



NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

SIDEWALK, TRAIL, AND RECREATIONAL EASEMENT

Date: 6-2-2022

Project Name: GILLELAND CREEK GREENWAY
Grantor: LAS ENTRADAS DEVELOPMENT CORPORATION, a Texas corporation

Grantor's Address: 9900 Hwy 290 E
Manor, Texas 78653

County/Grantee: TRAVIS COUNTY, TEXAS, a political subdivision of the State of Texas.

County's Address: P.O. Box 1748
Austin, Travis County, Texas 78767

Property: The approximately 34.397-acre parcel of land situated in Travis County, Texas, depicted in the attached **Exhibit "A"** as the "Southern Parkland" and "Northern Parkland" tracts.

Easement Tract: The 30.634-acre tract and the 3.644-acre tract comprising the approximately 34.397-acre parcel of land situated in Travis County, Texas, more particularly described and depicted in the attached **Exhibits "B-1" and "B-2"**.

Easement Duration: Perpetual, unless amended by Travis County.

Easement Purpose: upgrade, To install, construct, operate, use, maintain, repair, modify, monitor, inspect, replace, make connections with, and remove the Facilities.

Facilities: Walkways, sidewalks, multi-use trails, and promenade structures with all associated steps, stairs, ramps, tunnels, walls, and other appurtenances which provide public connectivity and an area for other recreational activities as determined by the County in its reasonable discretion.

Permitted Encumbrances: Any easements, liens, encumbrances, and other matters not subordinated to the Easement Tract and of record in the Real



Property Records of the Texas county in which the Easement Tract is located that are valid, existing, and affect the Easement Tract as of the Date.

Prohibited Activity:

Installation, construction, operation, use, maintenance, repair, modification, upgrade, and replacement of any structure, building, retaining wall, fence which is installed other than parallel to the Facilities, detention or water quality control, rainwater harvesting system, or other similar improvement in the Easement Tract.

Repairable Improvements:

Irrigation systems which are installed perpendicular to the Facilities, barbed-wire, chain-link or wooden fences which are installed parallel to the Facilities, and asphalt or concrete walkways, driveways, parking areas, or access roads at grade level that do not interfere in any material way or are not inconsistent with the rights granted the County under this Easement for the Easement Purpose as determined by the County in its reasonable discretion.

Grantor, in consideration of the terms of that certain EntradaGlen Development Agreement between Grantor, Cottonwood Holdings, Ltd. and the City of Manor, Texas (the "City") dated July 7, 2021 (the "Development Agreement") and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to the County a non-exclusive easement in, over, under, on, and across the Easement Tract for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of ingress and egress at all times over, on, and across the Easement Tract for use of the Easement Tract for the Easement Purpose by the Grantee and the General Public, (ii) the right to require the elimination of any encroachments in the Easement Tract that interfere in any material way or are inconsistent with the rights granted the County under this instrument for the Easement Purpose as determined by the County in its reasonable discretion, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the "**Easement**").

The parties to this Easement acknowledge that the Easement Tract is located within a public improvement district (the "EntradaGlen PID") created by the City by Resolution No. 2020-16. The rights and obligations herein are granted subject to, and shall be exercised in accordance with, the rights and obligations of Grantor and the City associated with the EntradaGlen PID and the Development Agreement.

The parties further acknowledge that the City shall have the right to access and use any portion of the Easement Tract for any and all purposes that do not interfere with the use of the Easement Tract by Grantee.

After final construction and installation of the Facilities, the Easement hereby granted shall be limited to an area extending five feet on all sides of the actual installed location of the Facilities.



and this Easement shall no longer be in force or effect thereafter as to those portions of the Property outside the Easement.

GRANTOR reserves the right to replace this Easement with a replacement easement, in a form acceptable to the City, containing a surveyed metes and bounds description of the revised Easement Tract ("Replacement Easement"). The survey and metes and bounds description shall be prepared at Grantor's expense. This Easement shall remain in full force and effect until such time as the Replacement Easement has been recorded by Grantor.

TO HAVE AND TO HOLD the Easement to the County, and County's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Tract, but in no event shall Grantor enter upon or use any portion of the Easement Tract for any Non-Permitted Activity or in any other manner that interferes in any material way or is inconsistent with the rights granted the County under this Easement for the Easement Purpose as determined by County in its reasonable discretion. County shall be obligated to restore or replace to a good and functioning condition as determined by the County in its reasonable discretion only the Repairable Improvements which have been removed, relocated, altered, damaged, or destroyed as a result of County's use of the Easement Tract. This easement is made and accepted subject to all easements, covenants, restrictions, liens, and other encumbrances of record in Travis County, Texas affecting the Easement Tract.

Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to the County against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through or under Grantor, but not otherwise.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *County* includes *County's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

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WARRANT AND FOREVER DEFEND



Executed effective the Date first above stated.

Grantor:

Las Entradas Development Corporation,
a Texas corporation

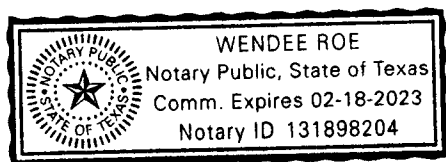
By: *Pudewt* 5/4/2022
Peter A. Dwyer
Title: President

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Peter A. Dwyer, President of Las Entradas Development Corporation, a Texas corporation known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on May 4, 2022

[Seal]



Notary Public, State of Texas

Wendee Roe
Name (typed or printed)

My Commission expires: 02-18-2023

Wendee Roe

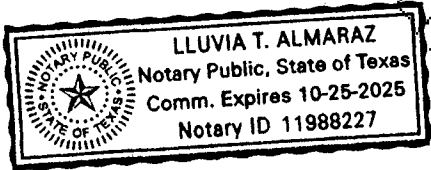
ACKNOWLEDGED AND ACCEPTED:

City of Manor, a Texas Municipal corporation

By: *Scott Moore*
Scott Moore, City Manager

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 2nd day of June, 2022, personally appeared Scott Moore, City Manager, on behalf of the City of Manor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



