

EXHIBIT "A"

County: Travis
Project: Colorado Sand
Half AVO: 36819.001

Page 1 of 13
June 14th, 2022

BEING A 4.473 ACRE TRACT OF LAND (APPROX. 194,873 SQ. FT.) IN THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE CALLED 38.14 ACRE TRACT OF LAND CONVEYED TO KEDMA VENTURES, LLC IN DOCUMENT NO. 2018174435, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) ALSO CONVEYED WITH 90% INTEREST AS TENANT-IN-COMMON TO VERDOT AT PFLUGERVILLE EAST LLC IN DOCUMENT NO. 2020007785, O.P.R.T.C.T., SAID 4.473 ACRE TRACT BEING HERINAFTER DESIGNATED BY PART 1, PART 2 AND PART 3 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 – 0.0828 ACRE (APPROX. 3605 SQ. FT.)

COMMENCING at a 1/2-inch iron rod with "TxDOT" cap found at an angle point in the east right-of-way line of State Highway (S.H.) No. 130 (right-of-way width varies), referenced as being 285.00 feet left of S.H.130 Baseline Station 993+60.13, shown shown on the Plan of Proposed Right-of-Way of State Highway No. 130, R.O.W. Control Section Job No. 5005-34-240, being the southwest corner of the called 10.502 acre tract of land conveyed to Cornerstone at Kelly Lane, LLC in Document No. 2017192882, O.P.R.T.C.T.;

THENCE South 62°24'58" East with the southwest line of the said 10.502 acre Cornerstone at Kelly Lane tract, in part, being in common with the easterly right-of-way line of S.H. 130, and in part, being in common with the northeast line of the called 38.14 acre tract of land conveyed to Kedma Ventures, LLC in Document No. 2018174435, O.P.R.T.C.T. also conveyed to Verdot at Pflugerville East LLC (90% interest as tenant-in-common) in Document No. 2020007785, O.P.R.T.C.T., at a distance of 115.36 feet passing a 1/2-inch iron rod with "Holt" cap found 182.32 feet right of proposed Colorado Sand Drive Engineer's Centerline Station (E.C.S.) 34+16.94 at the most westerly corner of the proposed Colorado Sand Drive right-of-way, at the most southerly common corner of the said 10.502 acre Cornerstone at Kelly Lane tract and the called 66.12 acre tract of land conveyed to Pflugerville Independent School District (PISD) in Document No. 1999049719, O.P.R.T.C.T., in all, a distance of 264.71 feet to a calculated point for the **POINT OF BEGINNING** and northwest corner of the herein described tract of land, having Texas State Plane NAD 83 (Central Zone) surface coordinate values N:10143236.03 and E:3160266.59;

THENCE South 62°24'58" East, with the common line of the remainder of the said 38.14 acre Kedma/Verdot tract and the said 66.12 acre PISD tract, with the proposed westerly right-of-way line of Colorado Sand Drive, a distance of 11.50 feet to a 1/2-inch iron rod with "Half" cap set at an angle point said proposed westerly right-of-way line, 42.50 feet right of E.C.S. 34+96.45, for the northeast corner of the herein described tract of land, from which a 1/2-inch iron rod with "RPLS 2244" cap found in the northwest line of Falcon Pointe – Section Fourteen (Phase 1) Final Plat, a subdivision of record in Document No. 201300216 of the Official Public Records of Travis County, Texas, at the most easterly common corner of the said 66.12 acre PISD tract and the remainder of the said 38.14 acre Kedma/Verdot tract bears South 62°24'58" East, at a distance of 97.78 feet passing a 1/2-inch iron rod with "Half" cap set 42.50 feet left of E.C.S. 35+44.80, at an angle point in the proposed easterly right-of-way line of Colorado Sand Drive, at an additional distance of 2.88 feet passing another 1/2-inch iron rod with "Half" cap set at an additional angle point in the proposed easterly right-of-way line of Colorado Sand Drive 45.00 feet left of E.C.S. 35+46.22, in all, a distance of 1104.16 feet;

THENCE South 02°02'36" East, leaving the common line of the said 66.12 acre PISD tract and the remainder of the said 38.14 acre Kedma/Verdot tract, with the proposed westerly right-of-way line of Colorado Sand Drive, over and across the remainder of the said 38.14 acre Kedma/Verdot tract, a distance of 349.20 feet to a calculated point for the southeast corner of the herein described tract of

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land, from which a 1/2-inch iron rod with "Half" cap set at the point of curvature of the proposed westerly right-of-way line of Colorado Sand Drive, 42.50 feet right of E.C.S. 38+48.44 bears South 02°02'36" East, a distance of 2.78 feet;

THENCE leaving the proposed westerly right-of-way line of Colorado Sand Drive, over and across the remainder of the said 38.14 acre Kedma/Verdot tract, the following four (4) courses and distances:

1. South 87°57'24" West, a distance of 15.00 feet to a calculated point for the southwest corner of the herein described tract of land;
2. North 02°02'36" West, a distance of 17.00 feet to a calculated point;
3. North 87°57'24" East, a distance of 5.00 feet to a calculated point;
4. North 02°02'36" West, a distance of 337.89 feet to a calculated point to the **POINT OF BEGINNING** and containing 0.0828 acre of land, more or less, within these metes and bounds.

PART 2 – 0.1684 ACRE (APPROX. 7336 SQ. FT.)

