

**REQUEST FOR CONSENT TO THE  
CREATION OF A MUNICIPAL UTILITY DISTRICT**

**THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

The undersigned (herein the "Petitioner"), holder of title to all the land within the territory hereinafter described by metes and bounds, and acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code and Section 42.042, Texas Local Government Code, respectfully requests the City Council of the City of Pflugerville, Texas, for its written consent to the inclusion of land in, and the creation of, a conservation and reclamation district under Chapters 49 and 54, Texas Water Code and would respectfully show the following:

I.

The name of the proposed District shall be TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23 or some similar name as required or permitted by law (the "District").

II.

The land shall be included within the District by creation and organization of the District as provided above. The District shall exist under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas, and Chapters 49 and 54, Texas Water Code.

III.

The District will contain approximately 348.361 acres of land, more or less, situated in Travis County, Texas. The land proposed to be included within the District is generally described in **Exhibit "A"** attached hereto and is located within the extraterritorial jurisdiction of the City of Pflugerville, Texas. All of the territory proposed to be included may properly be included in the District.

IV.

The undersigned are the owners of and hold title to all of the lands collectively within the proposed District as indicated by the tax rolls of Travis County, Texas. CE Development, Inc. either owns the title to the Property or is the beneficial owner of all of the Property by reason of an irrevocable option to purchase the Property not currently owned by it, which option to purchase it acquired from 130 Cactus Investments, L.P., a Texas limited partnership, ARP Autumn Ridge Partners, L.P., a Texas limited partnership and/or SPJV Investments, Ltd., a Texas limited partnership.

## V.

The general nature of the work to be done by the District at the present time is the design, construction, acquisition, maintenance and operation of all of the following infrastructure facilities which will not be provided by the City of Pflugerville, including the following: waterworks and sanitary sewer system for domestic purposes; the design, construction, acquisition, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide adequate drainage for the District and to control, abate and amend local stormwaters or other harmful excesses of waters; the construction, acquisition, operation or maintenance of roadways including storm drainage, bridges for roadways, and other improvements in aid of these roadways; the provision of and construction, acquisition, maintenance and operation of parks and recreational facilities; and the construction, acquisition, improvement, maintenance and operation of such other and additional facilities, systems, plants and enterprises as may be consonant with the purposes for which the District is created.

## VI.

There is, for the following reasons, a necessity for the above-described work, services and improvements: The area proposed to be within the District will experience substantial and sustained residential growth. There is not now available within the area, which will be developed as a single-family residential subdivision, an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, or road improvements, nor are there park and recreational facilities. The health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the construction, acquisition, maintenance, and operation of an adequate waterworks system, sanitary sewer system, and drainage and storm sewer system, roadway system, and park and recreational facilities. A public necessity therefore exists for the organization, extension, improvement, maintenance, and operation of such waterworks system, sanitary sewer system, and drainage and storm sewer system, road improvements, and park and recreational facilities so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

## VII.

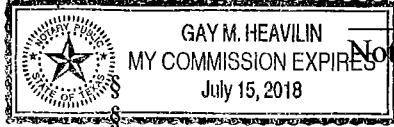
A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioner, from such information as it has at this time, that the ultimate costs of the development contemplated will be approximately \$29,591,194.00. The project will be financed by the issuance of bonds by the District, except for those items to be constructed by the City of Pflugerville, including water and/or wastewater facilities which may be built and funded by the City of Pflugerville. The estimated total amount of bondable expenses is \$39,900,000.00.

