

FIELD NOTES
FOR

A 0.786 OF AN ACRE, OR 34,249 SQUARE FOOT, SITUATED IN THE THOMAS HANCOCK SURVEY, SECTION NO. 20, ABSTRACT NO. 392 IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 40.00 ACRE TRACT CONVEYED TO MANOR PROPERTIES AT 973 LLC, RECORDED IN DOCUMENT NO. 2022127574 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.786 OF AN ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

COMMENCING at a ½" iron rod found on the southeast corner of a called 40.00 acre tract, same being the northeast corner of said a called a 17.39 acre tract conveyed to Arben Shaholli recorded in Document No. 2018184262 of The Official Public Records of Travis County, Texas, with the southwest right-of-way line of North Farm to Market Road 973;

THENCE N 27°13'25" E, along the southwest right-of-way line of North Farm to Market Road 973, same being the east boundary line of a called 40.00 acre tract, a distance of **76.47 feet** to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, through the interior of a called 40.00 acre tract, the following three (3) courses and distances:

- 1.) **N 62°15'49" W**, a distance of **390.80 feet** to a calculated angle point hereof,
- 2.) along the arc of a curve to the right, having a **radius of 2060.15 feet**, a **central angle of 28°59'01"**, a **chord bearing and distance of N 47°47'01" W, 1031.07 feet**, for an arc length of **1042.15 feet** to a calculated point of non-tangency hereof, and
- 3.) **N 33°17'40" W**, a distance of **278.88 feet** to a calculated angle point for the southwest corner on a west boundary line of a called 40.00 acre tract, same being the east boundary line of a called 1.00 acre tract conveyed to Ramiro Zapata recorded in Document No. 2022127573 of The Official Public Records of Travis County, Texas hereof, bears **S 27°54'08" W, 207.26 feet**

THENCE N 27°54'08" E, along the west boundary line of a called 40.00 acres tract with the east boundary line of a called 1.00 acre tract, a distance of **22.82 feet** to a calculated point for the northwest corner hereof;

THENCE, through the interior of a called 40.00 acre tract, the following three (3) courses and distances:

- 1.) **S 33°17'40" E**, a distance of **289.87 feet** to a calculated angle point hereof,
- 2.) along the arc of a curve to the left, having a **radius of 2040.15 feet**, a **central angle of 28°59'01"**, a **chord bearing and distance of S 47°47'01" E, 1021.06 feet**, for an arc length of **1032.03 feet** to a calculated point of non-tangency hereof, and

EXHIBIT "A"

51557-00

October 06, 2025

Page 2 of 2

- 3.) **S 62°16'04" E**, a distance of **390.62 feet** to a calculated angle point for the northeast corner on east boundary line of a called 40.00 acre tract, same being the southwest right-of-way line of North Farm to Market 973 hereof;

THENCE S 27°13'25" W, along the southwest right-of-way line of Farm to Market 973, distance of **20.03 feet** to the **POINT OF BEGINNING** and containing 0.786 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 51260-02.

TEMPORARY CONSTRUCTION EASEMENT

IN ADDITION TO, it is intended to create a fifteen (15) foot wide Temporary Construction Easement (0.590 acre) adjacent and parallel to the north line of the above-described utility line easement as graphically shown on the attached exhibit.

Basis of Bearings: Bearings are based on the Texas State Plane Coordinate System (Central Zone - 4203, NAD83)

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: October 06, 2025

JOB No.: 51557-00

DOC.ID.:H:\Survey\CIVIL\51557-00 New Sweden LS & FM\Easements\Word\FN-51557-00_0.786-Ac.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01



EXHIBIT OF

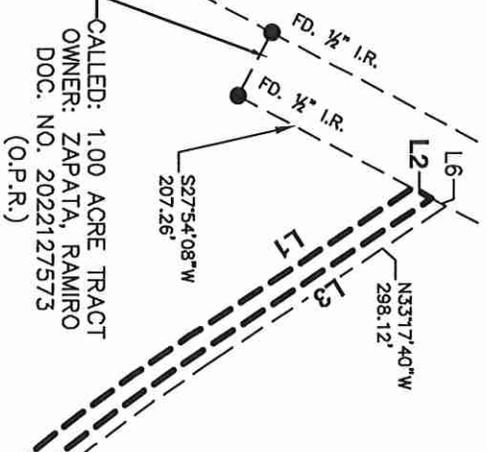
A 0.786 ACRE OR 34,249 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE THOMAS HANCOCK SURVEY, ABSTRACT NO. 392 IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 40.00-ACRE TRACT CONVEYED TO MANOR PROPERTIES AT 973 LLC, RECORDED IN DOCUMENT NO. 2022127574 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS CENTRAL COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
 3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



