

ZONING METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 3.000 ACRE TRACT OF LAND OUT OF THE GREENBERRY GATES SURVEY NO. 63 OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 50.36 ACRE TRACT OF LAND AS CONVEYED TO EDWARD M. WOLF BY GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2002135962, 2005081012 AND 2005081013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MICHELL WOLF BY ORDER PROBATING WILL AND AUTHORIZING LETTERS TESTAMENTARY IN CAUSE NO. 7037 IN THE COUNTY COURT OF FALLS COUNTY, TEXAS AND RECORDED IN DOCUMENT NUMBER 2007059859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 2695, PAGE 222 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "BGE Inc" set at the intersection of the east right-of-way line of F.M. 973 (width varies) as referenced by Deeds recorded in Document Numbers 2000000355, 2000002469 and 2000018956 of the Official Public Records of Travis County, Texas and the south right-of-way line of Arnhamn Lane (width varies, no deed of record found), at the northwest corner of the above described Wolf 50.36 acre tract, from which a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+082.619-31.694 LT" found at the intersection of the east right-of-way line of said F.M. 973 and the north right-of-way line of said Arnhamn Lane and at the southwest corner of a called 2.899 acre tract of land described as Tract One as conveyed to John Keer and Sandy Keer by General Warranty Deed recorded in Document Number 2009185727 of the Official Public Records of Travis County, Texas, bears N 27°26'20" E a distance of 50.00 feet; Thence, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, S 27°26'20" W a distance of 1,045.36 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

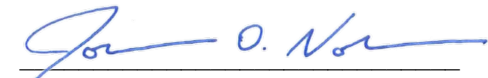
THENCE, over and across said Wolf 50.36 acre tract, S 62°54'05" E a distance of 324.05 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 27°14'49" W a distance of 402.44 feet to a calculated point for the southeast corner of the herein described tract;

THENCE, continuing over and across said Wolf 50.36 acre tract, N 62°54'05" W a distance of 325.40 feet to a calculated point on the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, for the southwest corner of the herein described tract, from which a found TXDOT Type I Concrete Monument bears S 27°26'20" W a distance of 291.99 feet;

THENCE, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°26'20" E a distance of 402.44 feet to the **POINT OF BEGINNING** and containing 3.000 acres (130,680 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on September 10, 2020 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. A sketch accompanies this description. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Jonathan O. Nobles RPLS No. 5777

BGE, Inc.

101 West Louis Henna Blvd, Suite 400

Austin, Texas 78728

Telephone: (512) 879-0400

TBPELS Licensed Surveying Firm No. 10106502

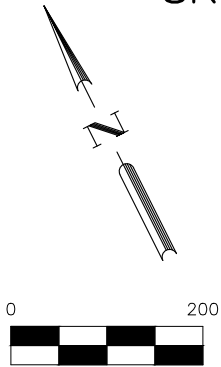


9/24/2020

Date

Client: DR Horton
Date: September 24, 2020
Job No: 7804-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



MARY RUTH HOLLEY
REMAINDER OF A
CALLED 99.8 ACRES
DOC. NO. 2000002468
O.P.R.T.C.

BOARD OF TRUSTEES OF
THE MANOR INDEPENDENT
SCHOOL DISTRICT
CALLED 75.37 ACRES
DOC. NO. 2008031946
O.P.R.T.C.

P.O.R. ARNHAMN ROAD (WIDTH VARIES/NO DEED OF RECORD FOUND)

F.M. 973

(WIDTH VARIES)
DOC. NOS. 2000000355,
2000018956,
2000002469 O.P.R.T.C.

SUMNER BACON
SURVEY NO. 62

GREENBERRY GATES
SURVEY NO. 63

APPROXIMATE SURVEY LINE

REMAINDER OF A CALLED 50.36 ACRES
EDWARD M. WOLF
DOC. NOS. 2002135962, 2005081012,
2005081013 O.P.R.T.C.
ED WOLF, INDEPENDENT EXECUTOR OF
THE ESTATE OF MICHELL WOLF
DOC. NO. 2007059859 O.P.R.T.C.
AS DESCRIBED IN VOL. 2695, PG. 222
D.R.T.C.