WHEREFORE, CE Development, Inc. as Petitioner herein and in consideration for the covenants and obligations of Petitioner and Developer as described in the Carmel Development Agreement by and between CE Development, Inc., et al and the City of Pflugerville relating to development obligations of Developer as defined therein within the District, Petitioner, on behalf of itself and the Optionors described herein, respectfully pray that this request be heard and that your



STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 9, 2015, by John S. Lloyd, President of CE DEVELOPMENT, Inc., a Texas corporation, on behalf of said entity



[Signature]  
Notary Public Signature

STATE OF TEXAS §  
COUNTY OF TRAVIS §

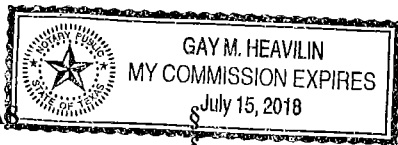
This instrument was acknowledged before me on October 9, 2015, by John S. Lloyd, SBJV, LLC, a Texas limited liability company, general partner to SBJV Investments, Ltd., a Texas limited partnership by, on behalf of said entity



[Signature]  
Notary Public Signature

STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

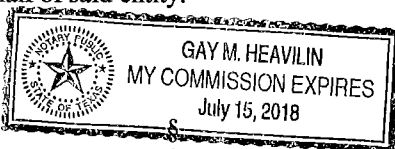
This instrument was acknowledged before me on October 9, 2015, by Douglas Kadison, Manager of CIGEN, LLC, a Texas limited liability company general partner to 130 Cactus Investments, L.P., a Texas limited partnership, on behalf of said entity.



[Signature]  
Notary Public Signature

STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

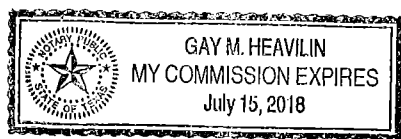
This instrument was acknowledged before me on October 9, 2015, by John S. Lloyd, Co-Managing Member of ARP GRP, LLC, a Texas limited liability company general partner to ARP Autumn Ridge Partners, L.P. on behalf of said entity.



[Signature]  
Notary Public Signature

STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 9, 2015, by Douglas B. Kadison, President, Mopac Financial Inc., a Texas corporation, Co-Managing Member to ARP Autumn Ridge Partners, L.P. on behalf of said entity.