LEGEND:

- DOC NO.
- P.O.B.
- P.O.C.
- R.O.W.
- T.C.E.
- FD.
- I.R.
- IRON ROD
- FD. I.R. WITH YELLOW PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)



UTILITY EASEMENT
0.786 ACRES
(34,249 SQ. FT. MORE OR LESS)

CALLER: 40.00 ACRE TRACT
OWNER: MANOR PROPERTIES
AT 973 LLC
DOC. NO. 2022127574
(O.P.R.)

THOMAS HANCOCK SURVEY
ABSTRACT NO. 392

TEMPORARY CONSTRUCTION EASEMENT
0.590 ACRE



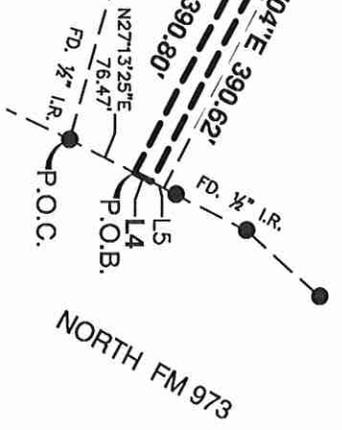
LINE TABLE

LINE	BEARING	LENGTH
L1	N33°17'40"W	278.88'
L2	N27°54'08"E	22.82'
L3	S33°17'40"E	289.87'
L4	S27°13'25"W	20.03'
L5	N27°13'25"E	15.00'
L6	N27°54'08"E	17.12'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2060.15'	28°59'01"	N47°47'01"W	1,031.07'	1042.15'
C2	2040.15'	28°59'01"	S47°47'01"E	1,021.06'	1032.03'
C3	2025.15'	28°59'01"	N47°47'01"W	1,013.56'	1024.44'

CALLER: 17.39 ACRE TRACT
OWNER: SHAHOLI, ARBEN
DOC. NO. 2018184262
(O.P.R.)



NORTH FM 973



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TAPR FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028801

FIELD NOTES
FOR

A 0.869 OF AN ACRE, OR 37,844 SQUARE FOOT, SITUATED IN THE THOMAS HANCOCK SURVEY, SECTION NO. 20, ABSTRACT NO. 392 IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 77.94 ACRE TRACT CONVEYED TO KERMIT HEES, TRUSTEE OF THE HEES MARITAL TRUST RECORDED IN DOC. NO. 2019075220 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.869 OF AN ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

COMMENCING at a ½" iron rod found on the southwest corner of a called 1.00 acre tract of land conveyed to Ramiro Zapata recorded in Document No. 2022127573 of The Official Public Records of Travis County Texas, same being the point in the east boundary line of a called 77.94 acre tract, with the northwest corner of a called 40.00 acre tract conveyed to Manor Properties at 973 LLC.;

THENCE N 27°54'08" E, along the east boundary line of a called 77.94 acre tract, same being the west boundary line of a called 1.00 acre tract, a distance of **248.42 feet** to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, through the interior of a called 77.94 acre tract, the following three (3) courses and distances:

- 1.) along the arc of a curve to the left, having a radius of **1939.25 feet**, a central angle of **37°56'12"**, a chord bearing and distance of **N 52°45'44" W, 1260.69 feet**, for an arc length of **1284.01 feet** to a calculated point of non-tangency hereof, and
- 2.) **N 71°43'40" W**, a distance of **275.63 feet** to a calculated angle point hereof,
- 3.) along the arc of a curve to the right, having a radius of **2087.02 feet**, a central angle of **9°08'26"**, a chord bearing and distance of **N 67°12'44" W, 332.59 feet**, for an arc length of **332.95 feet** to a calculated point of non-tangency in the west boundary line of a called 176.66 acre tract conveyed to Charles W and Gloria Kuempel recorded in Volume. 4892, Page. 182 of The Official Public Records of Travis County Texas, for the southwest corner hereof, and

THENCE N 27°47'22" E, along the west boundary line of a called 77.94 acres tract with the east boundary line of a called 176.66 acre tract, a distance of **20.01 feet** to a calculated point for the northwest corner hereof;