**GREENBERRY GATES
SURVEY NO. 63**

LOT 1

LOT 2

LOT 3

LOT 4

11811 ARNHAMN
SUBDIVISION
DOC. NO. 201900107
O.P.R.T.C.

(N 30°10'00" E 1,737.20')
[N 27°27'21" E 1,739.46']

8' ELEC. ESMT.
VOL. 7873, PG. 425 D.R.T.C.

P.O.B.

324.05'
S 62°54'05" E

3.000 ACRES
130,680 SQUARE FEET

PORTION A CALLED 50.36 ACRES
EDWARD M. WOLF
DOC. NOS. 2002135962,
2005081012, 2005081013
O.P.R.T.C.
ED WOLF, INDEPENDENT
EXECUTOR OF THE ESTATE OF
MICHELL WOLF
DOC. NO. 2007059859 O.P.R.T.C.
AS DESCRIBED IN VOL. 2695,
PG. 222 D.R.T.C.

F.M. 973

(WIDTH VARIES)
DOC. NOS. 2000000355,
2000018956, 2000002469 O.P.R.T.C.

N 27°26'20" E 402.44'

N 62°54'05" W
325.40'

S 27°14'49" W 402.44'

REMAINDER OF A CALLED 50.36 ACRES
EDWARD M. WOLF
DOC. NOS. 2002135962, 2005081012,
2005081013 O.P.R.T.C.
ED WOLF, INDEPENDENT EXECUTOR OF
THE ESTATE OF MICHELL WOLF
DOC. NO. 2007059859 O.P.R.T.C.
AS DESCRIBED IN VOL. 2695, PG. 222
D.R.T.C.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 27°26'20" E	50.00'
	[N 27°27'21" E]	[50.00']



BGE, Inc.

101 West Louis Henna Blvd, Suite 400, Austin, TX 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=200'

SHEET **3**

OF **4**

Copyright 2020

LEGEND

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°26'20" E	50.00'
	[N 27°27'21" E]	[50.00']

DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
VOL.	VOLUME
()	RECORD INFORMATION FOR DOC. NOS. 2002135962, 2005081012, 2005081013 O.P.R.T.C
[]	RECORD INFORMATION FOR A TXDOT R.O.W. MAP OF F.M. 973 CSJ NO. 1200-02-020
■	FOUND TXDOT TYPE I CONC. MONUMENT
●	FOUND TXDOT TYPE II BRASS MONUMENT
○	SET 1/2" IRON ROD W/ "BGE INC" CAP
△	CALCULATED POINT

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR = 1.0000832696



Jonathan O. Nobles 9/24/2020
 JONATHAN O. NOBLES RPLS NO. 5777
 BGE, INC.
 101 W. LOUIS HENNA BLVD., SUITE 400
 AUSTIN, TEXAS 78728
 TELEPHONE: (512) 879-0400



BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=200'