COMMENCING at a 1/2-inch iron rod with "Bury" cap found in the east right-of-way line of State Highway (S.H.) No. 130 (right-of-way width varies), referenced as being 322.76 feet left of S.H. 130 baseline station 1020+84.73, shown on the Plan of Proposed Right-of-Way of State Highway No. 130, R.O.W. Control Section Job No. 5005-34-240 at the most westerly common corner of the remainder of the said 38.14 acre Kedma/Verdot tract and Lot 1, Block 2 of Falcon Pointe POD 7, Phase 1 Final, a subdivision of record in Document No. 201600108 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.);

THENCE North 27°35'16" East, leaving the east right-of-way line of S.H. 130 with the southeast line of the remainder of the said 38.14 acre Kedma/Verdot tract, being the northwest lines of Lots 1 and 2, Block 2 of Falcon Pointe POD 7, Phase 1 Final, a subdivision of record in Document No. 201600108, O.P.R.T.C.T., at a distance of 1377.76 feet passing a 1/2-inch iron rod with illegible plastic cap found at the most westerly corner of the portion of the Colorado Sand Drive right-of-way (right-of-way width varies) described in Document No. 201300218, O.P.R.T.C.T. being the most northerly corner of Lot 2, Block 2 of Falcon Pointe POD 7, Phase 1 Final, a subdivision of record in Document No. 201600108, O.P.R.T.C.T., at an additional distance of 2.51 feet passing a 1/2-inch iron rod with "Half" cap set in the curving proposed westerly right-of-way line of Colorado Sand Drive, 42.50 feet right of proposed Colorado Sand Drive Engineer's Centerline Station (E.C.S.) 49+76.34, continuing with the southeast line of the remainder of the said 38.14 acre Kedma/Verdot tract, in part, being the northwest terminus of said portion of Colorado Sand Drive, being the southeast line of the proposed Colorado Sand Drive, in all, a distance of 1465.28 to a 1/2-inch iron rod with "Half" cap set in the curving proposed easterly right-of-way line of Colorado Sand Drive, 42.50 feet left of E.C.S. 49+75.85 for the **POINT OF BEGINNING** and most southerly corner of the herein described tract of land, having Texas State Plane NAD 83 (Central Zone) surface coordinate values N:10141936.26 and E:3160846.23;

THENCE leaving the southeast line of the remainder of the said 38.14 acre Kedma/Verdot tract, over and across the remainder of the said 38.14 acre Kedma/Verdot tract, with the proposed easterly right-of-way line of Colorado Sand Drive, the following three (3) courses and distances:

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1. with a curve to the right, having a radius of 467.50 feet, a delta angle of $39^{\circ}53'04''$, an arc length of 325.43 feet, and a chord which bears North $42^{\circ}06'35''$ West, a distance of 318.90 feet to a 1/2-inch iron rod with "Half" cap set 42.50 feet left of E.C.S. 46+20.83 at the point of tangency;
2. North $22^{\circ}10'03''$ West, a distance of 237.62 feet to a 1/2-inch iron rod with "Half" cap set 42.50 feet left of E.C.S. 43+83.21 for the northwest corner of the herein described tract of land;
3. North $43^{\circ}11'55''$ East, a distance of 16.50 feet to a calculated point for the northeast corner of the herein described tract of land ;

THENCE leaving the proposed easterly right-of-way line of Colorado Sand Drive, continuing over and across the remainder of the said 38.14 acre Kedma/Verdot tract, the following six (6) courses and distances:

1. South $22^{\circ}10'03''$ East, a distance of 244.49 feet to a calculated point for point of curvature of a tangent circular curve to the left;
2. with said curve to the left, having a radius of 452.50 feet, a delta angle of $09^{\circ}12'41''$, an arc length of 72.75 feet, and a chord which bears South $26^{\circ}46'23''$ East, a distance of 72.67 feet to a calculated point;
3. North $57^{\circ}32'11''$ East, a distance of 2.93 feet to a calculated point;
4. South $32^{\circ}27'49''$ East, a distance of 17.00 feet to a calculated point;
5. South $57^{\circ}32'11''$ West, a distance of 7.93 feet to a calculated point for point of curvature of a non-tangent circular curve to the left;
6. with said curve to the left, having a radius of 457.50 feet, a delta angle of $28^{\circ}31'27''$, an arc length of 227.76 feet, and a chord which bears South $47^{\circ}46'55''$ East, a distance of 225.42 feet to a calculated point in the common line of the remainder of the said 38.14 acre Kedma/Verdot tract, and a called 2.751 acre tract of land conveyed to Belle Camille in Document No. 2016077978, O.P.R.T.C.T. for the most easterly corner of the herein described tract of land, from which a 1/2-inch iron rod with "McKim/Creed" cap found in the southeast line of the remainder of the said 38.14 acre Kedma/Verdot tract, at the most westerly common corner of the said 2.751 acre Pfluger tract and Falcon Pointe – Section Fourteen (Phase 2) Final Plat, a subdivision of record in Document No. 201400211, O.P.R.T.C.T. bears North $27^{\circ}35'16''$ East, a distance of 227.45 feet;

THENCE South $27^{\circ}35'16''$ West, with said common line, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.1684 acre of land, more or less, within these metes and bounds.

PART 3 – 4.222 ACRES (APPROX. 183,932 SQ. FT.)

BEGINNING at a 1/2-inch iron rod with "Bury" cap found in the east right-of-way line of State Highway No. 130 (right-of-way width varies), referenced as being 322.76 feet left of S.H. 130 baseline station 1020+84.73, shown on the Plan of Proposed Right-of-Way of State Highway No. 130, R.O.W. Control Section Job No. 5005-34-240 at the most westerly common corner of the remainder of the said 38.14 acre Kedma/Verdot tract and Lot 1, Block 2 of Falcon Pointe POD 7, Phase 1 Final, a subdivision of record in Document No. 201600108 of the Official Public Records of

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Travis County, Texas (O.P.R.T.C.T.) for the **POINT OF BEGINNING** and most southerly corner of the herein described tract of land, having Texas State Plane NAD 83 (Central Zone) surface coordinate values N:10140637.58 and E:3160167.65;

THENCE with the existing east right-of-way line of S.H. 130, being the west line of the remainder of the said 38.14 acre Kedma/Verdot tract, the following two (2) courses and distances:

1. North $05^{\circ}42'00''$ West, a distance of 585.72 feet to a disturbed 1/2-inch iron rod found referenced as being 285.00 feet left of S.H. Baseline Station 1015+00.00 on said Plan of Proposed Right-of-Way of State Highway No. 130;
2. North $02^{\circ}05'06''$ West, a distance of 40.73 feet to a calculated point for a westerly corner of the herein described tract of land, from which a 1/2-inch iron rod with "Pape Dawson" cap found in the east right-of-way line of S.H. 130, being the west line of the remainder of the remainder of the said 38.14 acre Kedma/Verdot tract bears North $02^{\circ}05'06''$ West, a distance of 420.07 feet.