THENCE, through the interior of a called 77.94 acre tract, the following three (3) courses and distances:

- 1.) along the arc of a curve to the left, having a radius of **2087.02 feet**, a central angle of **9°08'26"**, a chord bearing and distance of **N 67°12'44" W, 332.59 feet**, for an arc length of **332.95 feet** to a calculated point of non-tangency hereof, and
- 2.) **S 71°43'40" E**, a distance of **275.64 feet** to a calculated angle point hereof,

EXHIBIT "B"

0.869 acre
51557-00
October 06, 2025
Page 2 of 2

- 3.) along the arc of a curve to the right, having a **radius of 1959.25 feet**, a **central angle of 37°37'19"**, a **chord bearing and distance of S 52°55'10" E, 1263.51 feet**, for an arc length of **1286.50 feet** to a calculated point of non-tangency hereof, and

THENCE S 27°54'08" W, along the east boundary line of a called 77.94 acre tract, a distance of **22.68 feet** to the **POINT OF BEGINNING** and containing 0.869 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 51260-02.

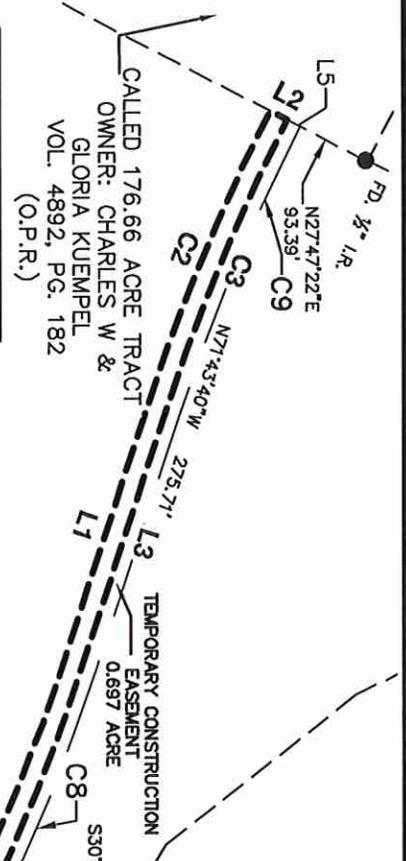
TEMPORARY CONSTRUCTION EASEMENT

IN ADDITION TO, it is intended to create a fifteen (15) foot wide Temporary Construction Easement (0.697 acre) adjacent and parallel to the north line of the above-described utility line easement as graphically shown on the attached exhibit.

Basis of Bearings: Bearings are based on the Texas State Plane Coordinate System (Central Zone - 4203, NAD83)

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 06, 2025
JOB No.: 51557-00
DOC.ID.:H:\Survey\CIVIL\51557-00 New Sweden LS & FM\Easements\Word\FN-51557-00_0.869-Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01





LINE	BEARING	LENGTH
L1	N71°43'40"W	275.63'
L2	N27°47'22"E	20.01'
L3	S71°43'40"E	275.64'
L4	S27°54'08"W	22.68'
L5	S27°47'22"W	15.01'
L6	N27°54'08"E	16.97'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1939.25'	37°56'12"	N52°45'44"W	1,260.69'	1284.01'
C2	2087.02'	9°08'26"	N67°12'44"W	332.59'	332.95'
C3	2065.88'	9°08'29"	S67°12'46"E	329.26'	329.61'
C4	1959.25'	37°37'19"	S52°55'10"E	1,263.51'	1286.50'
C5	1974.25'	27°16'30"	N47°58'37"W	930.97'	939.82'
C6	21.85'	63°51'34"	S29°41'05"E	23.11'	24.35'
C7	30.00'	92°35'08"	N61°28'42"E	43.38'	48.48'
C8	1974.25'	81°6'33"	N67°35'33"W	284.92'	285.17'
C9	2050.04'	9°08'26"	S67°12'45"E	326.71'	327.05'

- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS CENTRAL COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

UTILITY EASEMENT
0.869 ACRES
 (37,844 SQ. FT. MORE OR LESS)

CALLLED 77.94 ACRE TRACT
 OWNER: KERMIT HEES, TRUSTEE
 OF THE HEES MARITAL TRUST
 DOC. NO. 2019075220
 (O.P.R.)

CALLLED: 1.00 ACRE TRACT
 OWNER: ZAPATA, RAMIRO
 DOC. NO. 2022127573
 (O.P.R.)