SHEET 4

OF 4

Copyright 2020

ZONING METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 3.000 ACRE TRACT OF LAND OUT OF THE GREENBERRY GATES SURVEY NO. 63 OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 50.36 ACRE TRACT OF LAND AS CONVEYED TO EDWARD M. WOLF BY GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2002135962, 2005081012 AND 2005081013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MICHELL WOLF BY ORDER PROBATING WILL AND AUTHORIZING LETTERS TESTAMENTARY IN CAUSE NO. 7037 IN THE COUNTY COURT OF FALLS COUNTY, TEXAS AND RECORDED IN DOCUMENT NUMBER 2007059859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 2695, PAGE 222 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+803.978-31.459 LT" found at the intersection of the east right-of-way line of F.M. 973 (width varies) as referenced by Deeds recorded in Document Numbers 2000000355, 2000002469 and 2000018956 of the Official Public Records of Travis County, Texas and the north right-of-way line of Johnson Road (width varies, no deed of record found), at the southwest corner of the above described Wolf 50.36 acre tract, from which a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+821.455-31.530 LT" found on the east right-of-way line of said F.M. 973 at the west end of the cutback to the south right-of-way line of said Johnson Road, at the most westerly northwest corner of the W. D. MORROW ADD., a subdivision recorded in Volume 75, Page 10 recorded in the Plat Records of Travis County, Texas; Thence, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°08'59" E a distance of 403.32 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°08'59" E a distance of 172.76 feet to a TXDOT Type I Concrete Monument found for an angle point;

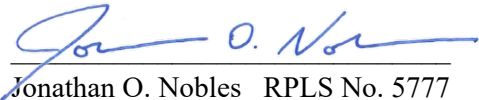
THENCE, continuing with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°26'20" E a distance of 227.98 feet to a calculated point for the northwest corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BGE Inc" set at the intersection of the east right-of-way line of said F.M. 973 and the south right-of-way line of Arnham Lane (width varies, no deed of record found), at the northwest corner of said Wolf 50.36 acre tract bears N 27°26'20" E a distance of 1,511.80 feet;

THENCE, over and across said Wolf 50.36 acre tract, S 62°54'05" E a distance of 325.61 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 27°14'49" W a distance of 400.74 feet to a calculated point for the southeast corner of the herein described tract;

THENCE, continuing over and across said Wolf 50.36 acre tract, N 62°54'05" W a distance of 326.08 feet to the **POINT OF BEGINNING** and containing 3.000 acres (130,680 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on September 10, 2020 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. A sketch accompanies this description. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Jonathan O. Nobles RPLS No. 5777

BGE, Inc.

101 West Louis Henna Blvd, Suite 400

Austin, Texas 78728

Telephone: (512) 879-0400

TBPELS Licensed Surveying Firm No. 10106502



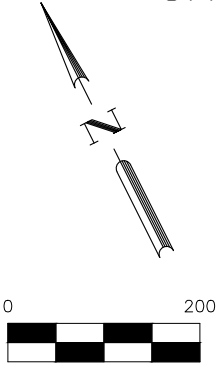
9/24/2020

Date

Client: DR Horton
Date: September 24, 2020
Job No: 7804-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

ARNHAMN ROAD (WIDTH VARIES/NO DEED OF RECORD FOUND)



BOARD OF TRUSTEES OF
THE MANOR INDEPENDENT
SCHOOL DISTRICT
CALLED 75.37 ACRES
DOC. NO. 2008031946
O.P.R.T.C.

F.M. 973

(WIDTH VARIES)
DOC. NOS. 2000000355,
2000018956, 2000002469 O.P.R.T.C.

(N 30°10'00" E 1,737.20')
[N 27°27'21" E 1,739.46']

N 27°26'20" E 1,511.80'

REMAINDER OF A CALLED 50.36 ACRES
EDWARD M. WOLF
DOC. NOS. 2002135962, 2005081012,
2005081013 O.P.R.T.C.
ED WOLF, INDEPENDENT EXECUTOR OF
THE ESTATE OF MICHELL WOLF
DOC. NO. 2007059859 O.P.R.T.C.
AS DESCRIBED IN VOL. 2695, PG. 222
D.R.T.C.

11811 ARNHAMN
SUBDIVISION
DOC. NO. 201900107
O.P.R.T.C.

325.61'
S 62°54'05" E

3.000 ACRES
130,680 SQUARE FEET

PORTION A CALLED 50.36 ACRES
EDWARD M. WOLF
DOC. NOS. 2002135962,
2005081012, 2005081013
O.P.R.T.C.
ED WOLF, INDEPENDENT
EXECUTOR OF THE ESTATE OF
MICHELL WOLF
DOC. NO. 2007059859 O.P.R.T.C.
AS DESCRIBED IN VOL. 2695,
PG. 222 D.R.T.C.

