410 AT PAGE 1982 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID 13.92 ACRE TRACT BEING A PORTION OF THE ORIGINAL 98.583 ACRE TRACT AND FROM THIS BEGINNING POINT THE NORTHWEST CORNER OF THE ORIGINAL 98.583 ACRE TRACT BEARS N.3.3°21'E 663.25 FEET:

THENCE WITH THE SOUTH LINE OF THE ABOVE SAID 13.92 ACRE TRACT S59"18'52" E 912.20 FEET TO A STEEL PIN FOUND AT THE SOUTHEAST CORNER OF THE SAID 13.92 ACRE TRACT FOR THE NORTHEAST CORNER OF THE 13.79 ACRE TRACT HEREIN DESCRIBED, SAID POINT BEING IN AN EAST LINE OF THE ABOVE SAID 98.583 ACRE TRACT:

THENCE WITH A EAST LINE OF SAID 98.583 ACRE TRACT S33°21'51"W 659.57 FEET TO A STEEL PIN FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE LEAVING THE EAST LINE OF SAID 98,583 ACRE TRACT N59"18'52"W 912.04 FEET TO A POINT IN THE WEST LINE OF SAID 98.583 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS 13.79 ACRE

THENCE WITH THE WEST LINE OF SAID 98.583 ACRE TRACT N33'21'E 659.57 FEET TO THE PLACE OF BEGINNING. CONTAINING 13.79 ACRES OF LAND.

# RECORD LEGAL DESCRIPTION (TRACT 7 - 0.811 ACRES)

30' INGRESS AND EGRESS EASEMENT, CONTAINING 0.811 ACRES

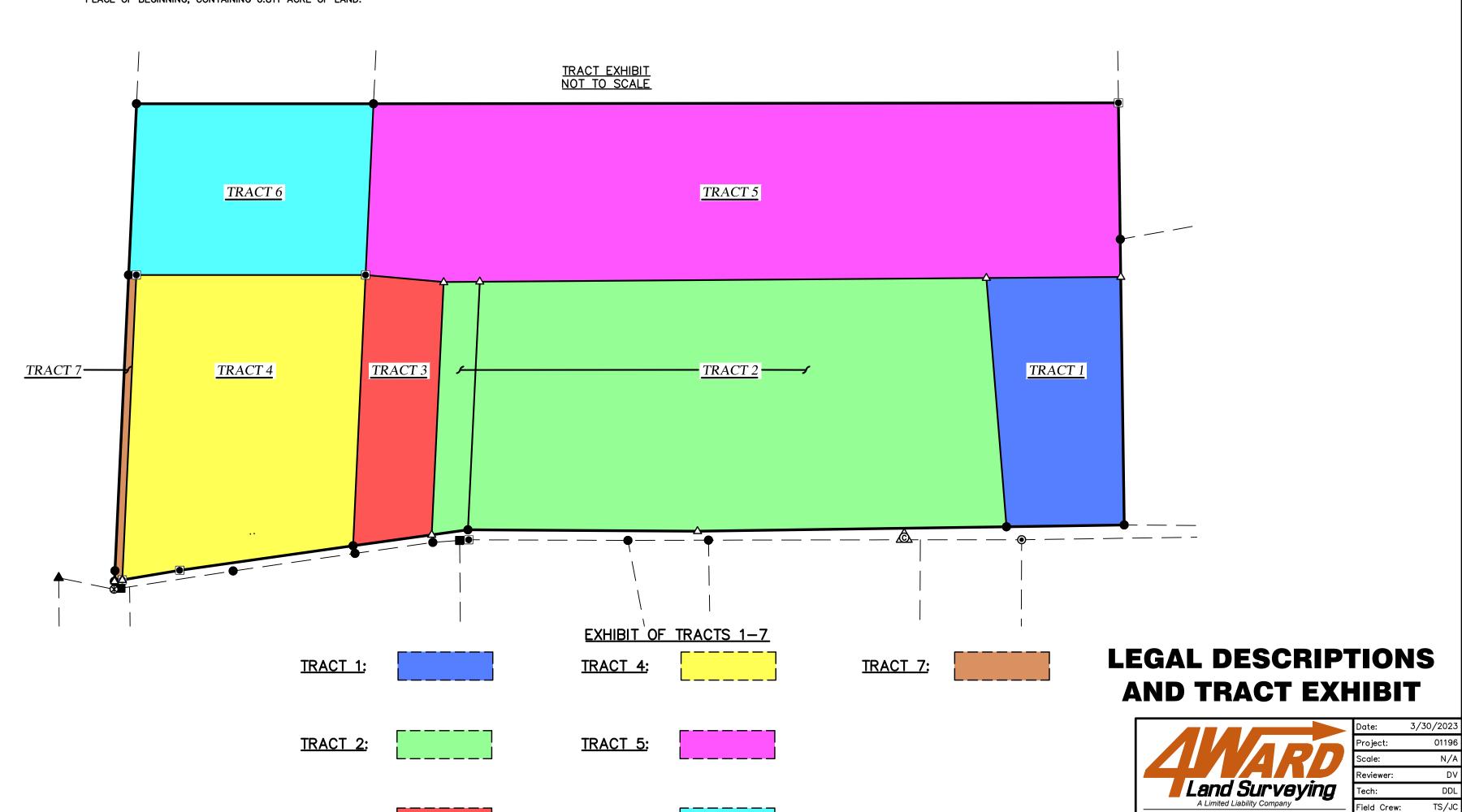
BEGINNING AT A POINT IN THE WEST LINE OF SAID 98.583 ACRE TRACT, AND IN THE NORTH LINE OF SAID ABANDONED COUNTY ROAD AND FROM THIS BEGINNING POINT AN INTERIOR CORNER OF SAID 98.583 ACRE TRACT BEARS \$33'21'W 30.61 FEET TO A STONE HARKED WITH AN "X",