EXHIBIT OF

A 0.869 ACRE OR 37,844 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE THOMAS HANCOCK SURVEY, ABSTRACT NO. 392 IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 77.94-ACRE TRACT CONVEYED TO KERMIT HEES, TRUSTEE OF THE HEES MARITAL TRUST, RECORDED IN DOC. NO. 2019075220 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



- LEGEND:**
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - DOC NO. DOCUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - R.O.W. RIGHT OF WAY
 - T.C.E. TEMPORARY CONSTRUCTION EASEMENT
 - FD. FOUND
 - I.R. IRON ROD
 - FD. I.R. WITH YELLOW PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)

CALLLED 40.00 ACRE TRACT
 OWNER: MANOR PROPERTIES
 AT 973 LLC
 DOC. NO. 2022127574
 (O.P.R.)



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 10801 N MO PAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBP&S FIRM REGISTRATION #470 | TBP&S FIRM REGISTRATION #10028001

FIELD NOTES
FOR

A 1.953 OF AN ACRE, OR 85,076 SQUARE FOOT, SITUATED IN THE THOMAS HANCOCK SURVEY, SECTION NO. 20, ABSTRACT NO. 392 IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 176.66 ACRE TRACT CONVEYED TO GLORIA KUEMPEL, INDIVIDUALLY AND AS TRUSTEE OF THE CHARLES WILLIAM KUEMPEL FAMILY TRUST, CASE NO. C-1-PB-17-002115, PROBATE RECORDS, TRAVIS COUNTY, TEXAS. DEED RECORDED IN VOLUME. 4892, PAGE. 182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1.953 OF AN ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

COMMENCING at a ½" iron rod found on the northeast corner of a called 176.66 acre tract of land, same being the point in the west boundary line of a called 77.94 acre tract conveyed to Kermit Hees recorded in Volume 7594, Page. 270 of The Official Public Records of Travis County Texas, with the southeast corner of a called 27.693 tract of land conveyed to Rodney L and Debbie Gebert recorded in Volume. 10017, Page 661 of The Official Public Records of Travis County Texas;

THENCE S 27°47'22" W, continuing with the east boundary line of a called 176.66 acre tract, same being the west boundary line of a called 77.94 acre tract, a distance of **93.39 feet** to a calculated point for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE S 27°47'22" W, continuing with the east boundary line of a called 176.66 acre tract, same being the west boundary line of a called 77.94 acre tract, a distance of **20.0 feet** to a calculated point for the southeast corner hereof;

THENCE, through the interior of a called 176.66 acre tract, the following five (5) courses and distances:

- 1.) **N 63°54'56" W**, a distance of **3269.72 feet** to a calculated angle point hereof,
- 2.) along the arc of a curve to the right, having a radius of **2054.57 feet**, a central angle of **19°25'10"**, a chord bearing and distance of **N 54°14'14" W**, **693.03 feet**, for an arc length of **696.36 feet** to a calculated point of non-tangency hereof, and
- 3.) **N 44°33'09" W**, a distance of **177.58 feet** to a calculated angle point hereof,
- 4.) **N 46°43'19" W**, a distance of **22.45 feet** to a calculated angle point hereof,
- 5.) **N 48°13'19" W**, a distance of **123.16 feet** to a calculated angle point hereof,

THENCE S 62°50'57" E, along the south boundary line of a called 19.77 acre tract conveyed to St Johns Evangelical and Reformed Church of Richland recorded in Volume 1531, Page 333, of The Official Public Record of Travis County, Texas, same being the north boundary line of a called 176.66 acre tract, a distance of **91.64 feet** to a calculated point for the northwest corner hereof; bears **S 63°33'03" W**, **416.92 feet**

Exhibit "C"

THENCE, through the interior of a called 176.66 acre tract, the following three (3) courses and distances:

1. **S 44°33'09" E**, a distance of **235.90 feet** to a calculated angle point hereof,
2. along the arc of a curve to the left, having a **radius of 2034.60 feet**, a **central angle of 19°25'10"**, a **chord bearing and distance of S 54°14'02" E, 686.29 feet**, for an arc length of **689.59 feet** to a calculated point of non-tangency hereof, and
3. **S 63°54'55" E**, a distance of **3270.33 feet** to the **POINT OF BEGINNING** and containing 1.953 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 51260-02.