THENCE leaving the east right-of-way line of S.H. 130, being the west line of the remainder of the said 38.14 acre Kedma/Verdot tract, over and across the remainder of the said 38.14 acre Kedma/Verdot tract the following three (3) courses and distances:

1. South $86^{\circ}58'14''$ East, a distance of 5.29 feet to a calculated point;
2. South $77^{\circ}53'00''$ East, a distance of 255.34 feet to a calculated point;
3. North $26^{\circ}22'07''$ East, a distance of 796.32 feet to a calculated point in the curving proposed westerly right-of-way line of Colorado Sand Drive for the most northerly corner of the herein described tract of land, from which a 1/2-inch iron rod with "Half" cap set in the curving proposed westerly right-of-way line of Colorado Sand Drive 42.50 feet right of E.C.S. 47+62.77 at the southeast corner of a 0.0027 acre tract of land conveyed to NESL Partners, LLC in Document No. _____, O.P.R.T.C.T. bears with said curve, to the right, having a radius of 552.50 feet, a delta angle of $12^{\circ}44'52''$ and a chord which bears North $44^{\circ}29'18''$ West, a distance of 122.67 feet;

THENCE with the proposed westerly right-of-way line of Colorado Sand Drive, continuing over and across the remainder of the said 38.14 acre Kedma/Verdot tract, with a curve to the left, having a radius of 552.50 feet, a delta angle of $11^{\circ}14'43''$, an arc length of 108.44 feet, and a chord which bears South $56^{\circ}29'05''$ East, a distance of 108.26 feet to a 1/2-inch iron rod with "Half" cap set at the endpoint of said curve, 42.50 feet right of E.C.S. 49+76.34, and being in the southeast line of the remainder of the said 38.14 acre Kedma/Verdot tract, in part being in common with the northwest terminus of the section of the portion of the Colorado Sand Drive right-of-way (right-of-way width varies) described in Document No. 201300218, O.P.R.T.C.T.;

THENCE South $27^{\circ}35'16''$ West, leaving the proposed westerly right-of-way line of Colorado Sand Drive, in part, with the said northwest terminus of said section of the existing Colorado Sand Drive right-of-way, at a distance of 2.51 feet passing a 1/2-inch iron rod with illegible cap found at the southwest corner of the northwesterly terminus of said section of existing Colorado Sand right-of-way, being the most northerly corner of Lot 2, Block 2 of said Falcon Pointe POD 7, Phase 1 Final, continuing with the common line of the remainder of the said 38.14 acre Kedma/Verdot tract and said Lot 2, Block 2, in all, a distance of 1380.27 feet to the **POINT OF BEGINNING** and containing 4.222 acres of land, more or less, within these metes and bounds.

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PART 1 - 0.0828 ACRES (3605 SQ. FT.)
PART 2 - 0.1684 ACRES (7336 SQ. FT.)
PART 3 - 4.222 ACRES (183,932 SQ. FT.)
TOTAL 4.473 ACRES (194,873 SQ. FT.)

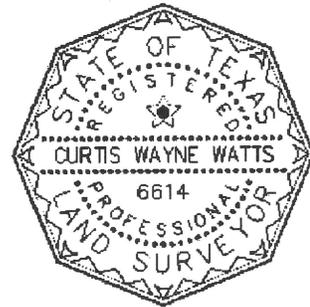
Notes:

Basis of Bearings is the Texas Coordinate System of 1983 (NAD83), Central Zone, based on local network observations utilizing the Leica Smartnet network, utilizing a grid to surface scale factor of 1.00010581119482, scaled about 0.0. Last date of field survey: May 4, 2022.

I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



06-14-2022



Curtis Wayne Watts, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6614
Half Associates, Inc., TBPELS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729 512-777-4600

Document

LINE	BEARING	DISTANCE
L1	S62°24'58"E	11.50'
L2	S02°02'36"E	2.78'
L3	S87°32'00"E	46.18'
L4	S22°08'44"E	72.74'
L5	S43°11'55"W	46.15'
L6	N57°32'11"E	2.93'
L7	S32°27'49"E	17.00'
L8	S57°32'11"W	7.93'
L9	S27°35'16"W	85.00'
L10	N87°32'00"W	46.16'
L11	N22°10'03"W	72.75'
L12	N43°11'55"E	46.16'
L13	S87°57'24"W	15.00'

LINE	BEARING	DISTANCE
L14	N02°02'36"W	17.00'
L15	N87°57'24"E	5.00'
L16	N43°11'55"E	16.50'
L17	S86°58'14"E	5.29'
L18	N67°55'02"E	20.24'
L19	N67°55'02"E	12.14'
L20	S22°10'03"E	3.04'
L21	S87°32'00"E	44.90'
L22	S87°32'00"E	1.26'
L23	N22°10'03"W	7.71'
L24	S22°10'03"E	69.71'
L25	N02°05'06"W	40.73'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	164.20'	467.50'	20°07'27"	S12°06'19"E	163.36'
C2	325.43'	467.50'	39°53'04"	S42°06'35"E	318.90'
C3	385.14'	552.50'	39°56'24"	N42°08'15"W	377.39'
C4	194.05'	552.50'	20°07'27"	N12°06'19"W	193.06'
C5	72.75'	452.50'	9°12'41"	S26°46'23"E	72.62'
C6	227.76'	457.50'	28°31'27"	S47°46'55"E	225.42'
C7	179.13'	510.00'	20°07'27"	S12°06'19"E	178.21'
C8	357.97'	510.00'	40°13'00"	S42°16'33"E	360.67'
C9	169.59'	910.00'	10°40'39"	S57°02'43"E	169.34'
C10	108.44'	552.50'	11°14'43"	S56°28'05"E	108.26'
C11	122.93'	552.50'	12°44'52"	N44°29'18"W	122.67'
C12	153.78'	552.50'	15°56'49"	S30°08'27"E	153.28'
C13	173.03'	493.77'	20°04'40"	N77°56'25"E	172.45'
C14	38.74'	29.93'	(20°04'53")	(N77°56'33"E)	(172.17')
C15	8.34'	29.93'	(24°09'38")	(N75°07'57"W)	36.09'
			(25°37'37")	(N30°04'21"W)	8.31'

LEGEND

- 1/2-INCH IRON ROD WITH "HALFF" CAP SET
- △ CALCULATED POINT
- 1/2-INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- BURY
- HOLT
- RPLS 2244
- STANTEC
- TxDOT
- MCKIM/CREEP
- () RECORD INFORMATION
- () RECORD INFORMATION FROM TxDOT R.O.W. C.S.J. 8005-34-240
- C.S.J. CONTROL SECTION JOB
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON LOCAL NETWORK OBSERVATIONS UTILIZING THE LEICA SMARTNET NETWORK, UTILIZING A GRID TO SURFACE SCALE FACTOR OF 1.00010581119482, SCALED ABOUT 0.0.