THENCE WITH THE WEST LINE OF THE SAID 98.583 ACRE TRACT N33°21'E 1180.20 FEET TO A POINT IN THE SOUTH LINE OF SAID 13.92 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE SAID 13.92 ACRE TRACT,

THENCE WITH THE SOUTH LINE OF SAID 13.92 ACRE TRACT S59"18'52"E 30.03 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH A LINE THAT IS 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SAID 98.583 ACRE TRACT S33°21'W 1175.52 FEET TO A POINT IN THE NORTH LINE OF SAID ABANDONED COUNTY BOAD

THENCE WITH THE NORTH LINE OF SAID ABANDONED COUNTY ROAD N68'05'44" W 30.61 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.811 ACRE OF LAND.



PO Box 90876, Austin Texas 78709

WWW.4WARDLS.COM (512) 537-2384

TBPELS FIRM #10174300

Survey Date: APR. 2021

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE INSURANCE

G.F. NO.: 202100876 EFFECTIVE DATE: JULY 22, 2021 ISSUED: AUGUST 3, 2021

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- A. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT DATED OCTOBER 5, 1964, RECORDED IN VOLUME 2932, PAGE 593 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, (TRACTS 2 AND 5) [SUBJECT TO - APPROXIMATE LOCATION SHOWN ON SURVEY]
- B. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED JANUARY 14, 1969, RECORDED IN VOLUME 3617, PAGE 1903 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 2 AND 5) [SUBJECT TO -APPROXIMATE LOCATION SHOWN ON SURVEY]
- C. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED JANUARY 16, 1969, RECORDED IN VOLUME 3617, PAGE 1932 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - APPROXIMATE LOCATION SHOWN ON SURVEY]
- D. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED JANUARY 14, 1969, RECORDED IN VOLUME 3627, PAGE 953 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 2 AND 5) [SUBJECT TO - BLANKET TYPE]
- E. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED OCTOBER 27, 1971, RECORDED IN VOLUME 4822, PAGE 1761 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - NO METES AND BOUNDS DESCRIPTION GIVEN, BLANKET TYPE, NOT TO EXCEED 15 FEET IN WIDTH]
- F. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED MAY 12, 1972, RECORDED IN VOLUME 4823, PAGE 1881 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 3) [SUBJECT TO - SHOWN ON SURVEY]
- G. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED OCTOBER 25, 1971, RECORDED IN VOLUME 4823, PAGE 1936 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - NO METES AND BOUNDS DESCRIPTION GIVEN, BLANKET TYPE, NOT TO EXCEED 15 FEET IN WIDTH]
- H. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED OCTOBER 25, 1971, RECORDED IN VOLUME 4956, PAGE 1928 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 4, 6 AND 7) [SUBJECT TO - NO METES AND BOUNDS DESCRIPTION GIVEN, BLANKET TYPE, NOT TO EXCEED 15 FEET IN WIDTH]
- EASEMENTS FOR WATER, GAS, ELECTRICITY, SEWAGE AND TELEPHONE, RESERVED IN DEED DATED AUGUST 5, 1974, RECORDED IN VOLUME 4993, PAGE 530 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 4, 6 AND 7) [SUBJECT TO - BLANKET TYPE]
- I. RESERVATION OF INGRESS AND EGRESS EASEMENT RESERVED IN DEED DATED DECEMBER 22, 1971, RECORDED IN VOLUME 6029, PAGE 26 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1) [SUBJECT TO - BLANKET TYPE]
- K. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JUNE 5, 1979, RECORDED IN VOLUME 8917, PAGE 853 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - BLANKET TYPE]
- ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JULY 16, 1979, RECORDED IN VOLUME 8917, PAGE 855 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - BLANKET TYPE]
- M. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JULY 16, 1979, RECORDED IN VOLUME 8917, PAGE 857 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) **[Subject to — Blanket type**]
- N. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JANUARY 25, 1979, RECORDED IN VOLUME 8917, PAGE 859 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - BLANKET TYPE]
- O. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED MAY 24, 1979, RECORDED IN VOLUME 8917, PAGE 861 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - BLANKET TYPE]