Lluvia T. Almaraz
Notary Public - State of Texas

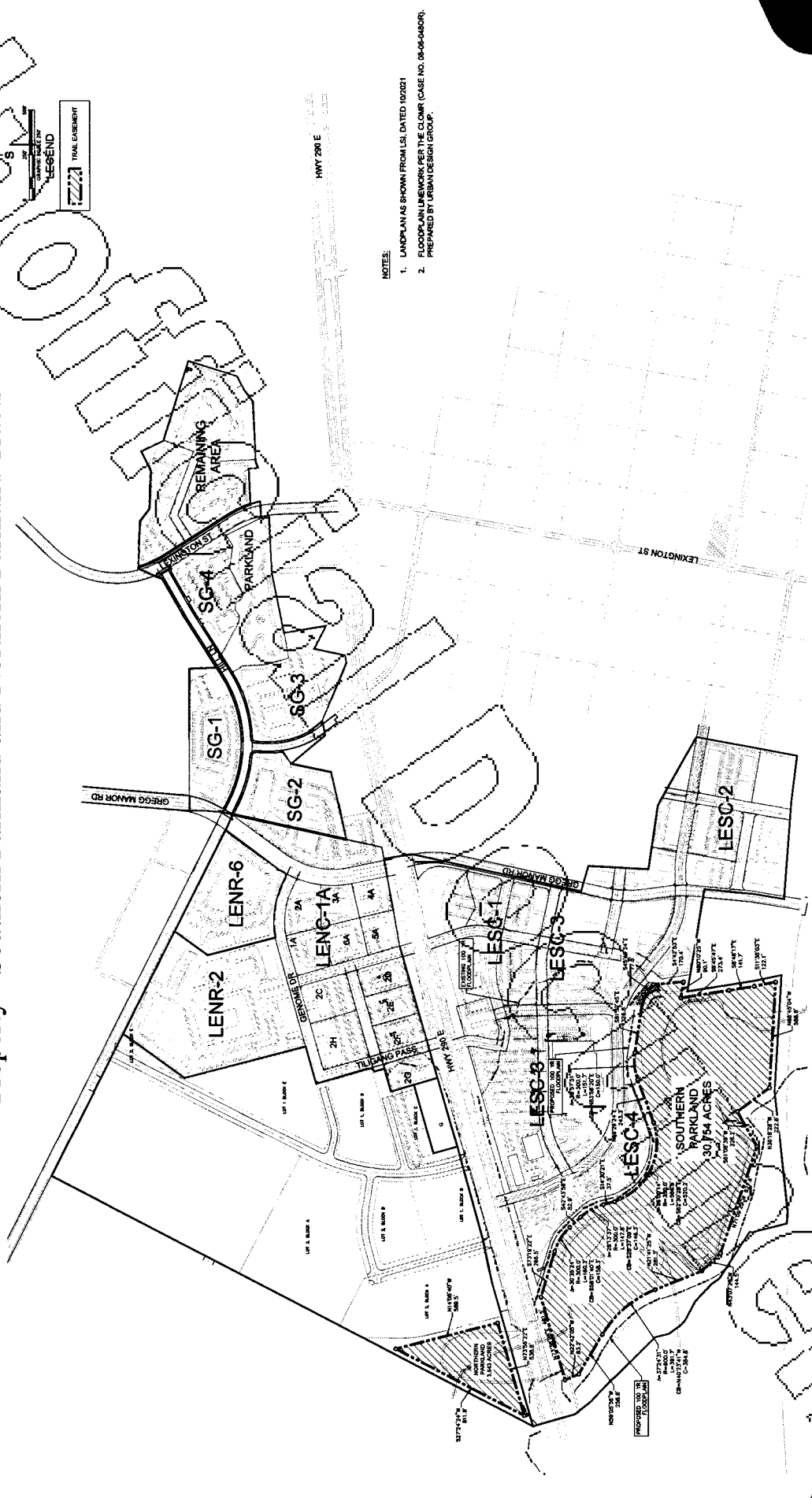
AFTER RECORDING, PLEASE RETURN TO:

Travis County Parks
Attn: Janet Coles
P.O. Box 1748
Austin, Texas
78767

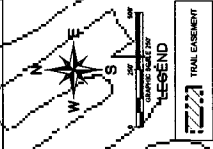
UNRECORDED INSTRUMENT

EXHIBIT "A"

Property - Southern Parkland and Northern Parkland Tracts



- NOTES:
1. LANDPLAN AS SHOWN FROM LSI, DATED 10/20/21
 2. FLOODPLAIN LINEWORK PER THE CDMR (CASE NO. 08-06-04609); PREPARED BY URBAN DESIGN GROUP.



LAS ENTRADAS BLANKET TRAIL EASEMENT

EXHIBIT "B-1"
Southern Trail Easement Legal Description

**A METES AND BOUNDS
DESCRIPTION OF A
30.634 ACRE TRACT OF LAND**

BEING a 30.634 acre (1,334,407 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas; being a portion of that certain 105.170 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County (remainder); and being more particularly described as follows.

COMMENCING at an iron rod with cap stamped "CAPITAL SURVEYING CO INC" found on the north right-of-way line of Parsons Street also known as Old Highway 20, (variable width public right-of-way), marking the southwest corner of said 105.170 acre tract and the most southerly southeast corner of that certain 18.98 acre tract described in instrument to Manor Independent School District in Volume 5173, Page 1425 of the Deed Records of Travis County, from which an iron rod with cap found on the common line of said north right-of-way line and said 105.170 acre tract bears South 86°48'29" East a distance of 67.28 feet and North 83°51'51" East a distance of 672.07 feet.

THENCE, crossing said 105.170 acre tract, the following twenty-five (25) courses and distances:

1. North 68°46'21" East, 460.40 feet to a point for the POINT OF BEGINNING being a southerly corner of the herein described tract;
2. North 71°09'22" West, 627.65 feet to a point for corner;
3. North 43°07'28" West, 347.75 feet to a point for corner;
4. North 21°41'25" West, 281.28 feet to a point for a point of curvature;
5. in a northwesterly direction along a tangent curve to the left, having a radius of 600.00 feet, a chord of North 40°23'41" West, 344.82 feet, a central angle of 37°24'31", and an arc length of 391.74 feet to a point for a point of tangency;
6. North 59°05'56" West, 256.77 feet to a point for corner;
7. North 22°42'05" West, 74.81 feet to a point for the most northerly northwest corner of the herein described tract;
8. North 74°02'48" East, 500.07 feet to a point for the most northerly northeast corner of the herein described tract;
9. South 73°19'22" East, 243.22 feet to a point for a point of curvature;
10. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 58°01'40" East, 158.22 feet, a central angle of 30°35'24", and an arc length of 160.17 feet to a point for a point of tangency;
11. South 42°43'58" East, 82.88 feet to a point for a point of curvature;
12. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 28°37'09" East, 146.31 feet, a central angle of 28°13'37", and an arc length of 147.80 feet to a point for a point of tangency;
13. South 14°30'21" East, 37.51 feet to a point for a point of curvature;
14. in a southeasterly direction along a tangent curve to the left, having a radius of 350.00 feet, a chord of South 62°30'28" East, 520.22 feet, a central angle of 96°00'14", and an arc length of 586.46 feet to a point for a point of tangency;
15. North 69°29'24" East, 243.26 feet to a point for a point of curvature;
16. in an easterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of North 83°58'20" East, 150.05 feet, a central angle of 28°57'51", and an arc length of 151.66 feet to a point for a point of tangency;
17. South 81°32'45" East, 326.82 feet to a point for corner;
18. South 45°49'24" East, 77.85 feet to a point for corner;
19. South 04°43'51" East, 170.23 feet to a point for corner;
20. North 80°21'22" West, 90.23 feet to a point for corner;
21. South 08°48'40" East, 414.93 feet to a point for corner;
22. South 11°31'13" East, 122.27 feet to a point for the most southerly southeast corner of the herein described tract;
23. North 86°45'04" West, 588.69 feet to a point for corner;
24. North 36°17'23" West, 222.88 feet to a point for corner;
25. South 61°08'39" West, 226.18 feet to the POINT OF BEGINNING, and containing 30.634 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (NAD83) (TJPS 4203) (NAD83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE to GRID scale factor of 0.99992337881. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



John G. Mosier
2-18-2022

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
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greg.mosier@kimley-horn.com

