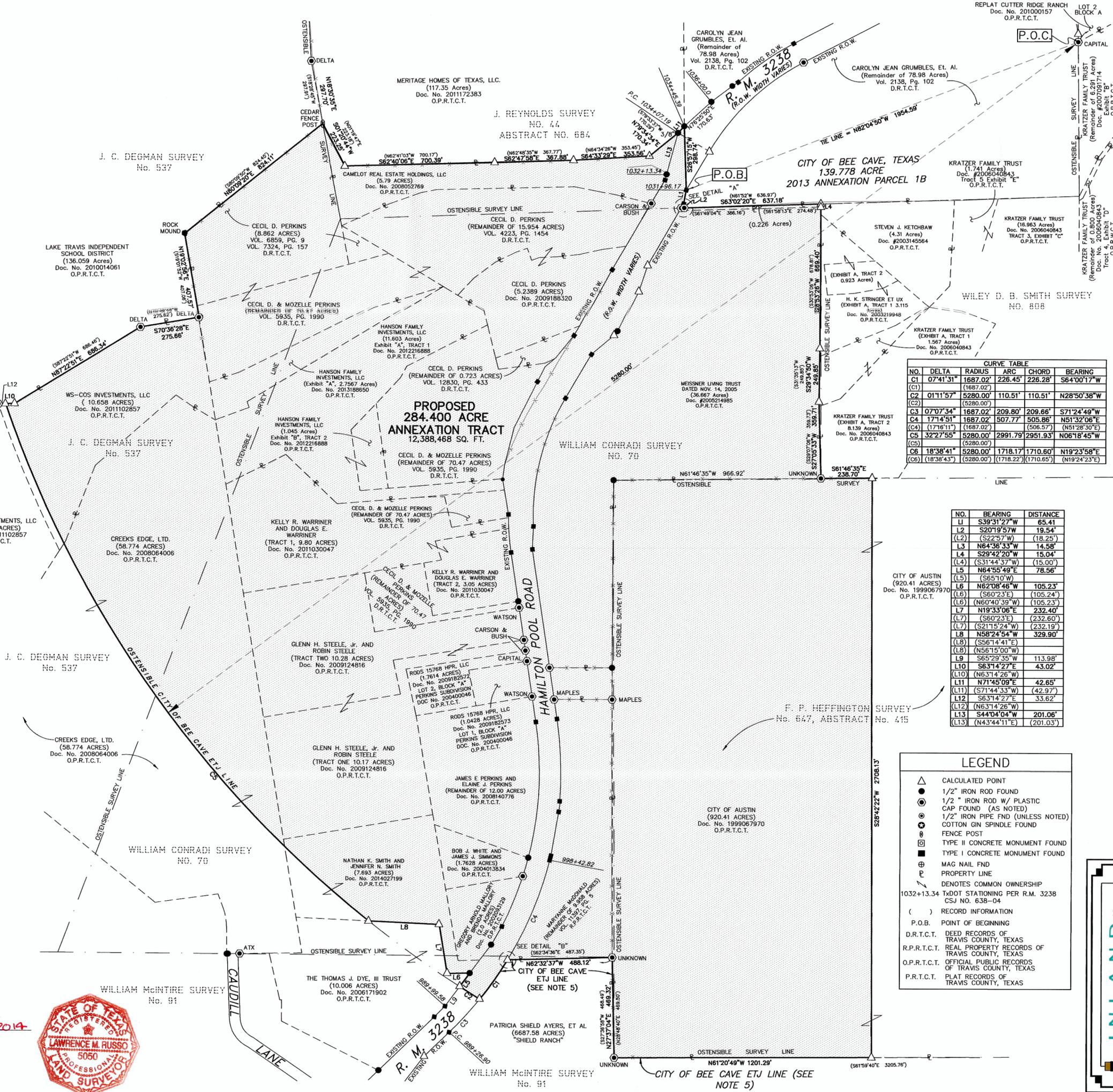


- NOTES:
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
 - 2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.
 - 3) THE INTERIOR LOT LINES SHOWN HEREON ARE BASED ON MONUMENTATION FOUND ALONG THE R.M. 3238 (HAMILTON POOL ROAD) R.O.W. AND RECORD INFORMATION.
 - 4) THE PORTION OF THE CITY OF BEE CAVE ETJ LINE (1 MILE LINE) AS SHOWN HEREON CROSSING AND NORTHERLY OF R.M. 3238 IS BASED ON MONUMENTATION FOUND AND HELD AS THE SOUTHWESTERLY CORNER OF THE ORIGINAL VILLAGE (CITY) OF BEE CAVE CORPORATE LIMITS (SHOWN HEREON AS THE P.O.C. (POINT OF COMMENCEMENT)).
 - 5) THE PORTION OF THE CITY OF BEE CAVE ETJ LINE AS SHOWN HEREON ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF R.M. 3238 AND THE NORTHERLY BOUNDARY LINE OF THE CALLED "SHIELD RANCH" IS AS PER CITY ORDINANCE 99-01-12.
 - 6) R.M. 3238 (HAMILTON POOL ROAD) AS SHOWN HEREON IS FROM TXDOT ROW MAP CSJ: 683-04 DATED JUNE 22, 1972, APPROVED FEBRUARY 19, 1975.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE PARTIALLY ON THE GROUND AND PARTIALLY FROM RECORD INFORMATION UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo
 LAWRENCE M. RUSSO
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
 INLAND GEODETICS, LP
 FIRM REGISTRATION NO. 100591-00
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TX 78681

09/18/2014 DATE



CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	07°41'31"	1687.02'	226.45'	226.28'	S64°00'17"W