**GREENBERRY GATES
SURVEY NO. 63**

S 27°14'49" W 400.74'

N 62°54'05" W
326.08'

P.O.B.

(N 29°48'00" E 577.20')
[N 27°07'28" E 577.20']

N 27°08'59" E 403.32'

REMAINDER OF A CALLED 50.36 ACRES
EDWARD M. WOLF
DOC. NOS. 2002135962, 2005081012,
2005081013 O.P.R.T.C.
ED WOLF, INDEPENDENT EXECUTOR OF
THE ESTATE OF MICHELL WOLF
DOC. NO. 2007059859 O.P.R.T.C.
AS DESCRIBED IN VOL. 2695, PG. 222
D.R.T.C.

8' ELEC. ESMT.
VOL. 7873, PG. 425 D.R.T.C.

P.O.R.

JOHNSON ROAD (WIDTH VARIES/NO DEED OF RECORD FOUND)

UNITED STATES
OF AMERICA
CALLED 36.14 ACRES
DOC. NO. 2014113251
O.P.R.T.C.

APPROXIMATE
SURVEY LINE

SUMNER BACON
SURVEY NO. 62

GREENBERRY GATES
SURVEY NO. 63

W. D. MORROW ADD.
VOL. 75, PG. 10 P.R.T.C.

LOT A

TURNING POINT
FELLOWSHIP CHURCH
DOC. NO. 2007205364
O.P.R.T.C.

HUE LAM BUDDHIST CENTER, INC.
CALLED 8.60 ACRES
DOC. NO. 2006144423 O.P.R.T.C.



BGE, Inc.

101 West Louis Henna Blvd, Suite 400, Austin, TX 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=200'

SHEET **3**

OF **4**

Copyright 2020

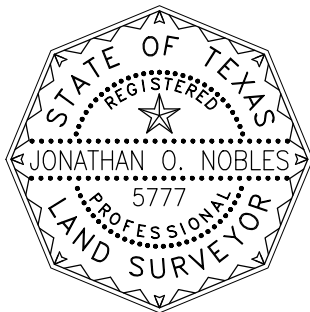
LEGEND

DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
VOL.	VOLUME
()	RECORD INFORMATION FOR DOC. NOS. 2002135962, 2005081012, 2005081013 O.P.R.T.C
[]	RECORD INFORMATION FOR A TXDOT R.O.W. MAP OF F.M. 973 CSJ NO. 1200-02-020
■	FOUND TXDOT TYPE I CONC. MONUMENT
●	FOUND TXDOT TYPE II BRASS MONUMENT
○	SET 1/2" IRON ROD W/ "BGE INC" CAP
△	CALCULATED POINT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°08'59" E	172.76'
L2	N 27°26'20" E	227.98'
L3	N 27°31'37" E	58.22'
	[N 27°07'28" E]	[57.34']

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR = 1.0000832696



Jonathan O. Nobles 9/24/2020
 JONATHAN O. NOBLES RPLS NO. 5777
 BGE, INC.
 101 W. LOUIS HENNA BLVD., SUITE 400
 AUSTIN, TEXAS 78728
 TELEPHONE: (512) 879-0400



BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=200'