[Signature]  
Notary Public Signature

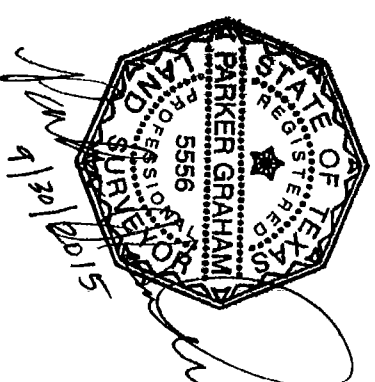
**Exhibit "A"**

**Description of Property**

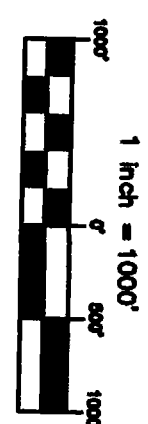
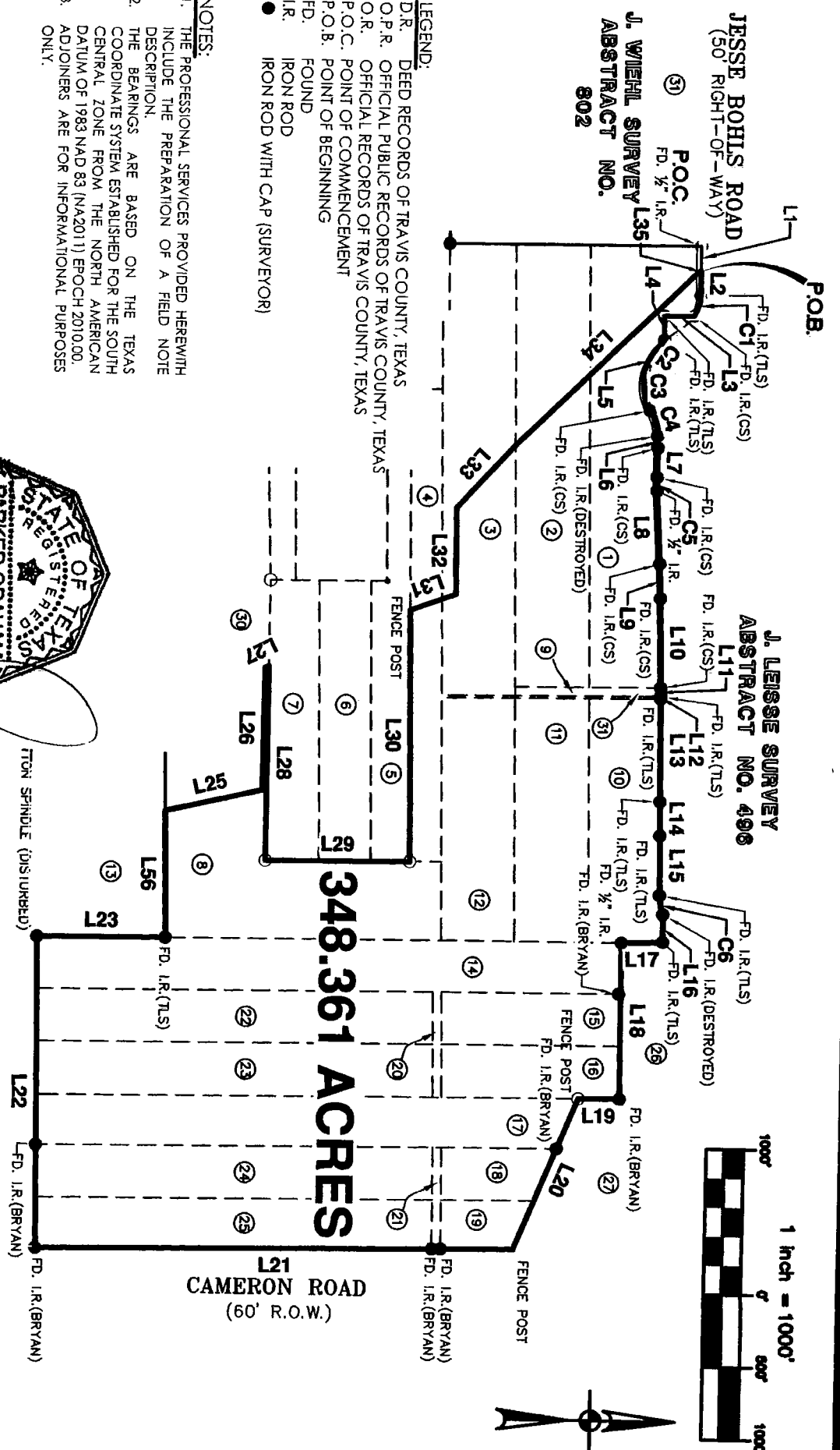


- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
  2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00.
  3. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

- LEGEND:**
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - O.R. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - FD. FOUND
  - I.R. IRON ROD
  - IRON ROD WITH CAP (SURVEYOR)



**W. CALDWELL**  
SURVEY  
ABSTRACT NO.  
1062



SEPTEMBER 29, 2015

JOB No.: SHEET 1 OF 3  
50875-00

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°16'50"E	174.49'
L2	S62°16'50"E	166.13'
L3	S27°16'47"W	205.70'
L4	S62°49'41"E	167.76'
L5	S37°26'44"E	23.90'
L6	S64°53'23"E	82.36'
L7	S60°55'23"E	203.77'
L8	S65°00'50"E	504.45'
L9	S64°03'34"E	237.95'
L10	S63°03'43"E	617.43'
L11	S63°11'33"E	59.96'
L12	S63°15'24"E	16.67'
L13	S62°32'58"E	709.94'
L14	S62°55'52"E	234.25'
L15	S62°35'19"E	410.53'
L16	S62°46'51"E	190.78'
L17	S26°07'51"W	281.20'
L18	S62°10'36"E	1075.29'