(C1)					(1687.02')
C2	01°11'57"	5280.00'	110.51'	110.51'	N28°50'38"W
(C2)					(5280.00')
C3	07°07'34"	1687.02'	209.80'	209.66'	S71°24'49"W
(C3)					(1687.02')
C4	17°14'51"	1687.02'	507.77'	505.86'	N51°32'06"E
(C4)					(1687.02')
C5	32°27'55"	5280.00'	2991.79'	2951.93'	N06°18'45"W
(C5)					(5280.00')
C6	18°38'41"	5280.00'	1718.17'	1710.60'	N19°23'58"E
(C6)					(5280.00')

NO.	BEARING	DISTANCE	
L1	S39°31'27"W	65.41	
L2	S20°19'57"W	19.54'	
(L2)		(S22°57'W)	(18.25')
L3	N64°36'33"W	14.58'	
L4	S29°42'20"W	15.04'	
(L4)		(S31°44'57"W)	(15.00')
L5	N64°55'49"E	78.56'	
(L5)		(S55°10'W)	
L6	N62°08'46"W	105.23'	
(L6)		(S60°23'E)	(105.24')
(L6)		(N60°40'39"W)	(105.23')
L7	N19°33'06"E	232.40'	
(L7)		(S60°23'E)	(232.60')
(L7)		(S21°15'24"W)	(232.19')
L8	N58°24'54"W	329.90'	
(L8)		(S56°14'41"E)	
(L8)		(N56°15'00"W)	
L9	S65°29'35"W	113.98'	
(L9)		(N63°14'27"E)	43.02'
(L10)		(N63°14'26"W)	
(L11)		(N71°45'09"E)	42.85'
(L11)		(S71°44'33"W)	(42.97')
(L12)		(S63°14'27"E)	33.62'
(L12)		(N63°14'26"W)	
(L13)		(S44°04'04"W)	201.06'
(L13)		(N43°44'11"E)	(201.03')

LEGEND

- ▲ CALCULATED POINT
- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD W/ PLASTIC CAP FOUND (AS NOTED)
- ⊗ 1/2" IRON PIPE END (UNLESS NOTED)
- ⊕ COTTON GIN SPINDLE FOUND
- ⊙ FENCE POST
- ⊕ TYPE II CONCRETE MONUMENT FOUND
- ⊕ TYPE I CONCRETE MONUMENT FOUND
- ⊕ MAG NAIL FND
- ⊕ PROPERTY LINE
- ⊕ DENOTES COMMON OWNERSHIP
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