SHEET 4

OF 4

Copyright 2020

ZONING METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 44.341 ACRE TRACT OF LAND OUT OF THE GREENBERRY GATES SURVEY NO. 63 OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 50.36 ACRE TRACT OF LAND AS CONVEYED TO EDWARD M. WOLF BY GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2002135962, 2005081012 AND 2005081013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MICHELL WOLF BY ORDER PROBATING WILL AND AUTHORIZING LETTERS TESTAMENTARY IN CAUSE NO. 7037 IN THE COUNTY COURT OF FALLS COUNTY, TEXAS AND RECORDED IN DOCUMENT NUMBER 2007059859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 2695, PAGE 222 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 44.341 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+821.455-31.530 LT" found on the east right-of-way line of F.M. 973 (width varies) as referenced by Deeds recorded in Document Numbers 2000000355, 2000002469 and 2000018956 of the Official Public Records of Travis County, Texas, at the west end of the cutback to the south right-of-way line of Johnson Road (width varies, no deed of record found), at the most westerly northwest corner of the W. D. MORROW ADD., a subdivision recorded in Volume 75, Page 10 recorded in the Plat Records of Travis County, Texas, from which a found TXDOT Type I Concrete Monument bears S 27°11'34" W a distance of 365.57 feet; Thence, with the east right-of-way line of said F.M. 937 and over and across the right-of-way of said Johnson Road, N 27°31'37" E a distance of 58.22 feet to a TXDOT Type II Brass Disk set in concrete stamped "STA 41+803.978-31.459 LT" found at the southwest corner of the above described Wolf 50.36 acre tract, for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°08'59" E a distance of 403.32 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, over and across said Wolf 50.36 acre tract, S 62°54'05" E a distance of 326.08 feet to a calculated point for an interior corner of the herein described tract;

THENCE, over and across said Wolf 50.36 acre tract, N 27°14'49" E a distance of 400.74 feet to a calculated point for an interior corner of the herein described tract;

THENCE, over and across said Wolf 50.36 acre tract, N 62°54'05" W a distance of 325.61 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°26'20" E a distance of 64.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, over and across said Wolf 50.36 acre tract, S 62°54'05" E a distance of 325.40 feet to a calculated point for an interior corner of the herein described tract;

THENCE, over and across said Wolf 50.36 acre tract, N 27°14'49" E a distance of 402.44 feet to a calculated point for an interior corner of the herein described tract;

THENCE, over and across said Wolf 50.36 acre tract, N 62°54'05" W a distance of 324.05 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°26'20" E a distance of 1,045.36 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the intersection of the east right-of-way line of said F.M. 973 and the south right-of-way line of Arnhamn Lane (width varies, no deed of record found), at the northwest corner of said Wolf 50.36 acre tract, for the northwest corner of the herein described tract, from which a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+082.619-31.694 LT" found at the intersection of the east right-of-way line of said F.M. 973 and the north right-of-way line of said Arnhamn Lane and at the southwest corner of a called 2.899 acre tract of land described as Tract One as conveyed to John Keer and Sandy Keer by General Warranty Deed recorded in Document Number 2009185727 of the Official Public Records of Travis County, Texas, bears N 27°26'20" E a distance of 50.00 feet;

THENCE, with the south right-of-way line of said Arnhamn Lane and the north line of said Wolf 50.36 acre tract, S 62°30'12" E a distance of 623.61 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the west line of 11811 ARNHAMN SUBDIVISION, a subdivision recorded in Document Number 201900107 of the Official Public Records of Travis County, Texas, at the most northerly northeast corner of said Wolf 50.36 acre tract, for the most northerly northeast corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "Premier Surveying" found at the northwest corner of said 11811 ARNHAMN SUBDIVISION, bears N 27°23'53" E a distance of 3.76 feet;

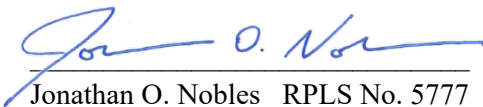
THENCE, with an east line of said Wolf 50.36 acre tract and the west line of said 11811 ARNHAMN SUBDIVISION, S 27°23'53" W a distance of 1,434.22 feet to a 5/8-inch iron rod with cap stamped "Spot On Surveying" found at the southwest corner of said 11811 ARNHAMN SUBDIVISION, at an interior corner of said Wolf 50.36 acre tract, for an interior corner of the herein described tract;

