

**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. 22 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 443.692 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, but which will be annexed into the corporate limits of the City pursuant to a voluntary petition of annexation by the undersigned petitioner in partial consideration of the City's consent to creation of this District. All of the territory proposed to be included may properly be included in the District.

IV.

The undersigned is the owner of and holds title to all of the lands within the proposed District as indicated by the recent acquisition of the Property from 130 Cactus Investments, L.P., a Texas limited partnership and ARP Autumn Ridge Partners, L.P., a Texas limited partnership as the currently indicated owners on the tax rolls of Travis County, Texas.

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, including the offsite North School Road and South School Road through the Pflugerville Independent School District "School Tract" between the east right-of-way of Weiss Lane and the District Property.

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 Petitioner, from such information as is available at this time, that the costs of the development contemplated will be approximately \$37,513,420.00. The project will be financed in part by the issuance of bonds by the District, for those items to be constructed by the City of Pflugerville, including certain water and/or wastewater facilities which may be funded and built by the City of Pflugerville. The maximum ad valorem tax rate of the City and District combined will not exceed \$.95 per \$100 assessed valuation in any tax year. The estimated total amount of bondable expenses is \$19,900,000.00.

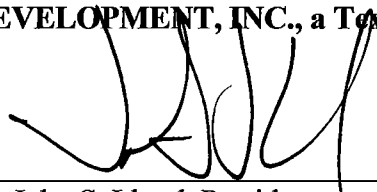
WHEREFORE, the CE Development, Inc. as Petitioner herein and in consideration for the covenants and obligations of Petitioner and Developer as described in the Carmel Development

Agreement by and between CE Development, Inc. and the City of Pflugerville relating to development obligations within the District, Petitioner respectfully prays that this request be heard and that your Honorable Body duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the land described herein within the District.

RESPECTFULLY SUBMITTED this 9 day of October, 2015.

PETITIONER:

CE DEVELOPMENT, INC., a Texas corporation

By: 
John S. Lloyd, President

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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






Exhibit "A"