CITY OF BEE CAVE, TEXAS
 2014 ANNEXATION - AREA 2
 284,400 ACRES
 12,388,468 SQUARE FEET

INLAND GEODETICS
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL RD. STE. 103
 ROUND ROCK, TX. 78681
 PH. (512) 238-1200, FAX (512) 238-1251

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 284.400 ACRE (12,388,468 SQUARE FOOT) TRACT OF LAND SITUATED IN THE J. REYNOLDS SURVEY, NO. 44, ABSTRACT NO. 684, THE WILLIAM CONRADI SURVEY, NO. 70, THE F. P. HEFFINGTON SURVEY NO. 647, ABSTRACT NO. 415, THE WILLIAM McINTIRE SURVEY NO. 91, AND THE J. C. DEGMAN SURVEY NO. 537 IN TRAVIS COUNTY, TEXAS, SAID 284.400 ACRES BEING COMPRISED OF 1) ALL OF THAT CALLED 36.667 ACRE TRACT OF LAND CONVEYED TO MEISSNER LIVING TRUST DATED NOV. 14, 2005 BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005214985 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 2) THAT CALLED 0.226 ACRE TRACT (TRACT 3, EXHIBIT "C") CONVEYED TO H. K. STRINGER III & ELIZABETH C. STRINGER BY INSTRUMENT RECORDED IN DOCUMENT NO. 2003219948 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 3) APPROXIMATELY 75.96 ACRES OUT OF THAT CALLED 920.41 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY INSTRUMENT RECORDED IN DOCUMENT NO. 1999067970 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 4) APPROXIMATELY 8.34 ACRES OUT OF THAT CALLED 9.958 ACRE TRACT CONVEYED TO MARYANNE McDONALD BY INSTRUMENT RECORDED IN VOLUME 11397, PAGE 5 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID PARCELS 1-4 BEING ON THE EASTERLY SIDE OF R. M. 3238 (HAMILTON POOL ROAD), 5) AN 11.61 ACRE PORTION OF R. M. 3238 (HAMILTON POOL ROAD) (RIGHT-OF-WAY WIDTH VARIES), 6) AN APPROXIMATE 6.46 ACRE PORTION OF THAT CALLED 7.693 ACRE TRACT OF LAND CONVEYED TO NATHAN K. AND JENNIFER N. SMITH BY INSTRUMENT RECORDED IN DOCUMENT NO. 2014027199 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 7) ALL OF THAT CALLED 2.0 ACRE TRACT OF LAND CONVEYED TO GREGORY ARNOLD MALLORY AND BRENDA MALLORY BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002093129 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 8) ALL OF THAT CALLED 1.7628 ACRE TRACT OF LAND CONVEYED TO BOB J. WHITE AND JAMES J. SIMMONS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004013834 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 9) AN APPROXIMATE 7.51 ACRE TRACT OF LAND (REMAINDER OF 12.00 ACRES) CONVEYED TO JAMES E. AND ELAINE J. PERKINS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2008140776 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 10) ALL OF THAT CALLED 1.7614 ACRE LOT 2, BLOCK "A" OF PERKINS SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200400046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO RODS 15768 HPR, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2009182572 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 11) ALL OF THAT CALLED 1.0428 ACRE LOT 1, BLOCK "A" OF SAID PERKINS SUBDIVISION AND CONVEYED TO SAID RODS 15768 HPR, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2009182573 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 12) ALL OF THAT CALLED 10.17 ACRE (TRACT ONE) AND 10.28 ACRE (TRACT TWO) TRACTS OF LAND CONVEYED TO GLENN H. STEELE, Jr. AND ROBIN STEELE BY INSTRUMENT RECORDED IN DOCUMENT NO. 2009124816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 13) AN APPROXIMATE 2.08 ACRE REMAINDER TRACT OUT OF A 70.47 ACRE TRACT OF LAND CONVEYED TO CECIL DOUGLAS PERKINS AND MOZELLE W. PERKINS IN VOLUME 5935, PAGE 1990 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, 14) ALL OF THAT CALLED 9.80 ACRE (TRACT ONE) AND 3.05 ACRE (TRACT TWO) TRACTS OF LAND CONVEYED TO KELLY R. AND DOUGLAS E. WARRINER BY INSTRUMENT RECORDED IN DOCUMENT NO. 2011030047 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 15) AN APPROXIMATE 0.91 ACRE REMAINDER TRACT OUT OF SAID 70.47 ACRE TRACT OF LAND CONVEYED TO CECIL DOUGLAS PERKINS AND MOZELLE W. PERKINS IN VOLUME 5935, PAGE 1990 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, 16) ALL OF THAT CALLED 11.603 ACRE (EXHIBIT "A", TRACT ONE) AND 1.045 ACRE (EXHIBIT "B" TRACT TWO) TRACTS OF LAND CONVEYED TO HANSON FAMILY INVESTMENTS, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2012216888 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 17) ALL OF THAT CALLED 2.7567 ACRE (EXHIBIT "A") TRACT OF LAND CONVEYED TO SAID HANSON FAMILY INVESTMENTS, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2013188650 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 18) AN APPROXIMATE 8.81 ACRE REMAINDER TRACT OUT OF SAID 70.47 ACRE TRACT OF LAND CONVEYED TO CECIL DOUGLAS PERKINS AND MOZELLE W. PERKINS IN VOLUME 5935, PAGE 1990 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, 19) AN APPROXIMATE 0.70 ACRE REMAINDER TRACT OUT OF THAT CALLED 0.723 ACRE TRACT OF LAND CONVEYED TO CECIL D. PERKINS IN VOLUME 12830, PAGE 433 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS,