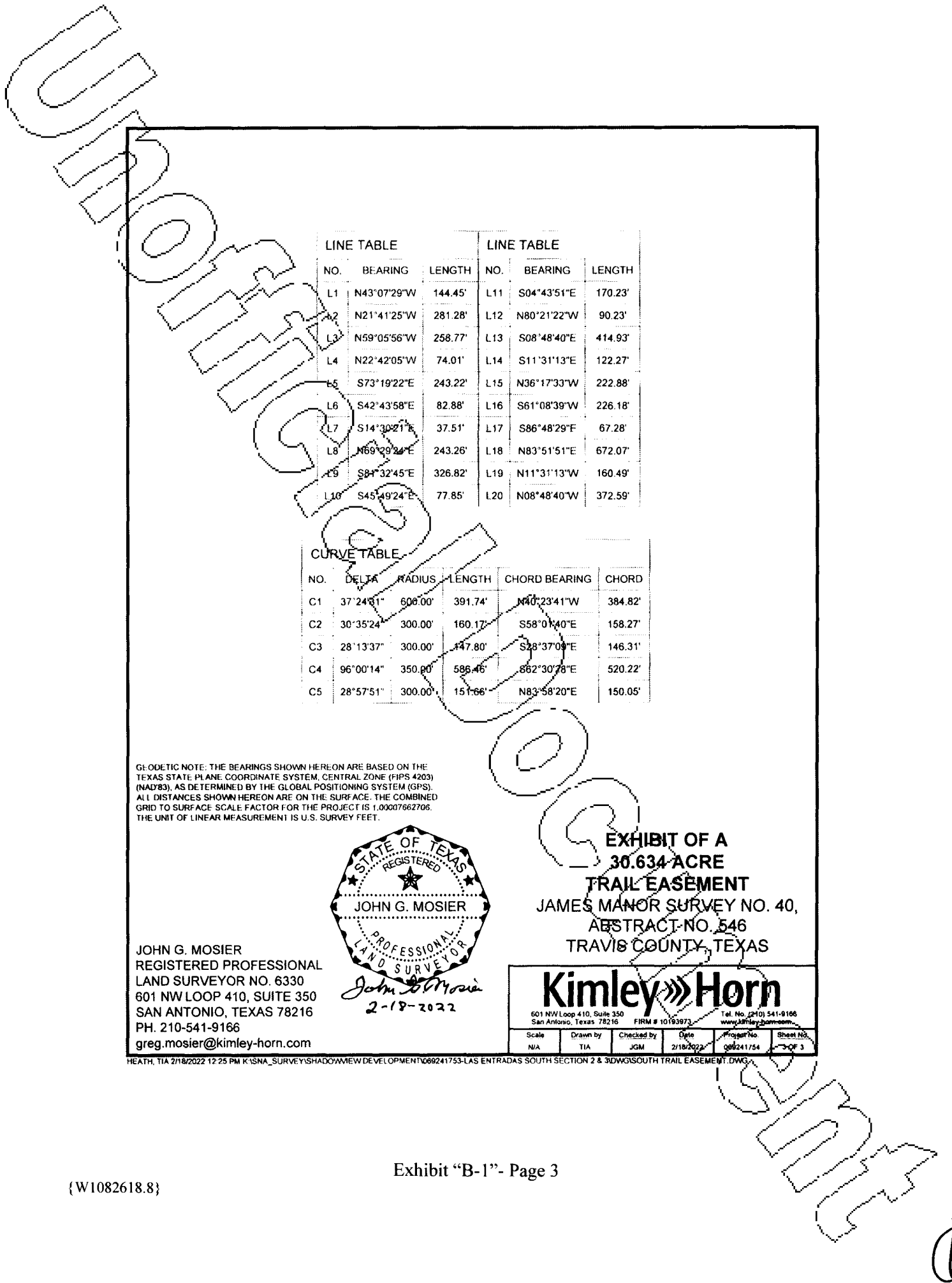
EXHIBIT OF A
30.634 ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS

Kimley»Horn
601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193073 Tel. (210) 541-9166
www.kimleyhorn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TJA	JGM	2/18/2022	069241754	1 OF 3

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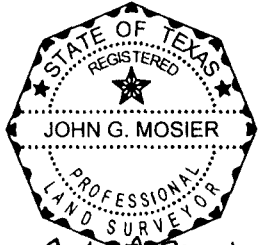




LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N43°07'29"W	144.45'	L11	S04°43'51"E	170.23'
L2	N21°41'25"W	281.28'	L12	N80°21'22"W	90.23'
L3	N59°05'56"W	258.77'	L13	S08°48'40"E	414.93'
L4	N22°42'05"W	74.01'	L14	S11°31'13"E	122.27'
L5	S73°19'22"E	243.22'	L15	N36°17'33"W	222.88'
L6	S42°43'58"E	82.88'	L16	S61°08'39"W	226.18'
L7	S14°30'21"E	37.51'	L17	S86°48'29"E	67.28'
L8	N69°29'24"E	243.26'	L18	N83°51'51"E	672.07'
L9	S84°32'45"E	326.82'	L19	N11°31'13"W	160.49'
L10	S45°49'24"E	77.85'	L20	N08°48'40"W	372.59'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°24'51"	606.00'	391.74'	N40°23'41"W	384.82'
C2	30°35'24"	300.00'	160.17'	S58°01'40"E	158.27'
C3	28°13'37"	300.00'	147.80'	S28°37'09"E	146.31'
C4	96°00'14"	350.00'	586.46'	S82°30'78"E	520.22'
C5	28°57'51"	300.00'	151.66'	N83°58'20"E	150.05'

GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.00007662706. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



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John G. Mosier
 2-18-2022

EXHIBIT OF A
 30.634-ACRE
 TRAIL EASEMENT
 JAMES MANOR SURVEY NO. 40,
 ABSTRACT NO. 546
 TRAVIS COUNTY, TEXAS

Kimley»Horn
 601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimleyhorn.com

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N/A	TIA	JGM	2/18/2022	069241754	3 OF 3

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EXHIBIT "B-2"
Northern Trail Easement Legal Description

**A METES AND BOUNDS
DESCRIPTION OF A
3.644 ACRE TRACT OF LAND**

BEING a 3.644 acre (158,731 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas, being a part of the remaining portion of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a concrete monument that has been disturbed found on the north right-of-way line of U.S. Highway 290 (variable width R.O.W.) marking the southwest corner of said 104.825 acre tract, a point on the east boundary line of that certain Tract 3, a called 275.66 acre tract described in instrument to Butler Family Partnership, LTD., in Volume 12271, Page 872 of the Official Public Record of Travis County, Texas, from which a 5/8 inch iron pipe found marking the northwest corner of said 104.825 acre tract, the northeast corner of said 275.66 acre tract, and a point on the south line of Hill Lane (variable width R.O.W.) bears North 27°28'12" East, a distance of 3034.66 feet;

THENCE, crossing said 104.825 acre tract, the following four (4) courses and distances