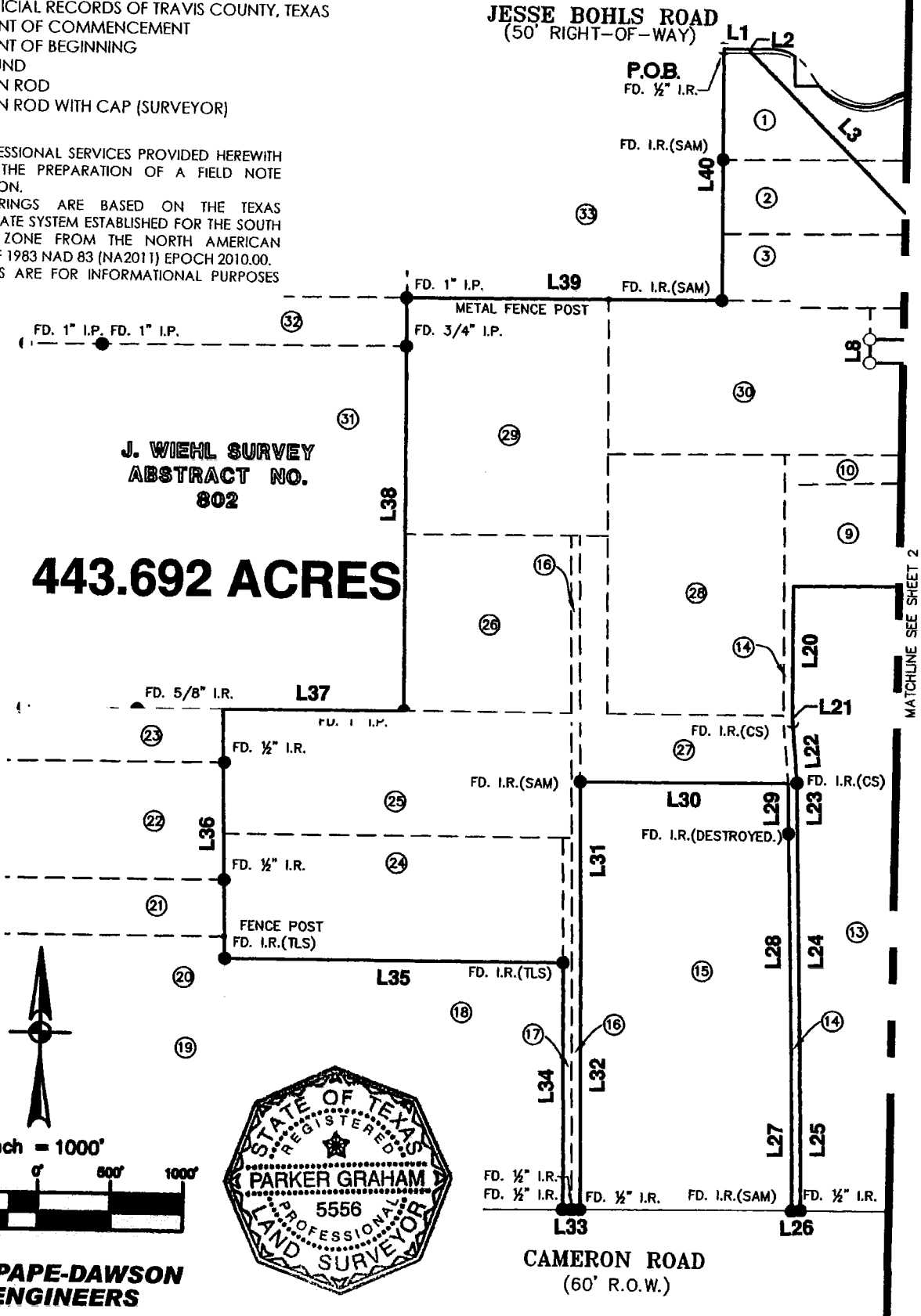
Description of Property

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)

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 (NA2011) EPOCH 2010.00.
3. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.



Date: Sep 30, 2015, 6:05am User ID: VZurcher
 File: H:\survey\GML\50875-00\Exhibits\EX50875-00_443.690.dwg

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD. SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.456.0927

TEXAS BOARD OF PROFESSIONAL ENGINEERS, PINK REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, PINK REGISTRATION # 1002000

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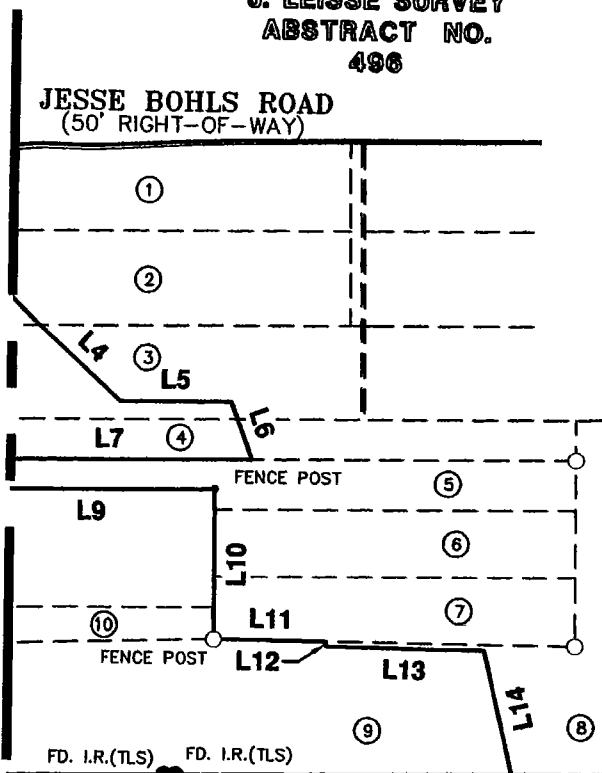


