

EXHIBIT "A"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 8**

Being a **0.0258**-acre (**1,122** square feet) parcel out of the Edward Flint Survey Number 277, being out of a called 0.14-acre tract conveyed from Melissa Biggs and Charles Biggs to Brian Kirvin Rogers and Lisa Wills-Rogers by Warranty Deed dated July 23, 2004, recorded in Document Number 2004142152 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.0258**-acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a point, unable to set, on the west line of a called 9.999-acre tract conveyed to BJI, Inc. by Warranty Deed dated February 28, 2006, recorded in Document Number 2006038774, O.P.R., for the east corner of a called 3.942-acre tract conveyed to Northeast Travis County Utility District by Warranty Deed executed April 27, 2005, recorded in Document Number 2005081202, O.P.R. and the south corner of Lot 2, Block B, Villages of Hidden Lake Commercial, recorded in Document Number 202200062, O.P.R., conveyed to Kelly Lane Retail, LLC by Special Warranty Deed dated August 9, 2022, recorded in Document Number 2022135661, O.P.R.;

**THENCE**, North 26°55'11" East, along the northwest line of said 9.999-acre tract and the southeast line of said Lot 2, a distance of 436.30 passing the south corner of a said 0.14-acre tract, and continuing along the northwest line of said 9.999-acre tract and the southeast line of said 0.14-acre tract for a total distance of 496.78 feet to a set iron rod with plastic red cap stamped "ROW", set in the proposed southwest right-of-way of Kelly Lane for the **POINT OF BEGINNING** and for the south corner of the herein described parcel, said point having coordinates of N=10,142,625.62, E=3,168,323.31, said point being 42.00 feet right from the proposed Kelly Lane Baseline Station 25+13.81;

1. **THENCE**, North 63°02'55" West, into and across said 0.14-acre tract, along the proposed southwest right-of-way line of Kelly Lane, a distance of 73.05 feet to a set iron rod with plastic red cap stamped "ROW", for the point of curvature of a curve to the left and an angle corner of the herein described parcel;

EXHIBIT "A"

2. **THENCE**, along said curve to the left, along the proposed southwest right-of-way line of Kelly Lane, an arc distance of 1.88 feet, with a radius of 870.00 feet, a central angle of  $00^{\circ}07'25''$ , and a chord bearing and distance of North  $63^{\circ}06'37''$  West, 1.88 feet, to a set iron rod with plastic red cap stamped "ROW" in the west line of said 0.14-acre tract, in the east line of said Lot 2 and for the west corner of the herein described parcel;
3. **THENCE**, North  $27^{\circ}03'45''$  East, along the west line of said 0.14-acre tract and the east line of said Lot 2, a distance of 14.80 feet to a found 1/2-inch iron rod in the existing southwest right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201600163 and 201400249, O.P.R., and Volume 90, Page 142, Plat Records, (P.R.), for the north corner of said 0.14-acre tract, a northeast corner of said Lot 2 and the north corner of the herein described parcel;
4. **THENCE**, South  $63^{\circ}19'40''$  East, along the existing southwest right-of-way line of said Kelly Lane and the north line of said 0.14-acre tract, a distance of 74.89 feet to a found 1-inch iron pipe for the north corner of said 9.999-acre tract and the east corner of said 0.14-acre tract and the herein described parcel;
5. **THENCE**, South  $26^{\circ}55'11''$  West, departing the existing southwest right-of-way line of Kelly Lane, along the southeast line of said 0.14-acre tract and the northwest line of said 9.999-acre tract, a distance of 15.16 feet to the **POINT OF BEGINNING** and containing 0.0258 of an acre (1,122 square feet) parcel of land.

EXHIBIT "A"

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-16-25

---

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date



Exhibit A

LEGEND

- SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW" UNLESS OTHERWISE NOTED
- SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" AS NOTED /
- SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT" UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- LAND HOOK (IDENTICAL OWNER)
- FND FOUND
- IR/IP IRON ROD/IRON PIPE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- U.E. UTILITY EASEMENT
- W.E. WATERMAIN EASEMENT
- R.O.W. RIGHT-OF-WAY
- (XXXX) PARCEL NUMBER
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING EASEMENT LINE
- PROPERTY LINE
- NOT TO SCALE (N.T.S.)
- PROPOSED BASELINE
- SURVEY LINE

KELLY LANE  
R.O.W. VARIATION  
DOC. NO. 20160249, O.P.R.T.C.T.  
DOC. NO. 20160206, O.P.R.T.C.T.

563°02'55"E 3,821.55' 24+00  
15' WATER RIGHT  
OF WAY EASEMENT  
VOL. 8138, PG. 303,  
D.R.T.C.T.

1/2" IR 563°19'40"E 74.89'  
FND 1" IP 526°55'11"W 15.16'

N27°03'45"E 14.80'  
C1 R.O.W. PROPOSED 563°02'55"E  
73.05'

N27°03'45"E 15.00'  
C2 PROPOSED U.E.  
73.06'

26' SHARED DRIVEWAY  
EASEMENT  
DOC. NO. 20220062,  
P.R.T.C.T.

10' PUBLIC UTILITY  
EASEMENT  
DOC. NO. 20220062,  
P.R.T.C.T.

15' WASTEWATER  
EASEMENT  
DOC. NO. 20220062,  
P.R.T.C.T.

KELLY LANE RETAIL, LLC  
CALLED 3.024 ACRES  
LOTS 1 & 2, BLOCK 'B'  
VILLAGES OF HIDDEN  
LAKE COMMERCIAL  
DOC. NO. 202135661,  
O.P.R.T.C.T.  
DATED: AUGUST 9, 2022

VILLAGES OF HIDDEN LAKE COMMERCIAL  
DOC. NO. 20220062, O.P.R.T.C.T.  
DATED: MARCH 15, 2022

EASEMENT AGREEMENT  
SPRINT SPECTRUM  
REALTY COMPANY, L.P.  
DOC. NO. 2006071635,  
O.P.R.T.C.T.

TEMPORARY  
ACCESS EASEMENT  
DOC. NO. 2021183771,  
O.P.R.T.C.T.

BRIAN KIRVIN ROGERS &  
LISA WILLS-ROGERS  
CALLED 0.14 OF AN ACRE  
DOC. NO. 2004142152  
DATED: JULY 23, 2004  
526°55'24"W 4.43'

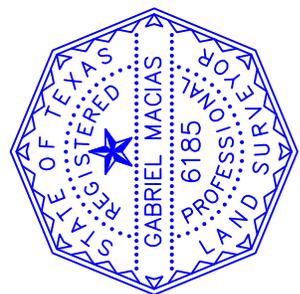
B.J.I., INC.  
CALLED 9.999 ACRES.  
DOC. NO. 2006038774, O.P.R.T.C.T.  
DATED: FEBRUARY 28, 2006



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	870.00'	1.88'	00°07'25"
C2	855.00'	1.90'	00°07'39"
		CHORD	
		S63°06'37"E	1.88'
		N63°06'45"W	1.90'

POINT OF BEGINNING (P.O.B.) TABLE			
POINT NO.	PARCEL NO.	NORTHING	EASTING
1	8 & 8U	10,142,625.62	3,168,323.31
		STATION - OFFSET	
		STA. 25+13.81	- 42.00' RT

I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



*Gabriel Macias*  
GABRIEL MACIAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6185  
DATE  
05-16-25

- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, CORRS 96 EPOCH 2002.00.
  - COORDINATES AND DISTANCES ARE DISPLAYED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 0.9999132. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
  - THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
  - ABSTRACTING WAS COMPLETED FEBRUARY, 2025.
  - FIELD SURVEYS WERE COMPLETED MAY, 2025.
  - RIGHT OF WAY MAP COMPLETED IN MAY, 2025.
  - PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
  - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  - PROPERTY LINES ARE BASED ON FOUND MONUMENTATION SHOWN ON THE CORRESPONDING RIGHT-OF-WAY MAP.

EDWARD FLINT SURVEY  
ABSTRACT 277

NORTHEAST TRAVIS COUNTY  
UTILITY DISTRICT  
CALLED 3.942 ACRES  
DOC. NO. 2005081202, O.P.R.T.C.T.  
EXECUTED: APRIL 27, 2005

P.O.C.  
UNABLE TO SET



ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
www.espassociates.com  
(210) 349-3271  
TBPELS No. 10194036  
©2025

PARCEL PLAT  
SHOWING  
PARCELS 8 & 8U  
KELLY LANE  
TRAVIS COUNTY  
MAY, 2025

PAGE 4 OF 4  
SCALE: 1" = 50'

EXHIBIT "A-1"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 8U**

Being a **0.0258**-acre (**1,124** square feet) utility easement out of the Edward Flint Survey Number 277, being out of a called 0.14-acre tract conveyed from Melissa Biggs and Charles Biggs to Brian Kirvin Rogers and Lisa Wills-Rogers by Warranty Deed dated July 23, 2004, recorded in Document Number 2004142152 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.0258**-acre easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a point, unable to set, on the west line of a called 9.999-acre tract conveyed to BJI, Inc. by Warranty Deed dated February 28, 2006, recorded in Document Number 2006038774, O.P.R., for the east corner of a called 3.942-acre tract conveyed to Northeast Travis County Utility District by Warranty Deed executed April 27, 2005, recorded in Document Number 2005081202, O.P.R. and the south corner of Lot 2, Block B, Villages of Hidden Lake Commercial, recorded in Document Number 202200062, O.P.R., conveyed to Kelly Lane Retail, LLC by Special Warranty Deed dated August 9, 2022, recorded in Document Number 2022135661, O.P.R.;

**THENCE**, North 26°55'11" East, along the northwest line of said 9.999-acre tract and the southeast line of said Lot 2, a distance of 436.30 passing the south corner of a said 0.14-acre tract, and continuing along the northwest line of said 9.999-acre tract and the southeast line of said 0.14-acre tract for a total distance of 496.78 feet to a set iron rod with plastic red cap stamped "ROW", set in the proposed southwest right-of-way of Kelly Lane for the **POINT OF BEGINNING** and for the south corner of the herein described parcel, said point having coordinates of N=10,142,625.62, E=3,168,323.31, said point being 42.00 feet right from the proposed Kelly Lane Baseline Station 25+13.81;

1. **THENCE**, South 26°55'11" West, departing the proposed southwest right-of-way line of Kelly Lane, along the southeast line of said 0.14-acre tract and the northwest line of said 9.999-acre tract, a distance of 15.00 feet to a set iron rod with blue cap stamped "EASEMENT", for the south corner of the herein described easement;
2. **THENCE**, North 63°02'55" West, into and across said 0.14-acre tract, a distance of 73.06 feet to a set iron rod with blue cap stamped "EASEMENT", for an angle corner of the herein described easement, the point of curvature of a curve to the left;

EXHIBIT "A-1"

3. **THENCE**, along said curve to the left, continuing into and across said 0.14-acre tract, an arc distance of 1.90 feet, with a radius of 855.00 feet, a central angle of  $00^{\circ}07'39''$ , and a chord bearing and distance of North  $63^{\circ}06'45''$  West, 1.90 feet, to a set iron rod with blue cap stamped "EASEMENT", set in the northwest line of said 0.14-acre tract and at an angle point in the existing southwest right-of-way line of Kelly Lane, a variable width right-of-way, recorded in said Villages of Hidden Lake Commercial, at a northwest corner of Lot 2, Block B of said Villages of Hidden Lake Commercial, being Lots 1 and 2, Block B of said Villages of Hidden Lake Commercial, also being a called 3.02-acre tract conveyed to Kelly Lane Retail, LLC in Special Warranty Deed dated August 9, 2022, recorded in Document Number 2022135661, O.P.R., for the west corner of the herein described easement;
4. **THENCE**, North  $27^{\circ}03'45''$  East, along the northwest line of said 0.14-acre tract and said existing southwest right-of-way line of Kelly Lane, a distance of 15.00 feet to a set iron rod with plastic red cap stamped "ROW", set in the proposed southwest right-of-way line of Kelly Lane, for the north corner of the herein described easement, the point of curvature of a curve to the right;
5. **THENCE**, departing said existing southwest right-of-way line of Kelly Lane, along said curve to the right, into and across said 0.14-acre tract, along the proposed southwest right-of-way line of Kelly Lane, an arc distance of 1.88 feet, with a radius of 870.00 feet, a central angle of  $00^{\circ}07'25''$ , and a chord bearing and distance of South  $63^{\circ}06'37''$  East, 1.88 feet, to a set iron rod with plastic red cap stamped "ROW", set at the point of tangency;
6. **THENCE**, South  $63^{\circ}02'55''$  East, continuing into and across said 0.14-acre tract and along the proposed southwest right-of-way line of Kelly Lane, a distance of 73.05 feet to the **POINT OF BEGINNING** and containing 0.0258 of an acre (1,124 square feet) easement of land.

EXHIBIT "A-1"

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-06-25

---

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date





EXHIBIT "B"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 10**

Being a **0.1261**-acre (**5,491** square feet) parcel out of the Edward Flint Survey Number 277, being out of a called 10.00-acre tract conveyed from Frank E. Martin, III, as Independent Executor of the Estate of Ardalia Ellen Stark Martin, Deceased to Ali M. Abdelfattah and Samah Badawy, husband and wife by General Warranty Deed with Third Party Vendor's Lien dated December 23, 2021, recorded in Document Number 2021284598 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.1261**-acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1-inch iron pipe, found in the northeast line of Lot 22, Block B, The Villages of Hidden Lake, Phase 1, recorded in Document Number 200300119, O.P.R., conveyed to Simone Gdanski-Hilton by General Warranty Deed executed July 16, 2014, recorded in Document Number 2014123391, O.P.R., and for the southeast corner of a called 20.00-acre tract conveyed to Wind River Cattle LLC by Special Warranty Deed executed December 20, 2012, recorded in Document Number 2012216343, O.P.R.;

**THENCE**, North 62°20'07" West, along the northeast line of said Villages of Hidden Lake, Phase 1 and the southwest line of said 20.00-acre tract, a distance of 170.93 feet to a point for an angle corner of said Villages of Hidden Lake, Phase 1 and said 20.00-acre tract;

**THENCE**, North 61°52'03" West, continuing along the northeast line of said Village of Hidden Lake, Phase 1 and the southwest line of said 20.00-acre tract, a distance of 384.21 feet to a point, at the west corner of said 20.00-acre tract and the south corner of said 10.00-acre tract;

**THENCE**, North 26°57'15" East, along the northwest line of said 20.00-acre tract and the southeast line of said 10.00-acre tract, a distance of 1,542.80 feet to a set iron rod with plastic red cap stamped "ROW" set in the proposed southwest right-of-way of Kelly Lane for the **POINT OF BEGINNING** and the southeast corner of the herein described parcel, said point having coordinates of N=10,142,365.32, E=3,168,817.59, said point being 50.00 feet right from the proposed Kelly Lane Baseline Station 30+72.39;

EXHIBIT "B"

1. **THENCE**, North 63°02'55" West, into and across said 10.00-acre tract, along the proposed southwest right-of-way line of Kelly Lane, a distance of 43.22 feet to a set iron rod with plastic red cap stamped "ROW", for the point of curvature of a curve to the right, an angle of the herein described parcel;
2. **THENCE**, along said curve to the right, continuing into and across said 10.00-acre tract, along the proposed southwest right-of-way line of Kelly Lane, an arc distance of 43.22 feet, with a radius of 1,017.50 feet, a central angle of 02°26'01", and a chord bearing and distance of North 61°49'54" West, 43.21 feet, to a set iron rod with plastic red cap stamped "ROW" for the point of tangency, an angle corner of the herein described parcel;
3. **THENCE**, North 60°36'54" West, continuing into and across said 10.00-acre tract, along the proposed southwest right-of-way line of Kelly Lane, a distance of 147.46 feet to a set iron rod with plastic red cap stamped "ROW" at the point of curvature of a curve to the left, for an angle corner of the herein described parcel;
4. **THENCE**, along said curve to the left, continuing into and across said 10.00-acre tract, along the proposed southwest right-of-way line of Kelly Lane, an arc distance of 38.65 feet, with a radius of 910.00 feet, a central angle of 02°26'01", and a chord bearing and distance of North 61°49'54" West, 38.65 feet, to a set iron rod with plastic red cap stamped "ROW" at the point of tangency, for an angle corner of the herein described parcel;
5. **THENCE**, North 63°02'55" West, continuing into and across said 10.00-acre tract, along the proposed southwest right-of-way line of Kelly Lane, a distance of 6.30 feet to a set iron rod with plastic red cap stamped "ROW", in the southeast line of a called 9.999-acre tract conveyed to BJI, Inc. by Warranty Deed dated February 28, 2006, recorded in Document Number 2006038774, O.P.R. for the west corner of the herein described parcel;
6. **THENCE**, North 26°57'15" East, along the northwest line of said 10.00-acre tract and the southeast line of said 9.999-acre tract, a distance of 15.15 feet to a point in the existing southwest right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201600206 and 201400249, O.P.R., for the east corner of said 9.999-acre tract and the north corner of said 10.00-acre tract and the herein described parcel, from which a found 1/2-inch iron rod bears South 63°02'45" East, a distance of 0.85 feet;

EXHIBIT "B"

7. **THENCE**, South 63°02'45" East, along the existing southwest right-of-way line of said Kelly Lane and the northeast line of said 10.00-acre tract, a distance of 278.70 feet to a found 1-inch iron pipe, for the east corner of said 10.00-acre tract, the north corner of said 20.00-acre tract and the east corner of the herein described parcel;
  
8. **THENCE**, South 26°57'15" West, departing the existing southwest right-of-way line of said Kelly Lane, along the southeast line of said 10.00-acre tract and the northwest line of said 20.00-acre tract, a distance of 23.14 feet to the **POINT OF BEGINNING** and containing 0.1261 of an acre (5,491 square feet) parcel of land.

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-16-25

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date



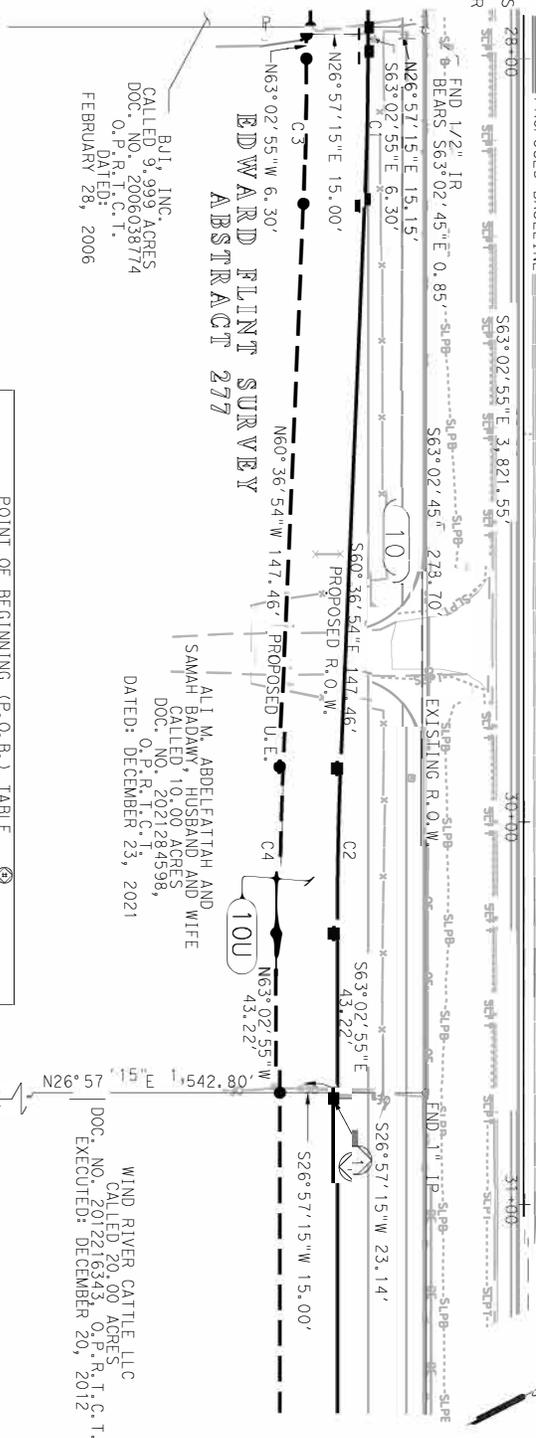
**EXHIBIT "B"**

**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, CORS 96 EPOCH 2002.00.
2. COORDINATES AND DISTANCES ARE DISPLAYED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00010132. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.
5. FIELD SURVEYS WERE COMPLETED MAY, 2025.
6. RIGHT OF WAY MAP COMPLETED IN MAY, 2025.
7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
9. PROPERTY LINES ARE BASED ON FOUND MONUMENTATION SHOWN ON THE CORRESPONDING RIGHT-OF-WAY MAP

PROPOSED BASELINE

KELLY LANE  
(R.O.W. VARIETY)  
O.P.R.T.C.T.  
DOC. NO. 201400249  
DOC. NO. 201600206, O.P.R.T.C.T.