- P. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY BY INSTRUMENT DATED NOVEMBER 29, 1989, RECORDED IN VOLUME 11074, PAGE 559 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS ASSIGNED TO FLINT HILLS RESOURCES CORPUS CHRISTI, LLC BY INSTRUMENT RECORDED UNDER DOCUMENT NO(S). 2011042154 AND 2011147986 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. TEXAS. (TRACT 5) [SUBJECT TO - SHOWN ON SURVEY]
- Q. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY BY INSTRUMENT DATED NOVEMBER 29, 1989, RECORDED IN VOLUME 11074, PAGE 569 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY. TEXAS. AND AS ASSIGNED TO FLINT HILLS RESOURCES CORPUS CHRISTI, LLC BY INSTRUMENT RECORDED UNDER DOCUMENT NO(S). 2011042154 AND 2011147986 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 5) [SUBJECT TO - SHOWN ON SURVEY]
- ELECTRIC DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED DECEMBER 21, 1990, RECORDED IN VOLUME 11345, PAGE 87 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) [SUBJECT TO - SHOWN ON SURVEY
- S. ACCESS EASEMENT 30 FEET IN WIDTH, TOGETHER WITH ALL TERMS, PROVISIONS AND STIPULATION GRANTED TO F. WILLIAM CARR, JR. BY DEED DATED DECEMBER 8, 1991, RECORDED IN VOLUME 11586, PAGE 852 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 4 AND 7) [SUBJECT TO - SHOWN ON SURVEY]
- T. ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED. RESERVED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 1999098769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN. (TRACT 5) [SUBJECT TO - BLANKET TYPE]
- U. DRAINAGE EASEMENT GRANTED TO THE CITY OF AUSTIN BUY INSTRUMENT DATED JUNE 28, 2003, RECORDED UNDER 2000100887 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 2 AND 5) [SUBJECT TO - SHOWN ON SURVEY]
- V. ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2003091782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN. (TRACT 6) [SUBJECT TO - BLANKET TYPE]
- W. DRAINAGE EASEMENT GRANTED TO THE PUBLIC BY INSTRUMENT DATED AUGUST 24, 2004, RECORDED UNDER DOCUMENT NO. 2004163233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 5) [SUBJECT TO - SHOWN ON SURVEY]
- X. METER RIGHT OF WAY EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED JULY 3, 2014, RECORDED UNDER DOCUMENT NO. 2014105996 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 6) [SUBJECT TO - BLANKET TYPE]

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 146.9437 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT NO. 732, ELIZABETH STANDIFORD SURVEY NO. 43, ABSTRACT NO. 696, JOSIAH WILBARGER SURVEY NO. 42, ABSTRACT NO. 794, AND THE JAMES GILLELAND SURVEY NO. 41, ABSTRACT NO. 305, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND FURTHER DESCRIBED AS FOLLOWS:

<u>IRACT 1;</u> BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.656 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 47.33 ACRE TRACT CONVEYED TO MANOR DOWNS, L P, RECORDED IN VOLUME A 7.00 ACRE TRACT CONVEYED TO MANOR DOWNS, RECORDED IN BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 47.39 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS 10838, PAGE 840 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A 3.06 ACRE TRACT CONVEYED TO MANOR DOWNS, RECORDED IN VOLUME 10884, PAGE 835 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.96 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, AND THE JAMES GILLELAND SURVEY 41, ABSTRACT NO. 304, TRAVIS COUNTY, TEXAS.

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 22.378 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, AND THE JAMES GILLELAND SURVEY 41, ABSTRACT NO. 304, TRAVIS COUNTY, TEXAS.

TRACT 5: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 44.952 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

TRACT 6: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 13.79 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS. <u>.CT 7</u>; EASEMENT ESTATE CREATED BY THAT CERTAIN DEED DATED, DECEMBER 8, 1991, RECORDED IN VOLUME 11586, PAGE 852 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE BENEFIT OF THE ABOVE DESCRIBED TRACT 10, OVER AND ACROSS THAT 30 FOOT WIDE INGRESS AND EGRESS

# **BEARING BASIS:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081326605.

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON DATE MARCH 25, 2021, STATIC DATA PROCESSED BY O.P.U.S., 4WARD CONTROL POÍNT WAS CHECKED TO LCRA GPS STATION CS45, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF: N 10105408.05, E 3164635.76, ELEV. 543.46'.