SEPTEMBER 28, 2015

SHEET 1 OF 3
 JOB No.: 50875-00

**J. LEISSE SURVEY
ABSTRACT NO.
496**

**JESSE BOHLS ROAD
(50' RIGHT-OF-WAY)**

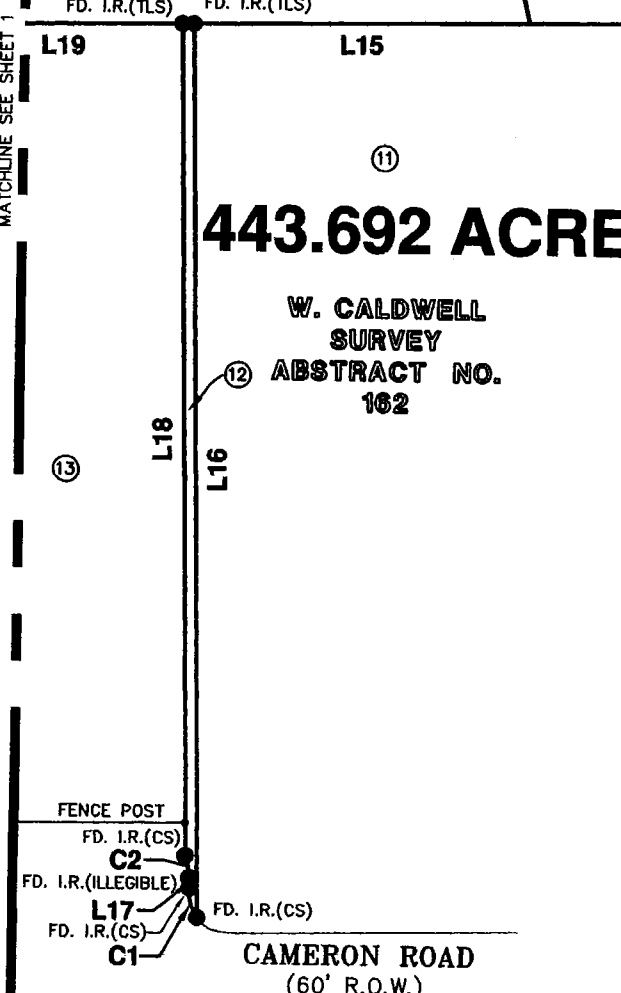


LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°16'50"E	174.49'
L2	S27°45'19"W	14.34'
L3	S16°36'55"E	1731.52'
L4	S19°40'52"E	605.67'
L5	S62°27'52"E	595.82'
L6	S07°56'38"W	329.77'
L7	N62°45'50"W	1524.30'
L8	S27°14'10"W	161.08'
L9	S62°45'50"E	1326.26'
L10	S27°31'48"W	804.67'
L11	S61°46'00"E	592.54'
L12	S01°56'44"W	30.30'
L13	S61°32'27"E	842.79'
L14	S14°48'04"W	684.03'
L15	N62°54'30"W	1800.80'
L16	S26°59'02"W	4798.60'
L17	N25°59'36"E	56.03'
L18	N26°58'50"E	4465.93'
L19	N62°55'06"W	1573.77'
L20	S27°23'02"W	884.60'

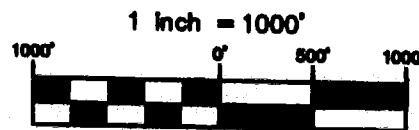
LINE TABLE		
LINE	BEARING	LENGTH
L21	S27°22'26"W	48.74'
L22	S22°39'01"W	418.95'
L23	S26°43'14"W	346.00'
L24	S26°22'50"W	1615.52'
L25	S26°53'42"W	967.28'
L26	N65°30'00"W	60.00'
L27	N26°53'48"E	967.51'
L28	N26°22'56"E	1617.32'
L29	N26°42'03"E	344.23'
L30	N62°33'32"W	1418.56'
L31	S26°58'45"W	1088.82'
L32	S27°13'21"W	1842.71'
L33	N62°34'54"W	119.94'
L34	N27°13'49"E	1689.95'
L35	N62°15'52"W	2325.15'
L36	N26°42'22"E	1709.57'
L37	S62°26'30"E	1243.34'
L38	N27°32'01"E	2838.51'
L39	S62°29'37"E	2157.26'
L40	N27°30'34"E	1729.37'