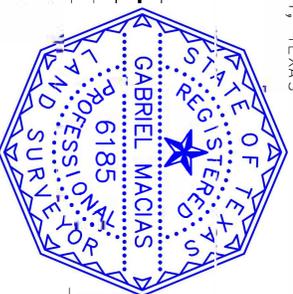
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	910.00'	38.65'	02°26'01"	S61°49'54"E 38.65'
C2	1,017.50'	43.22'	02°26'01"	S61°49'54"E 43.21'
C3	895.00'	38.01'	02°26'01"	N61°49'54"W 38.01'
C4	1,032.50'	43.85'	02°26'01"	N61°49'54"W 43.85'

**LEGEND**

- SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW" UNLESS OTHERWISE NOTED
- SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" AS NOTED / SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT" UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- LAND HOOK (IDENTICAL OWNER)
- FOUND
- IRON ROD/IRON PIPE

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
P.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS  
D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS  
DOC. NO. UTILITY EASEMENT  
U.E. WATERMAIN EASEMENT  
W.E. RIGHT-OF-WAY  
R.O.W. PARCEL NUMBER  
(XXXX)

EXISTING R.O.W. LINE  
PROPOSED R.O.W. LINE  
EXISTING EASEMENT LINE  
PROPERTY LINE  
NOT TO SCALE (N.T.S.)  
PROPOSED BASELINE  
SURVEY LINE



*Gabriel Macias*

05-16-25

GABRIEL MACIAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6185

I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

POINT NO.	PARCEL NO.	NORTHING	EASTING
1	10 & 10U	10,142,365.32	3,168,817.59

STA.	STATION - OFFSET
30+72.39	- 50.00' RT

SIMONE GPANSKI-HILTON  
LOT 22 - BLOCK B  
THE VILLAGES OF HIDDEN LAKE  
PHASE 1  
DOC. NO. 2014123391  
O.P.R.T.C.T.  
EXECUTED: JULY 16, 2014

WIND RIVER CATTLE LLC  
CALLED 20.00 ACRES  
DOC. NO. 2012216343, O.P.R.T.C.T.  
EXECUTED: DECEMBER 20, 2012

**ESP Associates, Inc.**  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
www.espassociates.com  
TBPPLS No. 10194036 ©2025

PARCEL PLAT  
SHOWING  
PARCELS 10 & 10U  
KELLY LANE  
TRAVIS COUNTY  
MAY, 2025

EXHIBIT "B-1"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 10U**

Being a **0.0958**-acre (**4,174** square feet) utility easement out of the Edward Flint Survey Number 277, being out of a called 10.00-acre tract conveyed from Frank E. Martin, III, as Independent Executor of the Estate of Ardalia Ellen Stark Martin, Deceased to Ali M. Abdelfattah and Samah Badawy, husband and wife by General Warranty Deed with Third Party Vendor's Lien dated December 23, 2021, recorded in Document Number 2021284598 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.0958**-acre easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1-inch iron pipe, found in the northeast line of Lot 22, Block B, The Villages of Hidden Lake, Phase 1, recorded in Document Number 200300119, O.P.R., conveyed to Simone Gdanski-Hilton by General Warranty Deed executed July 16, 2014, recorded in Document Number 2014123391, O.P.R., and for the southeast corner of a called 20.00-acre tract conveyed to Wind River Cattle LLC by Special Warranty Deed executed December 20, 2012, recorded in Document Number 2012216343, O.P.R.;

**THENCE**, North 62°20'07" West, along the northeast line of said Villages of Hidden Lake, Phase 1 and the southwest line of said 20.00-acre tract, a distance of 170.93 feet to a point for an angle corner of said Villages of Hidden Lake, Phase 1 and said 20.00-acre tract;

**THENCE**, North 61°52'03" West, continuing along the northeast line of said Village of Hidden Lake, Phase 1 and the southwest line of said 20.00-acre tract, a distance of 384.21 feet to a point, at the west corner of said 20.00-acre tract and the south corner of said 10.00-acre tract;

**THENCE**, North 26°57'15" East, along the northwest line of said 20.00-acre tract and the southeast line of said 10.00-acre tract, a distance of 1,542.80 feet to a set iron rod with plastic red cap stamped "ROW" set in the proposed southwest right-of-way of Kelly Lane for the **POINT OF BEGINNING** and the southeast corner of the herein described parcel, said point having coordinates of N=10,142,365.32, E=3,168,817.59, said point being 50.00 feet right from the proposed Kelly Lane Baseline Station 30+72.39;

**EXHIBIT "B-1"**

1. **THENCE**, South 26°57'15" West, departing the proposed southwest right-of-way line of Kelly Lane, continuing along the southeast line of said 10.00-acre tract and the northwest line of said 20.00-acre tract, a distance of 15.00 feet to a set iron rod with blue cap stamped "EASEMENT", for the south corner of the herein described easement;
2. **THENCE**, North 63°02'55" West, into and across said 10.00-acre tract, a distance of 43.22 feet to a set iron rod with blue cap stamped "EASEMENT", for an angle corner of the herein described easement, the point of curvature of a curve to the right;
3. **THENCE**, along said curve to the right, continuing into and across said 10.00-acre tract, an arc distance of 43.85 feet, with a radius of 1,032.50 feet, a central angle of 02°26'01", and a chord bearing and distance of North 61°49'54" West, 43.85 feet, to a set iron rod with blue cap stamped "EASEMENT" for an angle corner of the herein described easement, the point of tangency;
4. **THENCE**, North 60°36'54" West, continuing into and across said 10.00-acre tract, a distance of 147.46 feet to a set iron rod with blue cap stamped "EASEMENT", for an angle corner of the herein described easement, the point of curvature of a curve to the left;
5. **THENCE**, along said curve to the left, , continuing into and across said 10.00-acre tract, an arc distance of 38.01 feet, with a radius of 895.00 feet, a central angle of 02°26'01", and a chord bearing and distance of North 61°49'54" West, 38.01 feet, to a set iron rod with blue cap stamped "EASEMENT" for an angle corner of the herein described easement, the point of tangency;
6. **THENCE**, North 63°02'55" West, continuing into and across said 10.00-acre tract, a distance of 6.30 feet to a set iron rod with blue cap stamped "EASEMENT", set in the northwest line of said 10.00-acre tract and the southeast line of a called 9.999-acre tract conveyed to BJI, Inc. by Warranty Deed dated February 28, 2006, recorded in Document Number 2006038774, O.P.R., for the west corner of the herein described easement;
7. **THENCE**, North 26°57'15" East, along the northwest line of said 10.000-acres and the southeast line of said 9.999-acres, a distance of 15.00 feet to a set iron rod with plastic red cap stamped "ROW", in the proposed southwest right-of-way line of Kelly Lane, for the north corner of the herein described easement;

**EXHIBIT "B-1"**

8. **THENCE**, South 63°02'55" East, into and across said 10.00-acre tract, along the proposed southwest right-of-way of Kelly Lane, a distance of 6.30 feet to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described easement, the point of curvature of a curve to the right;
9. **THENCE**, along said curve to the right, continuing into and across said 10.00-acre tract and along the proposed southwest right-of-way line of Kelly Lane, an arc distance of 38.65 feet, with a radius of 910.00 feet, a central angle of 02°26'01", and a chord bearing and distance of South 61°49'54" East, 38.65 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described easement, the point of tangency;
10. **THENCE**, South 60°36'54" East, continuing into and across said 10.00-acre tract and along the proposed southwest right-of-way of Kelly Lane, right-of-way width varies, a distance of 147.46 feet to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described easement, the point of curvature of a curve to the left;
11. **THENCE**, along said curve to the left, continuing into and across said 10.00-acre tract and along the proposed southwest right-of-way line of Kelly Lane, an arc distance of 43.22 feet, with a radius of 1,017.50 feet, a central angle of 02°26'01", and a chord bearing and distance of South 61°49'54" East, 43.21 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described easement;

**EXHIBIT "B-1"**

**12. THENCE**, South 63°02'55" East, continuing into and across said 10.00-acre tract and along the proposed southwest right-of-way line of Kelly Lane, a distance of 43.22 feet to the **POINT OF BEGINNING** and containing 0.0958 of an acre (4,174 square feet) easement of land.

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-06-25

---

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date

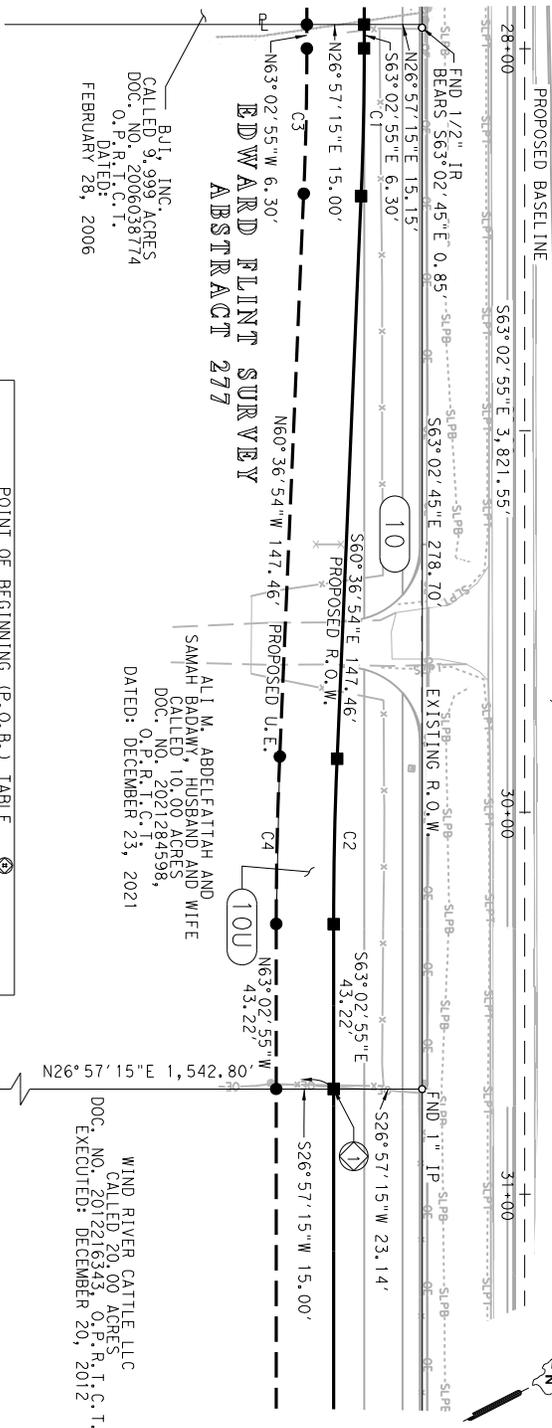
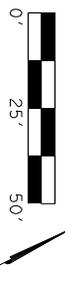


**EXHIBIT "B-1"**

**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, CORRS 96 EPOCH 2002.00.
2. COORDINATES AND DISTANCES ARE DISPLAYED AS SURFACE VALUES AND MAY BE DISPLAYED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00010132. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.
5. FIELD SURVEYS WERE COMPLETED MAY, 2025.
6. RIGHT OF WAY MAP COMPLETED IN MAY, 2025.
7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
9. PROPERTY LINES ARE BASED ON FOUND MONUMENTATION SHOWN ON THE CORRESPONDING RIGHT-OF-WAY MAP.

KELLY LANE  
(R.O.W. VARIES)  
O.P.R.T.C.T.  
DOC. NO. 201400249, O.P.R.T.C.T.  
DOC. NO. 201600206, O.P.R.T.C.T.



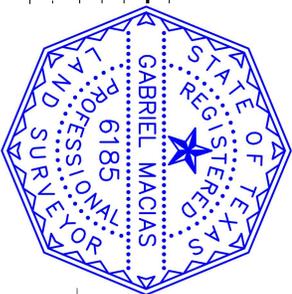
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	910.00'	38.65'	02°26'01"	S61°49'54"E 38.65'
C2	1,017.50'	43.22'	02°26'01"	S61°49'54"E 43.21'
C3	895.00'	38.01'	02°26'01"	N61°49'54"W 38.01'
C4	1,032.50'	43.85'	02°26'01"	N61°49'54"W 43.85'

**LEGEND**

- SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW" UNLESS OTHERWISE NOTED
- SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" AS NOTED / SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT" UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- FOUND HOOK (IDENTICAL OWNER)
- FOUND
- IRON ROD/IRON PIPE

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS  
DOC. NO. DEED RECORDS OF TRAVIS COUNTY, TEXAS  
U.E. UTILITY EASEMENT  
W.E. WATERMAIN EASEMENT  
R.O.W. RIGHT-OF-WAY  
XXXXX PARCEL NUMBER

EXISTING R.O.W. LINE  
PROPOSED R.O.W. LINE  
EXISTING EASEMENT LINE  
PROPERTY LINE  
NOT TO SCALE (N.T.S.)  
PROPOSED BASELINE  
SURVEY LINE



POINT NO.	PARCEL NO.	NORTHING	EASTING
1	10 & 10U	10,142,365.32	3,168,817.59

STA.	STATION - OFFSET
30+72.39	- 50.00' RT

SIMONE GPANSKI-HILTON THE VILLAGES OF HIDDEN LAKE  
LOT 22 - BLOCK B  
PHASE 1  
DOC. NO. 200390119  
O.P.R.T.C.T.  
EXECUTED: JULY 16, 2014

WIND RIVER CATTLE LLC  
CALLED 20.00 ACRES  
DOC. NO. 2012216343, O.P.R.T.C.T.  
EXECUTED: DECEMBER 20, 2012

I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Gabriel Macias*  
05-06-25

GABRIEL MACIAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6185

**ESP Associates, Inc.**  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
www.espassociates.com  
TBPRLS No. 10194036  
©2025

PARCEL PLAT  
SHOWING  
PARCELS 10 & 10U  
KELLY LANE  
TRAVIS COUNTY  
MAY, 2025

EXHIBIT "C"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 11**

Being a **0.2972**-acre (**12,948** square feet) parcel out of the Edward Flint Survey Number 277, being out of a called 20.00-acre tract conveyed from Charles Colvin and wife, Tracee Colvin to Wind River Cattle LLC by Special Warranty Deed executed December 20, 2012, recorded in Document Number 2012216343 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.2972**-acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1-inch iron pipe in the northeast line of Lot 22, Block B, The Villages of Hidden Lake, Phase 1, according to the plat thereof recorded in Document Number 200300119, O.P.R. and conveyed to Simone Gdanski-Hilton in General Warranty Deed recorded in Document Number 2014123391, O.P.R., for the west corner of Lot 1, Holy Word Pflugerville, recorded in Document Number 202000079, O.P.R., being out of a called 19.96-acre tract conveyed to Crosslife Evangelical Lutheran Church, Inc. by Special Warranty Deed with Vendor's Lien dated February 14, 2020, recorded in Document Number 2020031850. O.P.R., and for the south corner of said 20.00-acre tract;

**THENCE**, North 26°54'39" East, along the northwest line of said Lot 1 and the southeast line of said 20.00-acre tract, a distance of 1,551.39 feet to a found iron rod with plastic yellow cap stamped "CHAPPARAL" for the north corner of said Lot 1, in the existing southwest right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201400249, 201600206 and 202000079, O.P.R.;

**THENCE**, North 27°01'07" East, continuing along the southeast line of said 20.00-acre tract and the existing southwest right-of-way line of Kelly Lane, a distance of 1.46 feet to a set iron rod with plastic red cap stamped "R.O.W.", set in the proposed southwest right-of-way line of Kelly Lane for the **POINT OF BEGINNING** and for the southeast corner of the herein described easement, said point having coordinates of N=10,142,114.29, E=3,169,311.30, said point being 50.00 feet right from the proposed Kelly Lane Baseline Station 36+26.26;

EXHIBIT "C"

1. **THENCE**, North 63°02'55" West, into and across said 20.00-acre tract and along the proposed southwest right-of-way line of Kelly Lane, a distance of 553.87 feet to a set iron rod with plastic red cap stamped "R.O.W." on the northwest line of said 20.00-acre tract, the southeast line of a called 10.00-acre tract conveyed to Ardalia E. Martin by Warranty Deed with Vendor's Lien dated April 1, 2005, recorded in Document Number 2005056379, O.P.R.;
2. **THENCE**, North 26°57'15" East, along the northwest line of said 20.00-acre tract and the southeast line of said 10.00-acre tract, a distance of 23.14 feet to a found 1-inch iron pipe in the existing southwest right-of-way line of Kelly Lane, for the north corner of said 20.00-acre tract, the east corner of said 10.00-acre tract and for the north corner of the herein described parcel;
3. **THENCE**, South 63°05'53" East, along the existing southwest right-of-way of Kelly Lane and the northeast line of said 20.00-acre tract, a distance of 553.90 feet to a found 1-inch iron pipe in the existing southwest right-of-way line of Kelly Lane, for the east corner of said 20.00-acre tract and the east corner of the herein described parcel;
4. **THENCE**, South 27°01'07" West, along the southeast line of said 20.00-acre tract, a distance of 23.62 feet to the **POINT OF BEGINNING** and containing 0.2972 of an acre (12,948 square feet) parcel of land.

EXHIBIT "C"

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-16-25

---

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

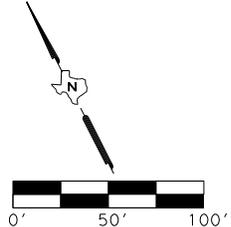
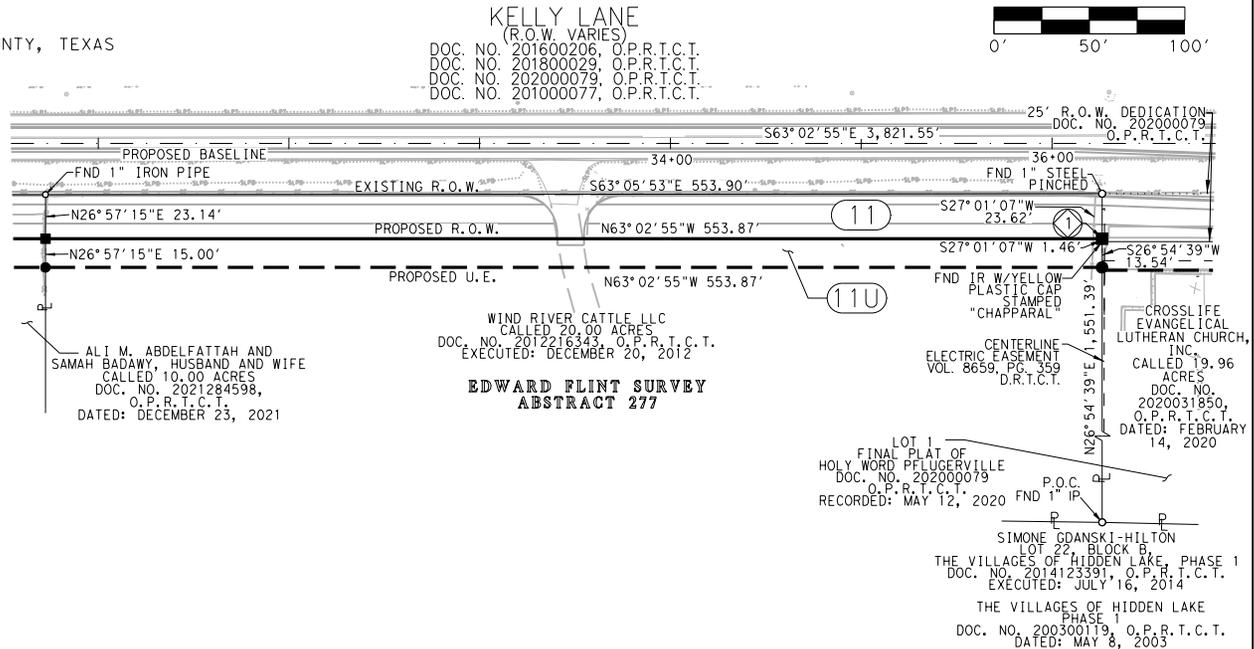
Date



# EXHIBIT C

## LEGEND

- SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW" UNLESS OTHERWISE NOTED
  - SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" AS NOTED /
  - SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT" UNLESS OTHERWISE NOTED
  - ~ FOUND MONUMENT (AS NOTED)
  - ┌ LAND HOOK (IDENTICAL OWNER)
  - FND FOUND
  - IR/IP IRON ROD/IRON PIPE
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - DOC.NO. DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - U.E. UTILITY EASEMENT
  - W.E. WATERMAIN EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - (XXXX) PARCEL NUMBER
- 
- EXISTING R.O.W. LINE
  - PROPOSED R.O.W. LINE
  - EXISTING EASEMENT LINE
  - PROPERTY LINE
  - NOT TO SCALE (N.T.S.)
  - PROPOSED BASELINE
  - SURVEY LINE



### NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, CORS 96 EPOCH 2002.00.
2. COORDINATES AND DISTANCES ARE DISPLAYED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00010132. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.
5. FIELD SURVEYS WERE COMPLETED MAY, 2025.
6. RIGHT OF WAY MAP COMPLETED IN MAY, 2025.
7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
9. PROPERTY LINES ARE BASED ON FOUND MONUMENTATION SHOWN ON THE CORRESPONDING RIGHT-OF-WAY MAP.

POINT OF BEGINNING (P.O.B.) TABLE				
POINT NO.	PARCEL NO.	NORTHING	EASTING	STATION - OFFSET
1	11 & 11U	10,142,114.29	3,169,311.30	STA. 36+26.26- 50.00' RT



I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

05-16-25  
 GABRIEL MACIAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NUMBER 6185

ESP Associates, Inc.  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-3271  
 www.espassociates.com  
 TBPELS No. 10194036  
 ©2025

PARCEL PLAT

SHOWING

PARCELS 11 & 11U

KELLY LANE  
 TRAVIS COUNTY  
 MAY, 2025

PAGE 4 OF 4
SCALE: 1"=100'

EXHIBIT "C-1"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 11U**

Being a **0.1907**-acre (**8,308** square feet) utility easement out of the Edward Flint Survey Number 277, being out of a called 20.00-acre tract conveyed from Charles Colvin and wife, Tracee Colvin to Wind River Cattle LLC by Special Warranty Deed executed December 20, 2012, recorded in Document Number 2012216343 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.1907**-acre easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1-inch iron pipe in the northeast line of Lot 22, Block B, The Villages of Hidden Lake, Phase 1, according to the plat thereof recorded in Document Number 200300119, O.P.R. and conveyed to Simone Gdanski-Hilton in General Warranty Deed recorded in Document Number 2014123391, O.P.R., for the west corner of Lot 1, Holy Word Pflugerville, recorded in Document Number 202000079, O.P.R., being out of a called 19.96-acre tract conveyed to Crosslife Evangelical Lutheran Church, Inc. by Special Warranty Deed with Vendor's Lien dated February 14, 2020, recorded in Document Number 2020031850. O.P.R., and for the south corner of said 20.00-acre tract;

**THENCE**, North 26°54'39" East, along the northwest line of said Lot 1 and the southeast line of said 20.00-acre tract, a distance of 1,551.39 feet to a found iron rod with plastic yellow cap stamped "CHAPPARAL" for the north corner of said Lot 1, in the existing southwest right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201400249, 201600206 and 202000079, O.P.R.;

**THENCE**, North 27°01'07" East, continuing along the southeast line of said 20.00-acre tract and the existing southwest right-of-way line of Kelly Lane, a distance of 1.46 feet to a set iron rod with plastic red cap stamped "R.O.W.", set in the proposed southwest right-of-way line of Kelly Lane, for the **POINT OF BEGINNING** and for the southeast corner of the herein described easement, said point having coordinates of N=10,142,114.29, E=3,169,311.30, said point being 50.00 feet right from the proposed Kelly Lane Baseline Station 36+26.26;

EXHIBIT "C-1"

1. **THENCE**, South 27°01'07" West, continuing along the southeast line of said 20.00-acre tract and the existing southwest right-of-way line of Kelly Lane, a distance of 1.46 feet to a found iron rod with yellow plastic cap stamped "CHAPPARAL", for the north corner of said Lot 1 and for an angle corner of the herein described easement;
2. **THENCE**, South 26°54'39" West, departing the existing southwest right-of-way line of said Kelly Lane, continuing along the southeast line of said 20.00-acre tract, along the northwest line of said Lot 1, a distance of 13.54 feet to a set iron rod with blue cap stamped "EASEMENT", for the south corner of the herein described easement;
3. **THENCE**, North 63°02'55" West, into and across said 20.00-acre tract, a distance of 553.87 feet to a set iron rod with blue cap stamped "EASEMENT", set in the northwest line of said 20.00-acre tract, in the southeast line of a called 10.00-acre tract conveyed to Ali M. Abdelfattah and Samah Badawy, husband and wife by General Warranty Deed with Third Party Vendor's Lien dated December 23, 2021, recorded in Document Number 2021284598, O.P.R. for the west corner of the herein described easement;
4. **THENCE**, North 26°57'15" East, along the northwest line of said 20.00-acre tract and the southeast line of said 10.00-acre tract, a distance of 15.00 feet to a set iron rod with plastic red cap stamped "ROW", set in the proposed southwest right-of-way line of Kelly Lane, right-of-way width varies, for the north corner of the herein described easement;
5. **THENCE**, South 63°02'55" East, into and across said 20.00-acre tract, along the proposed southwest right-of-way line of Kelly Lane, right-of-way width varies, a distance of 553.87 feet to the **POINT OF BEGINNING** and containing 0.1907 of an acre (8,308 square feet) easement of land.

EXHIBIT "C-1"

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-09-25

---

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

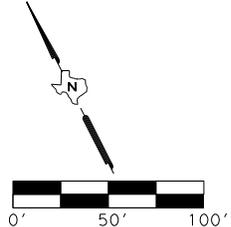
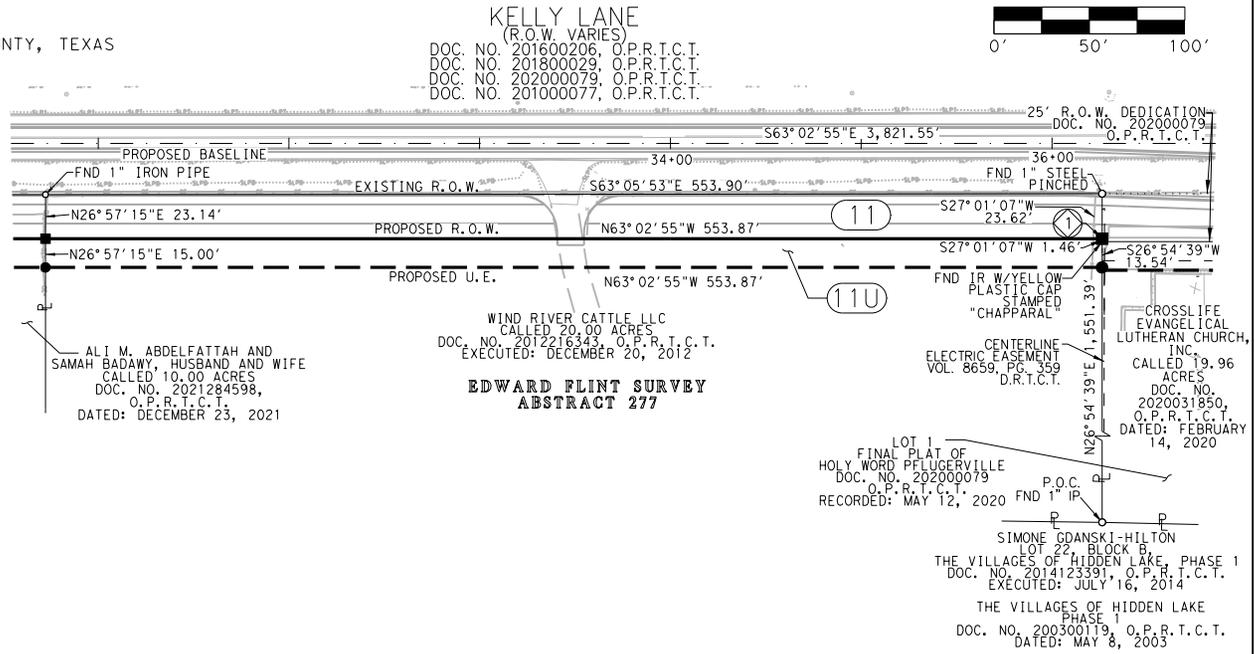
Date



EXHIBIT "C-1"

LEGEND

- SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW" UNLESS OTHERWISE NOTED
  - SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" AS NOTED /
  - SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT" UNLESS OTHERWISE NOTED
  - ~ FOUND MONUMENT (AS NOTED)
  - ┌ LAND HOOK (IDENTICAL OWNER)
  - FND FOUND
  - IR/IP IRON ROD/IRON PIPE
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - DOC.NO. DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - U.E. UTILITY EASEMENT
  - W.E. WATERMAIN EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - (XXXX) PARCEL NUMBER
- 
- EXISTING R.O.W. LINE
  - PROPOSED R.O.W. LINE
  - EXISTING EASEMENT LINE
  - PROPERTY LINE
  - NOT TO SCALE (N.T.S.)
  - PROPOSED BASELINE
  - SURVEY LINE



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, CORS 96 EPOCH 2002.00.
2. COORDINATES AND DISTANCES ARE DISPLAYED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00010132. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.
5. FIELD SURVEYS WERE COMPLETED MAY, 2025.
6. RIGHT OF WAY MAP COMPLETED IN MAY, 2025.
7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
9. PROPERTY LINES ARE BASED ON FOUND MONUMENTATION SHOWN ON THE CORRESPONDING RIGHT-OF-WAY MAP.