THENCE, with a north line of said Wolf 50.36 acre tract, and partly with the south line of said 11811 ARNHAMN SUBDIVISION and partly with the south line of a called 2.11 acre tract of land as conveyed to Margie Lee Handsel by Warranty Deed recorded in Volume 10007, Page 724 of the Real Property Records of Travis County, Texas, S 62°35'45" E, pass a leaning Axle found at the common south corner of said 11811 ARNHAMN SUBDIVISION and said Handsel 2.11 acre tract, at a distance of 609.81 feet, and continuing on for a total distance of 868.75 feet to calculated point on the west right-of-way line of said Johnson Road, at the most easterly northeast corner of said Wolf 50.36 acre tract, for the most easterly northeast corner of the herein described tract;

THENCE, with the west right-of-way line of said Johnson Road and the east line of said Wolf 50.36 acre tract, S 27°33'15" W a distance of 858.99 feet to a MAG Nail with washer stamped "BGE Inc" set in asphalt at the intersection of the west right-of-way line of said Johnson Road with the north right-of-way line of said Johnson Road, at the southeast corner of said Wolf 50.36 acre tract, for the southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Johnson Road and the south line of said Wolf 50.36 acre tract, N 63°25'45" W a distance of 1,488.92 feet to the **POINT OF BEGINNING** and containing 44.341 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on September 10, 2020 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. A sketch accompanies this description. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Jonathan O. Nobles RPLS No. 5777

BGE, Inc.