443.692 ACRES

**W. CALDWELL SURVEY
ABSTRACT NO.
162**



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	262.41'	36°20'04"	N13°05'34"E	163.63'	166.41'
C2	404.11'	17°01'30"	N17°34'48"E	119.64'	120.08'



PAPE-DAWSON ENGINEERS

7800 SHCAL CREEK BLVD. SUITE 220 WEST AUSTIN TEXAS 78717 PHONE: 817.454.8711 FAX: 817.454.8877

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 078 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100000

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SEPTEMBER 28, 2015

JOB No.: 50875-00

SHEET 2 OF 3

Date: Sep 30, 2015, 6:05am User ID: VZurcher
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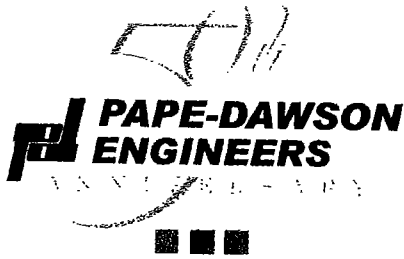
- | | | | |
|---|--|---|--|
| ① | OLIN MAHLOW & JOYLENE MAHLOW BEHRENS
CALLED 111.77 ACRES (FIRST TRACT)
DOCUMENT NO. 2007104162
O.P.R. | ⑱ | LANIER C. BOHLS AND WIFE, JANET R. BOHLS
CALLED 104 ACRES SECOND TRACT
SAVE AND EXCEPT 5.00 ACRES)
VOLUME 12820, PAGE 18466
R.P.R.T.C. |
| ② | 130 CACTUS INVESTMENTS, LP
CALLED 35.758 ACRES (TRACT 2A)
DOCUMENT NO. 2009093048
O.P.R. | ⑲ | CHARLES A. SCHNABEL AND WIFE,
NADINE L. SCHNABEL
CALLED 17.76 ACRE TRACT
VOLUME 7087, PAGE 1478
D.R.T.C. |
| ③ | 130 CACTUS INVESTMENTS, LP
CALLED 35.540 ACRES (TRACT 1)
DOCUMENT NO. 2007104161
O.P.R. | ⑳ | RONALD P. MCDAVID
CALLED 5.149 ACRE TRACT (TRACT II)
DOCUMENT NO. 2000102735
R.P.R.T.C. |
| ④ | ARP AUTUMN RIDGE PARTNERS, LP
CALLED 16.747 ACRES (TRACT 1)
DOCUMENT NO. 2007100730
O.P.R. | ㉑ | RONALD P. MCDAVID
A CALLED 3.750 ACRE TRACT (TRACT I)
DOCUMENT NO. 2000102735
R.P.R.T.C. |
| ⑤ | AUGUST KUHN ESTATE
CALLED 16.925 ACRES (TRACT 2)
DOCUMENT NO. 2012081067
O.P.R. | ㉒ | VETERANS' LAND BOARD
(10.40 ACRES)
VOLUME 5329, PAGE 193
D.R.T.C. |
| ⑥ | AUGUST KUHN ESTATE
CALLED 15.967 ACRES (TRACT 2)
DOCUMENT NO. 2012081067
O.P.R. | ㉓ | C. J. KING AND WIFE, IRENE KING
(5.00 ACRES)