POINT OF BEGINNING (P.O.B.) TABLE				
POINT NO.	PARCEL NO.	NORTHING	EASTING	STATION - OFFSET
1	11 & 11U	10,142,114.29	3,169,311.30	STA. 36+26.26- 50.00' RT



I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Gabriel Macias*  
**05-09-25**  
 DATE

GABRIEL MACIAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NUMBER 6185

**ESP Associates, Inc.**  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-3271  
 www.espassociates.com  
 TBPESL No. 10194036

©2025

**PARCEL PLAT**  
 SHOWING  
**PARCELS 11 & 11U**

KELLY LANE  
 TRAVIS COUNTY  
 MAY, 2025

PAGE 4 OF 4
SCALE: 1"=100'

EXHIBIT "A"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 12**

Being a **0.0618**-acre (**2,692** square feet) parcel out of the Edward Flint Survey Number 277, out of Lot 1, Holy Word Pflugerville, recorded in Document Number 202000079 of the Official Public Records (O.P.R.) of Travis County, Texas (all records cited herein are recorded in Travis County), being a called 19.96-acre tract conveyed from Holy Word Evangelical Church to Crosslife Evangelical Lutheran Church, Inc. by Special Warranty Deed with Vendor's Lien dated February 14, 2020, recorded in Document Number 2020031850, O.P.R., said **0.0618**-acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1-inch iron pipe in the northeast line of Lot 41, Block B, The Villages of Hidden Lake, Phase 1, recorded in Document Number 200300119, O.P.R., and conveyed to the City of Pflugerville, Texas, in Dedication Deed executed April 3, 2003, recorded in Document Number 2003103971, O.P.R., for the west corner of Lot 1, Pathways Subdivision, recorded in Document Number 201000077, O.P.R., being a called 20.91-acre tract conveyed to Texas Conference Association of Seventh Day Adventists by Special Warranty Deed dated April 9, 2009, recorded in Document Number 2009058575, O.P.R. and for the south corner of said Lot 1, Holy Word Pflugerville;

**THENCE**, North 26°56'13" East, along the northwest line of said Lot 1, Pathways Subdivision and the southeast Line of said Lot 1, Holy Word Pflugerville, a distance of 1,561.80 feet to a point, set in the existing southwest right-of-way line of Kelly Lane, right-of-way width varies, as recorded in Document Numbers 201600206, 201800029, 202000079, 201000077, O.P.R.;

**THENCE**, North 63°03'32" West, along the northeast line of said Lot 1, Holy Word Pflugerville and the existing southwest right-of-way line of said Kelly Lane, a distance of 116.71 feet to a set iron rod with plastic red cap stamped "ROW", set in the proposed southwest right-of-way line of Kelly Lane for the **POINT OF BEGINNING** and for the south corner of the herein described parcel, said point having coordinates of N=10,141,916.51, E=3,169,697.24, said point being 51.38 feet right from the proposed Kelly Lane Baseline Station 40+59.92;

1. **THENCE**, North 78°36'05" West, into and across said Lot 1, Holy Word Pflugerville, departing the existing southwest right-of-way line of said Kelly Lane, along the proposed southwest right-of-way line of Kelly Lane, a distance of 35.87 feet to a set iron rod with plastic red cap stamped "ROW", for an angle corner of the herein described parcel;

EXHIBIT "A"

2. **THENCE**, North 63°02'55" West, continuing into and across said Lot 1, Holy Word Pflugerville and along the proposed southwest right-of-way line of Kelly Lane, a distance of 235.73 feet to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described parcel;
3. **THENCE**, North 53°17'19" West, continuing into and across said Lot 1, Holy Word Pflugerville and along the proposed southwest right-of-way line of Kelly Lane, a distance of 56.38 feet to a set iron rod with plastic red cap stamped "ROW", in the north line of said Lot 1, Holy Word Pflugerville and the existing southwest right-of-way line of said Kelly Lane, for the north corner of the herein described parcel;
4. **THENCE**, South 63°03'32" East, along the northeast line of said Lot 1, Holy Word Pflugerville and the existing southwest right-of-way line of said Kelly Lane, a distance of 325.85 feet to the **POINT OF BEGINNING** and containing 0.0618 of an acre (2,692 square feet) parcel of land.

EXHIBIT "A"

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-16-25

---

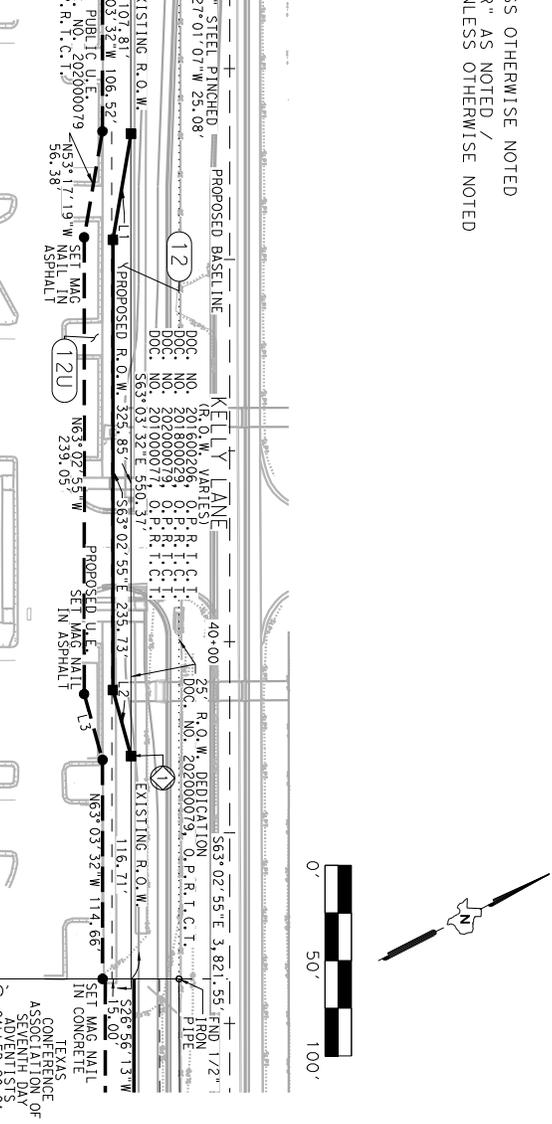
Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date



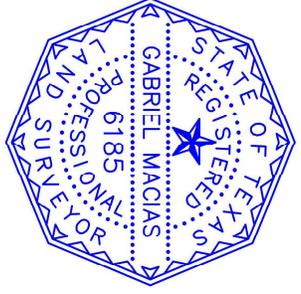
**LEGEND**

- SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW" UNLESS OTHERWISE NOTED
- SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" AS NOTED /
- SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT" UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- LAND HOOK (IDENTICAL OWNER)
- FOUND
- IRON ROD/IRON PIPE
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- UTILITY EASEMENT
- WATERMAIN EASEMENT
- RIGHT-OF-WAY
- PARCEL NUMBER
- R.O.W.
- W.E.
- U.E.
- D.R.T.C.T.
- D.R.T.C.T.
- P.R.T.C.T.
- O.P.R.T.C.T.
- IR/IP
- FND



**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, CORS 96 EPOCH 2002.00.
2. COORDINATES AND DISTANCES ARE DISPLAYED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00010132. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.
5. FIELD SURVEYS WERE COMPLETED MAY, 2025.
6. RIGHT OF WAY MAP COMPLETED IN MAY, 2025.
7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
9. PROPERTY LINES ARE BASED ON FOUND MONUMENTATION SHOWN ON THE CORRESPONDING RIGHT-OF-WAY MAP.



*Gabriel Macias*  
 05-16-25

GABRIEL MACIAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NUMBER 6185  
 DATE

POINT OF BEGINNING (P.O.B.) TABLE

POINT NO.	NORTHING	EASTING	STATION	OFFSET
1	10,141,916.51	3,169,697.24	STA. 40+59.92	- 51.38' RT
2	10,142,099.61	3,169,303.85	STA. 36+26.26	- 66.46' RT

LINE TABLE

LINE	BEARING	LENGTH
L1	S83°17'19\"/>	

I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

EDWARD FLINT SURVEY  
 ABSTRACT 277

CITY OF Pflugerville, TEXAS  
 DOC. NO. 2003103971  
 EXECUTED: APRIL 3, 2003  
 THE VILLAGES OF HIDDEN LAKE  
 PHASE 1  
 DOC. NO. 200360119  
 DATED: MAY 8, 2003

ESP Associates, Inc.  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-5271  
 www.espsurveyors.com  
 TBPELS No. 10194036  
 ©2025

PARCEL PLAT  
 SHOWING  
 PARCELS 12 & 12U

EXHIBIT "B"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 12U**

Being a **0.1903**-acre (**8,287** square feet) utility easement out of the Edward Flint Survey Number 277, out of Lot 1, Holy Word Pflugerville, recorded in Document Number 202000079, of the Official Public Records (O.P.R.) of Travis County, Texas (all records cited herein are recorded in Travis County), being out of a called 19.96-acre tract conveyed from Holy Word Evangelical Church to Crosslife Evangelical Lutheran Church, Inc. by Special Warranty Deed with Vendor's Lien dated February 14, 2020, recorded in Document Number 2020031850, O.P.R., said **0.1903**-acre easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1-inch iron pipe in the northeast line of Lot 22, Block B, The Villages of Hidden Lake, Phase 1, according to the plat thereof recorded in Document Number 200300119, O.P.R. and conveyed to Simone Gdanski-Hilton in General Warranty Deed recorded in Document Number 2014123391, O.P.R., for the west corner of said Lot 1, and said 19.96-acre tract, and for the south corner of a called 20.00-acre tract conveyed to Wind River Cattle LLC by Special Warranty Deed executed December 20, 2012, recorded in Document Number 2012216343, O.P.R.;

**THENCE**, North 26°54'39" East, along the northwest line of said 19.96-acre tract and the southeast line of said 20.00-acre tract, a distance of 1,551.39 feet to a set iron rod with plastic blue cap stamped "EASEMENT" for the **POINT OF BEGINNING** and for the west corner of the herein described easement, said point having coordinates of N=10,142,099.61, E=3,169,303.85, said point being 66.46 feet right from the proposed Kelly Lane Baseline Station 36+26.26;

1. **THENCE**, North 26°54'39" East, continuing along the northwest line of said 19.96-acre tract and the southeast line of said 20.00-acre tract, a distance of 15.00 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "CHAPARRAL", at an angle point in the existing southwest right-of-way line of Kelly Lane, a variable width right-of-way recorded in Document Numbers 201600206, 201800029, 20200079, 20100077, O.P.R., in the southeast line of said 20.00-acre tract, and at the north corner of said 19.96-acre tract, for the north corner of the herein described easement;

EXHIBIT "B"

2. **THENCE**, South 63°03'32" East, along said existing southwest right-of-way line of Kelly Lane and the northeast line of said 19.96-acre tract, a distance of 107.81 feet to a set iron rod with plastic red cap stamped "R.O.W.", in the proposed southwest right-of-way line of Kelly Lane, for an angle point in the northeast line of the herein described easement;
3. **THENCE**, South 53°17'19" East, departing said existing southwest right-of-way line of Kelly Lane, along the proposed southwest right-of-way line of Kelly Lane, into and across said 19.96-acre tract, a distance of 56.38 feet to a set iron rod with plastic red cap stamped "R.O.W.", for an angle point in the northeast line of the herein described easement;
4. **THENCE**, South 63°02'55" East, continuing along the proposed southwest right-of-way line of Kelly Lane, into and across said 19.96-acre tract, a distance of 235.73 feet to a set iron rod with plastic red cap stamped "R.O.W.", for an angle point in the northeast line of the herein described easement;
5. **THENCE**, South 78°36'05" East, continuing along the proposed southwest right-of-way line of Kelly Lane, into and across said 19.96-acre tract, a distance of 35.87 feet to a set iron rod with plastic red cap stamped "R.O.W.", in said existing southwest right-of-way line of Kelly Lane, for an angle point in the northeast line of the herein described easement;
6. **THENCE**, South 63°03'32" East, along said existing southwest right-of-way line of Kelly Lane and the northeast line of said 19.96-acre tract, a distance of 116.71 feet to a point, in the northeast line of Lot 1, Pathways Subdivision, recorded in Document Number 201000077, O.P.R., being a called 20.91-acre tract conveyed to Texas Conference Association of Seventh Day Adventists by Special Warranty Deed dated April 9, 2009, recorded in Document Number 2009058575, O.P.R., for the east corner of the herein described easement;
7. **THENCE**, South 26°56'13" West, departing said existing southwest right-of-way line of Kelly Lane, along the southeast line of said 19.96-acre tract and the northwest line of said 20.91-acre tract, a distance of 15.00 feet to a set mag nail in concrete, for the south corner of the herein described easement;
8. **THENCE**, North 63°03'32" West, into and across said 19.96-acre tract, a distance of 114.66 feet to a set iron rod with blue cap stamped "EASEMENT", for an angle point in the southwest line of the herein described easement;

EXHIBIT "B"

9. **THENCE**, North 78°36'05" West, continuing into and across said 19.96-acre tract, a distance of 35.87 feet to a set mag nail in asphalt, for an angle point in the southwest line of the herein described easement;
10. **THENCE**, North 63°02'55" West, continuing into and across said 19.96-acre tract, a distance of 239.05 feet to a set mag nail in asphalt, for an angle point in the southwest line of the herein described easement;
11. **THENCE**, North 53°17'19" West, continuing into and across said 19.96-acre tract, a distance of 56.38 feet to a set iron rod with blue cap stamped "EASEMENT", for an angle point in the southwest line of the herein described easement;
12. **THENCE**, North 63°03'32" West, continuing into and across said 19.96-acre tract, a distance of 106.52 feet to the **POINT OF BEGINNING** and containing 0.1903 of an acre (8,287 square feet) easement of land.

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-09-25

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date



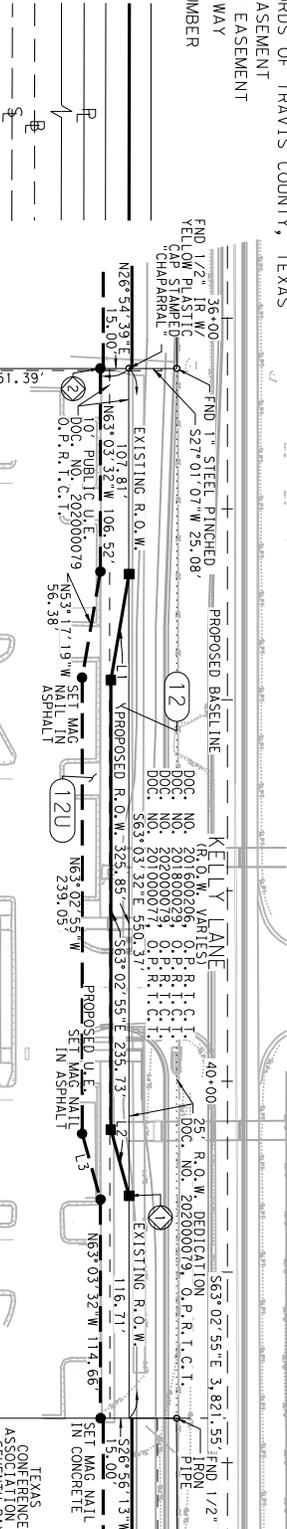
LEGEND

- SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW" UNLESS OTHERWISE NOTED
- SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" AS NOTED /
- SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT" UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- LAND HOOK (IDENTICAL OWNER)
- FOUND
- IRON ROD/IRON PIPE

O.P.R.T.C.T.  
P.R.T.C.T.  
D.R.T.C.T.  
DOC. NO.  
U.E.  
W.E.  
R.O.W.  
XXXX

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
DEED RECORDS OF TRAVIS COUNTY, TEXAS  
DEED RECORDS OF TRAVIS COUNTY, TEXAS  
UTILITY EASEMENT  
WATERMAIN EASEMENT  
RIGHT-OF-WAY  
PARCEL NUMBER

EXISTING R.O.W. LINE  
PROPOSED R.O.W. LINE  
EXISTING EASEMENT LINE  
PROPERTY LINE  
NOT TO SCALE (N.T.S.)  
PROPOSED BASELINE  
SURVEY LINE



EDWARD FLINT SURVEY  
ABSTRACT 277

FINAL PLAT OF  
HOLLY WOOD PLUNGEVILLE  
SUBDIVISION  
C.T.  
DOC. NO. 20200312  
RECORDED: MAY 12, 2020

LINE	BEARING	LENGTH
L1	S83°17'19"E	56.38'
L2	S78°36'05"E	35.87'
L3	N78°36'05"W	35.87'

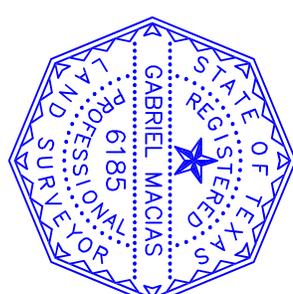
POINT NO.	NORTHING	EASTING	STATION - OFFSET
1	10,141,916.51	3,169,697.24	STA. 40+59.92 - 51.38' RT
2	10,142,099.61	3,169,303.85	STA. 36+26.26 - 66.46' RT

I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Gabriel Macias*  
DATE: 05-09-25

GABRIEL MACIAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6185

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, CORS 96 EPOCH 2002.00.
  2. COORDINATES AND DISTANCES ARE DISPLAYED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00010132. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
  3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
  4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.
  5. FIELD SURVEYS WERE COMPLETED MAY, 2025.
  6. RIGHT OF WAY MAP COMPLETED IN MAY, 2025.
  7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
  8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  9. PROPERTY LINES ARE BASED ON FOUND MONUMENTATION SHOWN ON THE CORRESPONDING RIGHT-OF-WAY MAP.



**ESP** Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
www.espsurveyors.com  
TBPLS No. 10194036  
©2025

PARCEL PLAT  
SHOWING  
PARCELS 12 & 12U

KELLY LANE  
TRAVIS COUNTY  
MAY, 2025  
SCALE: 1" = 100'  
PAGE 4 OF 4

EXHIBIT "E"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 14 Part 1**

Being a **0.0170**-acre (**742** square feet) parcel out of the Edward Flint Survey Number 277, out of Lot 1, Block A, Heritage Lakes at Pflugerville, Amended Final Plat, recorded in Document Number 201700297, of the Official Public Records (O.P.R.) of Travis County, Texas (all records cited herein are recorded in Travis County), being a called 1.062-acre tract conveyed from Series I - AEA – Pflugerville, a Series of Cooley Capital Companies, LLC to AEA Alliance LLC by General Warranty Deed with Vendor's Lien executed August 19, 2022, recorded in Document Number 2022141749, O.P.R., said **0.0170**-acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1-inch iron pipe in the northeast line of Lot 41, Block B, The Villages of Hidden Lake, recorded in Document Number 200300119, O.P.R., conveyed to the City of Pflugerville, Texas, in Dedication Deed executed April 3, 2003, recorded in Document Number 2003103971, O.P.R., the south corner of Lot 1, Holy Word Pflugerville, recorded in Document Number 202000079, O.P.R., being conveyed to Crosslife Evangelical Lutheran Church, Inc. by Special Warranty Deed with Vendor's Lien dated February 14, 2020, recorded in Document Number 2020031850, O.P.R. and the west corner of Lot 1, Pathways Subdivision, recorded in Document Number 201000077, O.P.R., as conveyed to Texas Conference Association of Seventh Day Adventists by Special Warranty Deed dated April 9, 2009, recorded in Document Number 2009058575, O.P.R.;

**THENCE**, South 62°37'53" East, along the north line of said Lot 41 and the south line of said Lot 1, Pathways Subdivision, a distance of 179.34 feet to an angle point;

**THENCE**, South 64°37'00" East, continuing along the north line of said Lot 41 and the south line of said Lot 1, Pathways Subdivision, a distance of 376.40 feet to a point at the south corner of said Lot 1, Pathways Subdivision and the west corner of said Heritage Lakes at Pflugerville;

**THENCE**, North 26°54'20" East, along the southeast line of said Lot 1, Pathways Subdivision and the northwest line of said Heritage Lakes at Pflugerville, a distance of 1,554.17 feet to a set mag nail, set in the proposed southwest right-of-way line of Kelly Lane, for the **POINT OF BEGINNING** and for the west corner of the herein described parcel, said point having coordinates of N=10,141,613.41, E=3,170,296.40, said point being 50.00 feet right from the proposed Kelly Lane Baseline Station 47+31.38;

EXHIBIT "E"

1. **THENCE**, North  $26^{\circ}54'20''$  East, along the northwest line of said Lot 1, Heritage Lakes at Pflugerville and the southeast line of said Lot 1, Pathways Subdivision, a distance of 1.87 feet to a found mag nail with washer stamped "CP&Y", in the existing southwest right-of-way line of Kelly Lane, right of way width varies, recorded in Document Numbers 201800029, 202000079, 201000077, 201700297, O.P.R., and for the north corner of said Lot 1, Heritage Lakes at Pflugerville and the herein described parcel;
2. **THENCE**, South  $63^{\circ}06'32''$  East, along the existing southwest right-of-way line of said Kelly Lane and the northeast line of said Lot 1, Heritage Lakes at Pflugerville, a distance of 113.32 feet to a point, for an angle corner of the herein described parcel, the point of curvature of a curve to the left;
3. **THENCE**, along said curve to the left, continuing along the existing southwest right-of-way line of said Kelly Lane and the northeast line of said Lot 1, Heritage Lakes at Pflugerville, an arc distance of 40.21 feet, with a radius of 462.36 feet, a central angle of  $04^{\circ}59'00''$ , and a chord bearing and distance of South  $52^{\circ}53'43''$  East, 40.20 feet to a point, for an angle corner of the herein described parcel, the point of compound curvature of curve to the left;
4. **THENCE**, along said curve to the left, continuing along the existing southwest right-of-way line of said Kelly Lane and the northeast line of said Lot 1, Heritage Lakes at Pflugerville, an arc distance of 57.40 feet, with a radius of 547.64 feet, a central angle of  $06^{\circ}00'18''$ , and a chord bearing and distance of South  $59^{\circ}01'44''$  East, 57.37 feet to a point, for an angle corner of the herein described parcel;
5. **THENCE**, South  $63^{\circ}11'26''$  East, continuing along the existing southwest right-of-way line of said Kelly Lane and the northeast line of said Lot 1, Heritage Lakes at Pflugerville, a distance of 81.62 feet to a set iron rod with plastic red cap stamped "ROW", set in the proposed southwest right-of-way line of Kelly Lane and for the south corner of the herein described parcel, the point of curvature of a curve to the right;
6. **THENCE**, along said curve to the right, into and across said Lot 1, Heritage Lakes at Pflugerville, along the proposed southwest right-of-way line of Kelly Lane, an arc distance of 54.47 feet, with a radius of 711.00 feet, a central angle of  $04^{\circ}23'22''$ , and a chord bearing and distance of North  $65^{\circ}14'36''$  West, 54.46 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described parcel, the point of tangency;

EXHIBIT "E"

7. **THENCE**, North 63°02'55" West, continuing into and across said Lot 1, Heritage Lakes at Pflugerville and along the proposed southwest right-of-way line of Kelly Lane, a distance of 34.54 feet to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described parcel, the point of curvature of a curve to the right;
8. **THENCE**, along said curve to the right, continuing into and across said Lot 1, Heritage Lakes at Pflugerville, and along the proposed southwest right-of-way line of Kelly Lane, an arc distance of 77.18 feet, with a radius of 522.50 feet, a central angle of 08°27'50", and a chord bearing and distance of North 58°49'00" West, 77.11 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described parcel, the point of reverse curvature of a curve to the left;
9. **THENCE**, along said curve to the left, continuing into and across said Lot 1, Heritage Lakes at Pflugerville, and along the proposed southwest right-of-way line of Kelly Lane, an arc distance of 72.01 feet, with a radius of 487.50 feet, a central angle of 08°27'50", and a chord bearing and distance of North 58°49'00" West, 71.95 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described parcel, the point of tangency;
10. **THENCE**, North 63°02'55" West, continuing into and across said Lot 1, Heritage Lakes at Pflugerville, and along the proposed southwest right-of-way line of Kelly Lane, a distance of 54.12 feet to the **POINT OF BEGINNING** and containing 0.0170 of an acre (742 square feet) parcel of land.