# TBM #1— COTTON SPINDLE WITH WASHER IN ASPHALT ON THE SOUTH SIDE OF HILL LANE, $\pm 55$ ' SOUTHEAST OF POWER POLE. ELEVATION = 539.32'.

TBM #2— COTTON SPINDLE WITH WASHER ON CONCRETE DRAINAGE STRUCTURE ON THE SOUTH SIDE OF AN HILL LANE, ±114' SOUTHEAST OF POWER POLE. ELEVATION = 527.46'.

<u>FLOODPLAIN NOTE:</u> THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 0480J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

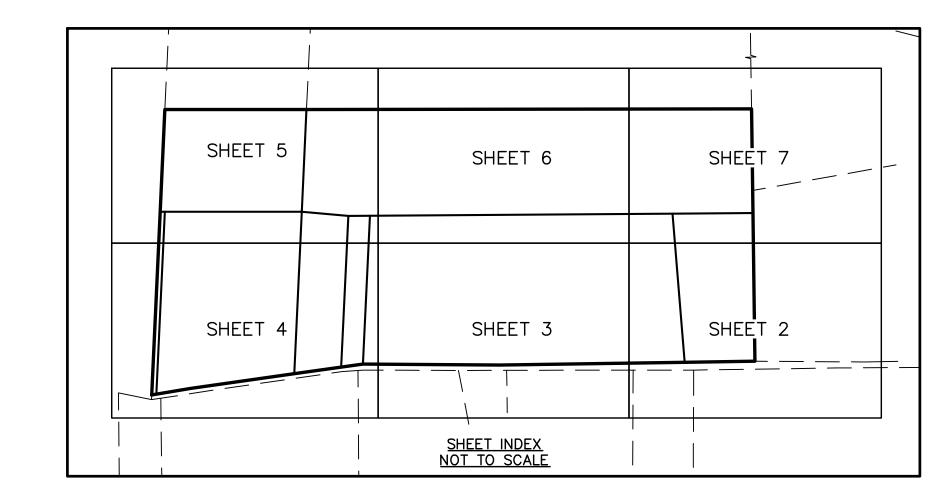
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

### GENERAL NOTES:

- PROPERTY ADDRESSES: TRACT 1: 9400 HILL LANE, MANOR, TEXAS 78653
- TRACT 2: 9200 HILL LANE, MANOR, TEXAS 78653 & 8700 HILL LANE, MANOR, TEXAS 78653

SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

- TRACT 3: HILL LANE, MANOR, TEXAS 78653
- TRACT 4: HILL LANE, MANOR, TEXAS 78653 TRACT 5: HILL LANE, MANOR, TEXAS 78653
- TRACT 6: 8513 HILL LANE, MANOR, TEXAS 78653 TRACT 7: (NONE)
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION. THE ATTACHED METES AND BOUNDS DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT, AND DESCRIBES A MATHEMATICAL CLOSED FIGURE WITH NO GAPS, STRIPS, OR GORES.
- 3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- 4) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
- 5) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.
- 6) AT THE TIME OF THE FIELD SURVEY THIS SITE WAS OVERGROWN WITH VEGETATION. SURVEYOR WAS UNABLE TO DETERMINE EXACT LIMITS OF IMPROVEMENTS, INCLUDING CONCRETE, ASPHALT, ETC. IN SOME AREAS. / THIS SITE WAS OVERGROWN WITH VEGETATION IN SEVERAL PLACES. IN ADDITION, SOME AREAS APPEAR TO HAVE BEEN EXCAVATED AT SOME POINT IN THE PAST AND THOSE AREAS CONTAIN SPOIL PILES AND/OR DUG OUT AREAS OR
- 7) THERE WERE NO STRIPED PARKING SPACES ON THIS SITE AT THE TIME OF SURVEY.
- 8) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE THAT THIS SITE IS OR WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 9) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
- 10) AT THE TIME OF THIS SURVEY, NO INFORMATION WAS AVAILABLE FROM THE CITY OF AUSTIN REGARDING FUTURE RIGHT-OF-WAY PLANS FOR HILL LANE.
- 11) THERE IS NO ZONING IN TRAVIS COUNTY, TEXAS TO SATISFY TABLE A ITEM 6(A) PER ZONING ANALYSIS REPORT PREPARED BY GLOBAL REALTY SERVICES GROUP DATED 4/12/2021 (REVISED 4/26/2021) FOR DALFEN INDUSTRIAL LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY.
- 12) THERE ARE NO ENCROACHMENTS ON THIS PROPERTY EXCEPT THOSE SHOWN HEREON: A. POWER POLES AND TRANSMISSION LINES WITHIN TRACT 2 DO NO APPEAR WITHIN A METES AND BOUNDS DESCRIPTION OF AN EASEMENT LISTED WITHIN SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT. BUT ARE POSSIBLY PROVIDED UNDER BLANKET TYPE EASEMENT(S) RECORDED IN VOLUME 8917, PAGE 853; VOLUME 8917, PAGE 855; VOLUME 8917, PAGE 857; VOLUME 8917, PAGE 859; VOLUME 8917, PAGE 861, ALL OF THE DEED RECORDS OF B. POWER POLES AND TRANSMISSION LINES WITHIN TRACTS 4 & 6 DO NOT APPEAR WITHIN A METES AND BOUNDS DESCRIPTION OF AN EASEMENT LISTED IN
- SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT, BUT ARE POSSIBLY PROVIDED UNDER A BLANKET TYPE EASEMENT RECORDED IN VOLUME 1993, PAGE 530 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. C. POWER POLES AND TRANSMISSION LINES ACROSS TRACTS 3 & 5 DO NOT APPEAR WITHIN A METES AND BOUNDS DESCRIPTION OF AN EASEMENT LISTED IN SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT. THERE WAS NO INFORMATION FOUND FOR THESE UTILITY LOCATIONS.
- 13) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK EVIDENCE OF ANY CONSTRUCTION OR
- 14) AT THE TIME OF THIS SURVEY, NO WETLAND MARKERS WERE OBSERVED.
- 15) NO EVIDENCE OF A CEMETERY WAS OBSERVED AT THE TIME OF THIS SURVEY.
- 16) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT—OF—WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.



# NUMBER CAP FOUND (UNLESS NOTED) BOLLARD POST (UNLESS NOTED) TELECOMMUNICATIONS PEDESTA DEED VOL. 10838, PG. 840 DEED VOL. 10884, PG. 835

TREE LIST
BER DESCRIPTION

LEGEND

1/2" IRON ROD FOUND (UNLESS NOTED)

1/2" IRON PIPE FOUND

IRON ROD WITH "WATERLOO"

(UNLESS NOTED)

MONUMENT FOUND

CALCULATED POINT

CLEAN OUT

COTTON SPINDLE FOUND

NAIL FOUND AS NOTED

SURVEY CONTROL POINT

AIR CONDITIONER UNIT

ELECTRIC JUNCTION BOX

ELECTRIC TRANSFORMER

TELECOMMUNICATIONS BOX

ELECTRIC METER

FIRE HYDRAN

GAS METER

GAS VALVE

LIGHT POLE

WATER METER

WATER WELL

WATER PUMP

DRAIN INLET

WATER FAUCET

POSSIBLE SEPTIC

INFRASTRUCTURE LIE

ELECTRIC MANHOLE

SIGN (AS NOTED)

GUY ANCHOR

 $-^{\prime\prime\prime}-----$  EDGE OF ASPHALT

— // —— WOOD FENCE

— W —— WATER LINE

— □ — METAL PIPE FENCE

— 00 —— CHAIN LINK FENCE

— OU —— OVERHEAD UTILITY

CONCRETE

SHED (UNLESS NOTED)

FINISHED FLOOR ELEVATION

REINFORCED CONCRETE PIPE

CORRUGATED METAL PIPE

POLYVINYL CHLORIDE PIPE

REAL PROPERTY RECORDS.

RAVIS COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS.