VOLUME 5426, PAGE 1856
D.R.T.C. |
| ⑦ | AUGUST KUHN ESTATE
CALLED 15.623 ACRES (TRACT 3)
DOCUMENT NO. 2012081067
O.P.R. | ㉔ | 130 CACTUS INVESTMENTS, LP
CALLED 45.680 ACRES
DOCUMENT NO. 2008059998
O.P.R. |
| ⑧ | ARP AUTUMN RIDGE PARTNERS, LP
CALLED 85 ACRES (TRACT 1)
DOCUMENT NO. 2007114908
O.P.R. | ㉕ | ARP AUTUMN RIDGE PARTNERS, LP
CALLED 46.615 ACRES (TRACT 1)
DOCUMENT NO. 2007059997
O.P.R. |
| ⑨ | ARP AUTUMN RIDGE PARTNERS, LP
CALLED 85 ACRES (TRACT 1)
DOCUMENT NO. 2007114908
O.P.R. | ㉖ | 130 CACTUS INVESTMENTS, LP
CALLED 31.782 ACRES (TRACT 2A)
DOCUMENT NO. 2008121344
O.P.R. |
| ⑩ | 130 CACTUS INVESTMENTS, LP
CALLED 7.94 ACRES (TRACT 2B)
DOCUMENT NO. 2009089987
O.P.R. | ㉗ | 130 CACTUS INVESTMENTS, LP
CALLED 20.287 ACRES (TRACT 2B)
DOCUMENT NO. 2008121344
O.P.R. |
| ⑪ | CALLED 161.3 ACRE TRACT (SECOND TRACT)
ROSA PFLUGER ET AL
VOL. 930, PG. 61 D.R.T.C. | ㉘ | 130 CACTUS INVESTMENTS, LP
CALLED 49.42 ACRES (TRACT 2A)
DOCUMENT NO. 2009089987
O.P.R. |
| ⑫ | ARP AUTUMN RIDGE PARTNERS, LP
CALLED 6.43 ACRES (ACCESS TRACT)
DOCUMENT NO. 2007114908
O.P.R. | ㉙ | CALLED 89.65 ACRE TRACT
(SECOND TRACT)
HENRY KUEMPEL
VOL. 317, PG. 124 D.R.T.C. |
| ⑬ | CALLED 125.15 ACRE TRACT (FIRST TRACT)
WINNIE MAE MURCHISON ET AL
VOL. 4796, PG. 1140 D.R.T.C. | ㉚ | ARP AUTUMN RIDGE PARTNERS, LP
CALLED 62.00 ACRES (TRACT 1)
DOCUMENT NO. 20070059998
O.P.R. |
| ⑭ | ARP AUTUMN RIDGE PARTNERS, LP
CALLED 7.140 ACRES (TRACT 2)
DOCUMENT NO. 20070059998
O.P.R. | ㉛ | THEODORE TIMMERMAN
CALLED 150.00 ACRE TRACT
VOL. 4232, PG. 2153 R.P.R. |
| ⑮ | CALLED 118.16 ACRE TRACT
(FIRST TRACT)
HENRY KUEMPEL
VOL. 317, PG. 124 D.R.T.C. | ㉜ | 10.00 AC
IRBY M. FORD
VOL. 12317, PG. 572
R.P.R.T.C. |
| ⑯ | ARP AUTUMN RIDGE PARTNERS, LP
CALLED 6.365 ACRES (TRACT 2)
DOCUMENT NO. 2007065360
O.P.R. | ㉝ | NORMOAN WEISS, ET. UX.
CALLED 86.5 ACRE TRACT
VOL. 3431, PG. 2019 D.R. |