06/14/2022



9600 AMBERGLEN BLVD., BLDG. F, SUITE 125
 AUSTIN, TEXAS 78729
 TEL (512) 777-4900
 FAX (512) 252-4141
 TEXAS SURVEYING FIRM #10029907

4.473 ACRES (194,873 S.F.) OF LAND
 OUT OF THE JOHN DAVIS SURVEY NO. 13,
 ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

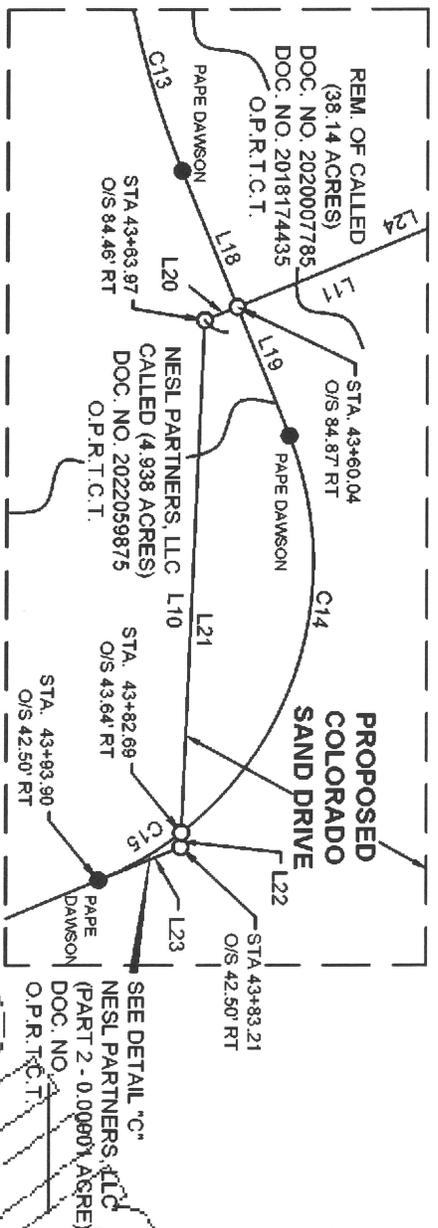
Project No.: 36819.001

Issued: 06/14/2022

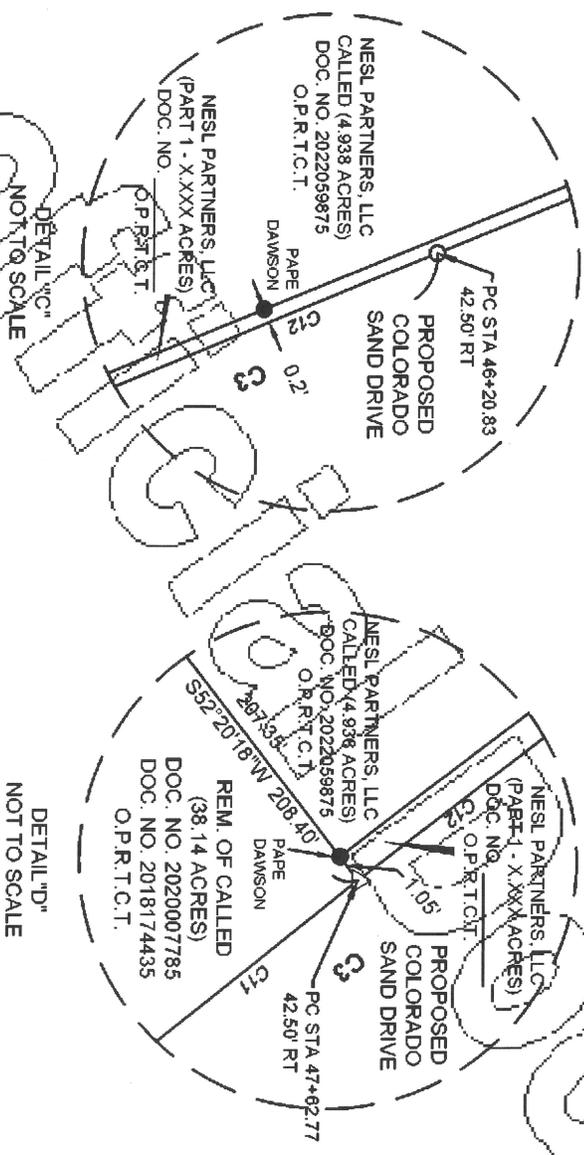
36819.001

KEDMA DE.DWG

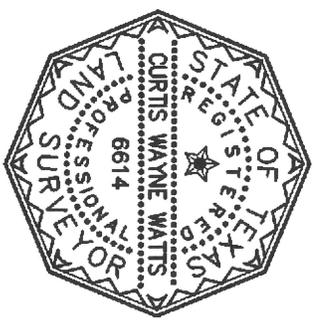
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DETAIL "B"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE



Curtis Watts

06/14/2022



8600 AMBERLEY BLVD., BLDG. F, SUITE 128
DALLAS, TEXAS 75248
TEL: (972) 772-8800
FAX: (972) 252-4141
TPEL'S SURVEYING FIRM #1029907

4.473 ACRES (194,873 S.F.) OF LAND
OUT OF THE JOHN DAVIS SURVEY NO. 13,
ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001

Issued: 06/14/2022

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KEDMA DE.DWG

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STATE HIGHWAY NO. 130
(R.O.W. VARIES)
(TX.D.O.T. C.S.J. 5005-34-240)

06/14/2022



8600 Amberglenn Blvd., Bldg. F, Suite 126
Austin, Texas 78729
Tel: (512) 777-4000
Fax: (512) 282-5141
PELS SURVEYING FIRM #10028907

HALFF

CORNERSTONE AT
KELLY LANE, LLC
CALLED 10.502 ACRES
DOC. NO. 2017192882
O.P.R.T.C.T.