TEMPORARY CONSTRUCTION EASEMENT

IN ADDITION TO, it is intended to create two fifteen (15) foot wide Temporary Construction Easement (0.841 acre) and (0.507 acre) adjacent and parallel to the north line of the above-described utility line easement as graphically shown on the attached exhibit and

Basis of Bearings: Bearings are based on the Texas State Plane Coordinate System (Central Zone - 4203, NAD83)

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 24, 2025
JOB No.: 51557-00
DOC.ID.:H:\Survey\CIVIL\51557-00\Easements\Word\FN-51557-00_1.953-Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



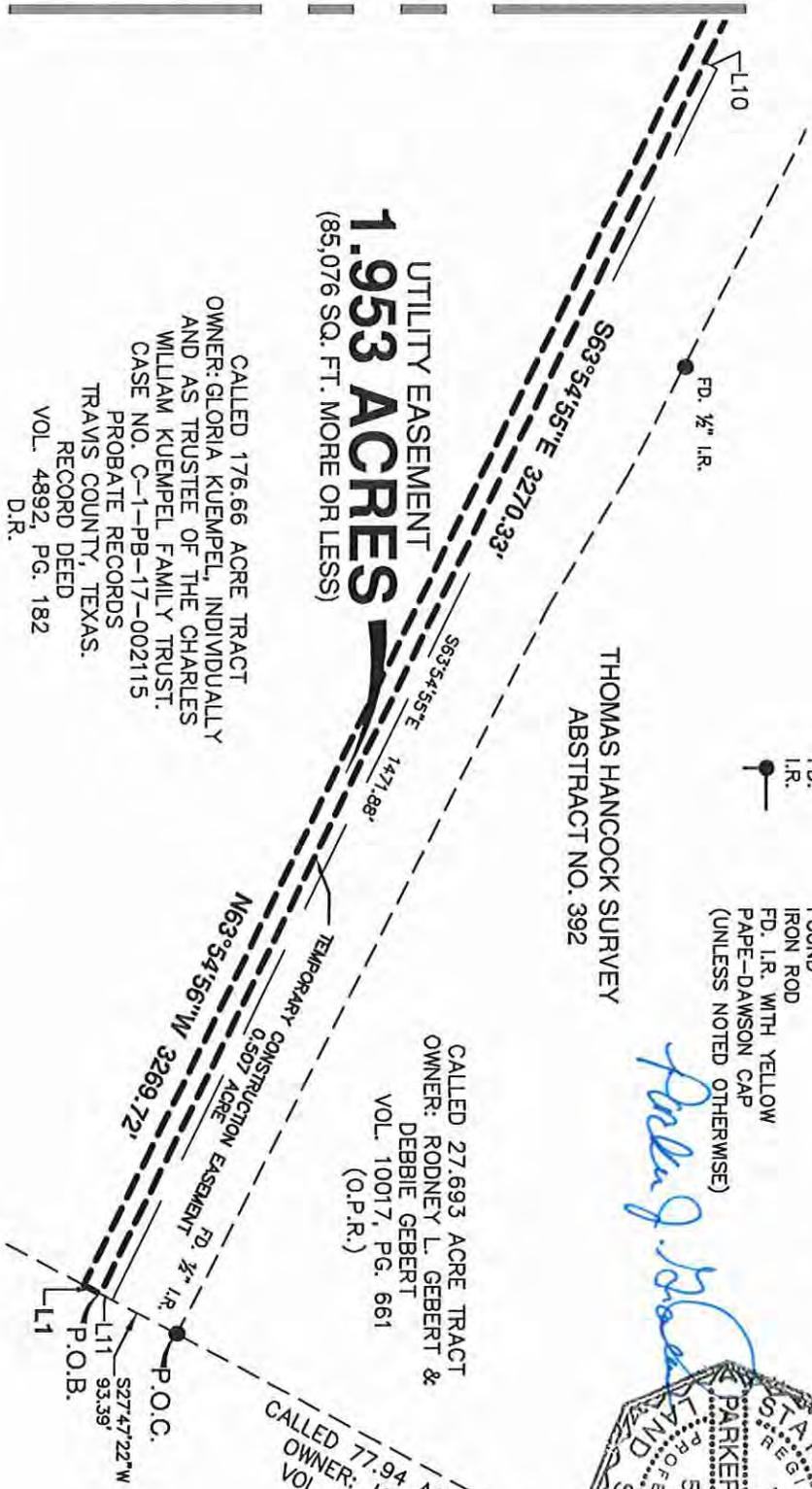
- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS CENTRAL COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