20) ALL OF THAT CALLED 5.2389 ACRE TRACT OF LAND CONVEYED TO SAID CECIL D. PERKINS BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN DOCUMENT NO. 2009188320 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 21) AN APPROXIMATE 6.95 ACRE REMAINDER TRACT OUT OF SAID 70.47 ACRE TRACT OF LAND CONVEYED TO CECIL DOUGLAS PERKINS AND MOZELLE W. PERKINS IN VOLUME 5935, PAGE 1990 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, 22) AN APPROXIMATE 9.57 ACRE REMAINDER TRACT OUT OF THAT CALLED 15.954 ACRE TRACT OF LAND CONVEYED TO CECIL D. PERKINS BY INSTRUMENT RECORDED IN VOLUME 4223, PAGE 1454 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, 23) ALL OF THAT CALLED 8.862 ACRE TRACT CONVEYED TO SAID CECIL D. PERKINS BY INSTRUMENT RECORDED IN VOLUME 6859, PAGE 9 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, 24) ALL OF THAT CALLED 5.79 ACRE TRACT OF LAND CONVEYED TO CAMELOT REAL ESTATE HOLDINGS, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2008052769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 25) AN APPROXIMATE 10.03 ACRE PORTION OF THAT CALLED 10.658 ACRE TRACT OF LAND CONVEYED TO WS-COS INVESTMENTS, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2011102857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 26) AN APPROXIMATE 23.38 ACRE TRACT OF LAND CONVEYED TO CREEKS EDGE, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2008064006 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 284.400 ACRE (12,388,468 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with plastic surveyors cap (Capital) found for the southwesterly corner of Lot 2, Block "A", Replat Cutter Ridge Ranch, a subdivision of record in Document No. 201000157 of the Official Public Records of Travis County, Texas, same being the northwesterly corner of the remainder of that called 6.291 acre tract of land conveyed to Kratzer Family Trust by instrument recorded in Document No. 2007091714 (Exhibit "B") of the Official Public Records of Travis County, Texas also being the approximate southwesterly corner of the said original Village (City) of Bee Cave Corporate Limit (1,279.5 acre tract, said point being, by description, in the west line of Wiley B. D. Smith Survey, No. 808 and 540 feet southerly from the centerline of Hamilton Pool Road), also being in the easterly boundary line of the remainder of that called 78.98 acre tract of land conveyed to Carolyn Jean Grumbles, Et. Al. by Will of Surviving Spouse (Volume 2138, Page 102 of the Deed Records of Travis County, Texas), also being an angle point in the easterly boundary line of the Proposed 139.778 Acre City of Bee Cave 2013 Annexation Parcel 1B, also being in the ostensible common line between said Wiley B. D. Smith Survey and said J. Reynolds Survey No. 44, Abstract No. 684;