LINE TABLE		
LINE	BEARING	LENGTH
L19	S27°26'48"W	284.76'
L20	S39°34'52"E	1128.06'
L21	S27°10'44"W	3297.44'
L22	N62°32'52"W	2141.15'
L23	N27°33'51"E	883.45'
L24	N62°54'30"W	873.02'
L25	N14°48'04"E	684.03'
L26	N61°32'27"W	842.79'
L27	N01°56'44"E	30.30'
L28	S61°46'00"E	1341.23'
L29	N27°30'25"E	999.40'
L30	N62°45'50"W	1736.03'
L31	N07°56'38"E	329.77'
L32	N62°27'52"W	595.82'
L33	N19°40'52"W	605.67'
L34	N16°36'55"W	1731.52'
L35	N27°45'19"E	14.34'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	282.30'	30°42'08"	S44°57'04"E	149.47'	151.27'
C2	398.00'	23°49'04"	S25°32'37"E	164.26'	165.45'
C3	358.00'	55°39'49"	S65°15'35"E	334.28'	347.80'
C4	372.98'	28°06'53"	S79°06'37"E	181.19'	183.02'
C5	1300.00'	4°06'43"	S62°56'37"E	93.28'	93.30'
C6	389.00'	19°48'41"	S72°31'30"E	133.84'	134.51'



7000 BUCKLE CREEK BLVD  
SUITE 200  
AUSTIN TEXAS 78737

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Date: Sep 30, 2015 6:08am User: Dr. Vazirchar  
File: H:\aureny\CIVIL\50875-00\Exhibit1\CS50875-00\_396.879.dwg

SEPTEMBER 29, 2015

JOB No.:

SHEET 2 OF 3  
50875-00

① OLIN MAHLOW & JOYLENE MAHLOW BEHRENS  
 CALLED 111.77 ACRES (FIRST TRACT)  
 DOCUMENT NO. 2007104162  
 O.P.R.

② 130 CACTUS INVESTMENTS, LP  
 CALLED 35.758 ACRES (TRACT 2A)  
 DOCUMENT NO. 2009033048  
 O.P.R.

③ 130 CACTUS INVESTMENTS, LP  
 CALLED 35.540 ACRES (TRACT 1)  
 DOCUMENT NO. 2007104161  
 O.P.R.

④ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 16.747 ACRES (TRACT 1)  
 DOCUMENT NO. 2007100730  
 O.P.R.

⑤ AUGUST KUHN ESTATE  
 CALLED 16.925 ACRES (TRACT 2)  
 DOCUMENT NO. 2012081067  
 O.P.R.

⑥ AUGUST KUHN ESTATE  
 CALLED 15.967 ACRES (TRACT 2)  
 DOCUMENT NO. 2012081067  
 O.P.R.

⑦ AUGUST KUHN ESTATE  
 CALLED 15.623 ACRES (TRACT 3)  
 DOCUMENT NO. 2012081067  
 O.P.R.

⑧ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 85 ACRES (TRACT 1)  
 DOCUMENT NO. 200714908  
 O.P.R.

⑨ 130 CACTUS INVESTMENTS, LP  
 CALLED 1.377 ACRES (TRACT 2)  
 DOCUMENT NO. 2007104161  
 O.P.R.

⑩ OLIN MAHLOW & JOYLENE MAHLOW BEHRENS  
 CALLED 59.12 ACRES (SECOND FIRST)  
 VOLUME 7945, PAGE 831  
 D.R.

⑪ 130 CACTUS INVESTMENTS, LP  
 CALLED 19.594 ACRES (TRACT 2B)  
 DOCUMENT NO. 2009033048  
 O.P.R.

⑫ 130 CACTUS INVESTMENTS, LP  
 CALLED 19.336 ACRES (TRACT 2)  
 DOCUMENT NO. 2007104161  
 O.P.R.

⑬ CALLED 161.3 ACRE TRACT (SECOND TRACT)  
 ROSA PFLUGER ET AL  
 VOL. 930, PG. 61 D.R.T.C.

⑭ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 33.233 ACRES (TRACT 2)  
 DOCUMENT NO. 2007094925  
 O.P.R.

⑮ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 10.107 ACRES (TRACT 4)  
 DOCUMENT NO. 2007094925  
 O.P.R.