1. North 50°45'49" East, 75.74 feet to a point for the **POINT OF BEGINNING (P.O.B.)** being the west corner of the herein described tract;
2. North 27°28'12" East, 810.67 feet to a point for the north corner of the herein described tract;
3. South 14°09'29" East, 589.53 feet to a point for the east corner of the herein described tract;
4. South 74°05'42" West, 538.77 feet to the **POINT OF BEGINNING**, and containing 3.644 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). (All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE to GRID scale factor of 0.99992337881 This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



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John G. Mosier
2-18-2022

**EXHIBIT OF A
3.644 ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS**

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10119873 Tel. 210 (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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5900 Shepherd Mountain Cove
Building 2, Suite 200
Austin, TX 78730
(512) 454-4500
www.independencetitle.com

OWNERSHIP & ENCUMBRANCE REPORT

INVOICE NO. 20220141

(THIS IS NOT TITLE INSURANCE COVERAGE)

Independence Title Company has made a search of the record of the County Clerk of Travis County, Texas, as to the following described property:

Tract 1: Being a 30.634 acre (1,334,407 square feet) tract of land situated in the JAMES A. MANOR SURVEY NO. 40, ABSTRACT NO. 546, Travis County, being a portion of that certain 105.170 acres of land described in instrument to Las Entradas Development Corporation in Document No. 2007002485, Official Public Records, Travis County, Texas.

Tract 2: Being a 3.644 acre (158,737 square feet) tract of land situated in the JAMES A. MANOR SURVEY NO. 40, ABSTRACT NO. 546, Travis County, and being part of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485, Official Public Records, Travis County, Texas.

- 1. The last recorded document purporting to transfer title to the land described herein shows the following:

Purported owner(s):

Las Entradas Development Corporation, a Texas corporation

- 2. The following Monetary lien(s) and applicable recorded items, if any, affecting the subject property:

Deed of Trust:

Recorded: Document No. 2020024121, Official Public Records, Travis County, Texas
Grantor: Las Entradas Development Corporation
Trustee: John N. Gambrell
Beneficiary: Bank Ozk
Amount: \$6,350,000.00

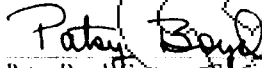


3. The following Involuntary lien(s) and applicable recorded items, if any, affecting parties with similar or like names as the purported owners: (Where no outstanding liens appear of record, state that the item is deleted.)

This section is hereby deleted; no liens found of record.

The records were checked from January 4, 2007 to the certification date of February 28, 2022 and executed this day of March 14, 2022.

WITNESS the signature of **Independence Title Company** at its office in the City of Austin, Travis County, Texas.


Patsy Boyd, Customer Service Representative

This report is issued with the express understanding, evidenced by the acceptance of same, that Independence Title Company does not undertake herein to give or express any opinion as to the validity of the title to the property above described, nor as to the validity of any of the instruments reported on herein, including the purported deed(s) establishing the record owner(s) in Item 1 above; but is simply reporting briefly herein as to certain instruments found of record pertaining to said property. It is expressly understood and agreed that this report is neither a guaranty nor warranty of title. By acceptance of this report, it is understood and agreed that the liability of Independence Title Company is expressly limited to the consideration paid for same. Our search has been limited to the above matters and the above time period; and we have not searched for, nor have reflected herein, any other instruments which may affect title to the subject property. In addition, the information reflected on this report may not be reproduced or regenerated for the purpose of distribution to any party(s) other than those reflected herein. In addition, this report is intended for the sole benefit of the party named herein and may not be re-distributed.



**LIENHOLDER CONSENT AND SUBORDINATION TO GRANT OF SIDEWALK,
TRAIL, AND RECREATIONAL EASEMENT**

STATE OF TEXAS §

COUNTY OF TRAVIS §

Recitals:

Las Entradas Development Corporation, a Texas corporation, is the Owner ("Owner") of the following property:

That tract of land situated in Travis County, Texas described in the attached and incorporated **EXHIBIT "1"** ("Property").

Bank OZK ("Lienholder") holds a lien against the Property under the following described documents:

Deed of Trust, Security Agreement and Financing Statement dated February 12, 2020, filed in the Official Public Records, Travis County, Texas Document No. 2020024121 in the amount of \$6,350,000.00 between Owner and Lienholder.

Owner has granted to Travis County, Texas ("County") a sidewalk, trail, and recreational easement against and running with the portion of the Property described in **Exhibits "2-A" and "2-B"** ("Easement").

Agreement

In consideration of \$10, and other good and valuable consideration, the receipt of which is acknowledged, the Lienholder agrees as follows:

1. Lienholder consents to the grant of the Easement against and running with the Property on which it has the lien, which is executed contemporaneously herewith.
2. Lienholder subordinates all of its liens on this Property to the rights granted and the obligations set forth in the Easement and to rights and interests of the County, its successors and assigns, and any foreclosure of its liens will not extinguish the Easement or County's rights and interests in the Easement.
3. Lienholder affirms that the undersigned has the authority to bind the Lienholder, and that all corporate acts necessary to bind the Lienholder have been taken.

Executed on May 24, 2022.



UNOFFICIAL

BANK OZK
By: [Signature]
Name: Rick Eades
Title: SVP

ACKNOWLEDGMENT

STATE OF Texas §
COUNTY OF Williamson §

Before me Nicole Vaughan (Notary name), Notary Public, on this day personally appeared Rick Eades (signer's name), SVP (title) of Bank OZK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of May, 2022.



[Signature]
Notary Public, State of Texas

UNOFFICIAL

P

EXHIBIT "1"
Property

~~2020024121 Page 24 of 35~~

ABRAM DASHNER, RPLS, LLC
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901
TBPLS FIRM NO. 10194420
rpl5901@gmail.com 512-905-4369

82.665 ACRES
JAMES MANOR SURVEY NO. 40, ABS. 546
MANOR, TRAVIS COUNTY, TEXAS

FILE NO. 2020.005
PROJECT: 064-01
DATE: 01/16/2020

DESCRIPTION

82.665 ACRES OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 104.825 ACRE TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, BY DEED OF RECORD IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 82.665 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/4-inch iron pipe found in the southwest right-of-way line of Hill Lane (r.o.w. varies), being the northeast corner of that certain 275.66 acre tract conveyed to Butler Family Partnership, Ltd., by Deed of record in 12271, Page 872, of the Real Property Records of Travis County, Texas, for the northwesterly corner of said 104.825 acre tract and hereof;

THENCE, S63°13'04"E, along said southwest right-of-way line, being the north line of said 104.825 acre tract a distance of 2148.72 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the intersection of said southwest right-of-way line and the west right-of-way line of Gregg Manor Road (100' r.o.w.), for the northeasterly corner hereof;

THENCE, leaving said southwest right-of-way line, over and across said 104.825 acre tract, along said west right-of-way line of Gregg Manor Road, the following two (2) courses and distances:

1. S86°14'29"W, a distance of 343.78 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the left;
2. Along said curve, having a radius of 550.00 feet, a central angle of 05°49'29", an arc length of 55.91 feet, and a chord which bears S33°26'35"W, a distance of 55.89 feet to a 1/2-inch iron rod found at the point of reverse curvature of a curve to the right, being the intersection of said west right-of-way line and the north right-of-way line of Genome Drive (60' r.o.w.), as dedicated by Las Entradas North Section 4's subdivision of record in Document No. 201200182, of said Official Public Records;