**Property Description for Parcel 14 Part 2**

Being a **0.0057**-acre (**250** square feet) parcel out of the Edward Flint Survey Number 277, out of Lot 1, Block A, Heritage Lakes at Pflugerville, Amended Final Plat, recorded in Document Number 201700297, of the Official Public Records (O.P.R.) of Travis County, Texas (all records cited herein are recorded in Travis County), being a called 1.052-acre tract conveyed from Heritage Lakes Partners, LLC, who acquired title as Heritage Lake Partners, LLC, to Series I - AEA - Pflugerville by Special Warranty Deed with Vendor's Lien with Mineral Reservation dated September 3, 2021, recorded in Document Number 2021200079, O.P.R., said **0.0057**-acre parcel being more particularly described by metes and bounds as follows:

EXHIBIT "E"

**COMMENCING** at a found iron rod with yellow plastic cap stamped "CP&Y", found in the existing northwest right-of-way line of Pleasant Bay Drive, 60' wide right-of-way, recorded in said Heritage Lakes at Pflugerville, for the south corner of Lot 2, Block A, of said Heritage Lakes at Pflugerville, being the remainder of a called 19.81-acre tract, conveyed to Heritage Lake Partners, LLC by General Warranty Deed dated September 10, 2015, recorded in Document Number 2015146460, O.P.R. and the east corner of Lot 4, Block A of said Heritage Lakes at Pflugerville, being a called 6.011-acre tract conveyed to The Cottages at Heritage Lakes, LLC by Warranty Deed with Vendor's Lien dated May 15, 2017, recorded in Document Number 2017078939, O.P.R.;

**THENCE**, North 26°45'14" East, along the existing northwest right-of-way line of said Pleasant Bay Drive, a distance of 199.49 feet to a found 1/2" iron rod with plastic orange cap stamped "WALLACE GROUP" for the east corner of said Lot 2 and an angle corner of said Lot 1;

**THENCE**, North 63°11'26" West, departing the existing northwest right-of-way line of said Pleasant Bay Drive, along the northeast line of said Lot 2 and the southwest line of said Lot 1, a distance of 10.00 feet to a set iron rod with plastic red cap stamped "ROW", in the proposed southwest right-of-way line of Pleasant Bay Drive, for the **POINT OF BEGINNING** and for the west corner of the herein described parcel, said point having coordinates of N=10,141,417.61, E=3,170,607.06, said point being 75.92 feet right from the proposed Kelly Lane Baseline Station 50+95.55;

1. **THENCE**, North 26°45'14" East, into and across said Lot 1, along the proposed southwest right-of-way line of said Pleasant Bay Drive, a distance of 25.00 feet to a set iron rod with plastic red cap stamped "ROW", set in the existing southwest right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201800029, 202000079, 201000077, 201700297, O.P.R., in the north line of said Lot 1, for the north corner of the herein described parcel;
2. **THENCE**, South 63°11'26" East, along the existing southwest right-of-way line of said Kelly Lane and the north line of said Lot 1, a distance of 10.00 feet to a found 1/2" iron rod with plastic orange cap stamped "WALLACE GROUP", at the intersection of the existing northwest right-of-way line of said Pleasant Bay Drive and the existing southwest right-of-way line of said Kelly Lane, for the east corner of the herein described parcel;
3. **THENCE**, South 26°45'14" West, along the existing northwest right-of-way line of said Pleasant Bay Drive, a distance of 25.00 feet to a found 1/2" iron rod with plastic orange cap stamped "WALLACE GROUP", for an angle corner of said Lot 1 and the north corner of said Lot 2, for the south corner of the herein described parcel;

EXHIBIT "E"

4. **THENCE**, North 63°11'26" West, departing the existing northwest right-of-way line of said Pleasant Bay Drive, along the southwest line of said Lot 1 and the northeast line of said Lot 2, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.0057 of an acre (250 square feet) parcel of land.

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-16-25

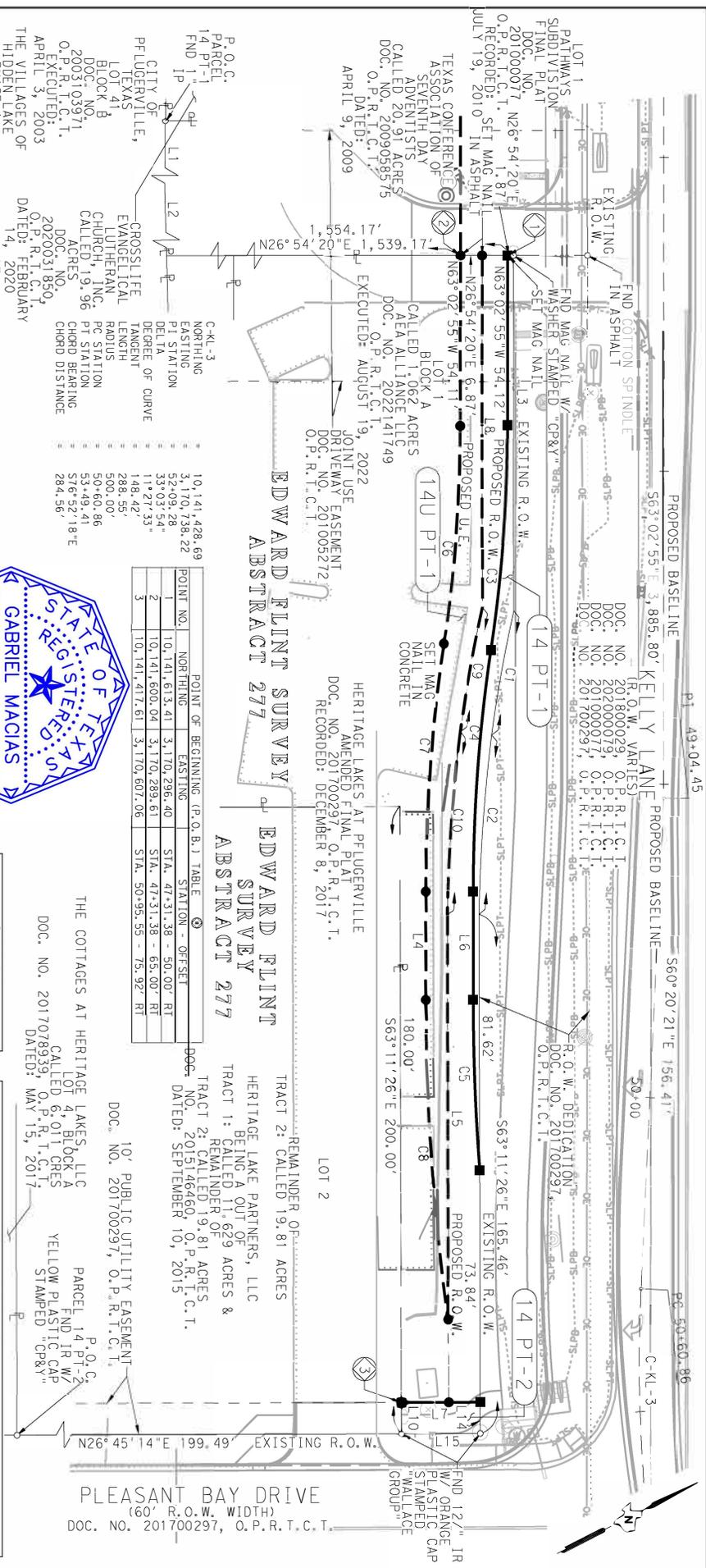
---

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date



EXHIBIT "E"



DOC. NO. 200300119  
 O.P.R.T.C.T.  
 DATED: MAY 8, 2003  
 RECORDED: MAY 12, 2020

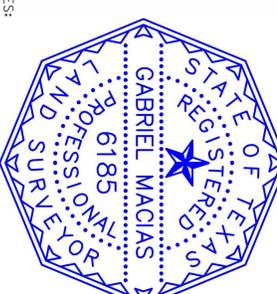


TABLE 1

POINT NO.	NORTHING	EASTING	STATION - OFFSET	RT
1	10.141, 613.41	3.170, 299.40	S1A. 47°31'.38" - 50.00'	RT
2	10.141, 600.04	3.170, 289.61	S1A. 47°31'.38" - 65.00'	RT
3	10.141, 417.61	3.170, 607.06	S1A. 50°55'.55" - 75.92'	RT

TABLE 2

LINE	BEARING	LENGTH
L1	S62°37'53"E	179.34'
L2	S62°37'00"E	376.40'
L3	S63°06'32"E	113.32'
L4	N63°02'55"W	34.54'
L5	S63°11'26"E	129.29'
L6	S63°02'55"E	34.54'
L7	N62°45'14"E	25.00'
L8	S63°06'32"E	112.22'
L9	N63°11'26"E	10.00'
L10	S63°11'26"E	10.00'
L11	S26°45'14"W	25.00'

TABLE 3

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	462.36'	40.21'	04°59'00"	S52°53'43"E 40.20'
C2	547.64'	57.40'	06°00'18"	S59°01'44"E 57.37'
C3	487.50'	72.01'	08°27'50"	N58°49'00"W 71.95'
C4	522.50'	77.18'	08°27'50"	N58°49'00"W 71.95'
C5	711.00'	54.47'	04°23'22"	N65°14'36"W 54.46'
C6	472.50'	69.80'	08°27'50"	N58°49'00"W 69.74'
C7	537.50'	79.40'	08°27'50"	N58°49'00"W 79.33'
C8	726.00'	102.36'	08°04'40"	N67°05'15"W 102.27'
C9	472.36'	40.02'	04°51'15"	S52°56'00"E 40.01'
C10	557.64'	58.60'	06°01'16"	S59°01'52"E 58.57'

LEGEND  
 SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW"  
 SET 1/2" IR W/ RED CAP STAMPED "WICKREY PROP COR"  
 SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT"  
 FOUND MONUMENT (AS NOTED)  
 LAND HOOK (IDENTICAL OWNER)

NOTES:  
 1. ALL BEARINGS AND COORDINATES SHOWN HEREON  
 ARE REFERENCED TO THE TEXAS COORDINATE  
 SYSTEM OF 1983, CORRS 96 EPOCH 2002.00 AMERICAN  
 DATUM OF 1983.  
 2. COORDINATES AND DISTANCES ARE DISPLAYED AS  
 BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR  
 OF 1.00010132. ALL MEASUREMENTS ARE IN U.S.  
 SURVEY FEET.  
 3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT  
 OF TITLE COMMITMENTS. ALL MATTERS OF RECORD  
 MAY NOT BE SHOWN HEREIN.  
 4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.  
 MAY, 2025.  
 5. FIELD SURVEYS WERE COMPLETED  
 MAY, 2025.  
 6. RIGHT OF WAY MAP COMPLETED IN  
 MAY, 2025.

THE COTTAGES AT HERITAGE LAKES, LLC  
 DOC. NO. 2017079839  
 DATED: MAY 15, 2017

10' PUBLIC UTILITY EASEMENT  
 DOC. NO. 201700297, O.P.R.T.C.T.  
 DATED: SEPTEMBER 10, 2015

PARCEL 14 PT-2  
 FOUND IR W/  
 YELLOW PLASTIC CAP  
 STAMPED 'CR&Y'

EDWARD FLINT SURVEY  
 ABSTRACT 277

EXISTING R.O.W. LINE  
 PROPOSED R.O.W. LINE  
 EXISTING EASEMENT LINE  
 PROPERTY LINE  
 NOT TO SCALE (N.T.S.)  
 PROPOSED BASELINE  
 SURVEY LINE

7. PROPOSED RIGHT OF WAY BASELINE MAY NOT  
 MATCH PROPOSED CONSTRUCTION BASELINE OR  
 AS-BUILT BASELINE DUE TO DESIGN CHANGES.  
 8. A PROPERTY DESCRIPTION OF EVEN DATE WAS  
 PREPARED IN CONJUNCTION WITH THIS PARCEL  
 PLAT.  
 9. PROPERTY LINES ARE BASED ON FOUND  
 RIGHT OF WAY MAP.

GABRIEL MACIAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NUMBER 6185  
 DATE 05-16-25

ESP Associates, Inc.  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-3271  
 www.espsurveyors.com  
 TBPPLS NO. 10194036  
 ©2025

PARCEL PLAT  
 SHOWING  
 PARCELS 14 & 14U  
 KELLY LANE  
 TRAVIS COUNTY  
 MAY, 2025  
 SCALE: 1"=50'

EXHIBIT "E-1"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 14U Part 1**

Being a **0.0532**-acre (**2,317** square feet) utility easement out of the Edward Flint Survey Number 277, out of Lot 1, Block A, Heritage Lakes at Pflugerville, Amended Final Plat, recorded in Document Number 201700297, of the Official Public Records (O.P.R.) of Travis County, Texas (all records cited herein are recorded in Travis County), being a called 1.062-acre tract conveyed from Series I - AEA – Pflugerville, a Series of Cooley Capital Companies, LLC to AEA Alliance LLC by General Warranty Deed with Vendor's Lien executed August 19, 2022, recorded in Document Number 2022141749, O.P.R., said **0.0532**-acre easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1-inch iron pipe in the northeast line of Lot 41, Block B, The Villages of Hidden Lake, recorded in Document Number 200300119, O.P.R., conveyed to the City of Pflugerville, Texas, in Dedication Deed executed April 3, 2003, recorded in Document Number 2003103971, O.P.R., the south corner of Lot 1, Holy Word Pflugerville, recorded in Document Number 202000079, O.P.R., being conveyed to Crosslife Evangelical Lutheran Church, Inc. by Special Warranty Deed with Vendor's Lien dated February 14, 2020, recorded in Document Number 2020031850, O.P.R. and the west corner of Lot 1, Pathways Subdivision, recorded in Document Number 201000077, O.P.R., as conveyed to Texas Conference Association of Seventh Day Adventists by Special Warranty Deed dated April 9, 2009, recorded in Document Number 2009058575, O.P.R.;

**THENCE**, South 62°37'53" East, along the north line of said Lot 41 and the south line of said Lot 1, Pathways Subdivision, a distance of 179.34 feet to an angle point;

**THENCE**, South 64°37'00" East, continuing along the north line of said Lot 41 and the south line of said Lot 1, Pathways Subdivision, a distance of 376.40 feet to a point at the south corner of said Lot 1, Pathways Subdivision and the west corner of said Heritage Lakes at Pflugerville;

**THENCE**, North 26°54'20" East, along the southeast line of said Lot 1, Pathways Subdivision and the northwest line of said Heritage Lakes at Pflugerville, a distance of 1,539.17 feet to a set mag nail in asphalt, set in the southeast line of said Lot 1, Pathways Subdivision and in the northwest line of said Lot 1, Heritage Lakes at Pflugerville, for the **POINT OF BEGINNING** and for the west corner of the herein described easement, said point having coordinates of N=10,141,600.04, E=3,170,289.61, said point being 65.00 feet right from the proposed Kelly Lane Baseline Station 47+31.38;

EXHIBIT "E-1"

1. **THENCE**, North 26°54'20" East, along the southeast line of said Lot 1, Pathways Subdivision and the northwest line of said Lot 1, Heritage Lakes at Pflugerville, a distance of 6.87 feet to a set mag nail in asphalt, for the north corner of the herein described easement;
2. **THENCE**, South 63°06'32" East, into and across said Lot 1, Heritage Lakes at Pflugerville, a distance of 112.22 feet to a point, for an angle corner of the herein described easement, the point of curvature of a curve to the left;
3. **THENCE**, along said curve to the left, continuing into and across said Lot 1, Heritage Lakes at Pflugerville, an arc distance of 40.02 feet, with a radius of 472.36 feet, a central angle of 04°51'15", and a chord bearing and distance of South 52°58'00" East, 40.01 feet to a point, for an angle corner of the herein described easement, the point of compound curvature of a curve to the left;
4. **THENCE**, along said curve to the left, continuing into and across said Lot 1, Heritage Lakes at Pflugerville, an arc distance of 58.60 feet, with a radius of 557.64 feet, a central angle of 06°01'16", and a chord bearing and distance of South 59°01'52" East, 58.57 feet to a point, for an angle corner of the herein described easement, the point of tangency;
5. **THENCE**, South 63°11'26" East, continuing into and across said Lot 1, Heritage Lakes at Pflugerville, a distance of 129.29 feet to a set iron rod with blue cap stamped "EASEMENT", set for the south corner of the herein described easement, the point of curvature of a curve to the right;
6. **THENCE**, along said curve to the right and continuing into and across said Lot 1, Heritage Lakes at Pflugerville, an arc distance of 102.36 feet, with a radius of 726.00 feet, a central angle of 08°04'40", and a chord bearing and distance of North 67°05'15" West, 102.27 feet, to a set iron rod with blue cap stamped "EASEMENT", set for an angle corner of the herein described easement, the point of tangency;
7. **THENCE**, North 63°02'55" West, continuing into and across said Lot 1, Heritage Lakes at Pflugerville, a distance of 34.54 feet to a set iron rod with blue cap stamped "EASEMENT", set for an angle corner of the herein described easement, the point of curvature of a curve to the right;

EXHIBIT "E-1"

8. **THENCE**, along said curve to the right and continuing into and across said Lot 1, Heritage Lakes at Pflugerville, an arc distance of 79.40 feet, with a radius of 537.50 feet, a central angle of 08°27'50", and a chord bearing and distance of North 58°49'00" West, 79.33 feet, to a set mag nail in concrete, set for an angle corner of the herein described easement, the point of reverse-curvature of a curve to the left;
9. **THENCE**, along said curve to the left, continuing into and across said Lot 1, Heritage Lakes at Pflugerville, an arc distance of 69.80 feet, with a radius of 472.50 feet, a central angle of 08°27'50", and a chord bearing and distance of North 58°49'00" West, 69.74 feet, to a set iron rod with blue cap stamped "EASEMENT", set for an angle corner of the herein described easement, the point of tangency;
10. **THENCE**, North 63°02'55" West, continuing into and across said Lot 1, Heritage Lakes at Pflugerville, a distance of 54.11 feet to the **POINT OF BEGINNING** and containing 0.0532 of an acre (2,317 square feet) easement of land.

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



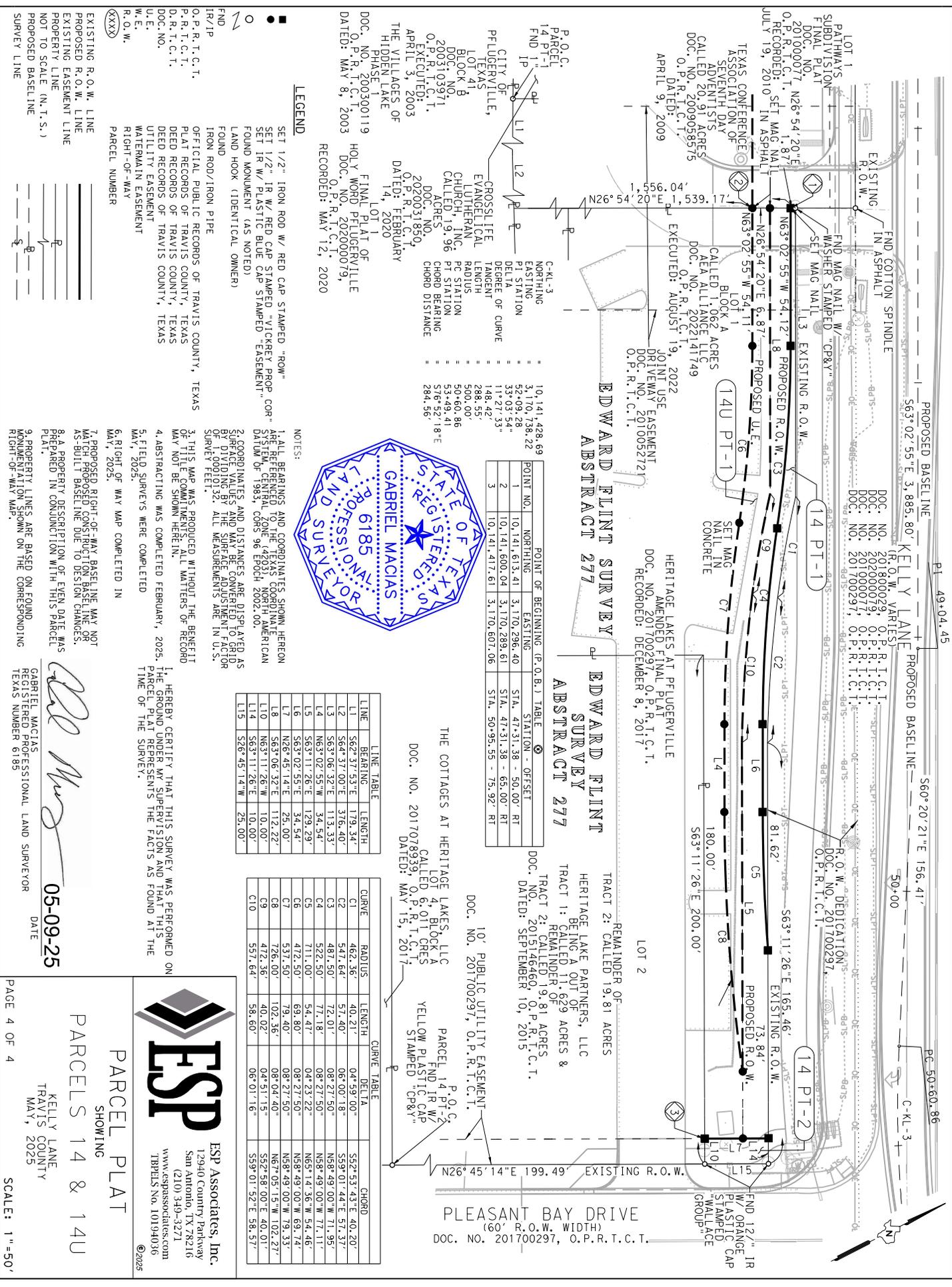
05-09-25

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date



**EXHIBIT "E-1"**



TECHNICAL SURVEY  
 TEXAS CONFERENCE  
 ASSOCIATION OF  
 ADVENTIST DAYS  
 CALLED 20.91 ACRES  
 DOC. NO. 2009059875  
 O.P.R.T.C.T.  
 DATED: APRIL 9, 2009  
 EXECUTED: AUGUST 19, 2022

POINT OF BEGINNING (P.O.B.) TABLE

POINT NO.	NORTHING	EASTING	STATION - OFFSET
1	10,141.613,41	3,170,296.40	STA. 47+31.38 - 50.00' RT
2	10,141,600.04	3,170,289.61	STA. 47+31.38 - 65.00' RT
3	10,141,417.61	3,170,607.06	STA. 50+95.55 - 75.92' RT

10' PUBLIC UTILITY EASEMENT  
 DOC. NO. 201700297, O.P.R.T.C.T.  
 CALLED 4.01 ACRES  
 O.P.R.T.C.T.  
 DATED: MAY 15, 2017



EDWARD FLINT SURVEY  
 ABSTRACT 277  
 HERITAGE LAKES AT PFLUGERVILLE  
 AMENDED FINAL PLAT  
 DOC. NO. 201700297, O.P.R.T.C.T.  
 RECORDED: DECEMBER 8, 2017

LINE TABLE

LINE	BEARING	LENGTH
L1	S64°37'53"E	179.34
L2	S64°37'00"E	376.40
L3	S63°02'32"W	113.33
L4	N63°02'55"W	34.54
L5	S63°11'26"E	129.29
L6	S63°02'55"E	34.54
L7	N26°45'14"E	25.00
L8	S63°06'32"E	112.22
L9	N63°11'26"W	10.00
L10	N63°11'26"E	10.00
L11	S26°45'14"W	25.00

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	462.36	40.21	04°59'00"
C2	547.64	57.40	06°00'18"
C3	487.50	72.01	08°27'50"
C4	522.50	77.18	08°27'50"
C5	711.00	54.47	04°23'22"
C6	412.50	69.80	08°27'50"
C7	537.50	79.40	08°27'50"
C8	726.00	102.36	08°04'40"
C9	412.36	40.02	04°51'19"
C10	557.64	58.60	06°01'16"

NOTES:  
 1. ALL BEARINGS AND COORDINATES SHOWN HEREON  
 ARE REFERENCED TO THE TEXAS COORDINATE  
 SYSTEM OF 1983. CORRS 96 EPOCH 2002.00  
 DATUM OF 1983.  
 2. COORDINATES AND DISTANCES ARE DISPLAYED AS  
 BY DIVIDING BY THE SCALE ADJUSTMENT FACTOR  
 OF 1.00010132. ALL MEASUREMENTS ARE IN U.S.  
 SURVEY FEET.  
 3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT  
 OF TITLE COMMITMENTS. ALL MATTERS OF RECORD  
 MAY NOT BE SHOWN HEREIN.  
 4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.  
 5. FIELD SURVEYS WERE COMPLETED  
 MAY, 2025.  
 6. RIGHT OF WAY MAP COMPLETED IN  
 MAY, 2025.

1. HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON  
 THE GROUND UNDER MY SUPERVISION AND THAT THIS  
 PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE  
 TIME OF THE SURVEY.

**ESP**  
 ESP Associates, Inc.  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-3271  
 www.espsurveyors.com  
 TBPRES No. 10194016  
 ©2025

GABRIEL MACIAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NUMBER 6185  
 DATE  
**05-09-25**

PARCEL PLAT  
 SHOWING  
 PARCELS 14 & 14U  
 KELLY LANE  
 TRAVIS COUNTY  
 MAY, 2025  
 SCALE: 1"=50'

LEGEND  
 SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW"  
 SET 1/2" IR W/ RED CAP STAMPED "VICKEY PROP COR"  
 FOUND MONUMENT (AS NOTED)  
 LAND HOOK (IDENTICAL OWNER)  
 FOUND  
 IRON ROD/IRON PIPE  
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
 PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
 DEED RECORDS OF TRAVIS COUNTY, TEXAS  
 DEED RECORDS OF TRAVIS COUNTY, TEXAS  
 UTILITY EASEMENT  
 WATERMAIN EASEMENT  
 RIGHT-OF-WAY  
 PARCEL NUMBER  
 (XXXX)  
 EXISTING R.O.W. LINE  
 PROPOSED R.O.W. LINE  
 EXISTING EASEMENT LINE  
 PROPERTY LINE  
 NOT TO SCALE (N.T.S.)  
 PROPOSED BASELINE  
 SURVEY LINE

7. PROPOSED RIGHT OF WAY BASELINE MAY NOT  
 MATCH PROPOSED CONSTRUCTION BASELINE OR  
 AS-BUILT BASELINE DUE TO DESIGN CHANGES.  
 8. A PROPERTY DESCRIPTION OF EVEN DATE WAS  
 PREPARED IN CONJUNCTION WITH THIS PARCEL  
 PLAT.  
 9. PROPERTY LINES ARE BASED ON FOUND  
 MONUMENTS ON THE COMPREHENSIVE  
 RIGHT-OF-WAY MAP.

**EXHIBIT "F"**

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 16**

Being a **0.0152**-acre (**660** square feet) parcel out of the Edward Flint Survey Number 277, out of Lot 2, Block A, Heritage Lakes at Pflugerville, Amended Final Plat, recorded in Document Number 201700297, of the Official Public Records (O.P.R.) of Travis County, Texas (all records cited herein are recorded in Travis County), being the remainder of a called 19.81-acre tract conveyed from Robert P. Johnson to Heritage Lake Partners, LLC by General Warranty Deed dated September 10, 2015, recorded in Document Number 2015146460, O.P.R., said **0.0152**-acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a found iron rod with yellow plastic cap stamped "CP&Y", found in the existing northwest right-of-way line of Pleasant Bay Drive, 60' wide right-of-way, recorded in Document Number 201700297, O.P.R., for the south corner of said Lot 2 and the east corner of Lot 4, Block A of said Heritage Lakes at Pflugerville, being conveyed to The Cottages at Heritage Lakes, LLC by Warranty Deed with Vendor's Lien recorded in Document Number 2017078939, O.P.R.;

**THENCE**, North 26°45'14" East along the existing northwest right-of-way line of said Pleasant Bay Drive and the southeast line of said Lot 2, a distance of 130.58 feet to a set iron rod with plastic red cap stamped "ROW", set in the proposed northwest right-of-way line of Pleasant Bay Drive, for the **POINT OF BEGINNING** and for the southwest corner of the herein described parcel, said point having coordinates of N=10,141,351.57, E=3,170,584.97, said point being 145.07 feet right from the proposed Kelly Lane Baseline Station 51+02.30;

1. **THENCE**, North 33°02'55" West, into and across said Lot 2, along the proposed northwest right-of-way line of Pleasant Bay Drive, a distance of 11.57 feet to a set iron rod with plastic red cap stamped "ROW", set for the west corner of the herein described parcel;
2. **THENCE**, North 26°45'14" East, continuing into and across said Lot 2 and along the proposed northwest right-of-way line of Pleasant Bay Drive, a distance of 63.09 feet to a set iron rod with blue cap stamped "EASEMENT", set in the northeast line of said Lot 2 and in the southwest line of Lot 1, Block A of said Heritage Lakes at Pflugerville, being a called 1.052-acre tract conveyed to Series I - AEA - Pflugerville by Special Warranty Deed with Vendor's Lien dated September 3, 2021, recorded in Document Number 2021200079, O.P.R., and for the north corner of the herein described parcel;

EXHIBIT "F"

3. **THENCE**, South 63°11'26" East, along the northeast line of said Lot 2 and the southwest line of said Lot 1, a distance of 10.00 feet to a found 1/2" iron rod with orange plastic cap stamped "WALLACE GROUP", in the existing northwest right-of-way line of said Pleasant Bay Drive, for the east corner of the herein described parcel;
4. **THENCE**, South 26°45'14" West, along the existing northwest right-of-way line of said Pleasant Bay Drive, a distance of 68.90 feet to the **POINT OF BEGINNING** and containing 0.0152 of an acre (660 square feet) parcel of land.

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-16-25

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date





EXHIBIT "G"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 17**

Being a **0.5487**-acre (**23,902** square feet) parcel out of the Edward Flint Survey Number 277, being out of a called 1.70-acre, Tract 1, conveyed from Patrick J. Spell and Marsha M. Spell to Four Doostan, LLC by Special Warranty Deed with Third Party Vendor's Lien executed June 14, 2022, recorded in Document Number 2022107438 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.5487**-acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a found iron rod with orange plastic cap stamped "MCGRAY & MCGRAY", found in the existing northeast right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201800029, 202000079, 201000077, 201700297, O.P.R., at the west corner of a called 2.026-acre tract conveyed to Kellyweiss LLC by Special Warranty Deed dated May 5, 2017, recorded in Document Number 2017072497, O.P.R., and the southeast corner of a called 16.6069 acre tract conveyed to 735 Henna LLC by Special Warranty Deed executed October 25, 2013, recorded in Document Number 2013195014, O.P.R.;

**THENCE**, North 63°03'42" West, along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 16.6069-acre tract, a distance of 241.33 feet to an angle point;

**THENCE**, South 27°31'52" West, continuing along the northwest right-of-way line of said Kelly Lane and the southeast line of said 16.6069-acre tract, a distance of 19.76 feet to a point, for an angle corner of said 16.6069-acre tract;

**THENCE**, North 63°06'32" West, continuing along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 16.6069-acre tract, a distance of 231.40 feet to a point, for the west corner of said 16.6069-acre tract and for the south corner of said 1.70-acre tract;

**THENCE**, North 26°49'49" East, departing the existing northwest right-of-way line of said Kelly Lane, along the northwest line of said 16.6069-acre tract and the southeast line of said 1.70-acre tract, a distance of 175.40 feet to a set iron rod with plastic red cap stamped "ROW" set for the **POINT OF BEGINNING** and for the east corner of the herein described parcel, said point having coordinates of N=10,141,552.10, E=3,170,987.19, said point being 89.99 feet left from the proposed Kelly Lane Baseline Station 55+15.86;

EXHIBIT "G"

1. **THENCE**, South 26°49'49" West, continuing along the northwest line of said 16.6069-acre tract and the southeast line of said 1.70-acre tract, a distance of 175.40 feet to a point, in the existing northeast right-of-way line of said Kelly Lane, for the west corner of said 16.6069-acre tract and for the south corner of said 1.70-acre tract and the herein described parcel;
2. **THENCE**, North 63°06'32" West, along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 1.70-acre tract, a distance of 263.93 feet to a found iron rod with yellow plastic cap stamped "RJ SURVEYING", at an angle point in the existing northwest right-of-way line of said Kelly Lane, for the west corner of said 1.70-acre tract and the herein described parcel;
3. **THENCE**, North 26°55'24" East, along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 1.70-acre tract, a distance of 20.00 feet to a point for the south corner of Lot 83, Block Z, Avalon Phase 17A, recorded in Document Number 201800029, O.P.R., conveyed to the Kelly Lane Water Control and Improvement District No. 1 by Warranty Deed executed September 18, 2018, recorded in Document Number 2018183738, O.P.R. and for an angle corner of the herein described parcel;
4. **THENCE**, North 26°55'38" East, departing the existing northeast right-of-way line of said Kelly Lane, along the southeast line of said Lot 83 and the northwest line of said 1.70-acre tract, a distance of 14.45 feet to a set iron rod with plastic red cap stamped "ROW", set in the proposed northeast right-of-way line of Kelly Lane, for the north corner of the herein described parcel, the point of curvature of a curve to the left;
5. **THENCE**, into and across said 1.70-acre tract, along the proposed north right-of-way line of Kelly Lane and said curve to the left, an arc distance of 302.21 feet, with a radius of 600.00 feet, a central angle of 28°51'33", and a chord bearing and distance of North 88°46'01" East, 299.03 feet, to the **POINT OF BEGINNING** and containing 0.5487 of an acre (23,902 square feet) parcel of land.

EXHIBIT "G"

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-16-25

---

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date





EXHIBIT "G-1"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 17U**

Being a **0.0696**-acre (**3,031** square feet) utility easement out of the Edward Flint Survey Number 277, being out of a called 1.70-acre, Tract 1, conveyed from Patrick J. Spell and Marsha M. Spell to Four Doostan, LLC by Special Warranty Deed with Third Party Vendor's Lien executed June 14, 2022, recorded in Document Number 2022107438 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.0696**-acre easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a found iron rod with orange plastic cap stamped "MCGRAY & MCGRAY", found in the existing northeast right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201800029, 202000079, 201000077, 201700297, O.P.R., at the west corner of a called 2.026-acre tract conveyed to Kellyweiss LLC by Special Warranty Deed dated May 5, 2017, recorded in Document Number 2017072497, O.P.R., and the southeast corner of a called 16.6069 acre tract conveyed to 735 Henna LLC by Special Warranty Deed executed October 25, 2013, recorded in Document Number 2013195014, O.P.R.;

**THENCE**, North 63°03'42" West, along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 16.6069-acre tract, a distance of 241.33 feet to an angle point;

**THENCE**, South 27°31'52" West, continuing along the northwest right-of-way line of said Kelly Lane and the southeast line of said 16.6069-acre tract, a distance of 19.76 feet to a point, for an angle corner of said 16.6069-acre tract;

**THENCE**, North 63°06'32" West, continuing along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 16.6069-acre tract, a distance of 231.40 feet to a point, for the west corner of said 16.6069-acre tract and for the south corner of said 1.70-acre tract;

**THENCE**, North 26°49'49" East, departing the existing northwest right-of-way line of said Kelly Lane, along the northwest line of said 16.6069-acre tract and the southeast line of said 1.70-acre tract, a distance of 175.40 feet to a set iron rod with plastic red cap stamped "ROW" set for the **POINT OF BEGINNING** and for the east corner of the herein described parcel, said point having coordinates of N=10,141,552.10, E=3,170,987.19, said point being 89.99 feet left from the proposed Kelly Lane Baseline Station 55+15.86;

EXHIBIT "G-1"

1. **THENCE**, along said curve to the right and the proposed north right-of-way line of Kelly Lane, an arc distance of 302.21 feet, with a radius of 600.00 feet, a central angle of 28°51'33", and a chord bearing and distance of South 88°46'01" West, 299.03 feet, to a set iron rod with plastic red cap stamped "ROW", set in the northwest line of said 1.70-acre tract and in the southeast line of Lot 83, Block Z, Avalon Phase 17A, recorded in Document Number 201800029, O.P.R., conveyed to the Kelly Lane Water Control and Improvement District No. 1 by Warranty Deed executed September 18, 2018, recorded in Document Number 2018183738, O.P.R. and for the southwest corner of the herein described easement;
2. **THENCE**, North 26°55'38" East, along the northwest line of said 1.70-acre tract and the southeast line of said Lot 83, a distance of 10.30 feet to a set iron rod with plastic blue cap stamped "EASEMENT", set for the northeast corner of the herein described easement, the point of curvature of a curve to the left;
3. **THENCE**, along said curve to the left, into and across said 1.70-acre tract, an arc distance of 303.96 feet, with a radius of 590.00 feet, a central angle of 29°31'04", and a chord bearing and distance of North 88°12'00" East, 300.61 feet, to a set iron rod with blue cap stamped "EASEMENT", set in the southeast line of said 1.70-acre tract and in the northwest line of said 16.6069-acre tract and for the southeast corner of the herein described easement;
4. **THENCE**, South 26°49'49" West, along the southeast line of said 1.70-acre tract and the northwest line of said 16.6069-acre tract, a distance of 13.66 feet to the **POINT OF BEGINNING** and containing 0.0696 of an acre (3,031 square feet) easement of land.

EXHIBIT "G-1"

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-09-25

---

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date



EXHIBIT "G-1"

LEGEND

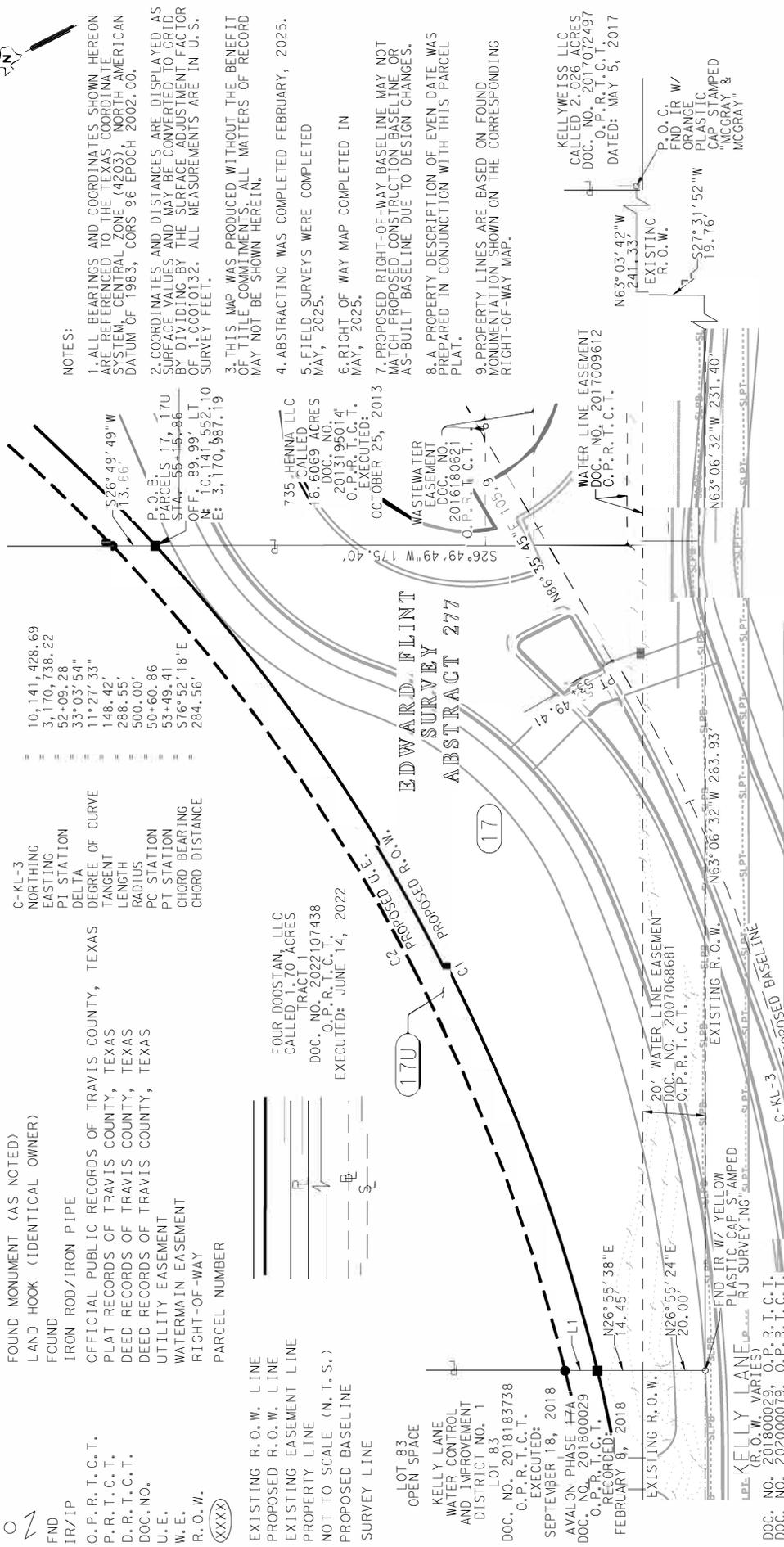
- SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW" UNLESS OTHERWISE NOTED
- SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" AS NOTED /
- ▬ SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT" UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- LAND HOOK (IDENTICAL OWNER)
- FOUND
- IRON ROD/IRON PIPE
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- UTILITY EASEMENT
- WATERMAIN EASEMENT
- RIGHT-OF-WAY
- PARCEL NUMBER
- (XXXX)
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING EASEMENT LINE
- PROPERTY LINE
- NOT TO SCALE (N.T.S.)
- PROPOSED BASELINE
- SURVEY LINE

- LOT 83
- OPEN SPACE
- KELLY LANE
- WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
- LOT 83
- DOC. NO. 2018183738
- O.P.R. T.C.T.
- EXECUTED: SEPTEMBER 18, 2018
- AVALON PHASE 47A
- DOC. NO. 201800029
- O.P.R. T.C.T.
- RECORDED: FEBRUARY 8, 2018
- EXISTING R.O.W.
- PROPOSED R.O.W.
- PROPOSED BASELINE
- KELLY LANE (R.O.W. VARIES)
- FND IR W/ YELLOW PLASTIC CAP STAMPED RJ SURVEYING
- DOC. NO. 201800029, O.P.R. T.C.T.
- DOC. NO. 202000079, O.P.R. T.C.T.
- DOC. NO. 201900097, O.P.R. T.C.T.
- DOC. NO. 201700297, O.P.R. T.C.T.

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	600.00'	302.21'	28°51'33"	S88°46'01"W 299.03'
C2	590.00'	303.96'	29°31'04"	N88°12'00"E 300.61'

NOTES:

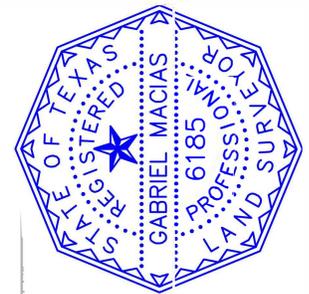
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, CORRS 96 EPOCH 2002.00.
2. COORDINATES AND DISTANCES ARE DISPLAYED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR SURVEY FEET.
3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.
5. FIELD SURVEYS WERE COMPLETED MAY, 2025.
6. RIGHT OF WAY MAP COMPLETED IN MAY, 2025.
7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
9. PROPERTY LINES ARE BASED ON FOUND MONUMENTATION SHOWN ON THE CORRESPONDING RIGHT-OF-WAY MAP.



**ESP**  
 ESP Associates, Inc.  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-3271  
 www.espassociates.com  
 TBPELS No. 10194036  
 ©2025

PARCEL PLAT  
 SHOWING  
 PARCELS 17 & 17U  
 KELLY LANE  
 TRAVIS COUNTY  
 MAY, 2025

I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



*Gabriel Macias*  
 GABRIEL MACIAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NUMBER 6185

05-09-25  
 DATE

LINE	BEARING	LENGTH
L1	N26°55'38"E	10.30'

EXHIBIT "H"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 18 Part 1**

Being a **2.592-acre (112,909 square feet)** parcel out of the Edward Flint Survey Number 277, being out of a called 16.6069-acre tract conveyed from KM Avalon, Ltd. to 735 Henna LLC by Special Warranty Deed executed October 25, 2013, recorded in Document Number 2013195014 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **2.592-acre** parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a found iron rod with orange plastic cap stamped "MCGRAY & MCGRAY", found in the existing northeast right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201800029, 202000079, 201000077, 201700297, O.P.R., at the west corner of a called 2.026-acre tract conveyed to Kellyweiss LLC by Special Warranty Deed dated May 5, 2017, recorded in Document Number 2017072497, O.P.R., and the southeast corner of said 16.6069 acre tract;

**THENCE**, North 63°03'42" West, along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 16.6069-acre tract, a distance of 241.33 feet to a set 1/2" iron rod with red plastic cap stamped "ROW" on the proposed northwest right-of-way line of Kelly Lane, for the **POINT OF BEGINNING** and the south corner of the herein described parcel, said point having coordinates of N=10,141,308.44, E=3,171,123.53, said point being 45.54 feet left from the proposed Kelly Lane Baseline Station 2+10.44, said point being a point of curvature of a curve to the right;

1. **THENCE**, South 27°31'52" West, along the southwest line of said 16.6069 acre tract and along said existing north right-of-way line of Kelly Lane, a distance of 19.76 feet to an angle point on the southwest line of the herein described parcel;
2. **THENCE**, South 63°06'32" East, continuing along the southwest line of said 16.6069 acre tract and along said existing north right-of-way line of Kelly Lane, a distance of 231.40 feet to a point at the southwest corner of said 16.6069 acre tract and at the south corner of a called 1.70-acre, Tract 1, conveyed to Four Doostan, LLC by Special Warranty Deed with Third Party Vendor's Lien executed June 14, 2022, recorded in Document Number 2022107438, O.P.R.;

EXHIBIT "H"

3. **THENCE**, North 26°49'49" East, along the east line of said 1.70 acre tract and the west line of said 16.6069 acre tract, a distance of 175.40 feet to a set 1/2" iron rod with red plastic cap stamped "ROW", for the northwest corner of the herein described parcel;
4. **THENCE**, into and across said 16.6069-acre tract, along said curve to the left and the proposed northwest right-of-way line of Kelly Lane, an arc distance of 370.04 feet, with a radius of 600.00 feet, a central angle of 35°20'12", and a chord bearing and distance of South 56°40'08" West, 364.21 feet, to a set iron rod with plastic red cap stamped "ROW", to a point of reverse curvature and the beginning of a curve to the right in the northwest line of the herein described parcel;
5. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the right and the proposed northwest right-of-way line of Kelly Lane, an arc distance of 282.37 feet, with a radius of 600.00 feet, a central angle of 26°57'52", and a chord bearing and distance of South 52°28'59" West, 279.77 feet, to a set iron rod with plastic red cap stamped "ROW", on the south line of Lot 47, Block RR, Avalon Phase 14, recorded in Document Number 201700221, O.P.R., being a called 46.404-acre tract conveyed to Kelly Lane Water Control & Improvement District No. 2 by General Warranty Deed executed October 17, 2016, recorded in Document Number 2016174824, O.P.R and for a north corner of the herein described parcel;
6. **THENCE**, South 87°57'20" East, along the south line of said Lot 47 and the north line of said 16.6069-acre tract, a distance of 187.88 feet to a set iron rod with plastic red cap stamped "ROW", for an angle point in the south line of said Lot 47 and the north line of said 16.6069-acre tract and of the herein described parcel;
7. **THENCE**, North 65°20'39" West, continuing along the south line of said Lot 47 and the north line of said 16.6069-acre tract, a distance of 171.97 feet to a point, unable to set, in the proposed southeast right-of-way line of Kelly Lane, for the northeast corner of the herein describe parcel, at a non-tangent point of curvature to the left;
8. **THENCE**, into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 60.27 feet, with a radius of 480.00 feet, a central angle of 07°11'40", and a chord bearing and distance of South 81°36'43" East, 60.23 feet, to a set iron rod with plastic red cap stamped "ROW", on the south line of said Lot 47 and the north line of said 16.6069 acre tract and for an angle corner of the herein described parcel and a point of reverse curvature to the right;

EXHIBIT "H"

9. **THENCE**, along said curve to the right and the proposed southeast right-of-way line of Kelly Lane, continuing into and across said 16.6069-acre tract, an arc distance of 44.82 feet, with a radius of 522.50 feet, a central angle of  $04^{\circ}54'54''$ , and a chord bearing and distance of South  $82^{\circ}45'06''$  East, 44.81 feet, to a set iron rod with plastic red cap stamped "ROW", set at a point of reverse curvature to the left;
10. **THENCE**, along said curve to the left and the proposed southeast right-of-way line of Kelly Lane, continuing into and across said 16.6069-acre tract, an arc distance of 78.75 feet, with a radius of 232.50 feet, a central angle of  $19^{\circ}24'22''$ , and a chord bearing and distance of South  $89^{\circ}59'50''$  East, 78.37 feet, to a set iron rod with plastic red cap stamped "ROW", set at a point of compound curvature to the left;
11. **THENCE**, along said curve to the left and the proposed southeast right-of-way line of Kelly Lane, into and across said 16.6069-acre tract, an arc distance of 293.74 feet, with a radius of 491.00 feet, a central angle of  $34^{\circ}16'38''$ , and a chord bearing and distance of North  $63^{\circ}09'40''$  East, 289.38 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described parcel, said point being a point of curvature of a curve to the right;
12. **THENCE**, South  $46^{\circ}01'20''$  West, continuing along the proposed northeast right-of-way line of Kelly Lane and into and across said 16.6069-acre tract, a distance of 83.44 feet to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described parcel, set at a non-tangent point of curvature to the right;
13. **THENCE**, along said curve to the right and continuing along the proposed southeast right-of-way line of Kelly Lane and into and across said 16.6069-acre tract, an arc distance of 90.34 feet, with a radius of 475.00 feet, a central angle of  $10^{\circ}53'51''$ , and a chord bearing and distance of South  $44^{\circ}36'13''$  West, 90.21 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle corner of the herein described parcel;
14. **THENCE**, South  $50^{\circ}03'08''$  West, continuing along the proposed southeast right-of-way line of Kelly Lane and into and across said 16.6069-acre tract, a distance of 211.43 feet to a set iron rod with plastic red cap stamped "ROW", set at a point of curvature to the left;
15. **THENCE**, along said curve to the left, continuing along the proposed southeast right-of-way line of Kelly Lane and into and across said 16.6069-acre tract, an arc distance of 182.16 feet, with a radius of 109.27 feet, a central angle of  $95^{\circ}30'40''$ , and a chord bearing and distance of South  $02^{\circ}46'27''$  West, 161.79 feet, to the **POINT OF BEGINNING** and containing 2.592-acre (112,909 square feet) parcel of land.