TRAVIS COUNTY APPRAISAL

RECORD INFORMATION PER

RECORD INFORMATION PER

DEED DOC. NO. 2004197709

RECORD INFORMATION PER

RECORD INFORMATION PER

RECORD INFORMATION PER

DEED DOC. NO. 2011188383

RECORD INFORMATION PER

DEED VOL. 11251, PG. 113

RECORD INFORMATION PER

RECORD INFORMATION PER

RECORD INFORMATION PER

DEED VOL. 10884, PG. 862

RECORD INFORMATION PER

DEED VOL. 11586, PG. 852

TRAVIS COUNTY, TEXAS

FLOW LINE ELEVATION

POINT OF BEGINNING

DOCUMENT NUMBER

VOLUME, PAGE

RIGHT-OF-WAY

POWER/UTILITY POLE

GAS MARKER POST

TELECOMMUNICATIONS POST

PROPERTY LINE

— — EXISTING PROPERTY LINES

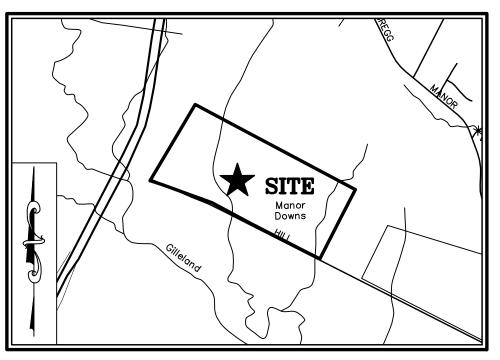
- — — — EXISTING EASEMENTS

- -550- CONTOUR LINE

5000	22" CEDAR 14-8-8	5123	11" HACKBERRY 8-6
5001	19" CEDAR	5124	15" HACKBERRY 12-6
5002	14" CEDAR	5125	10" HACKBERRY
5003	16" CEDAR	5126	10" HACKBERRY
5004	23" COTTONWOOD	5127	11" HACKBERRY
5005	24" COTTONWOOD	5128	11" HACKBERRY
5006	52" ASH 24-20-19-16	5129	11" HACKBERRY
5007	21" WILLOW	5130	9" HACKBERRY
5008	11" CEDAR ELM	5131	8" HACKBERRY
5009	20" PINE	5132	12" HACKBERRY 8-4
5010	20" PINE 16–7	5133	9" HACKBERRY
5011	21" COTTONWOOD	5134	11" SYCAMORE
5012	34" ASH	5135	8" SYCAMORE
5013	30" ASH 22-15	5136	8" SYCAMORE
5014	34" AMERICAN ELM	5137	15" SYCAMORE
5015	21" PECAN	5138	10" SYCAMORE
5016	24" MULBERRY	5139	39" MULBERRY 15-10-8-7-6-5-5-5
5017	27" MULBERRY 13-10-9-7	5140	17" MULBERRY 8-7-6-4
5018	26" MULBERRY 15-8-7-6	5141	12" HACKBERRY (APPEARS DEAD)
5019	29" PECAN	5142	15" MESQUITE 10-9 (APPEARS DEAD)
5020	37" WILLOW 13-13-13-7	5143	18" MULBERRY 10-6-5-3
5021	22" HACKBERRY 16-11	5144	19" WILLOW 13-11
5022	24" WILLOW 11-9-9-8	5145	19" WILLOW 13-12
5023	19" PECAN	5146	9" HACKBERRY
5024	18" AMERICAN ELM	5147	24" WILLOW 16-15
5025	28" BOX 10-9-7-7-6-5	5148	11" HACKBERRY
5026	22" HACKBERRY	5149	22" MESQUITE 17-10
5027	11" HACKBERRY	5150	8" CEDAR
5028	13" HACKBERRY	5151	11" HACKBERRY
5029	16" HACKBERRY	5152	11" CEDAR
5030	12" HACKBERRY 9-6	5153	13" AMERICAN ELM
5031	12" AMERICAN ELM	5154	11" CEDAR 15" COTTONWOOD 12-6
5032	15" HACKBERRY 10–10	5155	
5033	21" COTTONWOOD	5156	11" CEDAR
5034	11" MULBERRY	5157	9" CEDAR
5035	10" AMERICAN ELM	5158	8" CEDAR
5036	9" HACKBERRY	5159	9" BOX ELDER
5037	11" HACKBERRY	5160	14" BOX ELDER 11-6
5038	11" HACKBERRY	5161	9" HACKBERRY
5039	8" HACKBERRY	5162	9" CEDAR
5040	23" SYCAMORE	5163	10" CEDAR
5041	18" SYCAMORE 12-12	5164	9" COTTONWOOD
5042	21" COTTONWOOD	5165	15" COTTONWOOD
5043 5044	8" HACKBERRY 24" COTTONWOOD	5166 5167	15" COTTONWOOD (APPEARS DEAD) 13" MESQUITE 9-7
5045	13" HACKBERRY 8-5-5	5168	11" WILLOW 8-6
5046	28" CEDAR 13-11-11-7	5169	9" WILLOW
5047	24" CEDAR 20-8	5170	14" COTTONWOOD 11" COTTONWOOD 8-6
5048	22" CHINESE TALLOW	5171	
5049	17" CEDAR	5172	8" WILLOW
5050	26" CEDAR 16-7-7-6	5173	8" COTTONWOOD
5051	30" CEDAR 14-9-9-7-7	5174	12" COTTONWOOD (APPEARS DEAD) 10" WILLOW
5052	29" CHINESE TALLOW 16-14-12	5175	
5053	17" CHINESE TALLOW	5176	8" WILLOW
5054	18" CHINESE TALLOW 12-11 15" CHINESE TALLOW	5177	8" COTTONWOOD
5055		5178	26" WILLOW 15-13-7