**PAPE-DAWSON
ENGINEERS**

7800 BIFORD CREEK BLVD. SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512-464-8711 FAX: 512-468-8887

REG. BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 470
REG. BOARD OF PROFESSIONAL LAND SURVEYORS, P.L.S. REGISTRATION # 1082801

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FIELD NOTES

FOR

A 443.692 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 A PORTION 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 62.00 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 20070059998 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 7.94 ACRE TRACT CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2009089987 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 6.43 ACRE TRACT (ACCESS TRACT) 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 7.140 ACRE TRACT (TRACT 2) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 20070059998 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 6.365 ACRE TRACT (TRACT 2) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007065360 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 45.680 ACRE TRACT CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2008059998 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 46.615 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 200759997 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 20.287 ACRE TRACT CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2008121344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.507

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

ACRE TRACT (TRACT 2) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007059997 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 49.42 ACRE TRACT (TRACT 2A) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2009089987 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 31.782 ACRE TRACT (TRACT 2A) CONVEYED TO 130 CACTUS INVESTMENTS RECORDED IN DOCUMENT NO. 2008121344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 443.692 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:

BEGINNING 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 north line of said 111.77 acre tract, same being the south right of way line of said Jesse Bohls Road, a distance of **174.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

THENCE departing the south right of way line of said Jesse Bohls Road, through the interior of said 111.77 acre tract (First Tract), said 35.758 acre tract (Tract 2A), said 35.540 acre tract (Tract 1) and said 16.747 acre tract (Tract 1) the following five (5) courses and distances:

1. **S 27°45'19" W**, a distance of **14.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **S 16°36'55" E**, a distance of **1731.52 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. **S 19°40'52" E**, a distance of **605.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. **S 62°27'52" E**, a distance of **595.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and,
5. **S 07°56'38" W**, a distance of **329.77 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the north 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,

443.392 Acres
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Page 3 of 7

THENCE N 62°45'50" W, with the north line of said 16.925 acre tract (Tract 2), a distance of **1524.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

THENCE S 27°14'10" W, with the west line of said 16.925 acre tract (Tract 2), a distance of **161.08 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

THENCE S 62°45'50" E, with a south line of said 16.925 acre tract (Tract 2), a distance of **1326.26 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

THENCE S 27°31'48" W, in part with a west line of said 16.925 acre tract, the west line of a called 15.967 acre tract (Tract 2) and the west line of a called 15.623 acre tract (Tract 3) both conveyed to August Kuhn Estate in Document No. 2012081067 of the Official Public Records of Travis County, Texas, a distance of **804.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the southwest corner of said 15.623 acre tract (Tract 3) and a point in the north line of the aforementioned 85 acre tract (Tract 1)

THENCE S 61°46'00" E, with the south line of said 15.623 acre tract (Tract 3) and the north line of said 85 acre tract (Tract 1), a distance of **592.54 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

THENCE departing the south line of said 15.623 acre tract (Tract 3), through the interior of said 85 acre tract (Tract 1) the following three (3) courses and distances:

1. **S 01°56'44" W**, a distance of **30.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **S 61°32'27" E**, a distance of **842.79 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and,
3. **S 14°48'04" W**, a distance of **684.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the south line of said 85 acre tract (Tract 1), same being the north line of a called 161.3 acre tract (Tract 6) conveyed to Rosa Pfluger Et. Al in Volume 930, Page 61 of the Deed Records of Travis County, Texas,

THENCE N 62°54'30" W, with the south line of said 85 acre tract (Tract 1), same being the north line of said 161.3 acre tract, a distance of **1800.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northwest corner of said 161.3 acre tract (Tract 6), same being the northeast corner of the aforementioned 6.43 acre tract (Access Tract), also being a point in the south line of said 85 acre tract (Tract 1);

443.392 Acres
 Job No. 50875-00
 Page 4 of 7

THENCE S 26°59'02" W, with the east line of said 6.43 acre tract (Access Tract), same being the west line of said 161.3 acre tract, a distance of **4798.60 feet** to a, iron rod with cap marked "CS LTD" found for the southwest corner of said 161.3 acre tract (Tract 6), same being the southernmost corner of said 6.43 acre tract (Access Tract), also being a point in the north right of way line of Cameron Road, a 60' right of way and point of non-tangent curvature;

THENCE with the west line of said 6.43 acre tract (Access Tract), same being the east right of way line of said Cameron Road the following three (3) courses and distances:

1. along the arc of said curve to the right, having a **radius of 262.41 feet**, a **central angle of 36°20'04"**, a **chord bearing and distance of N 13°05'34" E, 163.63 feet**, an **arc length of 166.41 feet** to an iron rod with cap marked "CS LTD" found and point of tangency,
2. **N 25°59'36" E**, a distance of **56.03 feet** to a ½" iron rod with illegible cap found, a point of non-tangent curvature and,
3. along the arc of said curve to the left, having a **radius of 404.11 feet**, a **central angle of 17°01'30"**, a **chord bearing and distance of N 17°34'48" E, 119.64 feet**, an **arc length of 120.08 feet** to an iron rod with cap marked "CS LTD" found being a point in the west line of said 6.43 acre tract, same being a point in the north right of way line of said Cameron Road, also being the southeast corner of a called 125.15 acre tract (Tract 3) conveyed to Winnie Mae Murchison Et. Al. recorded in Volume 4796, Page 1140 of the Deed Records of Travis County, Texas,