⑯ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 10.184 ACRES (TRACT 6)  
 DOCUMENT NO. 2007094925  
 O.P.R.

⑰ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 29.034 ACRES (TRACT 2)  
 DOCUMENT NO. 2007094927  
 O.P.R.

⑱ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 5.920 ACRES (TRACT 4)  
 DOCUMENT NO. 2007094927  
 O.P.R.

⑲ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 4.371 ACRES (TRACT 6)  
 DOCUMENT NO. 2007094927  
 O.P.R.

⑳ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 0.997 ACRES (TRACT 1)  
 DOCUMENT NO. 2007094925  
 O.P.R.

㉑ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 0.958 ACRES (TRACT 1)  
 DOCUMENT NO. 2007094927  
 O.P.R.

㉒ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 22.610 ACRES (TRACT 3)  
 DOCUMENT NO. 2007094925  
 O.P.R.

㉓ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 22.926 ACRES (TRACT 5)  
 DOCUMENT NO. 2007094925  
 O.P.R.

㉔ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 22.539 ACRES (TRACT 3)  
 DOCUMENT NO. 2007094927  
 O.P.R.

SEPTEMBER 29, 2015

㉕ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 21.379 ACRES (TRACT 5)  
 DOCUMENT NO. 2007094927  
 O.P.R.

㉖ RAYMOND HEES  
 CALLED 45 AC (SECOND TRACT)  
 VOL. 7594, PG. 208  
 D.R.T.C.

㉗ RAYMOND HEES  
 CALLED 50 ACRE TRACT (FIRST TRACT)  
 VOL. 7594, PG. 208  
 D.R.T.C.

㉘ LARRY MILLS, SR. AND CHRISTINE H. MILLS  
 CALLED 8.90 ACRE TRACT  
 DOC. NO. 2002240294 O.P.R.T.C.  
 AS DESCRIBED IN  
 VOL. 7855, PG. 993, D.R.T.C.

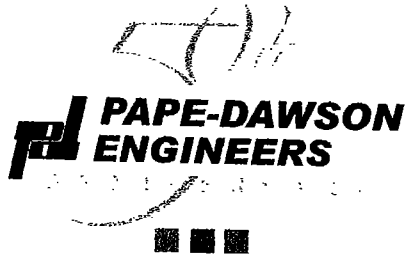
㉙ JAMES WHITELEY AND WIFE,  
 NADINE M. WHITELEY  
 CALLED 98.38 ACRE TRACT  
 VOL. 6373, PG. 1149  
 D.R.T.C.

㉚ ARP AUTUMN RIDGE PARTNERS, LP  
 CALLED 85 ACRES (TRACT 1)  
 DOCUMENT NO. 200714908  
 O.P.R.



THE SMALL OWNER AND  
 QUOTE 200 WEST AUSTIN TEXAS 78707 PHONE: 512.441.1111 FAX: 512.441.1111  
 STATE BOARD OF PROFESSIONAL LAND SURVEYORS AND REGISTERED PROFESSIONAL ENGINEERS  
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## FIELD NOTES

## FOR

A 348.361 ACRE TRACT OF LAND SITUATED IN THE J. LEISSE SURVEY, ABSTRACT NO. 496, SITUATED IN THE J. WIEHL SURVEY, ABSTRACT NO. 802, AND SITUATED IN THE W. CALDWELL SURVEY, ABSTRACT NO. 162 BEING A PORTION OF A CALLED 111.77 ACRE TRACT (FIRST TRACT) CONVEYED TO OLIN MAHLOW & JOYLENE MAHLOW BEHRENS RECORDED IN DOCUMENT NO. 20071041622 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 35.758 ACRE TRACT (TRACT 2A) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2009093048 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 35.540 ACRE TRACT (TRACT 1) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2007104161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.377 ACRE TRACT (TRACT 2) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2007104161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 16.747 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007100730 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 59.12 ACRE TRACT (SECOND FIRST) RECORDED IN VOLUME 7945, PAGE 831 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 19.594 ACRE TRACT (TRACT 2B) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 20090930481 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 19.336 ACRE TRACT (TRACT 2) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2007104161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 16.747 ACRE TRACT CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007100730 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 85 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007114908 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 33.233 ACRE TRACT (TRACT 2) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.997 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 10.107 ACRE TRACT (TRACT 4) CONVEYED TO ARP AUTUMN RIDGE