THENCE, departing said ostensible common Survey line, same being the said original Village (City) of Bee Cave Corporate Limits, through said remainder of 78.98 acre tract, same being through said J. Reynolds Survey **N 82°04'50" W**, for a distance of **1954.59** feet to a TxDOT Type I concrete Right-of-Way monument found (Sta. 1031+96.17) in the southeasterly Right-of-Way line of said R. M. 3238 (Hamilton Pool Road) for an angle point in the westerly boundary line of said remainder of 78.98 acre tract, same being angle point in the westerly boundary line of said Proposed 139.778 Acre City of Bee Cave 2013 Annexation Parcel 1B and the **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, with the common southeasterly Right-of-Way line of said R. M. 3238 and the westerly boundary line of said remainder of 78.98 acre tract, along the westerly line of the herein described tract, **S 39°31'27" W**, for a distance of **65.41** feet to a TxDOT Type I concrete Right-of-Way monument found (Sta. 1031+34.82) for an angle point, and from which a 1/2 inch iron rod with plastic surveyors cap (unknown) found in said southeasterly Right-of-Way line of said R. M. 3238 for the northwesterly corner of said 0.226 acre tract in the ostensible common line between said J. Reynolds Survey to the north and said William Conradi Survey No. 70, Abstract No. 211 to the south, bears **S 58°50'13" W** at a distance of 23.32 feet;
- 2) **THENCE**, departing said southeasterly Right-of-Way line of said R. M. 3238, continuing with said westerly boundary line of remainder of 78.98 acre tract, same being the easterly boundary line of the remainder portion of that called 36.92 acre tract of land conveyed to Cecil Douglas Perkins and wife, Mozelle W. Perkins by instrument recorded in Volume 5935, Page 1990 of the Deed Records of Travis County, Texas, **S 20°19'57" W**, for a distance of **19.54** feet to a 1/2 inch iron rod with plastic surveyors cap (Staudt) found for the southwesterly corner of said remainder of 78.98 acre tract in the northerly boundary line of said 0.226 acre tract (Stringer), same being in said common Survey Line;

- 3) **THENCE**, with said common Survey Line in the common boundary line between said remainder of 78.98 acre tract and said 0.226 acre tract, **S 63°02'20" E** for a distance of **637.18** feet to the northeasterly corner of the herein described tract, same being the calculated northeasterly corner of said 0.226 acre tract, also being the northwesterly corner of a called 4.31 acre tract of land conveyed to Steven J. Ketchbaw by instrument recorded in Document No. 2003145564 of the Official Public Records of Travis County, Texas, also being the ostensible northeasterly corner of said William Conradi Survey and an ell corner in the westerly line of said Wiley B. D. Smith Survey in the southerly line of said J. Reynolds Survey;

THENCE, departing the southerly boundary line of said remainder of 78.98 acre tract with the common ostensible Survey Line between said Wiley B. D. Smith Survey and said William Conradi Survey, the following (4) four courses:

- 4) **S 29°42'20" W**, with the common boundary line between said 0.226 acre tract and said 4.31 acre tract, for a distance of **15.04** feet to the calculated southeasterly corner of said 0.226 acre tract, same being the northeasterly corner of said 36.667 acre tract (Meissner);
- 5) **S 28°53'26" W**, with the common boundary line between said 36.667 acre tract to the west and said 4.31 acre tract and a called 3.115 acre tract conveyed to H. K. Stringer II and Elizabeth C. Stringer by instrument recorded in Document No. 2003219948 (Tract 1) of the Official Public Records of Travis County, Texas to the east, for a distance of **669.40** feet to a calculated angle point;
- 6) **S 29°34'50" W**, with the common boundary line between said 36.667 acre tract to the west and said 3.115 acre tract and that called 1.567 acre tract conveyed to said Kratzer Family Trust by instrument recorded in Document No. 2006040843 (Exhibit A, Tract 1) of the Official Public Records of Travis County, Texas to the east, for a distance of **249.85** feet to a calculated angle point;
- 7) **S 27°05'33" W**, with the common boundary line between said 36.667 acre tract to the west and said 1.567 acre tract and that called 8.139 acre tract conveyed to said Kratzer Family Trust by instrument recorded in Document No. 2006040843 (Exhibit B, Tract 2) of the Official Public Records of Travis County, Texas, for a distance of **359.71** feet to a 1/2 inch iron rod with plastic surveyors cap (unknown) found for an ell corner in the easterly line of the herein described tract, same being the most easterly southeast corner of said 36.667 acre tract and the southwesterly corner of said 8.139 acre tract, also being in the northerly boundary line of a called 920.41 acre tract conveyed to the City of Austin by instrument recorded in Document No. 1999067970 of the Official Public Records of Travis County, Texas, also being an ell corner in the ostensible easterly line of said William Conradi Survey, the southwesterly corner of said Wiley B. D. Smith Survey and in the northerly line of said E. P. Heffington Survey, and from which a 1/2 inch iron rod found for the northwesterly corner of said 920.41 acre tract, same being an ell corner in the easterly boundary line of said 36.667 acre tract bears **N 61°46'35" W** at a distance of 966.92 feet;
- 8) **THENCE**, departing said William Conradi Survey and said 36.667 acre tract with the ostensible common line between said Wiley B. D. Smith Survey and said E. P. Heffington Survey, same being the common boundary line between said 8.139 acre tract and said 920.41 acre tract, **S 61°46'35" E**, for a distance of **238.70** feet to a calculated ell corner;
- 9) **THENCE**, departing said Wiley B. D. Smith Survey and said 8.139 acre tract, through said 920.41 acre tract and said E. P. Heffington Survey, **S 28°42'22" W** for a distance of **2708.13** feet to the calculated southeasterly corner of the herein described tract in the southerly boundary line of said 920.41 acre tract, same being in the ostensible southerly line of said E. P. Heffington Survey and the northerly line of said William McIntire Survey, also being in the northerly boundary line of the called 6687.58 acre Shield Ranch, same being the southerly ETJ line of the City of Bee Cave as instituted in City Ordinance No. 99-01-12;

THENCE, with the common boundary line between said 920.41 acre tract and said Shield Ranch with the common ostensible Survey Line between said E. P. Heffington Survey and said William McIntire Survey, same being said southerly ETJ line of the City of Bee Cave, the following (2) two courses:

- 10) **N 61°20'49" W** for a distance of **1201.29** feet to a 1/2 inch iron rod with plastic surveyors cap (unknown) found for an ell corner herein, same being the southwesterly corner of said 920.41 acre tract;