- LEGEND:**
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - D.R. OFFICIAL DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - DOC NO. DOCUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - R.O.W. RIGHT OF WAY
 - T.C.E. TEMPORARY CONSTRUCTION EASEMENT
 - FD. FOUND
 - I.R. IRON ROD
 - FD. I.R. WITH YELLOW PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)



Parker Graham

MATCHLINE - SEE SHEET 2



UTILITY EASEMENT
1.953 ACRES
 (85,076 SQ. FT. MORE OR LESS)

CALLER 176.66 ACRE TRACT
 OWNER: GLORIA KUEMPEL, INDIVIDUALLY
 AND AS TRUSTEE OF THE CHARLES
 WILLIAM KUEMPEL FAMILY TRUST.
 CASE NO. C-1-PB-17-002115
 PROBATE RECORDS
 TRAVIS COUNTY, TEXAS.
 RECORD DEED
 VOL. 4892, PG. 182
 D.R.

CALLER 27.693 ACRE TRACT
 OWNER: RODNEY L. GEBERT &
 DEBBIE GEBERT
 VOL. 10017, PG. 661
 (O.P.R.)

CALLER 77.94 ACRE TRACT
 OWNER: KERMIT HEES
 VOL. 7594, PG. 270
 (O.P.R.)

EXHIBIT OF

A 1.953 ACRE OR 85,076 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE THOMAS HANCOCK SURVEY, ABSTRACT NO. 392 IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 176.66-ACRE TRACT CONVEYED TO GLORIA KUEMPEL, INDIVIDUALLY AND AS TRUSTEE OF THE CHARLES WILLIAM KUEMPEL FAMILY TRUS. CASE NO. C-1-PB-17-002115, PROBATE RECORDS, TRAVIS COUNTY, TEXAS. DEED RECORDED IN VOL. 4892, PG. 182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N MOGAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.545.8711
 TBPE FIRM REGISTRATION #470 | TAPLS FIRM REGISTRATION #10028801

Exhibit "C"

Exhibit "C"

MATCHLINE - SEE SHEET 3



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TAPLE FIRM REGISTRATION #4470 | TAPLE FIRM REGISTRATION #10028801

CALLLED 176.66 ACRE TRACT
OWNER: GLORIA KUEMPEL, INDIVIDUALLY
AND AS TRUSTEE OF THE CHARLES
WILLIAM KUEMPEL FAMILY TRUST.
CASE NO. C-1-PB-17-002115
PROBATE RECORDS
TRAVIS COUNTY, TEXAS.
RECORD DEED
VOL. 4892, PG. 182
D.R.