EXHIBIT "H"

**Property Description for Parcel 18 Part 2**

Being a **0.2079**-acre (**9,057** square feet) parcel out of the Edward Flint Survey Number 277, being out of a called 16.6069-acre tract conveyed from KM Avalon, Ltd. to 735 Henna LLC by Special Warranty Deed executed October 25, 2013, recorded in Document Number 2013195014 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.2079**-acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a found iron rod with orange plastic cap stamped "MCGRAY & MCGRAY", found in the existing northeast right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201800029, 202000079, 201000077, 201700297, O.P.R., at the west corner of a called 2.026-acre tract conveyed to Kellyweiss LLC by Special Warranty Deed dated May 5, 2017, recorded in Document Number 2017072497, O.P.R., and the southeast corner of a called 16.6069 acre tract conveyed to 735 Henna LLC by Special Warranty Deed executed October 25, 2013, recorded in Document Number 2013195014, O.P.R.;

**THENCE**, South 63°03'42" East, along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 2.026-acre tract, a distance of 160.83 feet to a found iron rod with orange plastic cap stamped "MCGRAY & MCGRAY", at the north end of a cutback in the existing northwest right-of-way line of Weiss Lane, right-of-way varies, recorded in Document Number 2006224774, O.P.R. for a south corner of said 2.026 acre tract;

**THENCE**, North 72°10'57" East, departing the existing northeast right-of-way line of said Kelly Lane, along the southeast line of said 2.026 acre tract, a distance of 56.39 feet to a point for the northeast end of a cutback in the existing northwest right-of-way line of said Weiss Lane;

**THENCE**, North 27°11'05" East, along the existing northwest right-of-way line of said Weiss Lane and the southeast line of said 2.026-acre tract, a distance of 224.25 feet passing the east corner of said 2.026-acre tract and a south corner of said 16.6069-acre tract and continuing along the existing northwest right-of-way line of said Weiss Lane and the southeast line of said 16.6069-acre tract for a total distance of 472.92 feet to a set iron rod with plastic red cap stamped "ROW", set in the proposed northwest right-of-way line of Weiss Lane, for the **POINT OF BEGINNING** and for the southwest corner of the herein described parcel, the point of curvature of a curve to the left, said point having coordinates of N=10,141,402.36, E=3,171,739.84, said point being 510.73 feet right from the proposed Kelly Lane Baseline Station 63+75.83;

EXHIBIT "H"

1. **THENCE**, into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 74.51 feet, with a radius of 881.00 feet, a central angle of 04°50'45", and a chord bearing and distance of North 19°41'01" East, 74.49 feet, to a set iron rod with plastic red cap stamped "ROW", for an angle corner of the herein described parcel, the point of reverse-curvature of a curve to the right;
2. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the right and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 247.84 feet, with a radius of 999.00 feet, a central angle of 14°12'52", and a chord bearing and distance of North 24°22'05" East, 247.21 feet, to a set iron rod with plastic red cap stamped "ROW", for an angle corner of the herein described parcel;
3. **THENCE**, North 31°28'31" East, continuing into and across said 16.6069-acre tract and along the proposed southeast right-of-way line of Kelly Lane, a distance of 121.94 feet to a set iron rod with plastic red cap stamped "ROW", for an angle corner of the herein described parcel;
4. **THENCE**, North 18°02'55" West, continuing into and across said 16.6069-acre tract and along the proposed southeast right-of-way line of Kelly Lane, a distance of 11.04 feet to a set iron rod with plastic red cap stamped "ROW", in the northeast line of said 16.6069-acre tract and in the southwest line of Lot 47, Block RR, Avalon Phase 14, recorded in Document Number 201700221, O.P.R., being a called 46.404-acre tract conveyed to Kelly Lane Water Control & Improvement District No. 2 by General Warranty Deed executed October 17, 2016, recorded in Document Number 2016174824, O.P.R., and for an angle corner of the herein described parcel;
5. **THENCE**, South 65°20'39" East, along the northeast line of said 16.6069-acre tract and the southwest line of said Lot 47, a distance of 29.42 feet to a found iron rod with orange plastic cap in the existing northwest right-of-way line of said Weiss Lane for the south corner of said Lot 47, for the east corner of said 16.6069-acre tract and the herein described parcel;
6. **THENCE**, South 28°51'22" West, along the existing northwest right-of-way line of said Weiss Lane and the southeast line of said 16.6069-acre tract, a distance of 301.86 feet to a point, for an angle corner in the existing northwest right-of-way line of said Weiss Lane, said 16.6069-acre tract and the herein described parcel;

EXHIBIT "H"

7. **THENCE**, South 27°11'05" West, continuing along the existing northwest right-of-way line of said Weiss Lane and the southeast line of said 16.6069-acre tract, a distance of 149.69 feet to the **POINT OF BEGINNING** and containing 0.2079 of an acre (9,057 square feet) parcel of land.

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-16-25

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date

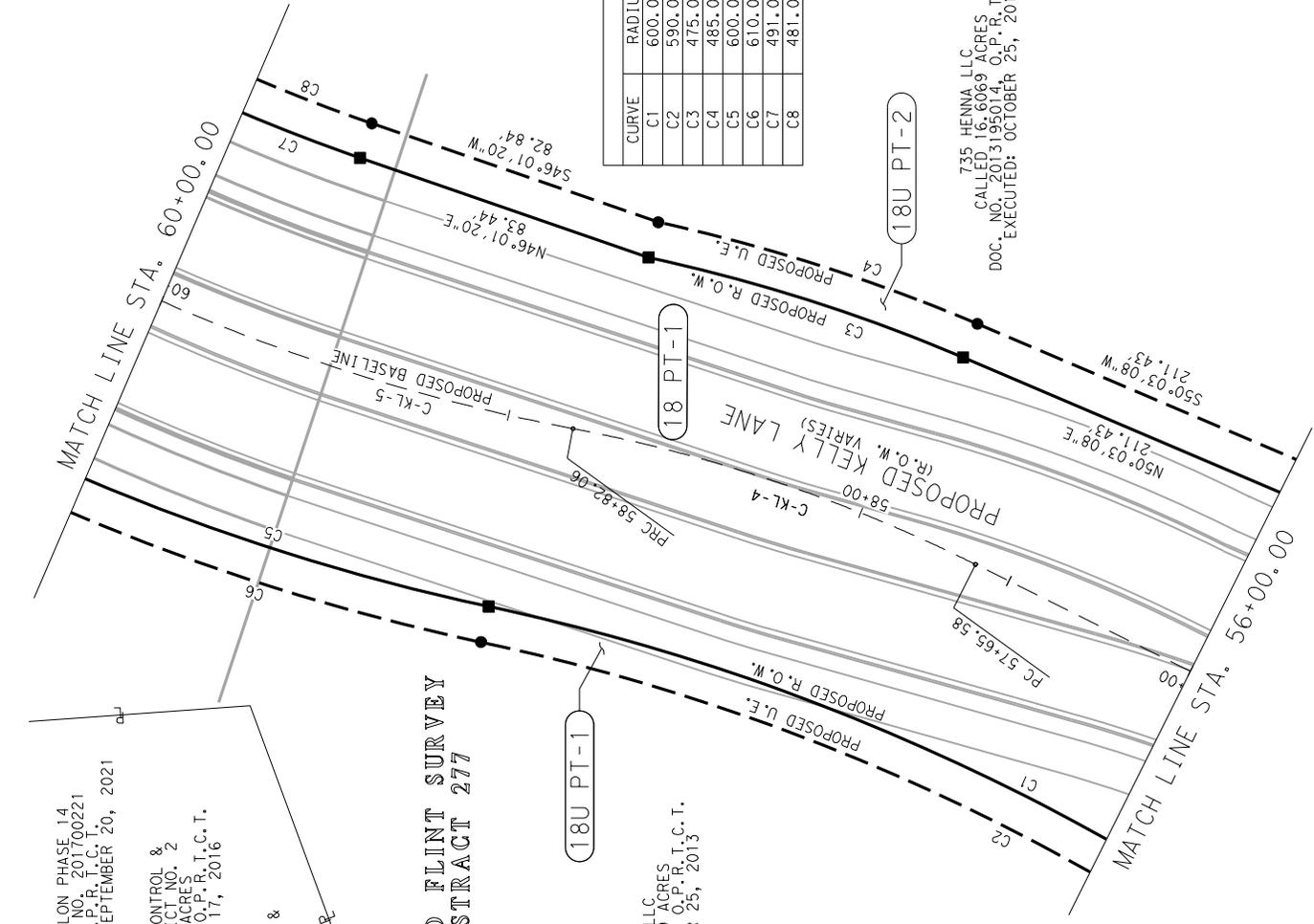






- C-KL-4
  - NOTHING = 10.141, 663.32
  - FASTING = 3.71, 572.28
  - PT STATION = 59.24, 268.52
  - DELTA = 15.47, 09"
  - DEGREE OF CURVE = 13.28, 53"
  - TANGENT = 58.61'
  - LENGTH = 116.48'
  - RADIUS = 425.00'
  - PC STATION = 57.65, 58
  - PT STATION = 58.82, 06
  - CHORD BEARING = N45.37.12"E
  - CHORD DISTANCE = 116.11'
- 
- C-KL-5
  - NOTHING = 10.141, 958.28
  - FASTING = 3.71, 572.06
  - PT STATION = 61.96, 217.06
  - DELTA = 61.31, 10"
  - DEGREE OF CURVE = 10.54, 49"
  - TANGENT = 314.54'
  - LENGTH = 566.76'
  - RADIUS = 525.00'
  - PC STATION = 58.82, 06
  - PT STATION = 64.48, 82
  - CHORD BEARING = N68.41.43"E
  - CHORD DISTANCE = 539.64'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	600.00'	370.04'	35° 20' 12"	S56° 40' 08" W 364.21'
C2	590.00'	354.65'	34° 26' 26"	N56° 13' 15" E 349.33'
C3	475.00'	90.34'	10° 53' 51"	N44° 36' 13" E 90.21'
C4	485.00'	91.64'	10° 49' 35"	S44° 38' 21" W 91.51'
C5	600.00'	282.37'	26° 51' 52"	S52° 28' 59" W 279.77'
C6	610.00'	267.30'	25° 06' 24"	N51° 33' 14" E 265.17'
C7	491.00'	293.74'	34° 16' 38"	N63° 09' 40" E 289.38'
C8	481.00'	287.76'	34° 16' 38"	S63° 09' 40" W 283.49'



AVALON PHASE 14  
 DOC. NO. 201700221  
 O.P.R., T.C.T.  
 DATED: SEPTEMBER 20, 2021

KELLY LANE WATER CONTROL &  
 IMPROVEMENT DISTRICT NO. 2  
 CALLED 46.404 ACRES  
 DOC. NO. 2016174824, O.P.R., T.C.T.  
 EXECUTED: OCTOBER 17, 2016

LOT 47  
 BLOCK RR  
 OPEN SPACE &

**EDWARD FLINT SURVEY  
ABSTRACT 277**

18U PT-1  
 18 PT-1  
 735 HENNA LLC  
 CALLED 16.6069 ACRES  
 DOC. NO. 2013193014, O.P.R., T.C.T.  
 EXECUTED: OCTOBER 25, 2013

735 HENNA LLC  
 CALLED 16.6069 ACRES  
 DOC. NO. 2013193014, O.P.R., T.C.T.  
 EXECUTED: OCTOBER 25, 2013

**ESP Associates, Inc.**  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-3271  
 www.espassociates.com  
 TBPELS No. 10194036  
 ©2025

**PARCEL PLAT**  
 SHOWING  
 PARCELS 18 PT 1, 18 PT 2,  
 18U PT 1 & 18U PT 2  
 KELLY LANE  
 TRAVIS COUNTY  
 MAY, 2025

PAGE 8 OF 11      SCALE: 1"=50'

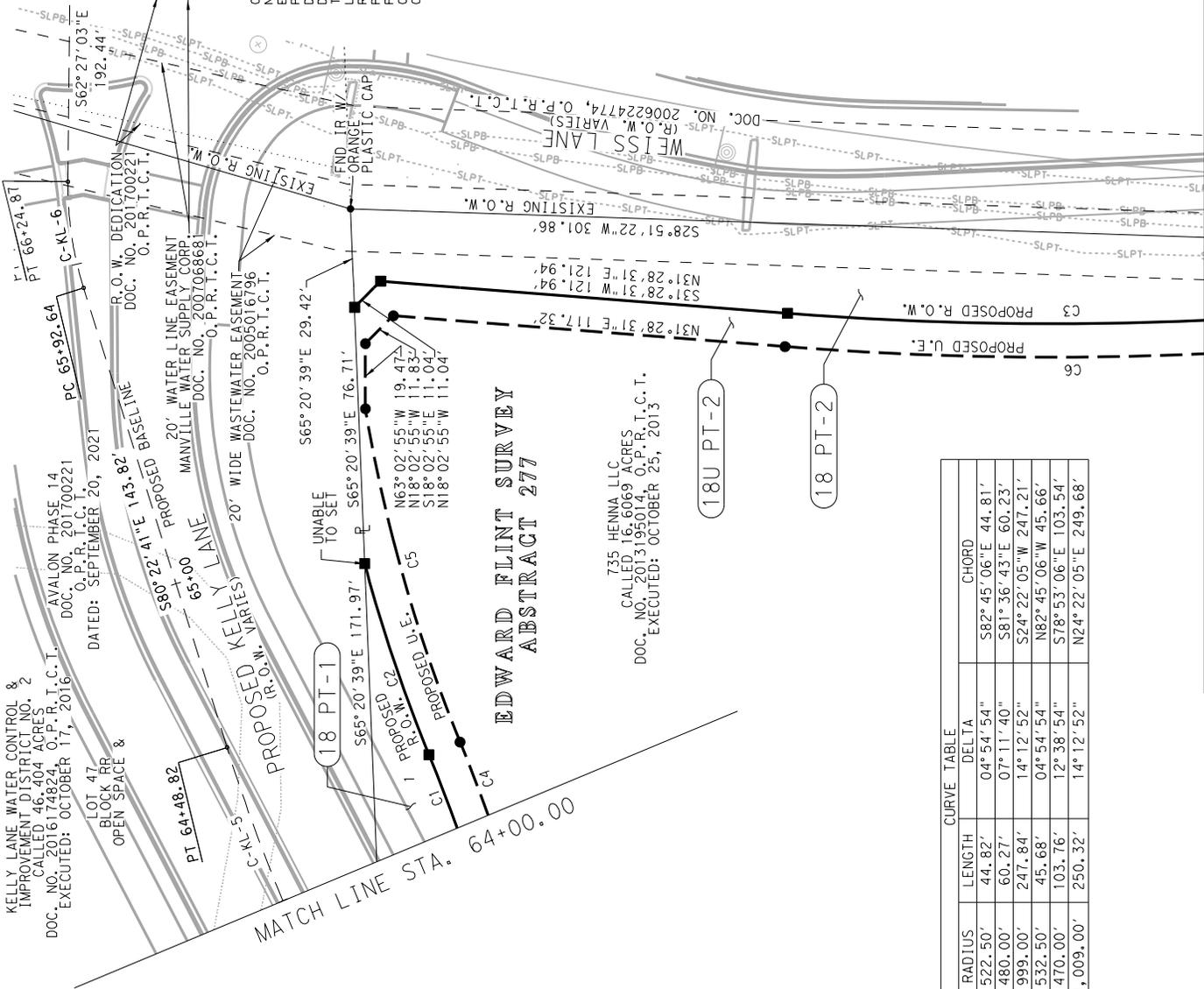




C-KL-6  
 NORTHING = 10,141,878.95  
 EASTING = 3,171,384.99  
 PT STATION = 66+06.89"  
 DEGREE OF CURVE = 58°37'37"  
 TANGENT LENGTH = 18+25'  
 RADIUS = 32+33'  
 PC STATION = 65+92.64  
 PT STATION = 66+24.87  
 CHORD BEARING = S71°24'52"E  
 CHORD DISTANCE = 32+10'

C-KL-5  
 NORTHING = 10,141,958.28  
 EASTING = 3,171,577.06  
 PT STATION = 61+56.60"  
 DEGREE OF CURVE = 0+54.49"  
 TANGENT LENGTH = 314.54'  
 RADIUS = 566.78'  
 PC STATION = 58+00.00"  
 PT STATION = 64+48.82  
 CHORD BEARING = N68°41'43"E  
 CHORD DISTANCE = 539.64'

C-KL-5  
 NORTHING = 10,141,958.28  
 EASTING = 3,171,577.06  
 PT STATION = 61+56.60"  
 DEGREE OF CURVE = 0+54.49"  
 TANGENT LENGTH = 314.54'  
 RADIUS = 566.78'  
 PC STATION = 58+00.00"  
 PT STATION = 64+48.82  
 CHORD BEARING = N68°41'43"E  
 CHORD DISTANCE = 539.64'



KELLY LANE WATER CONTROL & IMPROVEMENT DISTRICT NO. 2  
 CALLED 46.404 ACRES  
 O.P.R.I.C.T.  
 DOC. NO. 2016174824  
 EXECUTED: OCTOBER 17, 2016

LOT 47  
 BLOCK RR  
 OPEN SPACE &  
 DATED: SEPTEMBER 20, 2021

AVALON PHASE 14  
 O.P.R.I.C.T.  
 DOC. NO. 201700221

20' WATER LINE EASEMENT  
 MANVILLE WATER SUPPLY CORP.  
 O.P.R.I.C.T.  
 DOC. NO. 200706868

20' WIDE WASTEWATER EASEMENT  
 O.P.R.I.C.T.  
 DOC. NO. 2005016796

PROPOSED U.E.  
 C1  
 C2  
 C3  
 C4  
 C5  
 C6

UNABLE TO SET  
 S65°20'39"E 171.97'

PROPOSED U.E.  
 C5  
 N63°02'55"W 19.47'  
 N18°02'55"W 11.83'  
 S18°02'55"E 11.04'  
 N18°02'55"W 11.04'

PROPOSED U.E.  
 C6  
 N31°28'31"E 121.94'  
 N31°28'31"E 121.94'  
 N31°28'31"E 117.32'

PROPOSED R.O.W.  
 C3  
 S28°51'22"W 301.86'

PROPOSED U.E.  
 C6  
 S28°51'22"W 301.86'

**EDWARD FLINT SURVEY  
 ABSTRACT 277**

735 HENNA LLC  
 CALLED 16.6069 ACRES  
 O.P.R.I.C.T.  
 DOC. NO. 2013195014  
 EXECUTED: OCTOBER 25, 2013

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	522.50'	44.82'	04°54'54"	582°45'06"E 44.81'
C2	480.00'	60.27'	07°11'40"	581°36'43"E 60.23'
C3	999.00'	247.84'	14°12'52"	524°22'05"W 247.21'
C4	532.50'	45.68'	04°54'54"	N82°45'06"W 45.66'
C5	470.00'	103.76'	12°38'54"	S78°53'06"E 103.54'
C6	1,009.00'	250.32'	14°12'52"	N24°22'05"E 249.68'

CURVE TABLE

MATCH LINE "A"



ESP Associates, Inc.  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-3271  
 www.espassociates.com  
 TBPELS No. 10194036  
 ©2025

PARCEL PLAT  
 SHOWING  
 PARCELS 18 PT 1, 18 PT 2,  
 18U PT 1 & 18U PT 2  
 KELLY LANE  
 TRAVIS COUNTY  
 MAY, 2025

MATCH LINE "A"

**EDWARD FLINT  
SURVEY  
ABSTRACT 277**

735 HENNA LLC  
CALLED 16.6069 ACRES  
DOC. NO. 2013195014, O.P.R.T.C.T.  
EXECUTED: OCTOBER 25, 2013

18U PT-2

PROPOSED U.E.  
PROPOSED R.O.W.

C1  
C2  
C3

18 PT-2

WEISS LANE  
(R.O.W. VARIES)  
DOC. NO. 2006224774, O.P.R.T.C.T.

20' WATER LINE EASEMENT  
MANVILLE WATER SUPPLY CORP.  
DOC. NO. 2007068681  
O.P.R.T.C.T.

P.O.B.  
PARCEL 18 PT-2  
STA. 63+75.83  
OFF. 510.73  
N: 10141.20236  
E: 3,171,739.824

20' WIDE WASTEWATER EASEMENT  
DOC. NO. 2005016796  
O.P.R.T.C.T.

P.O.C. PARCELS  
18 PART 1, 18 PART 2  
& 18U PART 2  
END IR W/ ORANGE  
PLASTIC CAP, STAMPED  
"MCGRAY & MCGRAY"

EXISTING R.O.W.  
S63°03'42"E 160.83'

KELLY LANE  
(R.O.W. VARIES)  
DOC. NO. 201800029, O.P.R.T.C.T.  
DOC. NO. 202000079, O.P.R.T.C.T.  
DOC. NO. 201000077, O.P.R.T.C.T.  
DOC. NO. 201700297, O.P.R.T.C.T.