- 11) **N 27°37'04" E** for a distance of **469.32** feet to a 1/2 inch iron rod with plastic surveyors cap (unknown) found for an ell corner in said northerly boundary line of said Shield Ranch, same being in the easterly boundary line of said 920.41 acre tract, also being the southeasterly corner of the remainder of that called 9.958 acre tract conveyed to Maryanne McDonald by instrument recorded in Volume 11397, Page 5 of the Real Property Records of Travis County, Texas, also being the ostensible southeasterly corner of said William Conradi Survey;
- 12) **THENCE**, departing said 920.41 acre tract and said E. P. Heffington Survey, continuing with said northerly boundary line of Shield Ranch in the southerly boundary line of said remainder of 9.958 acre tract, same being the common line between said William Conradi Survey and said William McIntire Survey, and said southerly ETJ line of the City of Bee Cave, **N 62°32'37"W**, passing at a distance of 486.96 feet, a P/K nail in a cedar fence corner post, for a total distance of **488.12** feet to the calculated northwesterly corner of said Shield Ranch, same being the calculated southwesterly corner of said remainder of 9.958 acre tract in the southeasterly Right-of-Way line of said R. M. 3238 (Hamilton Pool Road), and from which a TxDOT Type I concrete Right-of-Way monument found (Sta. 998+42.82) bears along a curve to the left having a delta angle of 17°14'51", a radius of 1687.02 feet, an arc distance of 507.77 feet, and a chord which bears **N 51°32'06" E** at a distance of 505.86 feet;
- 13) **THENCE**, departing said remainder of 9.958 acre tract, same being the southerly line of said William Conradi Survey, through said William McIntire Survey, with the common line between said R. M. 3238 Right-of-Way and the westerly boundary line of said Shield Ranch, same being with said City of Bee Cave ETJ line, along a curve to the right having a delta angle of **07°41'31"**, a radius of **1687.02** feet, an arc distance of **226.45** feet, and a chord which bears **S 64°00'17" W** for a distance of **226.28** feet to the calculated southwesterly corner of the ostensible City of Bee Cave ETJ line at a point 5280 feet from the P.O.C. herein and also from which a TxDOT Type I concrete Right-of-Way monument found (Sta. P.C. 989+26.90) bears along a curve to the right having a delta angle of 07°07'34", a radius of 1687.02 feet, an arc distance of 209.80 feet, and a chord which bears **S 71°24'49" W** at a distance of 209.66 feet;
- 14) **THENCE**, departing said Shield Ranch, crossing over said R. M. 3238 Right-of-Way, and continuing with said ostensible City of Bee Cave ETJ line, along a curve to the right having a delta angle of **01°11'57"**, a radius of **5280.00** feet, an arc distance of **110.51** feet, and a chord which bears **N 28°50'38" W** at a distance of **110.51** feet to a point in the northwesterly Right-of-Way line of said R. M. 3238, same being the easterly boundary line of that called 10.006 acre tract of land conveyed to The Thomas J. Dye, III Trust by instrument recorded in Document No. 2006171902 of the Official Public Records of Travis County, Texas, at a point 5280 feet from the P.O.C. herein, and from which a TxDOT Type I concrete Right-of-Way monument found (Sta. 989+99.58) bears **S 65°29'35" W** at a distance of 113.98 feet;
- 15) **THENCE**, departing said ostensible City of Bee Cave ETJ line, with the common line between said 10.006 acre tract and said northwesterly Right-of-Way line, **N 64°55'49" E** for a distance of **78.56** feet to a 1/2 inch iron rod found for the northeasterly corner of said 10.006 acre tract and the southeasterly corner of that called 7.693 acre tract conveyed to Nathan K. and Jennifer N. Smith by instrument recorded in Document No. 2014027199 of the Official Public Records of Travis County, Texas;

THENCE, departing said northwesterly Right-of-Way line, with the common boundary line between said 7.693 acre tract and said 10.006 acre tract, the following (3) three courses:

- 16) **N 62°08'46" W** for a distance of **105.23** feet to a calculated angle point;
- 17) **N 19°33'06" E** for a distance of **232.40** feet crossing from said William McIntire Survey into said William Conradi Survey, to a calculated angle point;
- 18) **N 58°24'54" W** for a distance of **329.90** feet to a calculated point of non-tangency of a curve to the right in said ostensible City of Bee Cave ETJ line at a point 5280 feet from the P.O.C. herein, same being the southwesterly corner of the herein described tract;
- 19) **THENCE**, departing said common line, through said 7.693 acre tract, also through that called 58.774 acre tract conveyed to Creeks Edge, Ltd. by instrument recorded in Document No. 2008064006 of the Official Public Records of Travis County, Texas, and also through that called 10.658 acre tract conveyed to WS-COS Investments, LLC by instrument recorded in Document No. 2011102857 of the Official Public Records