5056	18" HACKBERRY 10-8-8	5179	17" COTTONWOOD
5057	21" BOX ELDER 11-11-7	5180	10" WILLOW
5058	12" HACKBERRY	5181	11" WILLOW
5059	8" HACKBERRY	5182	15" WILLOW
5060	8" HACKBERRY	5183	8" WILLOW
5061	15" HACKBERRY 9-6-5	5184	12" CEDAR
5062	21" AMERICAN ELM	5185	47" MESQUITE 21-15-13-11-11 (APPEARS   18" MESQUITE 13-9 (APPEARS DEAD)
5063	13" WILLOW	5186	
5064	11" WILLOW	5187	8" HACKBERRY
5065	15" WILLOW 10-10	5188	10" CEDAR
5066	16" CEDAR 10-7-3	5189	15" CEDAR 8-8-6
5067	20" WILLOW 10-10-9	5190	13" CEDAR 10-5
5068	8" HACKBERRY	5191	20" MESQUITE 12-9-6
5069	16" HACKBERRY 10-6-6	5192	19" MESQUITE 8-7-7-7
5070	8" MESQUITE (APPEARS DEAD)	5193	17" OSAGE ORANGE 9-8-8
5071	19" HACKBERRY	5194	10" CEDAR
5072	25" HACKBERRY	5195	8" CEDAR
5073	17" HACKBERRY 23" HACKBERRY	5196	8" HACKBERRY
5074		5197	17" HACKBERRY 11–6–6
5075	15" HACKBERRY 10-9	5198	8" OSAGE ORANGE
5076	21" HACKBERRY 14-13 16" HACKBERRY 12-8	5199	8" OSAGE ORANGE
5077		5200	21" MESQUITE 10-7-7-7
5078	13" HACKBERRY	5201	13" CEDAR ELM 9-8
5079	13" HACKBERRY 9-8	5202	10" HACKBERRY
5080	11" HACKBERRY	5203	13" HACKBERRY
5081	16" HACKBERRY 11-9	5204	9" HACKBERRY
5082	15" HACKBERRY 8-7-7	5205	15" HACKBERRY 11-7
5083	17" HACKBERRY 9-8-7	5206	13" HACKBERRY 8-6-4
5084	26" CEDAR 18-16	5207	13" WILLOW 9-7
5085	14" CEDAR 10-7	5208	8" CEDAR
5086	10" HACKBERRY 33" CHINESE TALLOW	5209	19" WILLOW 8-7-7-7
5087		5210	11" AMERICAN ELM 8-5
5088	16" MULBERRY 9-7-5	5211	11" WILLOW 8-5
5089 5090	12" HACKBERRY 8-7 16" OSAGE ORANGE (APPEARS DEAD)		8" HACKBERRY 15" HACKBERRY 11–8
5091	9" HACKBERRY	5214	9" HACKBERRY
5092	19" HACKBERRY	5215	8" HACKBERRY
5093	19" HACKBERRY	5216	15" WILLOW
5094	10" HACKBERRY 8-4	5217	10" CEDAR
5095	10" HACKBERRY 10" HACKBERRY 12" HACKBERRY 9-5 9" HACKBERRY 12" HACKBERRY 11" HACKBERRY	5218	18" HACKBERRY
5096		5219	15" HACKBERRY
5097	9" HACKBERRY	5220	11" CEDAR
5098		5221	25" OSAGE ORANGE 13-9-7-6
5099	11" HACKBERRY	5222	8" CEDAR ELM
5100	8" HACKBERRY	5223	14" MESQUITE (APPEARS DEAD) 11" OSAGE ORANGE 8-6
5101	8" HACKBERRY	5224	
5102	8" HACKBERRY 8" HACKBERRY 12" HACKBERRY 22" HACKBERRY 11-7-7-7 21" HACKBERRY 14-9-5 15" HACKBERRY 10-9	5225	9" CEDAR ELM
5103		5226	8" HACKBERRY
5104	12" HACKBERRY 22" HACKBERRY 11-7-7-7	5227	8" OSAGE ORANGE
5105		5228	9" HACKBERRY
5106	21" HACKBERRY 14-9-5	5229	8" HACKBERRY
5107	15" HACKBERRY 10-9	5230	11" HACKBERRY
5108	12" HACKBERRY 9–6	5231	16" OSAGE ORANGE 12-7
5109	11" HACKBERRY	5232	9" HACKBERRY
5110	8" HACKBERRY	5233	11" HACKBERRY
5111	8" HACKBERRY 14" OSAGE ORANGE	5234	8" HACKBERRY
5112		5235	8" HACKBERRY
5113 5114	10" OSAGE ORANGE (APPEARS DEAD) 16" MESQUITE 9-7-5	5237	9" HACKBERRY 9" HACKBERRY
5115		5238	14" OSAGE ORANGE 8-6-5
5116		5239	11" OSAGE ORANGE 8-5
5117	8" COTTONWOOD 11" COTTONWOOD 8" HACKBERRY 17" HACKBERRY 10-9-4	5240	22" OSAGE ORANGE 10-8-8-7
5118		5241	15" HACKBERRY
5119	8" HACKBERRY 10" HACKBERRY	5242	12" HACKBERRY 8-8
5120		5243	19" MULBERRY 10-8-5-5
JIZU	10 HAOKDENN I	<b>3∠43</b>	13 MIOLDENN I 10-0-0-0
ALTA/NSPS CERTIFICATION: TO: CROSSFIRST BANK, ITS SUCCESSORS AND ASSIGNS, DG MANOR DOWNS			