END IR W/ ORANGE  
PLASTIC CAP, STAMPED  
"MCGRAY & MCGRAY"

EXISTING R.O.W.  
N72°10'57"E 56.39'

224.25'

23.84'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	999.00'	247.84'	14°12'52"	N24°22'05"E 247.21'
C2	881.00'	74.51'	04°50'45"	N19°41'01"E 74.49'
C3	1,009.00'	250.32'	14°12'52"	N24°22'05"E 249.68'
C4	871.00'	41.81'	02°45'01"	N18°38'09"E 41.80'



**ESP Associates, Inc.**  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
www.espassociates.com  
TBPELS No. 10194036  
©2025

**PARCEL PLAT**  
SHOWING  
PARCELS 18 PT 1, 18 PT 2,  
18U PT 1 & 18U PT 2,  
KELLY LANE  
TRAVIS COUNTY  
MAY, 2025

PAGE 11 OF 11  
SCALE: 1"=50'

EXHIBIT "H-1"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 18U Part 1**

Being a **0.1463**-acre (**6,371** square feet) utility ESMT out of the Edward Flint Survey Number 277, being out of a called 16.6069-acre tract conveyed from KM Avalon, Ltd. to 735 Henna LLC by Special Warranty Deed executed October 25, 2013, recorded in Document Number 2013195014 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.1463**-acre ESMT being more particularly described by metes and bounds as follows:

**COMMENCING** at a found iron rod with orange plastic cap stamped "MCGRAY & MCGRAY", found in the existing northeast right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201800029, 202000079, 201000077, 201700297, O.P.R., at the west corner of a called 2.026-acre tract conveyed to Kellyweiss LLC by Special Warranty Deed dated May 5, 2017, recorded in Document Number 2017072497, O.P.R., and the southeast corner of a called 16.6069 acre tract conveyed to 735 Henna LLC by Special Warranty Deed executed October 25, 2013, recorded in Document Number 2013195014, O.P.R.;

**THENCE**, North 63°03'42" West, along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 16.6069-acre tract, a distance of 241.33 feet to an angle point;

**THENCE**, South 27°31'52" West, continuing along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 16.6069-acre tract, a distance of 19.76 feet to a point, for an angle point in the existing northeast right-of-way line of said Kelly Lane and said 16.6069-acre tract;

**THENCE**, North 63°06'32" West, continuing along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 16.6069-acre tract, a distance of 231.40 feet to a point, for the west corner of said 16.6069-acre tract and for the south corner of a called 1.70-acre tract conveyed from Patrick J. Spell and Marsha M. Spell to Four Doostan, LLC by Special Warranty Deed with Third Party Vendor's Lien executed June 14, 2022, recorded in Document Number 2022107438, O.P.R.;

EXHIBIT "H-1"

**THENCE**, North 26°49'49" East, departing the existing northwest right-of-way line of said Kelly Lane, along the northwest line of said 16.6069-acre tract and the southeast line of said 1.70-acre tract, a distance of 175.40 feet to a set iron rod with plastic red cap stamped "ROW" set for the **POINT OF BEGINNING** and for the east corner of the herein described parcel, said point having coordinates of N=10,141,552.10, E=3,170,987.19, said point being 89.99 feet left from the proposed Kelly Lane Baseline Station 55+15.86;

1. **THENCE**, North 26°49'49" East, continuing along the northwest line of said 16.6069-acre tract and the southeast line of said 1.70-acre tract, a distance of 13.66 feet to a set iron rod with plastic blue cap stamped "ESMT", set for the north corner of the herein described ESMT, the point of curvature of a curve to the left;
2. **THENCE**, along said curve to the left, into and across said 16.6069-acre tract, an arc distance of 354.65 feet, with a radius of 590.00 feet, a central angle of 34°26'26", and a chord bearing and distance of North 56°13'15" East, 349.33 feet, to a set iron rod with plastic blue cap stamped "ESMT", set for an angle point of the herein described ESMT, the point of reverse-curvature of a curve to the right;
3. **THENCE**, along said curve to the right, continuing into and across said 16.6069-acre tract, an arc distance of 267.30 feet, with a radius of 610.00 feet, a central angle of 25°06'24", and a chord bearing and distance of North 51°33'14" East, 265.17 feet, to a set iron rod with plastic blue cap stamped "ESMT", set in the northeast line of said 16.6069-acre tract in the southwest line of Lot 47, Block RR, Avalon Phase 14, recorded in Document Number 201700221, O.P.R., being a called 46.404-acre tract conveyed to Kelly Lane Water Control & Improvement District No. 2 by General Warranty Deed executed October 17, 2016, recorded in Document Number 2016174824, O.P.R., and for the northeast corner of the herein described ESMT;
4. **THENCE**, South 87°57'20" East, along the northeast line of said 16.6069-acre tract and the southwest line of said Lot 47, a distance of 22.02 feet to a set iron rod with plastic red cap stamped "ROW", set in the proposed northwest right-of-way line of Kelly Lane, for the east corner of the herein described ESMT, the point of curvature of a curve to the left;
5. **THENCE**, into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 282.37 feet, with a radius of 600.00 feet, a central angle of 26°57'52", and a chord bearing and distance of South 52°28'59" West, 279.77 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle point of the herein described ESMT, the point of reverse-curvature of a curve to the right;

EXHIBIT "H-1"

6. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the right and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 370.04 feet, with a radius of 600.00 feet, a central angle of 35°20'12", and a chord bearing and distance of South 56°40'08" West, 364.21 feet, to the **POINT OF BEGINNING** and containing 0.1463 of an acre (6,371 square feet) ESMT of land.

**Property Description for Parcel 18U Part 2**

Being a **0.3561**-acre (**15,510** square feet) utility ESMT out of the Edward Flint Survey Number 277, being out of a called 16.6069-acre tract conveyed from KM Avalon, Ltd. to 735 Henna LLC by Special Warranty Deed executed October 25, 2013, recorded in Document Number 2013195014 of the Official Public Records (O.P.R.), of Travis County, Texas, (all records cited herein are recorded in Travis County), said **0.3561**-acre ESMT being more particularly described by metes and bounds as follows:

**COMMENCING** at a found iron rod with orange plastic cap stamped "MCGRAY & MCGRAY", found in the existing northeast right-of-way line of Kelly Lane, right-of-way width varies, recorded in Document Numbers 201800029, 202000079, 201000077, 201700297, O.P.R., at the west corner of a called 2.026-acre tract conveyed to Kellyweiss LLC by Special Warranty Deed dated May 5, 2017, recorded in Document Number 2017072497, O.P.R., and the southeast corner of a called 16.6069 acre tract conveyed to 735 Henna LLC by Special Warranty Deed executed October 25, 2013, recorded in Document Number 2013195014, O.P.R.;

**THENCE**, North 63°03'42" West, along the existing northeast right-of-way line of said Kelly Lane and the southwest line of said 16.6069-acre tract, a distance of 241.33 feet to a set 1/2" iron rod with red plastic cap stamped "ROW" in the proposed northeast right-of-way line of Kelly Lane, the **POINT OF BEGINNING** and south corner of the herein described parcel, said point having coordinates of N=10,141,308.44, E=3,171,123.53, said point being 45.54 feet left from the proposed Kelly Lane Baseline Station 2+10.44, said point being a point of curvature of a curve to the right;

1. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the right and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 182.16 feet, with a radius of 109.27 feet, a central angle of 95°30'40", and a chord bearing and distance of North 02°46'27" East, 161.79 feet, to a set iron rod with plastic red cap stamped "ROW", for an angle point of the herein described ESMT, the point of compound-curvature of a curve to the right;

EXHIBIT "H-1"

2. **THENCE**, North 50°03'08" East, continuing into and across said 16.6069-acre tract and along the proposed southeast right-of-way line of Kelly Lane, a distance of 211.43 feet to a set iron rod with plastic red cap stamped "ROW", for an angle point of the herein described ESMT;
3. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 90.34 feet, with a radius of 475.00 feet, a central angle of 10°53'51", and a chord bearing and distance of North 44°36'13" East, 90.21 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle point of the herein described ESMT, the point of tangency;
4. **THENCE**, North 46°01'20" East, continuing into and across said 16.6069-acre tract and along the proposed southeast right-of-way line of Kelly Lane, a distance of 83.44 feet to a set iron rod with plastic red cap stamped "ROW", for an angle point of the herein described ESMT, the point of curvature of a curve to the right;
5. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the right and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 293.74 feet, with a radius of 491.00 feet, a central angle of 34°16'38", and a chord bearing and distance of North 63°09'40" East, 289.38 feet, to a set iron rod with plastic red cap stamped "ROW", for an angle point of the herein described ESMT, the point of compound-curvature of a curve to the right;

EXHIBIT "H-1"

6. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the right and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 78.75 feet, with a radius of 232.50 feet, a central angle of  $19^{\circ}24'22''$ , and a chord bearing and distance of South  $89^{\circ}59'50''$  East, 78.37 feet, to a set iron rod with plastic red cap stamped "ROW", for an angle point of the herein described ESMT, the point of reverse-curvature of a curve to the left;
7. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 44.82 feet, with a radius of 522.50 feet, a central angle of  $04^{\circ}54'54''$ , and a chord bearing and distance of South  $82^{\circ}45'06''$  East, 44.81 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle point of the herein described ESMT, the point of reverse-curvature of a curve to the right;
8. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the right and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 60.27 feet, with a radius of 480.00 feet, a central angle of  $07^{\circ}11'40''$ , and a chord bearing and distance of South  $81^{\circ}36'43''$  East, 60.23 feet, to a point, unable to set, in the northeast line of said 16.6069-acre tract and in the southwest line of Lot 47, Block RR, Avalon Phase 14, recorded in Document Number 201700221, O.P.R., being a called 46.404-acre tract conveyed to Kelly Lane Water Control & Improvement District No. 2 by General Warranty Deed executed October 17, 2016, recorded in Document Number 2016174824, O.P.R., and for an angle point of the herein described ESMT;
9. **THENCE**, South  $65^{\circ}20'39''$  East, along the northeast line of said 16.6069-acre tract and the southwest line of said Lot 47, a distance of 76.71 feet to a set iron rod with plastic blue cap stamped "ESMT", for an angle point of the herein described ESMT;
10. **THENCE**, South  $18^{\circ}02'55''$  East, into and across said 16.6069-acre tract and along the proposed southwest right-of-way line of Kelly Lane, a distance of 11.04 feet to a set iron rod with plastic red cap stamped "ROW", for an angle point of the herein described ESMT;
11. **THENCE**, South  $31^{\circ}28'31''$  West, continuing into and across said 16.6069-acre tract and along the proposed northeast right-of-way line of Kelly Lane, a distance of 121.94 feet to a set iron rod with plastic red cap stamped "ROW", set for an angle point of the herein described ESMT, the point of curvature of a curve to the left;

EXHIBIT "H-1"

- 12. THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 247.84 feet, with a radius of 999.00 feet, a central angle of  $14^{\circ}12'52''$ , and a chord bearing and distance of South  $24^{\circ}22'05''$  West, 247.21 feet, to a set iron rod with plastic red cap stamped "ROW", set for an angle point of the herein described ESMT, the point of curvature of a curve to the right;
- 13. THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the right and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 74.51 feet, with a radius of 881.00 feet, a central angle of  $04^{\circ}50'45''$ , and a chord bearing and distance of South  $19^{\circ}41'01''$  West, 74.49 feet, to a set iron rod with plastic red cap stamped "ROW", set on the existing northwest right-of-way line of Weiss Lane, right-of-way varies, recorded in Document Number 2006224774, O.P.R, and the east line of said 16.6069 acre tract for an angle point of the herein described ESMT;
- 14. THENCE**, South  $27^{\circ}11'05''$  West, along said existing northwest right-of-way line of Weiss Lane and the east line of said 16.6069-acre tract, a distance of 75.14 feet to a set iron rod with plastic blue cap stamped "ESMT", for an angle point of the herein described ESMT, the point of curvature of a curve to the left;
- 15. THENCE**, North  $19^{\circ}59'45''$  East, departing said existing northwest right-of-way line of Weiss Lane, into and across said 16.6069-acre tract, a distance of 106.76 feet to a set iron rod with plastic blue cap stamped "ESMT", for an angle point of the herein described ESMT, the point of curvature of a curve to the left;
- 16. THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast right-of-way line of Kelly Lane, an arc distance of 41.81 feet, with a radius of 871.00 feet, a central angle of  $02^{\circ}45'01''$ , and a chord bearing and distance of North  $18^{\circ}38'09''$  East, 41.80 feet, to a set iron rod with plastic red cap stamped "ESMT", for an angle point of the herein described ESMT, the point of curvature of a curve to the right;
- 17. THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the right and the proposed southeast Utility ESMT line, an arc distance of 250.32 feet, with a radius of 1,009.00 feet, a central angle of  $14^{\circ}12'52''$ , and a chord bearing and distance of North  $24^{\circ}22'05''$  East, 249.68 feet, to a set iron rod with plastic red cap stamped "ESMT", for an angle point of the herein described ESMT;

EXHIBIT "H-1"

18. **THENCE**, North 31°28'31" East, continuing into and across said 16.6069-acre tract, a distance of 117.32 feet to a set iron rod with plastic blue cap stamped "ESMT", set for an angle point of the herein described ESMT;
19. **THENCE**, North 18°02'55" West, continuing into and across said 16.6069-acre tract, a distance of 11.83 feet to a set iron rod with plastic blue cap stamped "ESMT", set for an angle point of the herein described ESMT;
20. **THENCE**, North 63°02'55" West, continuing into and across said 16.6069-acre tract, a distance of 19.47 feet to a set iron rod with plastic blue cap stamped "ESMT", set for an angle point of the herein described ESMT, the point of curvature of a curve to the left;
21. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast Utility ESMT line, an arc distance of 103.76 feet, with a radius of 470.00 feet, a central angle of 12°38'54", and a chord bearing and distance of South 78°53'06" East, 103.54 feet, to a set iron rod with plastic red cap stamped "ESMT", for an angle point of the herein described ESMT, the point of curvature of a curve to the right;
22. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the right and the proposed southeast Utility ESMT line, an arc distance of 45.68 feet, with a radius of 532.50 feet, a central angle of 04°54'54", and a chord bearing and distance of North 82°45'06" West, 45.66 feet, to a set iron rod with plastic red cap stamped "ESMT", for an angle point of the herein described ESMT, the point of curvature of a curve to the left;
23. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast Utility ESMT line, an arc distance of 75.36 feet, with a radius of 222.50 feet, a central angle of 19°24'22", and a chord bearing and distance of North 89°59'50" West, 75.00 feet, to a set iron rod with plastic red cap stamped "ESMT", for an angle point of the herein described ESMT, the point of curvature of a curve to the left;
24. **THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast Utility ESMT line, an arc distance of 287.76 feet, with a radius of 481.00 feet, a central angle of 34°16'38", and a chord bearing and distance of South 63°09'40" West, 283.49 feet, to a set iron rod with plastic red cap stamped "ESMT", for an angle point of the herein described ESMT;
25. **THENCE**, South 46°01'20" West, continuing into and across said 16.6069-acre tract, a distance of 82.84 feet to a set iron rod with plastic blue cap stamped "ESMT", set for the angle point of the herein described ESMT, the point of curvature of a curve to the right;

EXHIBIT "H-1"

- 26. THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast Utility ESMT line, an arc distance of 120.58 feet, with a radius of 485.00 feet, a central angle of 14°14'43", and a chord bearing and distance of South 46°20'55" West, 120.27 feet, to a set iron rod with plastic red cap stamped "ESMT", for an angle point of the herein described ESMT;
- 27. THENCE**, South 50°03'08" West, continuing into and across said 16.6069-acre tract, a distance of 211.43 feet to a set iron rod with plastic blue cap stamped "ESMT", set for the an angle point of the herein described ESMT, a point of curvature for a curve to the left;
- 28. THENCE**, continuing into and across said 16.6069-acre tract, along said curve to the left and the proposed southeast Utility ESMT line, an arc distance of 162.28 feet, with a radius of 99.27 feet, a central angle of 93°39'32", and a chord bearing and distance of South 03°44'54" East, 144.81 feet, to a set iron rod with plastic red cap stamped "ESMT", on the south line of said 16.6069 acre tract and the existing north right-of-way line of said Kelly Lane, for an angle point of the herein described ESMT;
- 29. THENCE**, South 06°53'25" West, continuing into and across said 16.6069-acre tract, a distance of 10.58 feet to the **POINT OF BEGINNING** and containing 0.3561 of an acre (15,510 square feet) ESMT of land.

EXHIBIT "H-1"

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



05-09-25

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

Date

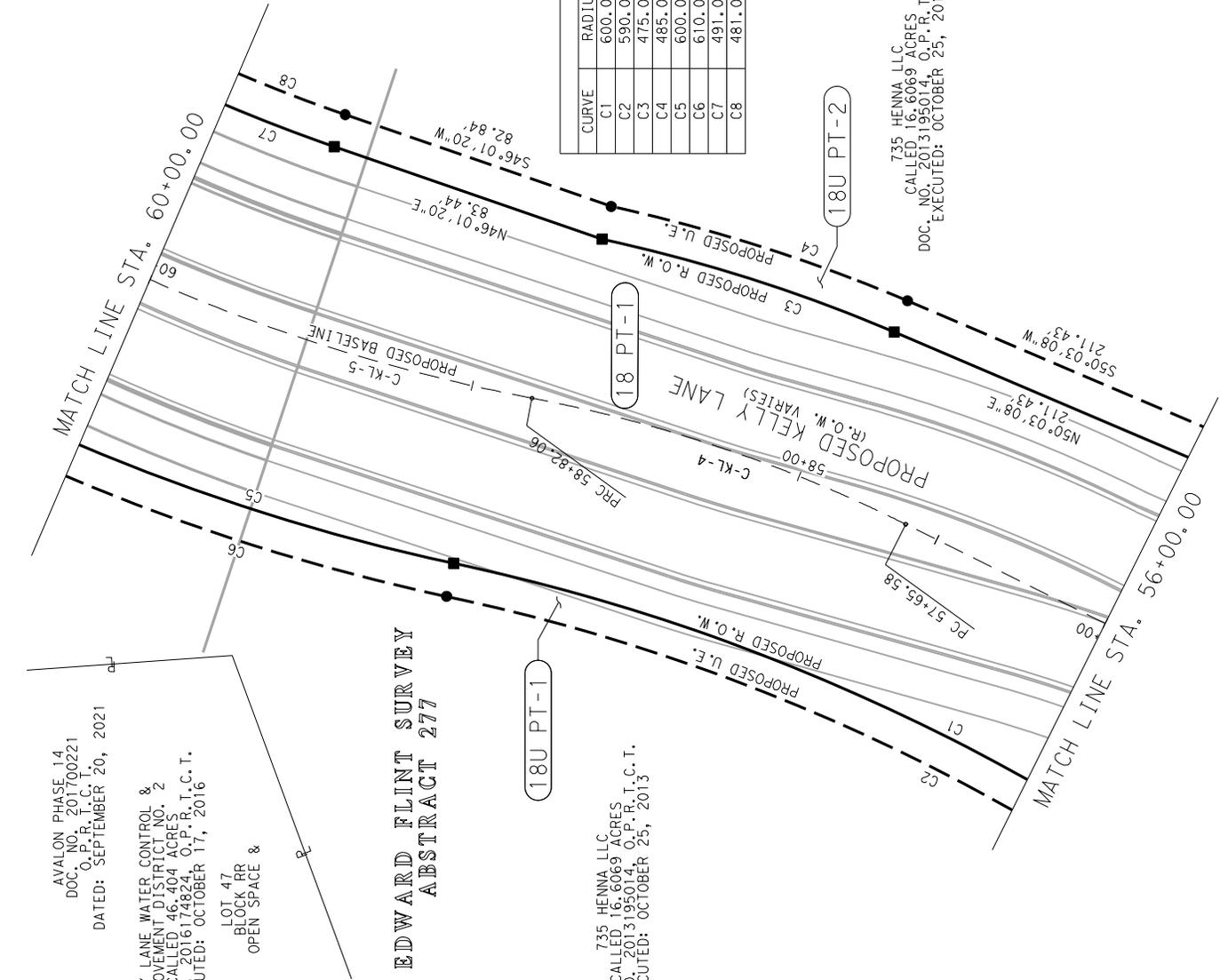






- C-KL-4
  - NOTHING = 10,141,663.32
  - FASTING = 3,711,572.28
  - PC STATION = 59,241,288.52
  - DELTA = 15°47'09"
  - DEGREE OF CURVE = 13°28'53"
  - TANGENT = 58,61'
  - LENGTH = 116.48'
  - RADIUS = 425.00'
  - PC STATION = 57,651.58
  - PT STATION = 58,822.06
  - CHORD BEARING = N45°37'12"E
  - CHORD DISTANCE = 116.11'
- 
- C-KL-5
  - NOTHING = 10,141,958.28
  - FASTING = 3,711,572.06
  - PC STATION = 61,962,017.06
  - DELTA = 61°31'10"
  - DEGREE OF CURVE = 10°54'49"
  - TANGENT = 314.54'
  - LENGTH = 566.76'
  - RADIUS = 525.00'
  - PC STATION = 58,822.06
  - PT STATION = 64,481.82
  - CHORD BEARING = N68°41'43"E
  - CHORD DISTANCE = 539.64'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	600.00'	370.04'	35°20'12"	S56°40'08"W 364.21'
C2	590.00'	354.65'	34°26'26"	N56°13'15"E 349.33'
C3	475.00'	90.34'	10°53'51"	N44°36'13"E 90.21'
C4	485.00'	91.64'	10°49'35"	S44°38'21"W 91.51'
C5	600.00'	282.37'	26°51'52"	S52°28'59"W 279.77'
C6	610.00'	267.30'	25°06'24"	N51°33'14"E 265.17'
C7	491.00'	293.74'	34°16'38"	N63°09'40"E 289.38'
C8	481.00'	287.76'	34°16'38"	S63°09'40"W 283.49'



AVALON PHASE 14  
 DOC. NO. 201700221  
 O.P.R. T.C.T.  
 DATED: SEPTEMBER 20, 2021

KELLY LANE WATER CONTROL &  
 IMPROVEMENT DISTRICT NO. 2  
 CALLED 46.404 ACRES  
 DOC. NO. 2016174824, O.P.R. T.C.T.  
 EXECUTED: OCTOBER 17, 2016

LOT 47  
 BLOCK RR  
 OPEN SPACE &

EDWARD FLINT SURVEY  
 ABSTRACT 277

18U PT-1

735 HENNA LLC  
 CALLED 16,6069 ACRES  
 DOC. NO. 2013193014, O.P.R. T.C.T.  
 EXECUTED: OCTOBER 25, 2013

18U PT-2

735 HENNA LLC  
 CALLED 16,6069 ACRES  
 DOC. NO. 2013193014, O.P.R. T.C.T.  
 EXECUTED: OCTOBER 25, 2013

**ESP Associates, Inc.**  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-3271  
 www.espassociates.com  
 TBPELS No. 10194036  
 ©2025

PARCEL PLAT  
 SHOWING  
 PARCEL 18  
 KELLY LANE  
 TRAVIS COUNTY  
 MAY, 2025



ESP Associates, Inc.  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-3271  
 www.espassociates.com  
 TBPELS No. 10194036

©2025

PARCEL PLAT  
 SHOWING

PARCEL 18

KELLY LANE  
 TRAVIS COUNTY  
 MAY, 2025

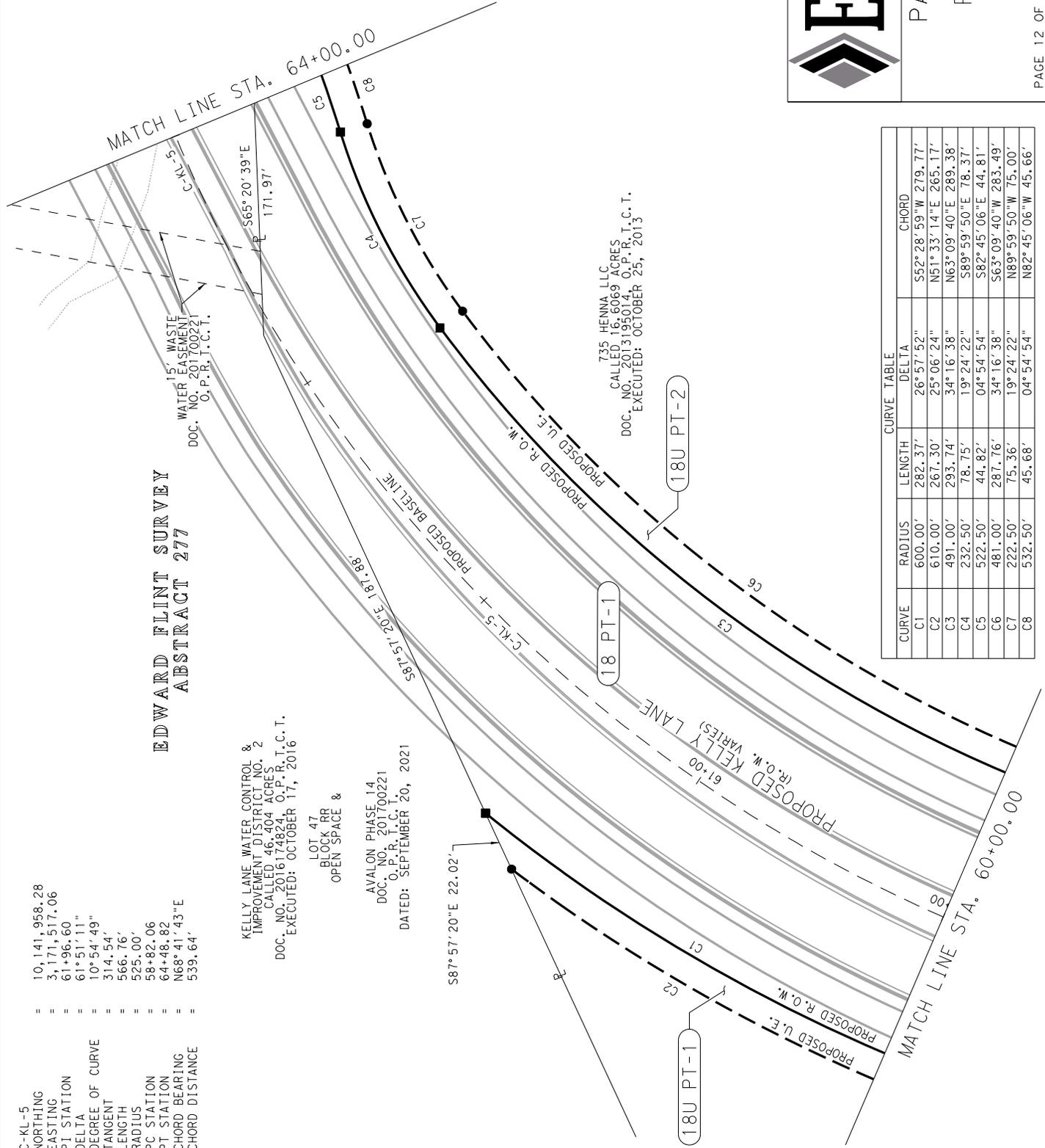
C-KL-5  
 NORTHING = 10,141,958.28  
 EASTING = 3,171,517.06  
 PI STATION = 61+96.60  
 DELTA = 61°51'11"  
 DEGREE OF CURVE = 10°54'49"  
 TANGENT LENGTH = 314.54'  
 RADIUS = 566.76'  
 PC STATION = 525.00'  
 PT STATION = 58+82.06  
 CHORD BEARING = 64°48.82'  
 CHORD DISTANCE = N68°41'43"E  
 539.64'