(PT 1 - 0.0828 ACRES)
BASELINE STA. 993+60.13
[S62°23'34"E 26.11']
[N28°14'37"E 45.77']
[N27°35'13"E (45.87')]
[N27°36'26"W (45.87')]
[265.00' LT. S.H. 130
BASELINE STA. 994+12.93]

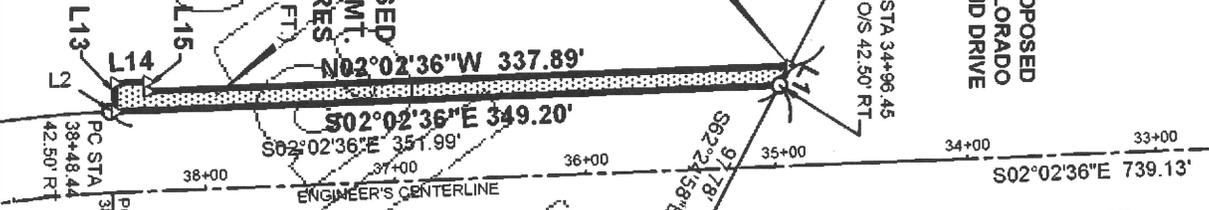
PROPOSED R.O.W. LINE
PROPOSED COLORADO SAND DRIVE
STA 34+96.45
O/S 42.50' RT
264.71'
149.35'
PROPOSED R.O.W. LINE

P.O.B.
(PT 1 - 0.0828 ACRES)
(SURFACE COORDS)
N:10143236.03
E:3160266.59

PROPOSED DRAINAGE ESMT.
PART 1 - 0.0828 ACRES
(3603 SQ. FT.)

SERVICE RD. ACCESS NOT
ALLOWED THIS SECTION DOC. NO.
2004005893 O.P.R.T.C.T.

[S02°03'15"E || 2087.07']

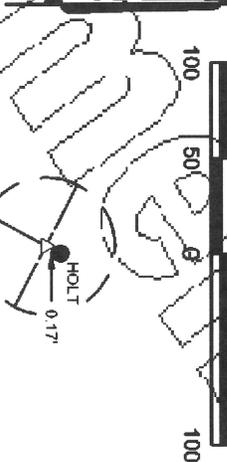


PELUGERVILLE INDEPENDENT
SCHOOL DISTRICT
CALLED 66.12 ACRES
DOC. NO. 1999049719
O.P.R.T.C.T.

KEDMA VENTURES, LLC
CALLED 38.14 ACRES
DOC. NO. 2018174435
O.P.R.T.C.T.

VERDOT AT PELUGERVILLE EAST LLC
(90% INTEREST AS TENANT-IN-COMMON)
CALLED 38.14 ACRES
DOC. NO. 2020007785
O.P.R.T.C.T.

SCALE: 1" = 100'
GRAPHIC SCALE



DETAIL "A" - NOT TO SCALE

PART 1 - 0.0828 ACRES (3,605 SQ. FT.)
PART 2 - 0.1684 ACRES (7,336 SQ. FT.)
PART 3 - 4.222 ACRES (183,932 SQ. FT.)
TOTAL 4.473 ACRES (194,873 SQ. FT.)

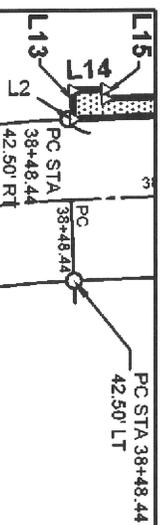
MATCH SHEET 8
MATCH SHEET 9

4.473 ACRES (194,873 S.F.) OF LAND
OUT OF THE JOHN DAVIS SURVEY NO. 13,
ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001
Issued: 06/14/2022

36819.001
KEDMA DE.DWG

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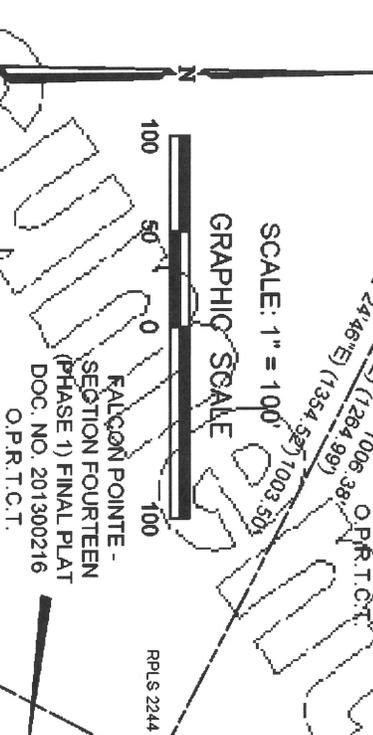
VERDOT AT PELUGERVILLE EAST LLC
 (90% INTEREST AS TENANT-IN-COMMON)
 CALLED 38.14 ACRES
 DOC. NO. 2018174435
 O.P.R.T.C.T.

KEDMA VENTURES, LLC
 CALLED 38.14 ACRES
 DOC. NO. 2018174435
 O.P.R.T.C.T.