8" HACKBERRY

13" HACKBERRY 9-7



VICINITY MAP SCALE: 1'' = 2000

CALLED 3.06 ACRES MANOR DOWNS, LP, A LIMITED PARTNERSHIP VOL. 10884, PG. 835 R.P.R.T.C.T. T.C.A.D. PARCELS #247984 & #247986

CALLED 6.96 ACRES

MANOR DOWNS,

A LIMITED PARTNERSHIP

VOL. 11251, PG. 1136

R.P.R.T.C.T.

DESCRIBED BY METES

AND BOUNDS IN

VOL. 10884, PG. 852

R.P.R.T.C.T.

1 STORY

CINDER BLOCK

BUILDING

**MULTI - LEVEL** 

WOOD & FRAME

BUILDING

1 STORY

CINDER BLOCK.

WOOD & FRAME

BUILDING

1 STORY

CINDER BLOCK,

**WOOD & FRAME** 

CINDER BLOCK

BUILDING

[7]

2 STORY

WOOD & FRAME

BUILDING

STONE, BRICK.

T.C.A.D. PARCEL #247987

VOL. 11586, PG. 852 R.P.R.T.C.T. OWNER: MANOR DOWNS, A TEXAS LIMITED PARTNERSHIP REMNANT PORTION OF A CALLED 98.583 ACRES VOL. 10884, PG. 856 R.P.R.T.C.T.

CALLED 0.811 ACRE

*30' INGRESS AND* 

EGRESS EASEMENT

(NO T.C.A.D. PARCEL #)

CALLED 23.986 ACRES ("TRACT 1") TRAVIS COUNTY DOC. NO. 2018017474 O.P.R.T.C.T.

T.C.A.D. PARCEL #247976

1 STORY **WOOD & FRAMI** 

BUILDING 1 STORY **WOOD & FRAME** 

**MULTI - LEVEL** 

BUILDING

**WOOD & FRAME** BUILDING

1 STORY

**METAL** BUILDING [12]

BUILDING 1 STORY **WOOD & STONE** BUILDING 1 STORY

**WOOD & FRAME** BUILDING 1 STORY **WOOD & FRAME** BUILDING 1 STORY

> 1 STORY **WOOD & FRAME** BUILDING

TO: CROSSFIRST BANK, ITS SUCCESSORS AND ASSIGNS, DG MANOR DOWNS PROPERTY OWNER L.P., GREENBERG TRAURIG, LLP, MANOR DOWNS, LTD., A TEXAS LIMITED PARTNERSHIP, MANOR DOWNS, LP, A LIMITED PARTNERSHIP, MANOR DOWNS, A TEXAS LIMITED PARTNERSHIP, MANOR

TITLE COMMITMENT/ **GENERAL NOTES/ VICINITY MAP/LEGEND** 



WWW.4WARDLS.COM (512) 537-2384

eld Crew: Survey Date: APR. 2021 TRPFI S FIRM #10174300 9 OF 9

3/30/2023

DOWNS PARTNERS. L.P., A TEXAS LIMITED PARTNERSHIP, OSO BAILANDO, LTD., A TEXAS LIMITED

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR

ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A), 7(A), 8, 9, 11, 13, 14, AND 16-19 OF TABLE A THEREOF.

PARTNERSHIP, FIRST AMERICAN TITLE INSURANCE COMPANY & HERITAGE TITLE COMPANY OF

AUSTIN, INC., AND ADDITIONAL PARTIES TO BE DETERMINED.

THE FIELD WORK WAS COMPLETED ON (04/22/2021).

ASON WARD, RPLS

TEXAS REGISTRATION NO. 5811