THENCE N 26°58'50" E, with the west line of said 6.43 acre tract (Access Tract), same being the east line of said 125.15 acre tract (Tract 3), a **distance of 4465.93 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northwest corner of said 6.43 acre tract (Access Tract), same being the northeast corner of said 125.15 acre tract (Tract 3), also being a point in the south line of said 85 acre tract (Tract 1);

THENCE N 62°55'06" W, with the north line of said 125.15 acre tract (Tract 3), same being the south line of said 85 acre tract, a distance of **1573.77 feet** to a iron rod with cap marked "Walker & Partners" found being the southwest corner of said 85 acre tract (Tract 1), same being the northwest corner of said 125.15 acre tract (Tract 3), also being a point in the east line of the aforementioned 7.140 acre tract (Tract 2);

THENCE with the west line of said 125.15 acre tract (Tract 3), same being the east line of said 7.140 acre tract (Tract 2) the following six (6) courses and distances:

1. **S 27°23'02" W**, a distance of **884.60 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

2. **S 27°22'26" W**, a distance of **48.74 feet** to an iron rod with cap marked "CS LTD" found,
3. **S 22°39'01" W**, a distance of **418.95 feet** to an iron rod with cap marked "CS LTD" found,
4. **S 26°43'14" W**, a distance of **346.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
5. **S 26°22'50" W**, a distance of **1615.52 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and,
6. **S 26°53'42" W**, a distance of **967.28 feet** to a ½" iron rod found being the southwest corner of said 125.151 acre tract (Tract 3), same being the southeast corner of said 7.140 acre tract (Tract 2), also being a point in the north right of way line of said Cameron Road;

THENCE N 65°30'00" W, with the south line of said 7.140 acre tract (Tract 2), also being the north right of way line of said Cameron Road, a distance of **60.00 feet** to a iron rod with cap marked "Sam Inc." found being the southwest corner of said 7.140 acre tract (Tract 2), same being a point in the north right of way line of said Cameron Road, also being the southeast corner of a called 118.16 acre tract (Tract 2) conveyed to Henry Kuempel recorded in Volume 317, Page 124 of the Deed Records of Travis County, Texas;

THENCE departing the north right of way line of said Cameron Road, with the west line of said 7.140 acre tract (Tract 2), same being the east line of said 118.16 acre tract (Tract 2) the following three (3) courses and distances:

1. **N 26°53'48" E**, a distance of **967.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **N 26°22'56" E**, a distance of **1617.33 feet** to a iron rod with destroyed cap found and,
3. **N 26°42'03" E**, a distance of **344.23 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northeast corner of said 118.16 acre tract (Tract 2), same being a point in the west line of said 7.140 acre tract (Tract 2), also being the southeast corner of the aforementioned 20.287 acre tract (Tract 2B);

THENCE N 62°33'32" W, with the south line of said 20.287 acre tract (Tract 2B), same being the north line of said 118.16 acre tract (Tract 2), a distance of **1418.56 feet** to an iron rod with cap marked "Sam Inc." found for the southwest corner of said 20.287 acre tract (Tract 2B), same being the northwest corner of said 118.16 acre tract (Tract 2), also being a point in the east line of the aforementioned 6.365 acre tract (Tract 2);

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THENCE with the west line of said 118.16 acre tract (Tract 2), same being the east line of said 6.365 acre tract the following two (2) courses and distances:

1. **S 26°58'45" W**, a distance of **1088.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and,
2. **S 27°13'21" W**, a distance of **1842.71 feet** to a ½" iron rod found being the southwest corner of said 118.16 acre tract (Tract 2), same being the southeast corner of said 6.365 acre tract (Tract 2), also being a point in the north right of way line of said Cameron Road;