348.361 Acres  
Job No. 50875-00  
Page 2 of 7

PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 10.184 ACRE TRACT (TRACT 6) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 29.034 ACRE TRACT (TRACT 2) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.958 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 5.920 ACRE TRACT (TRACT 4) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 4.371 ACRE TRACT (TRACT 6) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.379 ACRE TRACT (TRACT 5) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 22.539 ACRE TRACT (TRACT 3) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 22.926 ACRE TRACT (TRACT 5) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 22.610 ACRE TRACT (TRACT 3) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN TRAVIS COUNTY, TEXAS. SAID 348.361 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**COMMENCING** at a found ½" iron rod being the northwest corner of said 111.77 acre tract, same being the northeast corner of a called 86.5 acre tract conveyed to Normoan Weiss. Et. Ux. recorded in Volume 3431, Page 2019 of the Deed Records of Travis County, Texas, also being a point in the south right of way line of Jesse Bohls Road, a 50' right of way;

**THENCE S 62°16'50" E**, with the south right of way line of said Jesse Bohls Road, with the north line of said 111.77 acre tract (First Tract), a distance of **174.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the POINT OF BEGINNING of herein described tract;

**THENCE** with the south right of way line of said Jesse Bohls Road, with the north lines of said 111.77 acre tract (First Tract), said 1.377 acre tract (Tract 2), said 16.747 acre tract (Tract 1), and said 59.12 acre tract (Second First) the following twenty-one (21) courses and distances:

1. **S 62°16'50" E**, a distance of **166.13 feet** to an iron rod with cap marked "TLS Inc." found and a point of non-tangent curvature,
2. along the arc of said curve to the right, having a **radius of 282.30 feet**, a **central angle of 30°42'08"**, a **chord bearing and distance of S 44°57'04" E, 149.47 feet**, an **arc length of 151.27 feet** to an iron rod with cap marked "CS Ltd" found and point of tangency,
3. **S 27°16'47" W**, a distance of **205.70 feet** to an iron rod with cap marked "TLS Inc." found,
4. **S 62°49'41" E**, a distance of **167.76 feet** to an iron rod with cap marked "TLS Inc." found and point of non-tangent curvature,
5. along the arc of said curve to the left, having a **radius of 398.00 feet**, a **central angle of 23°49'04"**, a **chord bearing and distance of S 25°32'37" E, 164.26 feet**, an **arc length of 165.45 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and point of tangency,
6. **S 37°26'44" E**, a distance of **23.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and point of non-tangent curvature,
7. along the arc of said curve to the left, having a **radius of 358.00 feet**, a **central angle of 55°39'49"**, a **chord bearing and distance of S 65°15'35" E, 334.28 feet**, an **arc length of 347.80 feet** to a an iron rod with cap marked "CS Ltd" found and point of reverse curvature,
8. along the arc of said curve to the right, having a **radius of 372.98 feet**, a **central angle of 28°06'53"**, a **chord bearing and distance of S 79°06'37" E, 181.19 feet**, an **arc length of 183.02 feet** to a an iron rod with destroyed cap found and point of tangency,
9. **S 64°53'23" E**, a distance of **82.36 feet** to an iron rod with cap marked "CS Ltd" found
10. **S 60°55'23" E**, a distance of **203.77 feet** to an iron rod with cap marked "CS Ltd" found and point of non-tangent curvature,