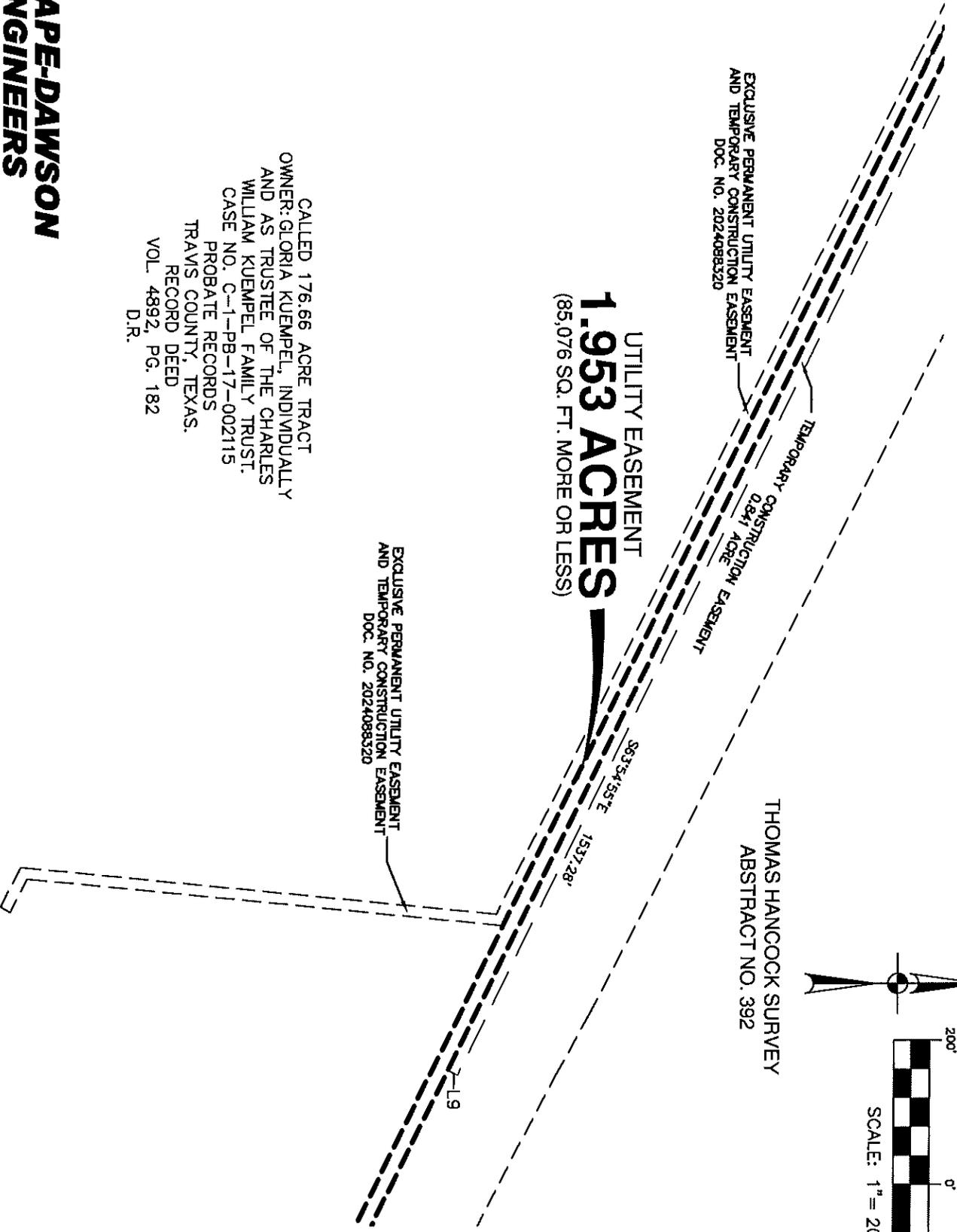
UTILITY EASEMENT
1.953 ACRES
(85,076 SQ. FT. MORE OR LESS)

EXCLUSIVE PERMANENT UTILITY EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
DOC. NO. 2024088320

TEMPORARY CONSTRUCTION EASEMENT
0.84 ACRE

EXCLUSIVE PERMANENT UTILITY EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
DOC. NO. 2024088320

THOMAS HANCOCK SURVEY
ABSTRACT NO. 392



MATCHLINE - SEE SHEET 1

SHEET 2 OF 4
JOB No.:51557-00

LEGEND:

- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R. OFFICIAL DEED RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- FOUND
- IRON ROD
- FD. I.R. WITH YELLOW PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)

- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HEREMITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS GENERAL COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