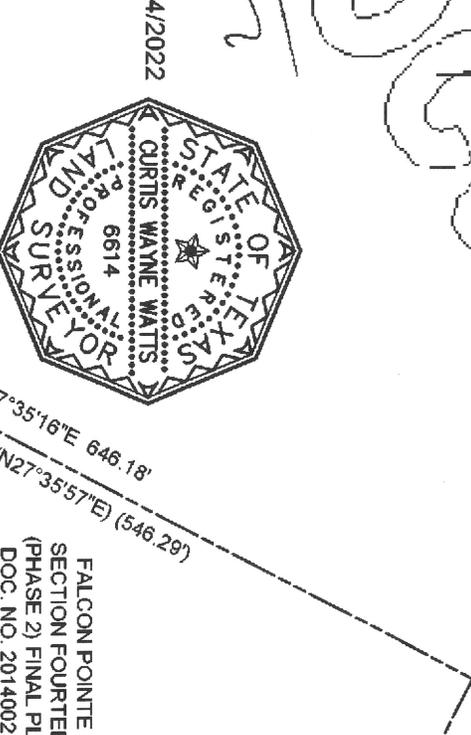
PART 1 - 0.0828 ACRES (3,605 SQ. FT.)
 PART 2 - 0.1684 ACRES (7,336 SQ. FT.)
 PART 3 - 4.222 ACRES (183,932 SQ. FT.)
 TOTAL 4.473 ACRES (194,873 SQ. FT.)

PROPOSED COLORADO SAND DRIVE
 N22°10'03\"/>

PROPOSED DRAINAGE ESMT.
 PART 2 - 0.1684 ACRES (7,336 SQ. FT.)
 SEE DETAIL "B" SHEET 12
 MESL PARTNERS, LLC
 (PART 2 - 0.00001 ACRE)
 DOC. NO. _____
 O.P.R.T.C.T.



FALCON POINTE - SECTION FOURTEEN (PHASE 1) FINAL PLAT
 DOC. NO. 201300216
 O.P.R.T.C.T.



06/14/2022
 FALCON POINTE - SECTION FOURTEEN (PHASE 2) FINAL PLAT
 DOC. NO. 201400211
 O.P.R.T.C.T.



VERDOT AT PELUGERVILLE EAST LLC
 (90% INTEREST AS TENANT-IN-COMMON)
 CALLED 38.14 ACRES
 DOC. NO. 2018174435
 O.P.R.T.C.T.

KEDMA VENTURES, LLC
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 O.P.R.T.C.T.

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PROPOSED COLORADO SAND DRIVE
 N22°10'03\"/>

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 PART 2 - 0.1684 ACRES (7,336 SQ. FT.)
 SEE DETAIL "B" SHEET 12
 MESL PARTNERS, LLC
 (PART 2 - 0.00001 ACRE)
 DOC. NO. _____
 O.P.R.T.C.T.



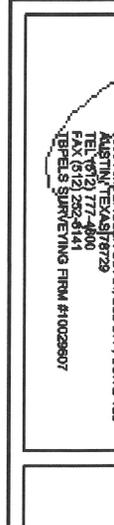
VERDOT AT PELUGERVILLE EAST LLC
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 DOC. NO. 2018174435
 O.P.R.T.C.T.

KEDMA VENTURES, LLC
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PROPOSED COLORADO SAND DRIVE
 N22°10'03\"/>

PROPOSED DRAINAGE ESMT.
 PART 2 - 0.1684 ACRES (7,336 SQ. FT.)
 SEE DETAIL "B" SHEET 12
 MESL PARTNERS, LLC
 (PART 2 - 0.00001 ACRE)
 DOC. NO. _____
 O.P.R.T.C.T.



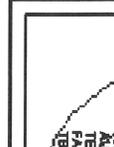
VERDOT AT PELUGERVILLE EAST LLC
 (90% INTEREST AS TENANT-IN-COMMON)
 CALLED 38.14 ACRES
 DOC. NO. 2018174435
 O.P.R.T.C.T.

KEDMA VENTURES, LLC
 CALLED 38.14 ACRES
 DOC. NO. 2018174435
 O.P.R.T.C.T.

PART 1 - 0.0828 ACRES (3,605 SQ. FT.)
 PART 2 - 0.1684 ACRES (7,336 SQ. FT.)
 PART 3 - 4.222 ACRES (183,932 SQ. FT.)
 TOTAL 4.473 ACRES (194,873 SQ. FT.)

PROPOSED COLORADO SAND DRIVE
 N22°10'03\"/>

PROPOSED DRAINAGE ESMT.
 PART 2 - 0.1684 ACRES (7,336 SQ. FT.)
 SEE DETAIL "B" SHEET 12
 MESL PARTNERS, LLC
 (PART 2 - 0.00001 ACRE)
 DOC. NO. _____
 O.P.R.T.C.T.



HALFF
 9600 AMBERGLEN BLVD., BLDG. F, SUITE 125
 AUSTIN, TEXAS 78729
 TEL: (512) 777-4900
 FAX: (512) 252-6141
 LICENSED SURVEYING FIRM #10029807

4.473 ACRES (194,873 S.F.) OF LAND
 OUT OF THE JOHN DAVIS SURVEY NO. 13,
 ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001
 Issued: 06/14/2022
 36819.001
 KEDMA DE.DWG



9600 AMBERGLEN BLVD., BLDG. F, SUITE 125
 AUSTIN, TEXAS 78729
 TEL: (512) 777-4400
 FAX: (512) 222-6141
 E-MAIL: SURVEYING@HALFF.COM
 LICENSE NO. 110022807

HALFF

4.473 ACRES (194,873 S.F.) OF LAND
 OUT OF THE JOHN DAVIS SURVEY NO. 13,
 ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001

Issued: 06/14/2022

36819.001

KEDMA DE.DWG

10 OF 13

STATE HIGHWAY NO. 130

(R.O.W. VARIES)

(TX.D.O.T. C.S.J. 5005-34-240)

N02°05'06"W 451.32'

[S02°03'15"E] [2087.07']

N02°05'06"W 184.64'

(N02°05'14"W) (451.33')

SERVICE RD. ACCESS ALLOWED
 THIS SECTION DOC. NO.
 2004005893 O.P.R.T.C.T.



C.W.T.

SCALE: 1" = 100'
 GRAPHIC SCALE

PART 1 - 0.0828 ACRES (3,605 SQ. FT.)
 PART 2 - 0.1684 ACRES (7,336 SQ. FT.)
 PART 3 - 4.222 ACRES (183,932 SQ. FT.)
 TOTAL 4.473 ACRES (194,873 SQ. FT.)

VERDOT-APFLUGERVILLE EAST LLC
 (90% INTEREST AS TENANT-IN-COMMON)
 CALLED (38.14 ACRES)
 DOC. NO. 2020007785
 O.P.R.T.C.T.