101 West Louis Henna Blvd, Suite 400

Austin, Texas 78728

Telephone: (512) 879-0400

TBPELS Licensed Surveying Firm No. 10106502



9/24/2020

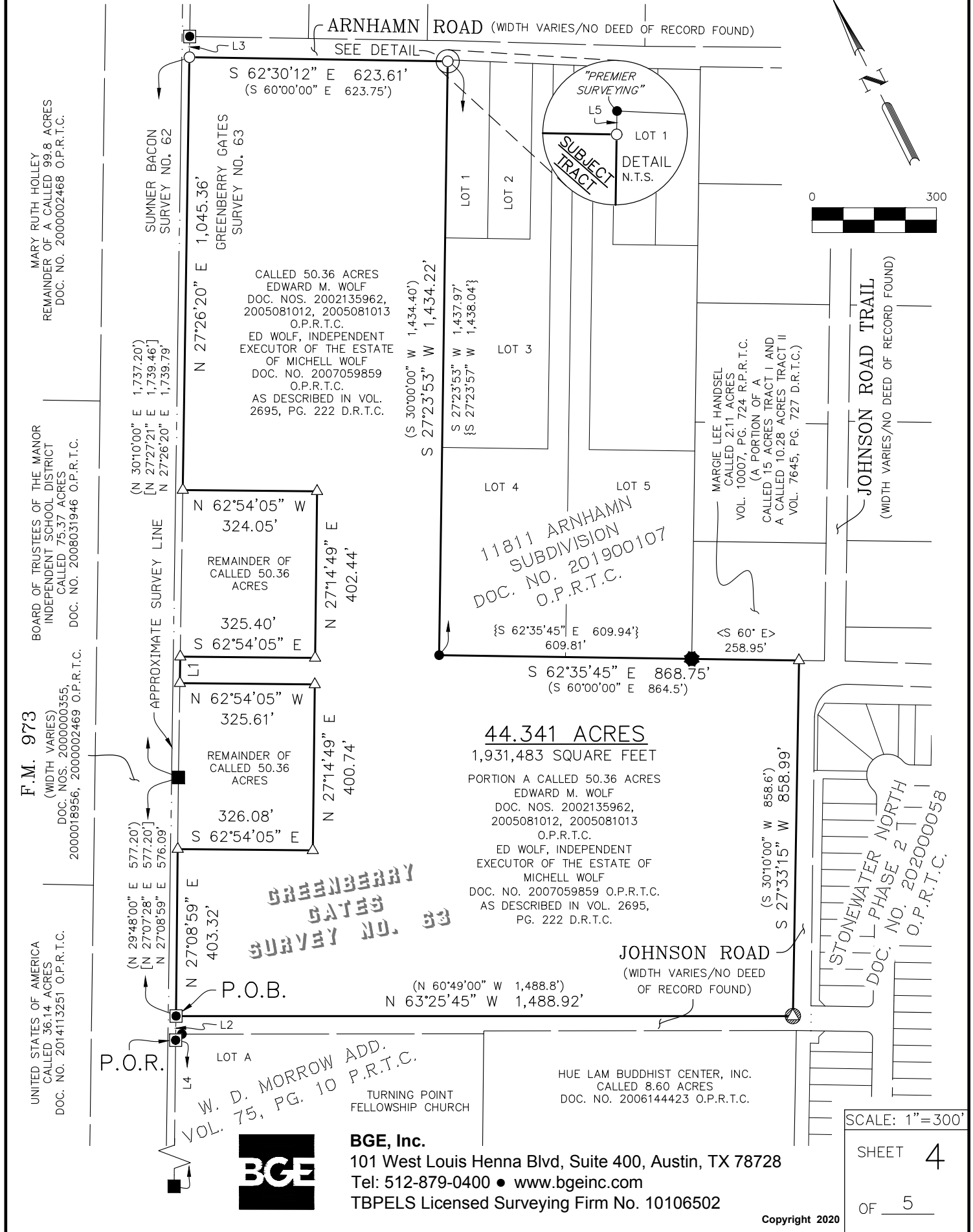
Date

Client: DR Horton

Date: September 24, 2020

Job No: 7804-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



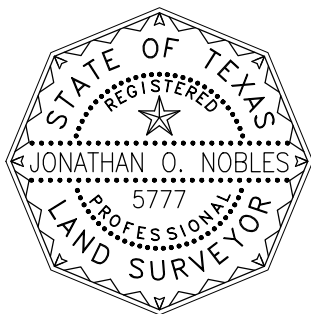
LEGEND

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°26'20" E	64.00'
L2	N 27°31'37" E	58.22'
	[N 27°07'28" E]	[57.34']
L3	N 27°26'20" E	50.00'
	[N 27°27'21" E]	[50.00']
L4	S 27°11'34" W	365.57'
	[S 27°07'28" W]	[365.34']
	((S 30°00' W))	((364.70'))
L5	N 27°23'53" E	3.76'

DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
NO.	NUMBER
NOS.	NUMBERS
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
VOL.	VOLUME
()	RECORD INFORMATION FOR DOC. NOS. 2002135962, 2005081012, 2005081013 O.P.R.T.C
[]	RECORD INFORMATION FOR A TXDOT R.O.W. MAP OF F.M. 973 CSJ NO. 1200-02-020
{ }	RECORD INFORMATION FOR DOC. NO. 201900107 P.R.T.C.
< >	RECORD INFORMATION FOR VOL. 7645, PG. 727 D.R.T.C.
(())	RECORD INFORMATION FOR VOL. 75, PG. 10 P.R.T.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊗	FOUND AXLE
■	FOUND TXDOT TYPE I CONC. MONUMENT
⊙	FOUND TXDOT TYPE II BRASS MONUMENT
△	CALCULATED POINT
○	SET 1/2" IRON ROD W/ "BGE INC" CAP
⊗	SET MAG NAIL W/ "BGE INC" WASHER

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR = 1.0000832696



Jonathan O. Nobles 9/24/2020
 JONATHAN O. NOBLES RPLS NO. 5777
 BGE, INC.
 101 W. LOUIS HENNA BLVD., SUITE 400
 AUSTIN, TEXAS 78728
 TELEPHONE: (512) 879-0400



BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=300'

SHEET 5

OF 5

Copyright 2020