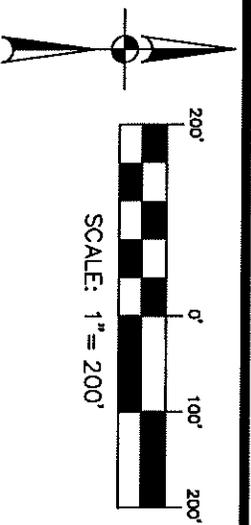
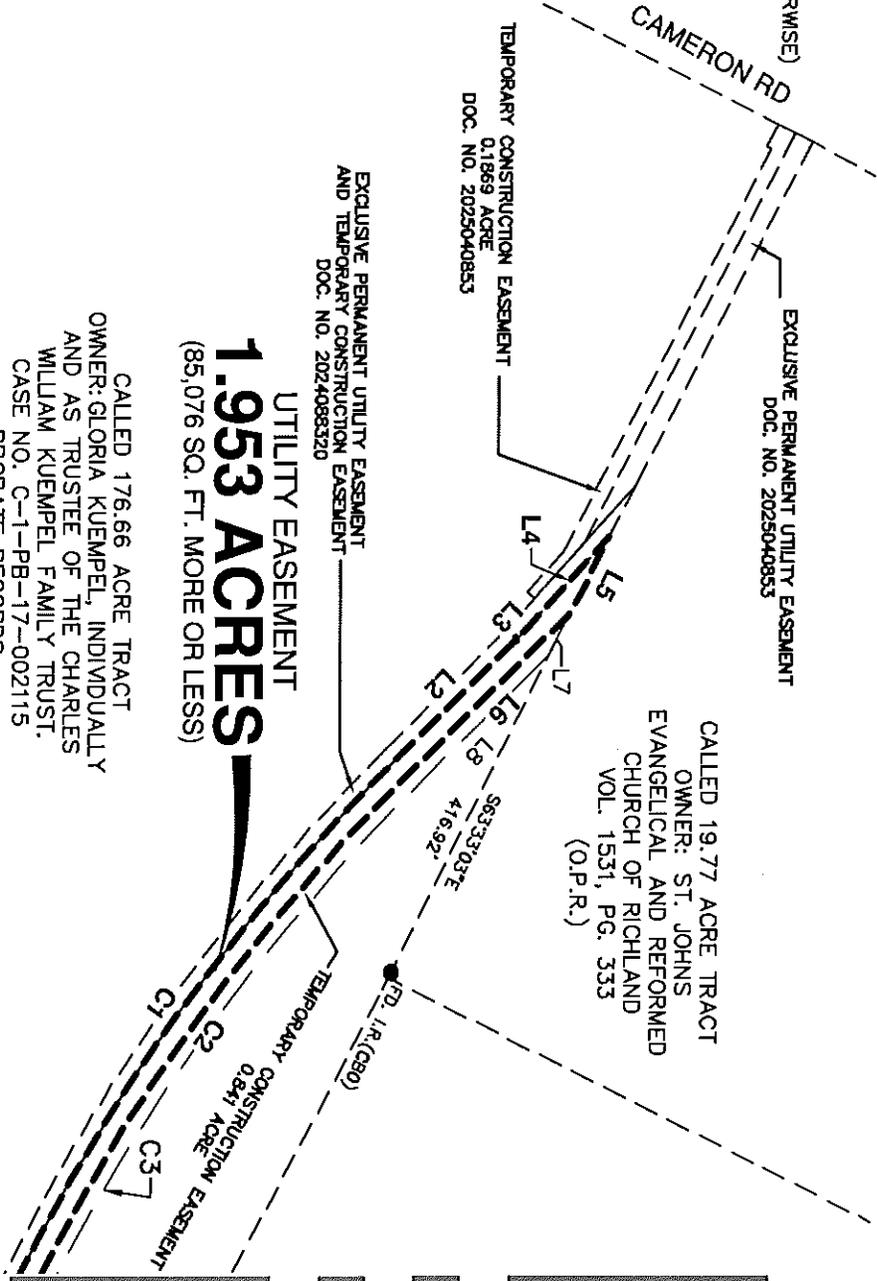


Exhibit "C"



UTILITY EASEMENT
1.953 ACRES
 (85,076 SQ. FT. MORE OR LESS)

CALLLED 176.66 ACRE TRACT
 OWNER: GLORIA KUEMPEL, INDIVIDUALLY
 AND AS TRUSTEE OF THE CHARLES
 WILLIAM KUEMPEL FAMILY TRUST,
 CASE NO. C-1-PB-17-002115
 PROBATE RECORDS,
 TRAVIS COUNTY, TEXAS.
 RECORD DEED
 VOL. 4892, PG. 182
 D.R.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028901

Date: Jul 25, 2023, 8:37am User: D. Etkens
 File: H:\Survey\Civil\51557-00 New Section 15 & PM\ExhibitA\EX-51557-00_1.953Acres.dwg

LEGEND:

- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R. OFFICIAL DEED RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- FD. FOUND
- I.R. IRON ROD
- FD, I.R. WITH YELLOW PAPE--DAWSON CAP (UNLESS NOTED OTHERWISE)

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS CENTRAL COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



Exhibit "C"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°47'22"W	20.00'
L2	N44°33'09"W	177.58'
L3	N46°43'19"W	22.45'
L4	N48°13'19"W	123.16'
L5	S62°50'57"E	91.64'
L6	S44°33'09"E	235.90'
L7	S63°33'03"E	47.23'
L8	S44°26'25"E	191.25'
L9	S26°17'37"W	15.00'
L10	N26°05'05"E	15.00'
L11	S27°47'22"W	15.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	2054.57'	19°25'10"	N54°14'14"W	693.03'	696.36'
C2	2034.60'	19°25'10"	S54°14'02"E	686.29'	689.59'
C3	2019.62'	19°25'10"	S54°14'02"E	681.24'	684.51'



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 TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028801

Date: Jul 23, 2023, 8:30am User: D3 Wilson
 Plot: H:\Survey\CVL\51557-00 New Sweden LS & RW\Exhibit\A\EX-51557-00_1.553A.dwg