PROPOSED
 COLORADO
 SAND DRIVE

COLORADO SAND DRIVE
 (R.O.W. WIDTH VARIES)
 (DOC. NO. 201300218)
 O.P.R.T.C.T.

06/14/2022
 SEE DETAILS "D" AND "E"
 NESL PARTNERS, LLC
 (PART 1 - 0.0027 ACRES)
 DOC. NO. _____
 O.P.R.T.C.T.

SEE DETAIL "C"
 NESL PARTNERS, LLC
 CALLED (4.938 ACRES)
 DOC. NO. 2022059875
 O.P.R.T.C.T.

PC STA 46+20.83
 42.50' RT

STA 43+90.92
 O/S 42.50' RT

NESL PARTNERS, LLC
 (PART 2 - 0.00001 ACRE)
 DOC. NO. _____
 O.P.R.T.C.T.

PROPOSED DRAINAGE ESMT.
 PART 2 - 0.1684 ACRES
 (7336 SQ. FT.)

PC STA 46+20.83
 42.50' LT

DETAIL "E"
 NOT TO SCALE

BELLE CAMILLE
 PFLUGER
 CALLED 2.751 ACRES
 DOC. NO. 2016077978
 P.O.B. O.P.R.T.C.T.
 (0.1684 ACRE)
 (SURFACE COORDS)
 N-10141936.26
 E:3160846.23
 STA 49+75.85
 O/S 42.50' LT

REM. OF CALLED (38.14 ACRES)
 KEDMA VENTURES, LLC
 DOC. NO. 2018174435
 O.P.R.T.C.T.

MATCH SHEET 10

MATCH SHEET 11

MATCH SHEET 9
 MATCH SHEET 10

FALCON POINT -
 SECTION FOURTEEN
 (PHASE 2) FINAL PLAT
 DOC. NO. 2014400214
 O.P.R.T.C.T.

S27°35'16"W 237.45'
 227.45'
 (N27°35'40"E) (235.00')

SEE DETAIL "E"

ILLEGIBLE

STANTEC

PT 19+78.80

S62°23'02"E 146.24'

51+00

Project No.: 36819.001

Issued: 06/14/2022

36819.001

KEDMA DE.DWG

10 OF 13

STATE HIGHWAY NO. 130

(R.O.W. VARIES)

(TX.D.O.T. C.S.J. 5005-34-240)

N02°05'06"W 460.80'

[S02°03'15"E] (2087.07')

PAGE DAWSON

KEDMA VENTURES, LLC
REM. OF CALLED (38.14 ACRES)
DOC. NO. 2018174435
O.P.R.T.C.T.

PROPOSED DRAINAGE ESMT.

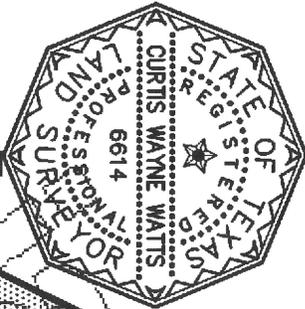
4.222 ACRES
(183,932 SQ. FT.)

VERDOT AT PFLUGERVILLE EAST LLC
(90% INTEREST AS TENANT-IN-COMMON)

CALLLED (38.14 ACRES)
DOC. NO. 2020007785
O.P.R.T.C.T.

N02°05'06"W 420.07'
SERVICE RD. ACCESS ALLOWED
THIS SECTION DOC. NO.
2004005893 O.P.R.T.C.T.

06/14/2022

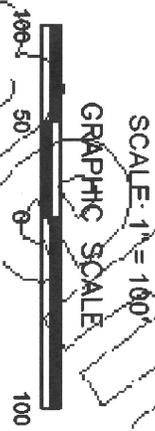


CWatts

S 77°53'00" E 258.34'
N 26°22'07" E 796.32'
N 27°35'16" E 1465.28'
N 27°35'16" E (2349.73)

MATCH SHEET 11
MATCH SHEET 12

MATCH SHEET 10
MATCH SHEET 11



LOT 2, BLOCK 2
EALCON POINTE POD 7, PHASE 1 FINAL
DOC. 201600108
O.P.R.T.C.T.

PART 1 - 0.0828 ACRES (3,605 SQ. FT.)
PART 2 - 0.1684 ACRES (7,336 SQ. FT.)
PART 3 - 4.222 ACRES (183,932 SQ. FT.)
TOTAL 4.473 ACRES (194,873 SQ. FT.)

1285.00' L.T. S.H. 130
BASELINE STA
1015+00.00|

L25

L17



HALFF

9500 AMBERLEY BLVD., BLDG. F, SUITE 126
AUSTIN, TEXAS 78729
TEL: (512) 777-4900
FAX: (512) 525-8144
RIFLE'S SURVEYING FIRM #10029807

4.473 ACRES (194,873 S.F.) OF LAND
OUT OF THE JOHN DAVIS SURVEY NO. 13,
ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001

Issued: 06/14/2022

36819.001
KEDMA DE.DWG

11 OF 13

STATE HIGHWAY NO. 130
 (R.O.W. VARIES)
 (TX D.O.T. C.S.J. 5005-34-240)

PART 3
PROPOSED DRAINAGE ESMT.
4.222 ACRES
 (183,932 SQ. FT.)

N05°42'00"W 585.72'
 [S05°44'59"E] [585.95']

SERVICE RD. ACCESS ALLOWED
 THIS SECTION DOC NO.
 2004005895 O.P.R.T.C.T.

S27°35'16"W 1580.37'

(S27°26'54"W) (1315.68')

MATCH SHEET 11
 MATCH SHEET 12

SCALE: 1" = 100'
 GRAPHIC SCALE



PART 1 - 0.0828 ACRES (3,605-SQ. FT.)
PART 2 - 0.1684 ACRES (7,336 SQ. FT.)
PART 3 - 4.222 ACRES (183,932 SQ. FT.)
TOTAL 4.473 ACRES (194,873 SQ. FT.)

LOT 2, BLOCK 2
 FALCON POINTE POD 7, PHASE 1 FINAL
 DOC. 201600108
 O.P.R.T.C.T.