348.361 Acres  
Job No. 50875-00  
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11. along the arc of said curve to the left, curve a **radius of 1300.00 feet**, a **central angle of 04°06'43"**, a **chord bearing and distance of S 62°56'37" E, 93.28 feet**, an **arc length of 93.30 feet** to a ½" iron rod found,
  12. **S 65°00'50" E**, a distance of **504.45 feet** to an iron rod with cap marked "CS Ltd" found,
  13. **S 64°03'34" E**, a distance of **237.95 feet** to an iron rod with cap marked "CS Ltd" found,
  14. **S 63°03'43" E**, a distance of **617.43 feet** to a an iron rod with cap marked "CS Ltd" found,
  15. **S 63°11'33" E**, a distance of **59.96 feet** to an iron rod with cap marked "TLS Inc." found,
  16. **S 63°15'24" E**, a distance of **16.67 feet** to an iron rod with cap marked "TLS Inc." found,
  17. **S 62°32'58" E**, a distance of **709.94 feet** to an iron rod with cap marked "TLS Inc." found,
  18. **S 62°55'52" E**, a distance of **234.25 feet** to an iron rod with cap marked "TLS Inc." found,
  19. **S 62°35'19" E**, a distance of **410.53 feet** to an iron rod with cap marked "TLS Inc." found and point of non-tangent curvature,
  20. along the arc of said curve to the left, having a **radius of 389.00 feet**, a **central angle of 19°48'41"**, a **chord bearing and distance of S 72°31'30" E, 133.84 feet**, an **arc length of 134.51 feet** to an iron rod with destroyed cap, a point of tangency and,
  21. **S 62°46'51" E**, a distance of **190.78 feet** to an iron rod with cap marked "TLS Inc. found being the northeast corner of said 59.12 acre tract (Second First), same being a point in the south right of way line of said Jesse Bohls Road, also being the northwest corner of a called 45 acre tract (Second Tract) conveyed to Raymond Hees recorded in Volume 7594, Page 208 of the Deed Records of Travis County, Texas,
- THENCE S 26°07'51" W**, with the east line of said 59.12 acre tract (Second First), same being the west line of said 45 acre tract (Second Tract), a distance of **281.20 feet** to a ½" iron rod found being the southwest corner of said 45 acre tract, same being a point in the east line of said 59.12 acre tract, also being the northwest corner of said 33.233 acre tract (Tract 2)

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**THENCE S 62°10'36" E**, with the south line of said 45 acre tract (Second Tract), same being the north lines of said 33.233 acre tract (Tract 2), the north line of said 10.107 acre tract (Tract 4) and said 10.184 acre tract (Tract 6) a distance of **1075.29 feet** to an iron rod with cap marked "Bryan Tech" found being the southeast corner of said 45 acre tract, same being the northeast line of said 10.184 acre tract, also being a point in the west line of a called 50 acre tract (First Tract) conveyed to Raymond Hees recorded in Volume 7594, Page 208 recorded in the Deed Records of Travis County, Texas,

**THENCE S 27°26'48" W**, with the east line of said 10.184 acre tract (Tract 6), same being the west line of said 50 acre tract (First Tract), a distance of **284.76 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the southwest corner of said 50 acre tract (First Tract), same being a point in the east line of said 10.184 acre tract (Tract 6), also being the northwest corner of said 29.034 acre tract (Tract 2),

**THENCE S 39°34'52" E**, with the south line of said 50 acre tract (First Tract), same being the north lines of said 29.034 acre tract (Tract 2), said 5.920 acre tract (Tract 4) and said 4.371 acre tract (Tract 6), a distance of **1128.06 feet** to a cedar post found being the northeast corner of said 4.371 acre tract (Tract 6), same being the southeast corner of said 50 acre tract, also being a point in the west right of way line of Cameron Road, a 60' right of way;

**THENCE S 27°10'44" W**, with the west right of way line of said Cameron Road, same being the east lines of said 4.371 acre tract (Tract 6), said 0.958 acre tract (Tract 1) and said 21.379 acre tract (Tract 5), a distance of **3297.44 feet** to an iron rod with cap marked "Bryan Tech" found being the southeast corner of said 21.379 acre tract, same being a point in the west right of way line of said Cameron Road, also being the northeast corner of a called 8.90 acre tract conveyed to Larry Mills, Sr. and Christine H. Milles recorded in Document No. 2002240294 of the Official Public Records of Williamson County, Texas;