of Travis County, Texas, with the ostensible westerly City of Bee Cave ETJ line (5280 feet from the P.O.C. herein), along said curve to the right having a delta angle of **32°27'55"**, a radius of **5280.00** feet, an arc distance of **2991.79** feet, and a chord which bears **N 06°18'45" W** at a distance of **2951.93** feet crossing from said William Conradi Survey into said J. C. Degman Survey, to the calculated northwesterly corner of the herein described tract, same being in the northerly boundary line of said 10.658 acre tract, also being in the southerly boundary line of that called 136.059 acre tract of land conveyed to Lake Travis Independent School District by instrument recorded in Document No. 2010014061 of the Official Public Records of Travis County, Texas, and from which a 1/2 inch iron rod with plastic surveyors cap (Delta) found for the northwesterly corner of said 10.658 acre tract, same being the southwesterly corner of said 136.059 acre tract bears **S 63°14'27" E** at a distance of 33.62 feet;

THENCE, departing said ostensible westerly City of Bee Cave ETJ line with the common boundary line between said 10.658 acre tract and said 136.059 acre tract, through said J. C. Degman Survey, the following (3) three courses:

- 20) **S 63°14'27" E** for a distance of **43.02** feet to a calculated angle point;
- 21) **N 87°22'51" E** for a distance of **686.34** feet to a 1/2 inch iron rod with plastic surveyors cap (Delta) found for an angle point;
- 22) **S 70°36'28" E** for a distance of **275.66** feet to a 1/2 inch iron rod with plastic surveyors cap (Delta) found for the northeasterly corner of said 10.658 acre tract, an ell corner in said southerly boundary line of 136.059 acre tract and in the westerly boundary line of a remainder tract out of that called 70.47 acre tract of land conveyed to Cecil D. and Mozelle Perkins by instrument recorded in Volume 5935, Page 1990 of the Deed Records of Travis County, Texas;
- 23) **THENCE**, departing said 10.658 acre tract, continuing through said J. C. Degman Survey, in said southerly boundary line of 136.059 acre tract, same being the westerly boundary line of said remainder of 70.47 acre tract and also the westerly boundary line of that called 8.862 acre tract conveyed to said Cecil D. Perkins by instrument recorded in Volume 6859, Page 9 of the Deed Records of Travis County, Texas, **N 19°02'56" E** for a distance of **407.57** feet to a rock mound found for an angle point in said southerly boundary line of 136.059 acre tract, same being the northwesterly corner of said 8.862 acre tract;
- 24) **THENCE**, **N 80°09'20" E** for a distance of **824.11** feet in the common boundary line between said 136.059 acre tract and said 8.862 acre tract to a cedar fence corner post for the southeasterly corner of said 136.059 acre tract, same being the northeasterly corner of said 8.862 acre tract, also being the northwesterly corner of that called 5.79 acre tract of land conveyed to Camelot Real Estate Holdings, LLC. by instrument recorded in Document No. 2008052769 of the Official Public Records of Travis County, Texas, also being an angle point in the westerly boundary line of that called 117.35 acre tract conveyed to Meritage Homes Of Texas, LLC. by instrument recorded in Document No. 2011172383 of the Official Public Records of Travis County, Texas, also being in the ostensible easterly line of said J. C. Degman Survey, same being in the ostensible westerly line of said J. Reynolds Survey;

THENCE, departing said 136.059 acre tract, with the common boundary line between said 117.35 acre tract and said 5.79 acre tract, through said J. Reynolds Survey, the following (5) five courses:

- 25) **S 01°20'44" W** for a distance of **223.25** feet to a calculated angle point;
- 26) **S 62°40'06" E** for a distance of **700.39** feet to a calculated angle point;
- 27) **S 62°47'58" E** for a distance of **367.88** feet to a calculated angle point;
- 28) **S 64°33'29" E** for a distance of **353.56** feet to a calculated angle point;
- 29) **N 79°34'34" E** for a distance of **170.34** feet to a 3/8 inch iron rod found for the northeasterly corner of said 5.79 acre tract in the northwesterly Right-of-Way line of said R. M. 3238, and from which a 1/2 inch iron rod found (Sta. 1032+13.34) bears **S 44°04'04" W** at a distance of 201.06 feet;