LOT 1, BLOCK 2
 FALCON POINTE POD 7, PHASE 1 FINAL
 DOC. 201600108
 O.P.R.T.C.T.

FALCON VILLAGE LANE
 (60' R.O.W. WIDTH)
 (DOC. NO. 201600254)
 O.P.R.T.C.T.

06/14/2022



CW

(S05°52'06"E) 333.55'
 (33.55')

BASELINE STA. 1020+84.731
 (322.76' LT. S.H. 130)

(PT 3 - 4.222 ACRES)
 (SURFACE COORDS)
 N:10140637.58
 E:3160167.65

P.O.C.
P.O.B.

333.55'

S27°26'54"W
(62.20')



HALLEFF

9600 AMBERGLEN BLVD., BLDG. F, SUITE 125
 AUSTIN, TEXAS 78729
 TEL (512) 777-4900
 FAX (512) 285-8141
 TRIPLES SURVEYING FIRM #10029807

4.473 ACRES (194,873 S.F.) OF LAND
 OUT OF THE JOHN DAVIS SURVEY NO. 13,
 ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001

Issued: 06/14/2022

36819.001
 KEDMA DE DWG

12 OF 13

TITLE COMMITMENT NOTE:

THE ADDRESSMENT BY THE SURVEYOR OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY TITLE RESOURCES GUARANTY COMPANY, REFERENCED BY G.F. NO.: 2218880-KFO HAVING AN EFFECTIVE DATE OF APRIL 18, 2022 AND A DATE OF ISSUANCE OF APRIL 29, 2022, SCHEDULE B ITEMS THAT CAN BE PLOTTED AND ARE WITHIN THE VICINITY OF THE PROPOSED EASEMENT ARE SHOWN.

- 10. Easement:
 - a. Easement: Recorded: Volume 4822, Page 1481, Deed Records, Travis County, Texas. To: Manville Water Supply Corporation Purpose: pipe lines
 - b. Easement: Recorded: Volume 4822, Page 1487, Deed Records, Travis County, Texas. To: Manville Water Supply Corporation Purpose: pipe lines

SUBJECT TO BLANKET RIGHTS UNTIL CONSTRUCTION AS REFERENCED THEREIN, THE EASEMENT AFTER CONSTRUCTION IS 15' CENTERED ON LINE AS INSTALLED. THERE ARE NO WATER PIPELINES WITHIN THE SUBJECT TRACT SHOWN HEREON AT THE TIME OF SURVEY.

SUBJECT TO BLANKET RIGHTS UNTIL CONSTRUCTION AS REFERENCED THEREIN, THE EASEMENT AFTER CONSTRUCTION IS 15' CENTERED ON LINE AS INSTALLED. THERE ARE NO WATER PIPELINES WITHIN THE SUBJECT TRACT SHOWN HEREON AT THE TIME OF SURVEY.

- c. Terms, Conditions, and Stipulations in the Ordinance No. 720-03-11-11: Recorded: Document No. 2003297149, Official Public Records, Travis County, Texas. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS
- d. Terms, Conditions, and Stipulations in the control access clause in Deed: Recorded: Document Nos. 2004005893 and 2004009213, Official Public Records, Travis County, Texas. PART 3 OF THE PROPOSED DRAINAGE EASEMENT REFERENCED HEREON ABUTS S.H. 130 R.O.W. ACCESS TO S.H. 130 SERVICE ROAD IS ALLOWED FROM THIS TRACT PER THE ACCESS CLAUSE.
- e. Terms, Conditions, and Stipulations in the Possession and Use Agreement for Transportation Purposes: Recorded: Document Nos. 2004042627 and 2004042628, Official Public Records, Travis County, Texas. AGREEMENT AREA NOW LIES IN THE S.H. 130 R.O.W.
- f. Terms, Conditions, and Stipulations in the Memorandum of Tenancy or Common Agreement: Recorded: Document No. 2020001291, Official Public Records, Travis County, Texas. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS
- g. Terms, Conditions, and Stipulations in Lease Agreement as evidenced in the Warranty Deed: Recorded: Document No. 2018069785, Official Public Records, Travis County, Texas. Lessor: Kenneth Bohls Cousins 2013 Trust Lessee: Lanier Bohls (including, but not limited to any and all rights, restrictions or other matters that may be included in the unrecorded lease agreement.) SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS

- h. Terms, Conditions, and Stipulations in Lease Agreement as evidenced in the Special Warranty Deed: Recorded: Document No. 2020001296 corrected in Document No. 2020007785, Official Public Records, Travis County, Texas. Lessee: Lanier Bohls (including, but not limited to any and all rights, restrictions or other matters that may be included in the unrecorded lease agreement.) SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS

Terms, Conditions, and Stipulations in Lease Agreement as evidenced in the Deed of Trust, Security Agreement - Financing Statement: Recorded: Document No. 2020033272, Official Public Records, Travis County, Texas. Lessee: Lanier Bohls (including, but not limited to any and all rights, restrictions or other matters that may be included in the unrecorded lease agreement.) SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS

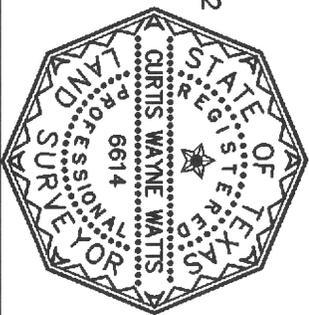
All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

Rights of Parties in Possession: (Owner Policy)

- i. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined.
- j. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- k. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. (NOTE: This item can't be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)
- l. Any portion of subject property lying within the boundaries of a dedicated or undedicated public or private roadway.

06/14/2022

GW



8600 AMBERGAL EM BLVD., BLDG. F, SUITE 126
AUSTIN, TEXAS 78729
TEL: (512) 777-4900
FAX: (512) 282-8141
TITELIST SURVEYING FIRM #10029807

4.473 ACRES (194,873 S.F.) OF LAND
OUT OF THE JOHN DAVIS SURVEY NO. 13,
ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001
Issued: 06/14/2022
36819.001
KEDMA DE.DWG
13 OF 13