THENCE, leaving said right-of-way line of Gregg Manor Road, continuing over and across said 104.825 acre tract, along said north right-of-way line of Genome Drive, the following four (4) courses and distances:

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1. Along said curve to the right, having a radius of 25.00 feet, a central angle of 86°09'23", an arc length of 37.59 feet, and a chord which bears S72°58'50"W, a distance of 34.15 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
2. N63°14'15"W, a distance of 32.45 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the left;
3. Along said curve, having a radius of 500.00 feet, a central angle of 40°48'34", an arc length of 356.13 feet, and a chord which bears N85°36'38"W, a distance of 348.85 feet to a 1/2-inch iron rod found at the point of tangency of said curve;
4. S74°14'30"W, a distance of 271.98 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the northwesterly terminus of said Genome Drive, being the northwest corner of said Las Entradas North Section 1;

THENCE, S15°35'20"E, continuing over and across said 104.825 acre tract, along the west line of said Las Entradas North Section 1, being the west line of said Genome Drive, a distance of 60.00 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the right, being the intersection of the south right-of-way line of said Genome Drive and the west right-of-way line of Tillgang Pass (60' r.o.w.), as dedicated by said Las Entradas North Section 1;

THENCE, continuing over and across said 104.825 acre tract, along said west right-of-way line of Tillgang Pass, being the west line of said Las Entradas North Section 1, the following three (3) courses and distances:

1. Along said curve, having a radius of 25.00 feet, a central angle of 90°36'00", an arc length of 39.53 feet, and a chord which bears S60°48'09"E, a distance of 35.54 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the end of said curve;
2. S15°57'33"E, a distance of 551.00 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
3. Along said curve, having a radius of 25.00 feet, a central angle of 90°00'54", an arc length of 39.28 feet, and a chord which bears S29°02'36"W, a distance of 35.36 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set on the south line of said 104.825 acre tract, being the southwest corner of said Las Entradas North Section 1, also being the intersection of said west right-of-way line and the north right-of-way line of U.S. 290 (r.o.w. varies);

THENCE, along said north right-of-way line of U.S. 290, being the south line of said 104.825 acre tract, the following seven (7) courses and distances:

1. S73°58'55"W, a distance of 676.67 feet to a TxDOT Type 1 concrete monument found, for an angle point;
2. N15°52'54"W, a distance of 135.73 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;

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- 3. S74°07'06"W, a distance of 400.00 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;
- 4. S15°52'54"E, a distance of 136.00 feet to a 1/2-inch iron rod found, for an angle point;
- 5. S74°06'59"W, a distance of 498.70 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;
- 6. S79°15'40"W, a distance of 200.81 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;
- 7. S74°07'06"W, a distance of 86.77 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for the southwesterly corner hereof;

THENCE, leaving said north right-of-way line, over and across said 104.825 acre tract, the following three (3) courses and distances:

- 1. N14°43'51"W, a distance of 370.42 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
- 2. Along said curve, having a radius of 400.20 feet, a central angle of 16°33'12", an arc length of 115.62 feet, and a chord which bears N05°57'14"W, a distance of 115.22 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
- 3. N00°31'43"E, a distance of 647.71 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set in the west line of said 104.825 acre tract, being the east line of said 275.66 acre tract, for an angle point.

THENCE, N27°26'53"E, along the east line of said 275.66 acre tract, being the west line of said 104.825 acre tract, a distance of 1513.89 feet to the POINT OF BEGINNING, and containing 82.665 acres (3,600,897 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

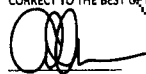

 ABRAM C. DASHNER
 TEXAS RPLS 5901
 TBPLS FIRM NO. 10194420



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ABRAM DASHNER, RPLS, LLC
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901
 TBPLS FIRM NO. 10194420
 rpls5901@gmail.com 512-905-4369

23.980 ACRES FILE NO. 2020.006
 JAMES MANOR SURVEY NO. 40, ABS. 546 PROJECT: 064-01
 MANOR, TRAVIS COUNTY, TEXAS DATE: 01/16/2020

DESCRIPTION

23.980 ACRES OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 105.170 ACRE TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, BY DEED OF RECORD IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 23.980 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set within said 105.170 acre tract, being the intersection of the west line of a forty-foot (40') private roadway (commonly called "Gregg Manor Road") and the south line of a 50-foot (50') private roadway (commonly called "Tur Weg Lane"), being an angle point in the south line of Lot 1, Block A, Las Entradas South Section 1, a subdivision of record in Document No. 201200083, of said Official Public Records, for the northeasterly corner hereof;

THENCE, over and across said 105.170 acre tract, the following twelve (12) courses and distances:

1. S12°18'00"W, a distance of 506.89 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the left;
2. Along said curve, having a radius of 645.00 feet, a central angle of 19°59'09", an arc length of 224.39 feet, and a chord which bears S02°19'24"W, a distance of 223.85 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
3. S07°40'11"E, a distance of 140.56 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
4. Along said curve, having a radius of 555.00 feet, a central angle of 02°06'26", an arc length of 20.41 feet, and a chord which bears S06°36'58"E, a distance of 20.41 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set (to be replaced by a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap) at the end of said curve, for the southeasterly corner hereof;
5. N85°09'31"W, a distance of 8.56 feet to a calculated point at the beginning of a non-tangent curve to the right;

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- 6. Along said curve, having a radius of 471.59 feet, a central angle of 34°13'16", an arc length of 281.67 feet, and a chord which bears N67°17'15"W, a distance of 277.50 feet to a calculated point at the end of said curve;
- 7. N50°10'36"W, a distance of 509.35 feet to a calculated point at the point of curvature of a curve to the left;
- 8. Along said curve, having a radius of 328.41 feet, a central angle of 56°06'18", an arc length of 321.59 feet, and a chord which bears N78°13'46"W, a distance of 308.89 feet to a calculated point at the point of tangency of said curve;
- 9. S73°43'04"W, a distance of 209.58 feet to a calculated point at the point of curvature of a curve to the right;
- 10. Along said curve, having a radius of 271.59 feet, a central angle of 75°35'32", an arc length of 358.32 feet, and a chord which bears N68°29'51"W, a distance of 332.89 feet to a calculated point at the point of tangency of said curve;
- 11. N30°41'26"W, a distance of 368.08 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the beginning of a non-tangent curve to the right;
- 12. Along said curve, having a radius of 271.59 feet, a central angle of 09°48'54", an arc length of 46.52 feet, and a chord which bears N25°46'09"W, a distance of 46.47 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set in the north line of said 105.170 acre tract, being the south right-of-way line of U.S. 290 (r.o.w. varies), for the northwesterly corner hereof;

THENCE, N74°02'52"E, along said south right-of-way line, being the north line of said 105.170 acre tract, a distance of 884.42 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the northwest corner of said Block 1, Block A, being the northwest terminus of a 60-foot (60') private roadway (commonly called "SinRage Drive");

THENCE, leaving said south right-of-way line, over and across said 105.170 acre tract, along the west and south lines of said Lot 1, Block A, the following nine (9) courses and distances:

- 1. Along a non-tangent curve to the right, having a radius of 15.00 feet, a central angle of 102°45'56", an arc length of 26.80 feet, and a chord which bears S54°34'30"E, a distance of 23.44 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of compound curvature of a curve to the right;
- 2. Along said curve, having a radius of 156.00 feet, a central angle of 15°30'48", an arc length of 40.61 feet, and a chord which bears S04°33'29"W, a distance of 40.49 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
- 3. S12°18'52"W, a distance of 165.24 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the southwest corner of said Lot 1, for an angle point;

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- 4. S77°41'08"E, a distance of 66.69 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the left;
- 5. Along said curve, having a radius of 225.00 feet, a central angle of 29°48'19", an arc length of 117.05 feet, and a chord which bears N87°24'42"E, a distance of 115.73 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
- 6. N72°30'33"E, a distance of 114.41 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
- 7. Along said curve, having a radius of 550.00 feet, a central angle of 29°48'25", an arc length of 286.13 feet, and a chord which bears N87°24'46"E, a distance of 282.91 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
- 8. S77°41'00"E, a distance of 358.75 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
- 9. Along said curve, having a radius of 25.00 feet, a central angle of 90°00'54", an arc length of 39.28 feet, and a chord which bears S32°41'00"E, a distance of 35.36 feet to the POINT OF BEGINNING, and containing 23.980 acres (1,044,576 square feet) of land, more or less.

BEARING BASE, TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.


 ABRAM C. DASHNER
 TEXAS RPLS 5901
 TBPLS FIRM NO. 10194428



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ABRAM DASHNER, RPLS, LLC
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901
TBPLS FIRM NO. 10194420
rdas901@gmail.com 512-905-4369

14.095 ACRES
JAMES MANOR SURVEY NO. 40, ABS. 546
MANOR, TRAVIS COUNTY, TEXAS

FILE NO. 2020.007
PROJECT: 064-01
DATE: 01/16/2020

DESCRIPTION

14.095 ACRES OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 105.170 ACRE TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, BY DEED OF RECORD IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 14.095 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at an angle point in the east line of said 105.170 acre tract, being an angle point in the west line of that certain 9.973 acre tract conveyed to Manor Apartments, LLC, by Deed of record in Document No. 2019137031, of said Official Public Records, for the northeasterly corner hereof;

THENCE $503^{\circ}07'08''$ W, along the west line of said 9.973 acre tract, being the east line of said 105.170 acre tract, a distance of 435.80 feet to a 1/2-inch iron rod found at the southwest corner of said 9.973 acre tract, for an angle point;

THENCE, along the south line of said 9.973 acre tract, being the east line of said 105.170 acre tract, the following three (3) courses and distances:

1. $58^{\circ}35'50''$ E, a distance of 357.77 feet to a 60D nail found, for an angle point;
2. $56^{\circ}03'59''$ E, a distance of 38.51 feet to a 60D nail found, for an angle point;
3. $36^{\circ}23'18''$ E, a distance of 398.76 feet to a 60D nail found at the southeast corner of said 9.973 acre tract, being in the west line of the City of Manor, a subdivision of record in Volume V, Page 796, of the Deed Records of Travis County, Texas, for an angle point;

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THENCE, S10°19'41"W, along the west line of said City of Manor, being the east line of said 105.170 acre tract, a distance of 572.40 feet to a calculated point at the southeast corner of said 105.170 acre tract, for the southeasterly corner hereof;

THENCE, along the south line of said 105.170 acre tract, the following two (2) courses and distances:

- 1. N82°15'53"W, a distance of 252.68 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;

N86°02'28"W, a distance of 534.52 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for the southwesterly corner hereof;

THENCE, over and across said 105.170 acre tract, the following seven (7) courses and distances:

- 1. N09°37'11"E, a distance of 182.88 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;
- 2. N03°33'06"E, a distance of 34.02 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;
- 3. N05°31'20"E, a distance of 280.78 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the beginning of a non-tangent curve to the left;
- 4. Along said curve, having a radius of 645.00 feet, a central angle of 13°12'04", an arc length of 148.81 feet, and a chord which bears N01°04'10"W, a distance of 148.28 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the end of said curve;
- 5. N07°40'11"W, a distance of 140.56 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
- 6. Along said curve, having a radius of 555.00 feet, a central angle of 19°59'11", an arc length of 198.60 feet, and a chord which bears N02°19'24"E, a distance of 192.62 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
- 7. N12°19'00"E, a distance of 251.73 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set in the east line of said 105.170 acre tract, being the west line of said 9.973 acre tract, for the northwesterly corner hereof; from which a 1/2-inch iron rod found at an angle point in said west line bears N73°46'27"W, a distance of 50.95 feet;

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THENCE, S73°46'17"E, along the west line of said 9.973 acre tract, being the east line of said 105.170 acre tract, a distance of 95.67 feet to the POINT OF BEGINNING, and containing 14.095 acres (613,990 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.


ABRAM C. DASHNER
TEXAS S.P.L.S. 5901
TSP.L.S. FIRM NO. 10194420



EXHIBIT 4-3
PAGE 2 OF 2 PAGES



Exhibit 2-A

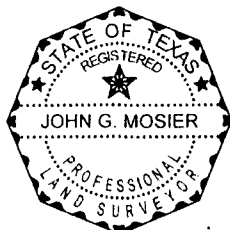
**A METES AND BOUNDS
DESCRIPTION OF A
30.634 ACRE TRACT OF LAND**

BEING a 30.634 acre (1,334,407 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas; being a portion of that certain 105.170 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County (remainder), and being more particularly described as follows:

COMMENCING at an iron rod with cap stamped "CAPITAL SURVEYING CO INC" found on the north right-of-way line of Parsons Street also known as Old Highway 20 (variable width public right-of-way), marking the southwest corner of said 105.170 acre tract and the most southerly southeast corner of that certain 18.86 acre tract described in instrument to Manor Independent School District in Volume 5173, Page 1425 of the Deed Records of Travis County, from which an iron rod with cap found on the common line of said north right-of-way line and said 105.170 acre tract bears South 86°18'29" East a distance of 67.28 feet and North 83°51'51" East a distance of 672.07 feet.

THENCE, crossing said 105.170 acre tract, the following twenty-five (25) courses and distances:

1. North 58°46'21" East, 460.40 feet to a point for the **POINT OF BEGINNING** being a southerly corner of the herein described tract;
2. North 71°39'22" West, 527.65 feet to a point for corner;
3. North 43°07'29" West, 144.45 feet to a point for corner;
4. North 21°41'25" West, 281.28 feet to a point for a point of curvature;
5. in a northwesterly direction along a tangent curve to the left, having a radius of 600.00 feet, a chord of North 48°23'41" West, 384.82 feet, a central angle of 37°24'31", and an arc length of 391.74 feet to a point for a point of tangency;
6. North 59°08'56" West, 258.71 feet to a point for corner;
7. North 22°48'05" West, 74.01 feet to a point for the most northerly northwest corner of the herein described tract;
8. North 74°02'48" East, 600.07 feet to a point for the most northerly northeast corner of the herein described tract;
9. South 73°19'22" East, 243.22 feet to a point for a point of curvature;
10. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 58°01'40" East, 158.27 feet, a central angle of 30°35'24", and an arc length of 160.17 feet to a point for a point of tangency;
11. South 42°43'58" East, 62.88 feet to a point for a point of curvature;
12. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 28°37'09" East, 146.31 feet, a central angle of 28°43'37", and an arc length of 147.80 feet to a point for a point of tangency;
13. South 14°30'21" East, 37.51 feet to a point for a point of curvature;
14. in a southeasterly direction along a tangent curve to the left, having a radius of 350.00 feet, a chord of South 62°30'28" East, 520.22 feet, a central angle of 96°00'14", and an arc length of 586.46 feet to a point for a point of tangency;
15. North 69°29'24" East, 243.28 feet to a point for a point of curvature;
16. in an easterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of North 83°58'20" East, 150.05 feet, a central angle of 28°57'51", and an arc length of 151.66 feet to a point for a point of tangency;
17. South 81°32'45" East, 326.82 feet to a point for corner;
18. South 45°49'24" East, 77.85 feet to a point for corner;
19. South 04°43'51" East, 170.23 feet to a point for corner;
20. North 80°21'22" West, 90.23 feet to a point for corner;
21. South 08°48'40" East, 414.93 feet to a point for corner;
22. South 11°31'13" East, 122.27 feet to a point for the most southerly southeast corner of the herein described tract;
23. North 86°45'04" West, 588.69 feet to a point for corner;
24. North 36°17'23" West, 222.88 feet to a point for corner;
25. South 61°08'39" West, 226.18 feet to the **POINT OF BEGINNING** and containing 30.634 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE to GRID scale factor of 0.99992337881 This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



John G. Mosier
2-18-2022

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
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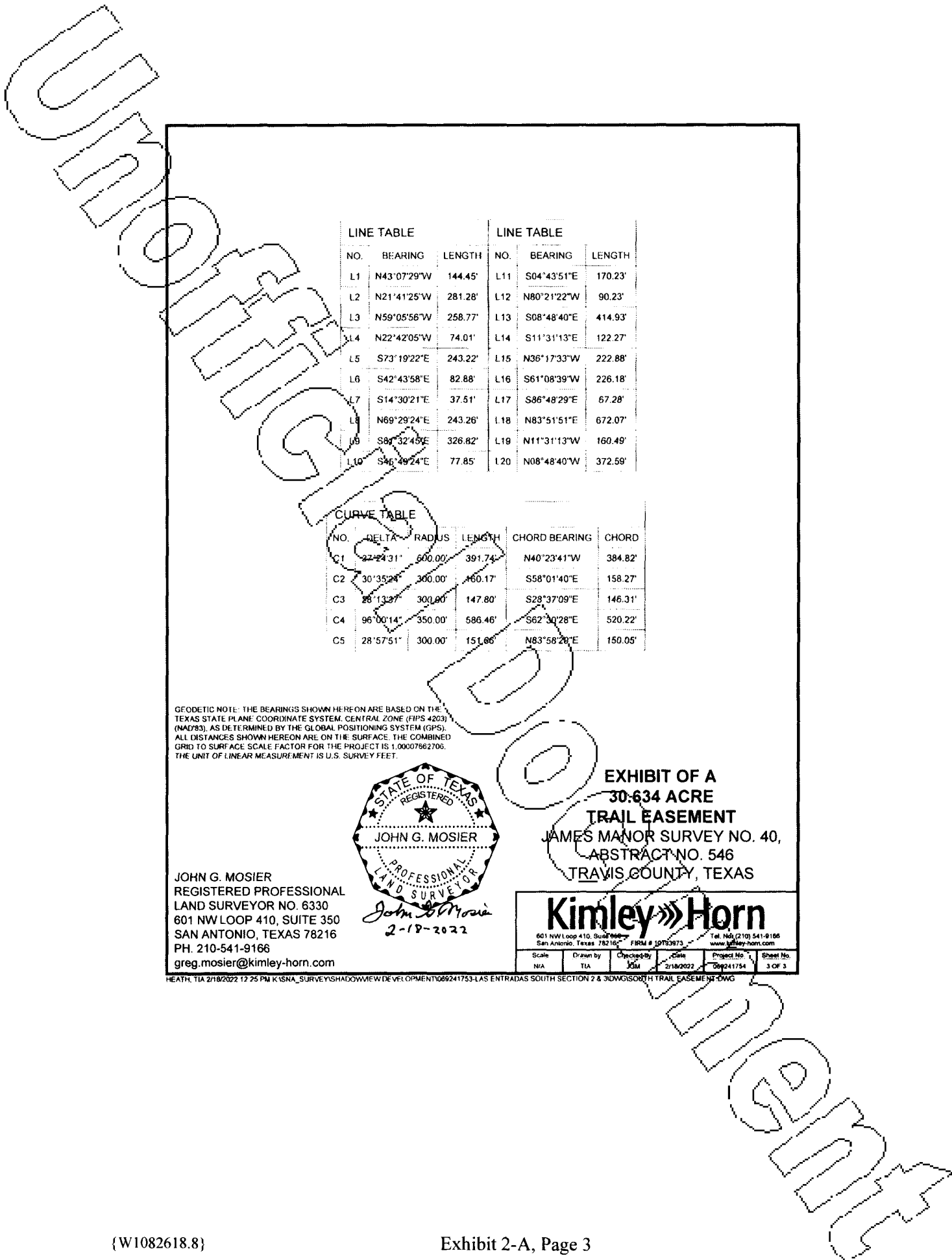
**EXHIBIT OF A
30.634 ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS**

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 PH: 210-541-9166 www.kimley-horn.com

Scale: N/A	Drawn by: TIA	Checked by: JGM	Date: 2/18/2022	Project No.: 066241754	Sheet No.: 3 of 3
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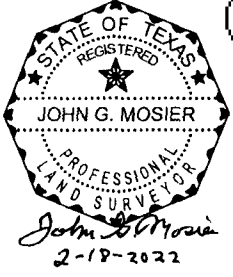
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LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N43°07'29"W	144.45'	L11	S04°43'51"E	170.23'
L2	N21°41'25"W	281.28'	L12	N80°21'22"W	90.23'
L3	N59°05'58"W	258.77'	L13	S08°48'40"E	414.93'
L4	N22°42'05"W	74.01'	L14	S11°31'13"E	122.27'
L5	S73°19'22"E	243.22'	L15	N36°17'33"W	222.88'
L6	S42°43'58"E	82.88'	L16	S61°08'39"W	226.18'
L7	S14°30'21"E	37.51'	L17	S86°48'29"E	67.28'
L8	N69°29'24"E	243.26'	L18	N83°51'51"E	672.07'
L9	S85°32'45"E	326.82'	L19	N11°31'13"W	160.49'
L10	S46°49'24"E	77.85'	L20	N08°48'40"W	372.59'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°24'31"	600.00'	391.74'	N40°23'41"W	384.82'
C2	30°35'24"	300.00'	160.17'	S58°01'40"E	158.27'
C3	28°13'37"	300.00'	147.80'	S28°37'09"E	146.31'
C4	96°00'14"	350.00'	586.46'	S62°30'28"E	520.22'
C5	28°57'51"	300.00'	151.06'	N83°58'20"E	150.05'

GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.00007862706. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