**THENCE N 62°32'52" W**, with the north line of said 8.90 acre tract and the north line of a called 98.38 acre tract conveyed to James Whiteley and Nadine M. Whitely recorded in Volume 6373, Page 1149 of the Deed Records of Travis County, Texas, same being the south lines of said 21.379 acre tract (Tract 5), said 22.539 acre tract (Tract 3), said 29.034 acre tract (Tract 2), said 22.926 acre tract (Tract 5), said 22.610 acre tract (Tract 3) and said 33.233 acre tract (Tract 2), a distance of **2141.15 feet** to a cotton gin spindle found for the southwest corner of said 33.233 acre tract (Tract 2), same being the northeastern ell corner of said 98.38 acre tract;

**THENCE N 27°33'51" E**, with the east line of said 98.38 acre tract, same being the west line of said 33.233 acre tract (Tract 2), a distance of **883.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northeast corner of said 98.38 acre tract, same being a point in the west line of said 33.233 acre tract (Tract 2), also being the southeast corner of the aforementioned 85 acre tract (Tract 1),

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**THENCE N 62°54'30" W**, with the north line of said 98.38 acre tract, same being the south line of said 85 acre tract (Tract 1), a distance of **873.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

**THENCE** departing the north line of said 98.38 acre tract, through the interior of said 85 acre tract (Tract 1) the following three (3) courses and distances:

1. **N 14°48'04" E**, a distance of **684.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **N 61°32'27" W**, a distance of **842.79 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. **N 01°56'44" E**, a distance of **30.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the north line of said 85 acre tract (Tract 1), same being the south line of a called 15.623 acre tract (Tract 3) conveyed to the August Kuhn Estate recorded in Document No. 2012081067 of the Official Public Records of Travis County, Texas,

**THENCE S 61°46'00" E**, with the north line of said 85 acre tract (Tract 1), same being the south line of said 15.623 acre tract (Tract 3), a distance of **1341.23 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northwest ell corner of said 85 acre tract (Tract 1), same being the southeast corner of said 15.623 acre tract (Tract 3);

**THENCE N 27°30'25" E**, with the west line of said 85 acre tract (Tract 1), same being the east lines of said 15.623 acre tract (Tract 3), the east line of a called 15.967 acre tract (Tract 2) conveyed to August Kuhn Estates recorded in Document No. 2012081067 of the Official Public Records of Travis County, Texas, and the east line of a called 16.925 acre tract (Tract 2) conveyed to August Kuhn Estate recorded in Document No. 2012081067 of the Official Public Records of Travis County, Texas, a distance of **999.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northeast corner of said 16.925 acre tract (Tract 2), same being the southeast corner of the aforementioned 16.747 acre tract (Tract 1) and a point in the west line of said 85 acre tract (Tract 1);

**THENCE N 62°45'50" W**, with the north line of said 16.925 acre tract (Tract 2), same being the south line of said 16.747 acre tract (Tract 1), a distance of **1736.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

**THENCE** through the interiors of said 16.747 acre tract (Tract 1), said 35.540 acre tract (Tract 1), said 35.758 acre tract (Tract 2A) and through the interior of said 111.77 acre tract (First Tract) the following five (5) courses and distances:

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1. **N 07°56'38" E**, a distance of **329.77 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **N 62°27'52" W**, a distance of **595.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. **N 19°40'52" W**, a distance of **605.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. **N 16°36'55" W**, a distance of **1731.52 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
5. **N 27°45'19" E**, a distance of **14.34 feet** to the **POINT OF BEGINNING**, and containing 348.361 acres in Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 50875-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: September 29, 2015  
Job No.: 50790-00  
DOC. ID. H:\survey\CIVIL\50875-00\Word\50875-00\_348.361Ac\_East.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01

*Parker J. Graham*