THENCE N 62°34'54" W, with the south line of said 6.365 acre tract (Tract 2), same being the north right of way line of said Cameron Road, a distance of **119.94 feet** to a ½" iron rod found being the southwest corner of said 6.365 acre tract (Tract 2), same being a point in the north line of said Cameron Road, also being the southeast corner of a called 104 acre tract (Tract 1) conveyed to Lanier C. Hohls and Wife, Janet R. Bohls recorded in Volume 12820, Page 18466 of the Real Property Records of Travis County, Texas;

THENCE N 27°13'49" E, with the west line of said 6.365 acre tract (Tract 2), same being the east line of said 104 acre tract (Tract 1), a distance of **1689.95 feet** to an iron rod with cap marked "TLS Inc." found for the northeast corner of said 104 acre tract (Tract 1), same being a point in the west line of said 6.365 acre tract (Tract 2), also being the southeast corner of the aforementioned 45.680 acre tract;

THENCE N 62°15'52" W, with the north line of said 104 acre tract (Tract 1), same being the south line of said 45.680 acre tract, a distance of **2325.15 feet** to an iron rod with cap marked "TLS Inc." found for the northwest corner of said 104 acre tract (Tract 1), same being the southwest corner of said 45.680 acre tract, also being a point in the east line of a called 17.78 acre tract conveyed to Charles A. Schnabel and wife Nadine L. Schnabel recorded in Volume 7087, Page 1478 of the Deed Records of Travis County, Texas;

THENCE N 26°42'22" E, with the west line of said 45.680 acre tract and the aforementioned 46.815 acre tract (Tract 1), same being the east line of said 17.78 acre tract, a called 5.149 acre tract conveyed to Ronald P. McDavid recorded in Document No. 2000102735 of the Real Property Records of Travis County, Texas, a called 3.750 acre tract conveyed to Ronald P. McDavid recorded in Document No. 2000102735 of the Real Property Records of Travis County, Texas, and a called 5.00 acre tract conveyed to C.J. King and wife Irene King recorded in Volume 5426, Page 1856 of the Deed Records of Travis County, Texas, a distance of **1709.57 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northwest corner of said 46.615 acre tract (Tract 1), same being the northeast corner of said 5.00 acre tract, also being a point in the south line of a called 150.00 acre tract conveyed to Theodor Timmerman in Volume 4232, Page 2153 of the Deed Records of Travis County, Texas;

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THENCE S 62°26'30" E, with the north line of said 46.615 acre tract (Tract 1), same being the south line of said 150.00 acre tract, a distance of **1243.34 feet** to a 1" iron pipe found for the southeast corner of said 150.00 acre tract, same being a point in the north line of said 46.615 acre tract (Tract 1), also being the southwest corner of the aforementioned 31.782 acre tract (Tract 2A);

THENCE N 27°32'01" E, with the east line of said 150.00 acre tract, same being the west line of said 31.782 acre tract (Tract 2A) and the aforementioned 89.65 acre tract (Tract 2), a distance of **2838.51 feet** to a 1" iron pipe found for the northwest corner of said 89.65 acre tract (Tract 2), same being the northeast corner of said 150.00 acre tract, also being the southwest corner of the aforementioned 86.5 acre tract;

THENCE S 62°29'37" E, with the south line of said 89.65 acre tract and in part the north line of the aforementioned 62.00 acre tract (Tract 1) and the south line of said 86.5 acre tract, a distance of **2157.26 feet** to an iron rod with cap marked "Sam Inc." found

THENCE N 27°30'34" E, with the east line of said 89.65 acre tract and the west line of the aforementioned 35.540 acre tract (Tract 1), the west line of the aforementioned 35.758 acre tract (Tract 2A), and the west line of the aforementioned 111.77 acre tract (First Tract), a distance of **1729.37 feet** to the **POINT OF BEGINNING** and containing 443.692 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 28, 2015
 Job No.: 50790-00
 DOC. ID. H:\survey\CIVIL\50875-00\Word\50875-00_443.692Ac_West.docx
 TBPE Firm Registration #470
 TBPLS Firm Registration #100288-01