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EXHIBIT OF A
30.634 ACRE
TRAIL EASEMENT
 JAMES MANOR SURVEY NO. 40,
 ABSTRACT NO. 546
 TRAVIS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TJA	JGM	2/18/2022	09241754	3 OF 3

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Exhibit 2-B

**METES AND BOUNDS
DESCRIPTION OF A
3.644 ACRE TRACT OF LAND**

BEING a 3.644 acre (158,737 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas, being a part of the remaining portion of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a concrete monument that has been disturbed found on the north right-of-way line of U.S. Highway 290 (variable width R.O.W.) marking the southwest corner of said 104.825 acre tract, a point on the east boundary line of that certain Tract 3, a called 275.66 acre tract described in instrument to Butler Family Partnership, LTD., in Volume 12271, Page 872 of the Official Public Record of Travis County, Texas, from which a 5/8 inch iron pipe found marking the northwest corner of said 104.825 acre tract, the northeast corner of said 275.66 acre tract, and a point on the south line of Hill Lane (variable width R.O.W.) bears North 27°28'12" East, a distance of 3034.66 feet;

THENCE, crossing said 104.825 acre tract, the following four (4) courses and distances.

1. North 50°45'43" East, 75.74 feet to a point for the **POINT OF BEGINNING (P.O.B.)** being the west corner of the herein described tract.
2. North 27°28'12" East, 819.67 feet to a point for the north corner of the herein described tract;
3. South 14°09'29" East, 588.53 feet to a point for the east corner of the herein described tract;
4. South 74°05'42" West, 538.77 feet to the **POINT OF BEGINNING**, and containing 3.644 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD 83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE to GRID scale factor of 0.99992337881 This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



John G. Mosier
2-18-2022

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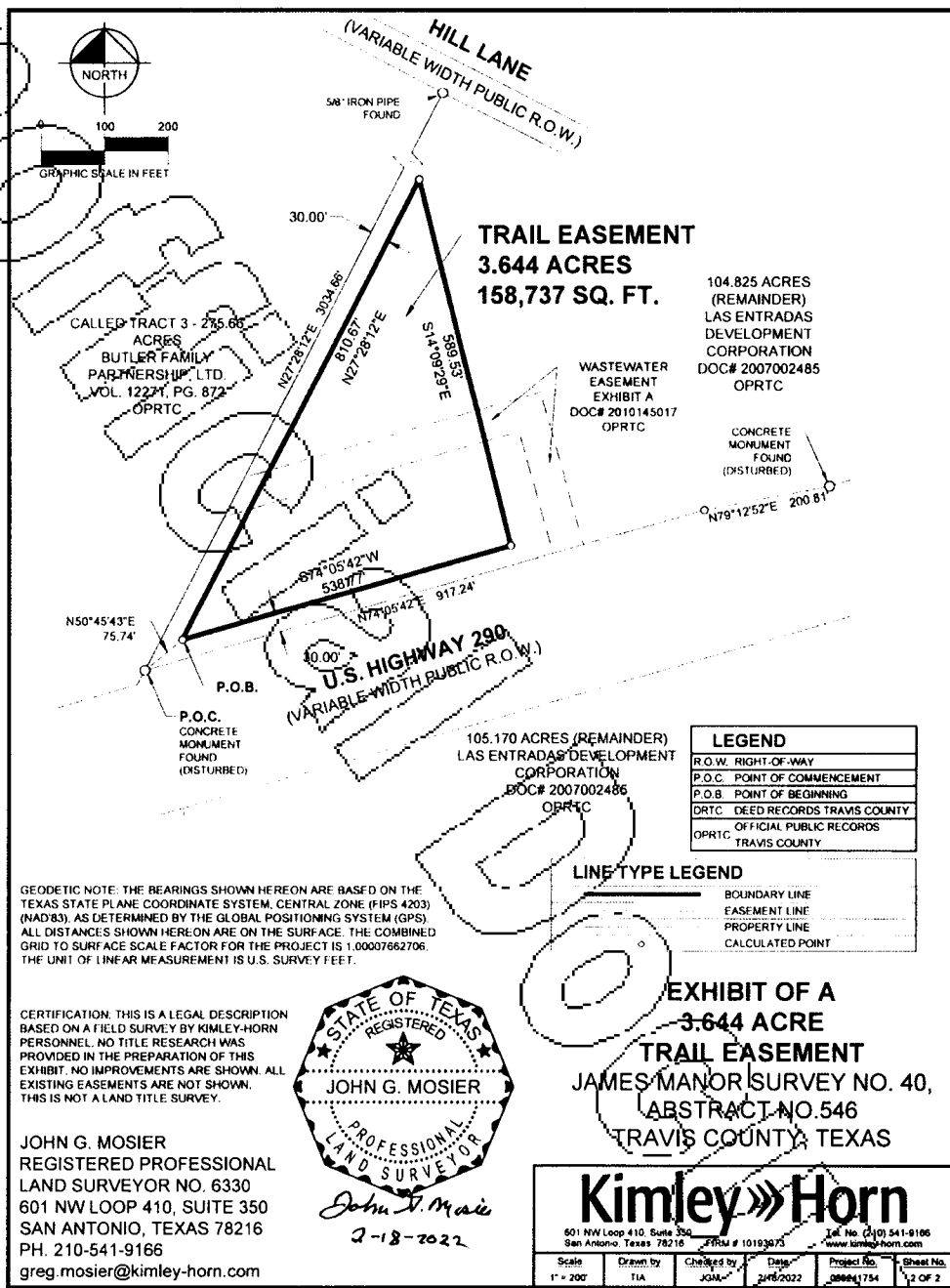
**EXHIBIT OF A
3.644 ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS**

Kimley»Horn
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 File No. 10193873 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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CALLER TRACT 3 - 235.65 ACRES
 BUTLER FAMILY PARTNERSHIP, LTD.
 VOL. 12271, PG. 872
 OPRTC

TRAIL EASEMENT
3.644 ACRES
158,737 SQ. FT.

104.825 ACRES (REMAINDER)
 LAS ENTRADAS DEVELOPMENT CORPORATION
 DOC# 2007002485
 OPRTC

WASTEWATER EASEMENT EXHIBIT A
 DOC# 2010145017
 OPRTC

CONCRETE MONUMENT FOUND (DISTURBED)

105.170 ACRES (REMAINDER)
 LAS ENTRADAS DEVELOPMENT CORPORATION
 DOC# 2007002486
 OPRTC

LEGEND	
---	R.O.W. RIGHT-OF-WAY
○	P.O.C. POINT OF COMMENCEMENT
○	P.O.B. POINT OF BEGINNING
---	DRTC DEED RECORDS TRAVIS COUNTY
---	OPRTC OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
○	CALCULATED POINT

GEODETTIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.00037662706. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY.



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EXHIBIT OF A
3.644 ACRE
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 JAMES MANOR SURVEY NO. 40,
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Scale 1" = 200'	Drawn by TIA	Checked by JGM	Date 2/18/2022	Project No. 08641754	Sheet No. 2 OF 2
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Unofficial Document

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Rebecca Guerrero
Rebecca Guerrero, County Clerk
Travis County, Texas

2022119832

Jul 11, 2022 02:08 PM

Fee: \$142.00

ANDERSOND