EDWARD FLINT SURVEY  
 ABSTRACT 277

KELLY LANE WATER CONTROL &  
 IMPROVEMENT DISTRICT NO. 2  
 CALLED 46.404 ACRES  
 DOC. NO. 2016174824, O.P.R.T.C.T.  
 EXECUTED: OCTOBER 17, 2016

LOT 47  
 BLOCK 9A  
 OPEN SPACE &  
 AVALON PHASE 14  
 DOC. NO. 201700221  
 O.P.R.T.C.T.  
 DATED: SEPTEMBER 20, 2021

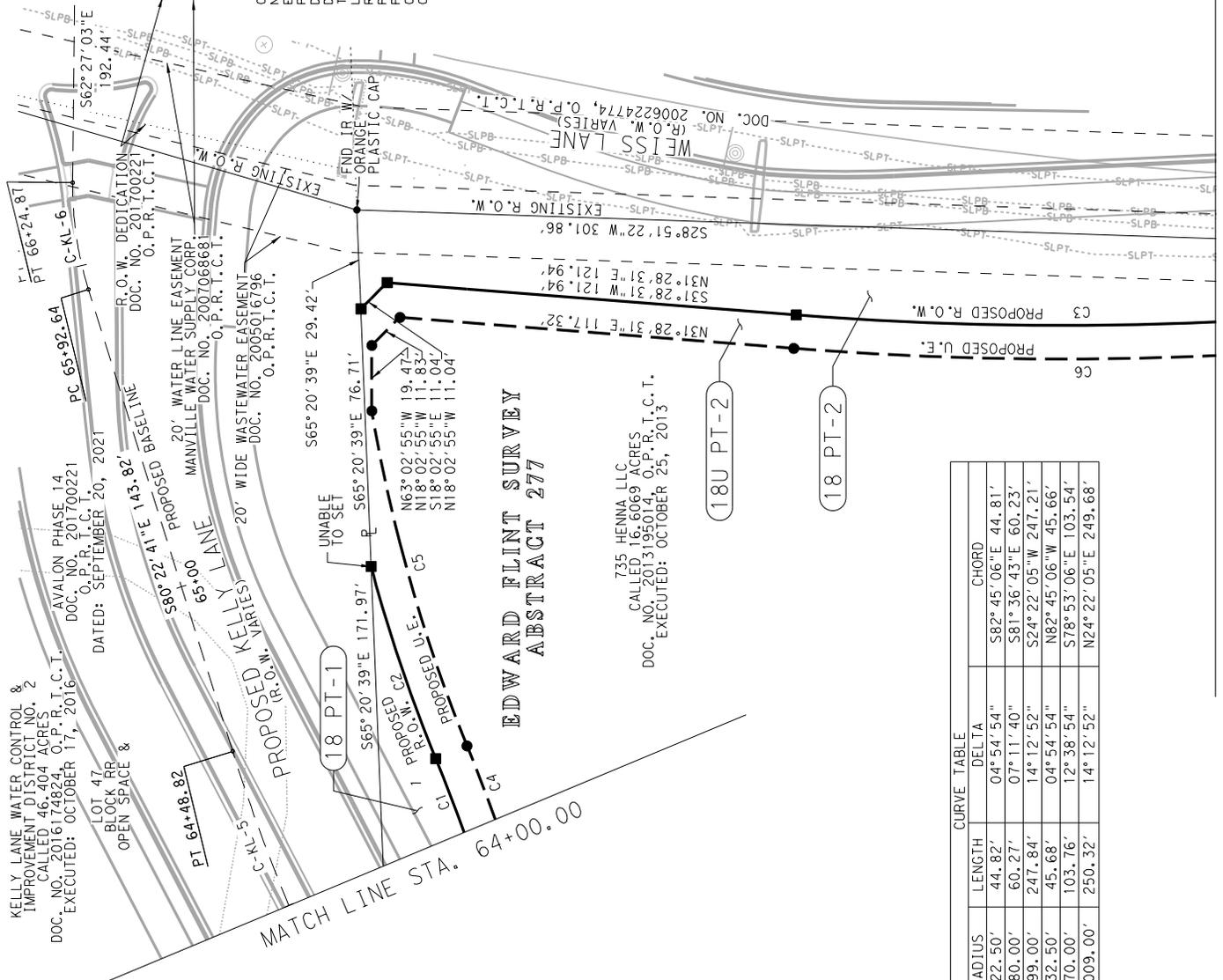
735 HENNA LLC  
 CALLED 16.6069 ACRES  
 DOC. NO. 2013195014, O.P.R.T.C.T.  
 EXECUTED: OCTOBER 25, 2013



CURVE	CURVE TABLE			CHORD
	RADIUS	LENGTH	DELTA	
C1	600.00'	282.37'	26°57'52"	S52°28'59"W 279.77'
C2	610.00'	267.30'	25°06'24"	N51°33'74"E 265.17'
C3	491.00'	293.74'	34°16'38"	N63°09'40"E 289.38'
C4	232.50'	78.75'	19°24'22"	S89°59'50"E 78.37'
C5	522.50'	44.82'	04°54'54"	S82°45'06"E 44.81'
C6	481.00'	287.76'	34°16'38"	S63°09'40"W 283.49'
C7	222.50'	75.36'	19°24'22"	N89°59'50"W 75.00'
C8	532.50'	45.68'	04°54'54"	N82°45'06"W 45.66'



Curve	North	East	Station	Angle	Length	Radius	Station	Bearing	Distance
C-KL-5	10,141.958,28	3,171.577,06	61+56.60	0°54'49"	314.54'	566.78'	58+82.06	64+48.82	539.64'
C-KL-6	10,141.878,95	3,171.384,99	66+06.89	58°37'37"	18*25'	32*23'	65*92.64	66*24.87	32*10'



KELLY LANE WATER CONTROL & IMPROVEMENT DISTRICT NO. 2 CALLED 46.404 ACRES  
 DOC. NO. 2016174824, O.P.R.T.C.T. EXECUTED: OCTOBER 17, 2016

LOT 47 BLOCK RR OPEN SPACE & AVAALON PHASE 14  
 DOC. NO. 201700221 O.P.R.T.C.T. DATED: SEPTEMBER 20, 2021

20' WATER LINE EASEMENT MANVILLE WATER SUPPLY CORP.  
 DOC. NO. 200706868 O.P.R.T.C.T.

20' WIDE WASTEWATER EASEMENT  
 DOC. NO. 2005016796 O.P.R.T.C.T.

UNABLE TO SET  
 S65° 20' 39" E 171.97' R  
 S65° 20' 39" E 76.71' R  
 N63° 02' 55" W 19.47'  
 N18° 02' 55" W 11.83'  
 S18° 02' 55" E 11.04'  
 N18° 02' 55" W 11.04'

EXISTING R.O.W.  
 END IR W PLASTIC CAP  
 WEISS LANE (R.O.W. VARIES)  
 DOC. NO. 2006224774, O.P.R.T.C.T.

EDWARD FLINT SURVEY ABSTRACT 277  
 735 HENNA LLC CALLED 16.6069 ACRES  
 DOC. NO. 2013195014, O.P.R.T.C.T. EXECUTED: OCTOBER 25, 2013

18U PT-2  
 18 PT-2

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	522.50'	44.82'	04° 54' 54"	582° 45' 06" E 44.81'
C2	480.00'	60.27'	07° 11' 40"	581° 36' 43" E 60.23'
C3	999.00'	247.84'	14° 12' 52"	524° 22' 05" W 247.21'
C4	532.50'	45.68'	04° 54' 54"	N82° 45' 06" W 45.66'
C5	470.00'	103.76'	12° 38' 54"	S78° 53' 06" E 103.54'
C6	1,009.00'	250.32'	14° 12' 52"	N24° 22' 05" E 249.68'



PARCEL PLAT SHOWING PARCEL 18  
 KELLY LANE TRAVIS COUNTY MAY, 2025



MATCH LINE "A"

**EDWARD FLINT  
SURVEY  
ABSTRACT 277**

735 HENNA LLC  
CALLED 16.6069 ACRES  
DOC. NO. 2013195014, O.P.R.T.C.T.  
EXECUTED: OCTOBER 25, 2013

18U PT-2

PROPOSED U.E.

PROPOSED R.O.W.

20' WATER LINE EASEMENT  
MANVILLE WATER SUPPLY CORP.  
DOC. NO. 2007068681  
O.P.R.T.C.T.

WEISS LANE  
(R.O.W. VARIES)  
DOC. NO. 2006224774, O.P.R.T.C.T.

P.O.B.  
PARCEL 18 PT-2  
STA. 63+75.83  
OFF. 510.730 RT  
N: 10141.20236  
E: 3,171,739.824

20' WIDE WASTEWATER EASEMENT  
DOC. NO. 2005016796  
O.P.R.T.C.T.

P.O.C. PARCELS  
18 PART 1, 18 PART 2  
& 18U PART 2  
END IR W/ ORANGE  
PLASTIC CAP, STAMPED  
"MCGRAY & MCGRAY"  
63° 03' 42" E 160.83'  
EXISTING R.O.W.

KELLY LANE  
(R.O.W. VARIES)  
DOC. NO. 201800029, O.P.R.T.C.T.  
DOC. NO. 202000079, O.P.R.T.C.T.  
DOC. NO. 201000077, O.P.R.T.C.T.  
DOC. NO. 201700297, O.P.R.T.C.T.

END IR W/ ORANGE  
PLASTIC CAP, STAMPED  
"MCGRAY & MCGRAY"

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	999.00'	247.84'	14° 12' 52"	N24° 22' 05" E 247.21'
C2	881.00'	74.51'	04° 50' 45"	N19° 41' 01" E 74.49'
C3	1,009.00'	250.32'	14° 12' 52"	N24° 22' 05" E 249.68'
C4	871.00'	41.81'	02° 45' 01"	N18° 38' 09" E 41.80'

ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
www.espassociates.com  
TBPELS No. 10194036  
©2025

PARCEL PLAT  
SHOWING  
PARCEL 18

KELLY LANE  
TRAVIS COUNTY  
MAY, 2025

EXHIBIT "I"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 30**

Being a **0.0395-acre (1,722 square feet)** parcel out of the Edward Flint Survey Number 11, Abstract 277, out of Lot 3, Block A, out of Heritage Lakes at Pflugerville, Amendment of the Amended Final Plat, recorded in Document Number 202200206, of the Official Public Records (O.P.R.) of Travis County, Texas (all records cited herein are recorded in Travis County), being a called 4.422-acre tract conveyed from Heritage Lake Partners, LLC to Heritage Lakes Skilled Nursing, LLC by Special Warranty Deed executed January 14, 2025, recorded in Document Number 2025006835, O.P.R., said **0.0395-acre** parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2" iron rod with orange plastic cap stamped "Wallace Group PCO" for the southwest corner of said Lot 3, the northwest corner of Lot 5, Block A, out of said Heritage Lakes at Pflugerville, Amendment of the Amended Final Plat, being a called 4.127-acre tract conveyed to HLAL Pflugerville, LLC by Modification and Extension Agreement dated October 19, 2020, recorded in Document Number 2021001116, O.P.R., and on the existing east right-of-way line of Pleasant Bay Drive, 60' wide right-of-way, recorded in Document Number 201700297, O.P.R.;

**THENCE**, North 26°45'14" East, along the west line of said Lot 3, and the existing east right-of-way line of said Pleasant Bay Drive, a distance of 339.13 feet to a set iron rod with plastic red cap stamped "ROW" set for the **POINT OF BEGINNING** and for the southwestern corner of the herein described parcel, said point having coordinates of N=10,141,324.37, E=3,170,638.45, said point being 149.99 feet right from the proposed Kelly Lane Baseline Station 51+48.49;

1. **THENCE**, North 26°45'14" East, continuing along the west line of said Lot 3, and the existing east right-of-way line of said Pleasant Bay Drive, a distance of 104.96 feet to a point, for the northwest corner of said Lot 3, and at the intersection of existing east right-of-way line of said Pleasant Bay Drive and the existing south right-of-way line of Kelly Lane, variable width right-of-way, recorded in Document Number 201700297, O.P.R.;
2. **THENCE**, South 63°06'32" East, along the north line of said Lot 3 and the existing south right-of-way line of said Kelly Lane, a distance of 80.16 feet to a set iron rod with plastic red cap stamped "ROW", in the proposed southeast right-of-way line of Kelly Lane, for the east corner of the herein described parcel;

EXHIBIT "I"

3. **THENCE**, South 26°53'28" West, departing the existing south right-of-way line of said Kelly Lane, along the proposed southeast right-of-way line of Kelly Lane and into and across said Lot 3, a distance of 10.00 feet to a set iron rod with plastic red cap stamped "ROW", for the southeast corner of the herein described parcel;
4. **THENCE**, North 63°06'32" West, continuing along the proposed southeast right-of-way line of Kelly Lane and into and across said Lot 3, a distance of 70.14 feet to a set iron rod with plastic red cap stamped "ROW", for an angle point in the south line of the herein described parcel;
5. **THENCE**, South 26°45'14" West, continuing along the proposed southeast right-of-way line of Kelly Lane and into and across said Lot 3, a distance of 89.21 feet to a set iron rod with plastic red cap stamped "ROW", for the southwest corner of the herein described parcel;
6. **THENCE**, South 86°57'05" West, continuing along the proposed southeast right-of-way line of Kelly Lane and into and across said Lot 3, a distance of 11.52 feet to the **POINT OF BEGINNING** and containing 0.0395 of an acre (1,722 square feet) parcel of land.

EXHIBIT "I"

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025

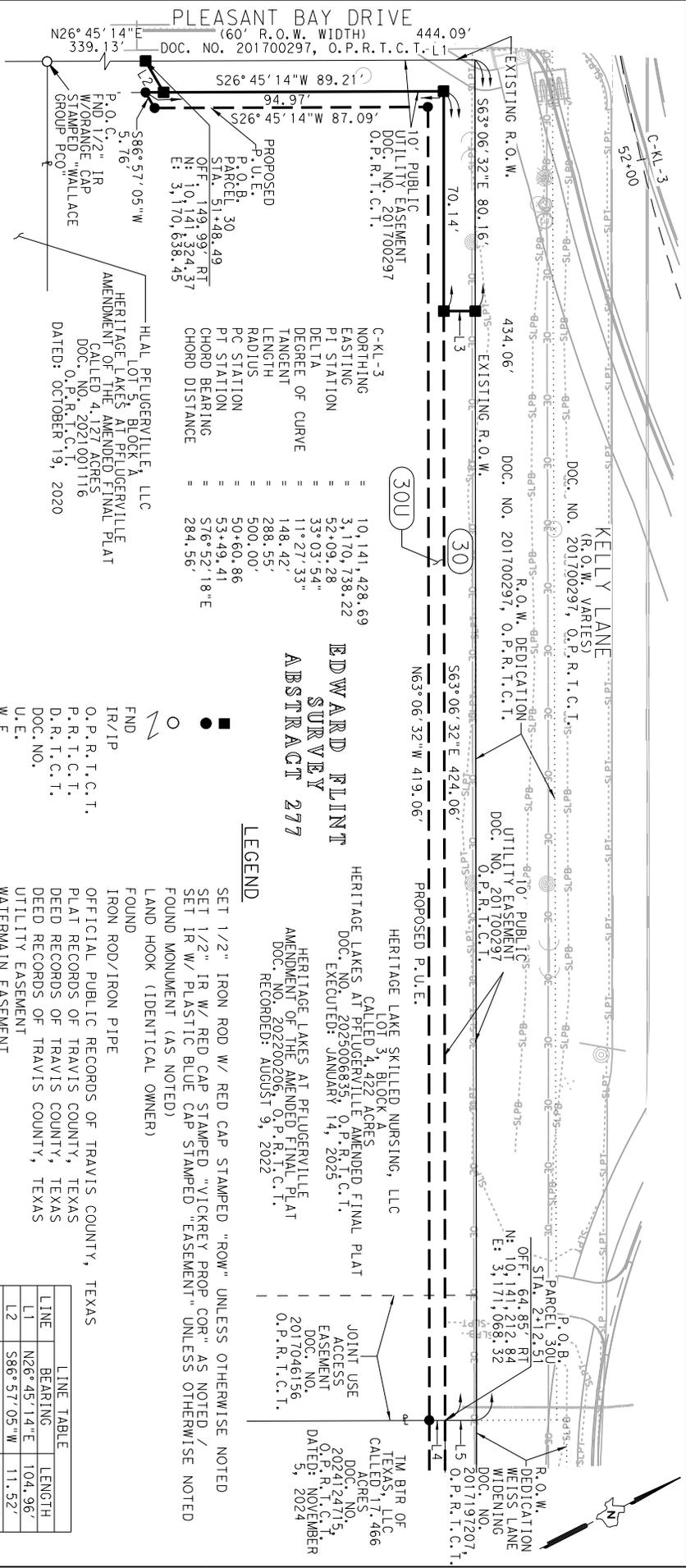


05-16-25

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Association, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

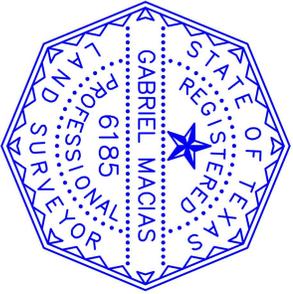
Date





NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, CORS 96 EPOCH 2002.00.
2. COORDINATES AND DISTANCES ARE DISPLAYED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00010132. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.
5. FIELD SURVEYS WERE COMPLETED MAY, 2025.
6. RIGHT OF WAY MAP COMPLETED IN MAY, 2025.
7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
9. PROPERTY LINES ARE BASED ON FOUND MONUMENTATION SHOWN ON THE CORRESPONDING RIGHT-OF-WAY MAP.



**EDWARD FLINT SURVEY ABSTRACT 277**

**LEGEND**

- SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW" UNLESS OTHERWISE NOTED
- SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" AS NOTED /
- SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT" UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- ▭ LAND HOOK (IDENTICAL OWNER)
- FOUND
- ▭ IRON ROD/IRON PIPE
- ▭ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- ▭ P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- ▭ D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- ▭ U.E. UTILITY EASEMENT
- ▭ W.E. WATERMAIN EASEMENT
- ▭ R.O.W. RIGHT-OF-WAY
- ▭ PARCEL NUMBER
- ▭ (XXXX)

LINE	BEARING	LENGTH
L1	N26° 45' 14" E	104.96'
L2	S86° 57' 05" W	11.52'
L3	S26° 53' 28" W	10.00'
L4	S26° 42' 51" W	5.00'
L5	S26° 42' 51" W	10.00'

I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Gabriel Macias*

05-16-25

GABRIEL MACIAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6185

**ESP** Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
www.espsurveyors.com  
TBPRLS No. 10194036  
©2025

PARCEL PLAT SHOWING  
PARCELS 30 & 30U  
KELLY LANE  
TRAVIS COUNTY  
MAY, 2025

EXHIBIT "I-1"

County: Travis County  
Highway: Kelly Lane  
Limits: Jakes Hill Road to Weiss Lane

**Property Description for Parcel 30U**

Being a **0.0588**-acre (**2,563** square feet) parcel out of the Edward Flint Survey Number 11, Abstract 277, out of Lot 3, Block A, a called 4.422 acre tract out of Lot 3, Block A, out of the Heritage Lakes at Pflugerville, Amendment of the Amended Final Plat, recorded in Document Number 202200206, being a called 4.422-acre tract conveyed from Heritage Lakes Partners, LLC to Heritage Lakes Skilled Nursing, LLC by Special Warranty Deed executed January 14, 2025, recorded in Document Number 2025006835, of the Official Public Records (O.P.R.) of Travis County, Texas (all records cited herein are recorded in Travis County), said **0.0588**-acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2" iron rod with orange plastic cap stamped "Wallace Group PCO" for the southwest corner of said Lot 3, at the north corner of Lot 5, Block A, of said Heritage Lakes at Pflugerville, being a called 4.127 acre tract conveyed to HLAL Pflugerville, LLC, by Modification and Extension Agreement dated October 19, 2020, recorded in Document Number 2021001116, O.P.R., and in the existing east right-of-way line of Pleasant Bay Drive, 60' wide right-of-way, recorded in Document Number 201700297, O.P.R.;

**THENCE**, North 26°45'14" East, along the west line of said Lot 3, and said existing east right-of-way line of Pleasant Bay Drive, a distance of 444.09 feet to a point, for the north corner of said Lot 3, and at the intersection of said existing east right-of-way line of said Pleasant Bay Drive and the existing south right-of-way line of Kelly Lane, a variable width right-of-way, recorded in Document Number 201700297, O.P.R.;

**THENCE**, South 63°06'32" East, along the northeast line of said Lot 3 and said existing south right-of-way line of Kelly Lane, a distance of 434.06 feet to a point, for the east corner of said Lot 3, and the north corner of a called 17.466-acre tract conveyed from to TM BTR of Texas, LLC by Special Warranty Deed dated November 5, 2024, recorded in Document Number 2024124715, O.P.R.;

**THENCE**, South 26°42'51" West, departing said existing south right-of-way line of Kelly Lane, along the east line of said Lot 3 and the west line of said 17.466-acre tract, a distance of 10.00 feet to the **POINT OF BEGINNING** and for a south corner of the herein described parcel, said point having coordinates of N=10,141,212.84, E=3,171,068.32, said point being 64.85 feet right from the proposed Kelly Lane Baseline Station 2+12.51;

EXHIBIT "I-1"

1. **THENCE**, South 26°42'51" West, continuing along the east line of said Lot 3 and the west line of said 17.466-acre tract, a distance of 5.00 feet to set iron rod with plastic blue cap stamped "ESMT", for a south corner of the herein described easement;
2. **THENCE**, North 63°06'32" West, into and across said Lot 3, a distance of 419.07 feet to a set iron rod with plastic blue cap stamped "ESMT", for the angle point in the south line of the herein described easement;
3. **THENCE**, South 26°45'14" West, continuing into and across said Lot 3, a distance of 87.09 feet to a set iron rod with plastic blue cap stamped "ESMT", for the angle point in the south line of the herein described easement;
4. **THENCE**, South 86°57'05" West, continuing into and across said Lot 3, a distance of 5.76 feet to set iron rod with plastic blue cap stamped "ESMT", for the northwest corner of the herein described easement;
5. **THENCE**, North 26°45'14" East, continuing into and across said Lot 3, a distance of 94.97 feet to a set iron rod with plastic red cap stamped "ROW", for the north corner of the herein described easement;
6. **THENCE**, South 63°06'32" East, continuing into and across said Lot 3, at a distance of 424.06 feet to **POINT OF BEGINNING** and containing 0.0588 of an acre (2,563 square feet) parcel of land.

EXHIBIT "I-1"

NOTES:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.00010132.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in February, 2025.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: May, 2025



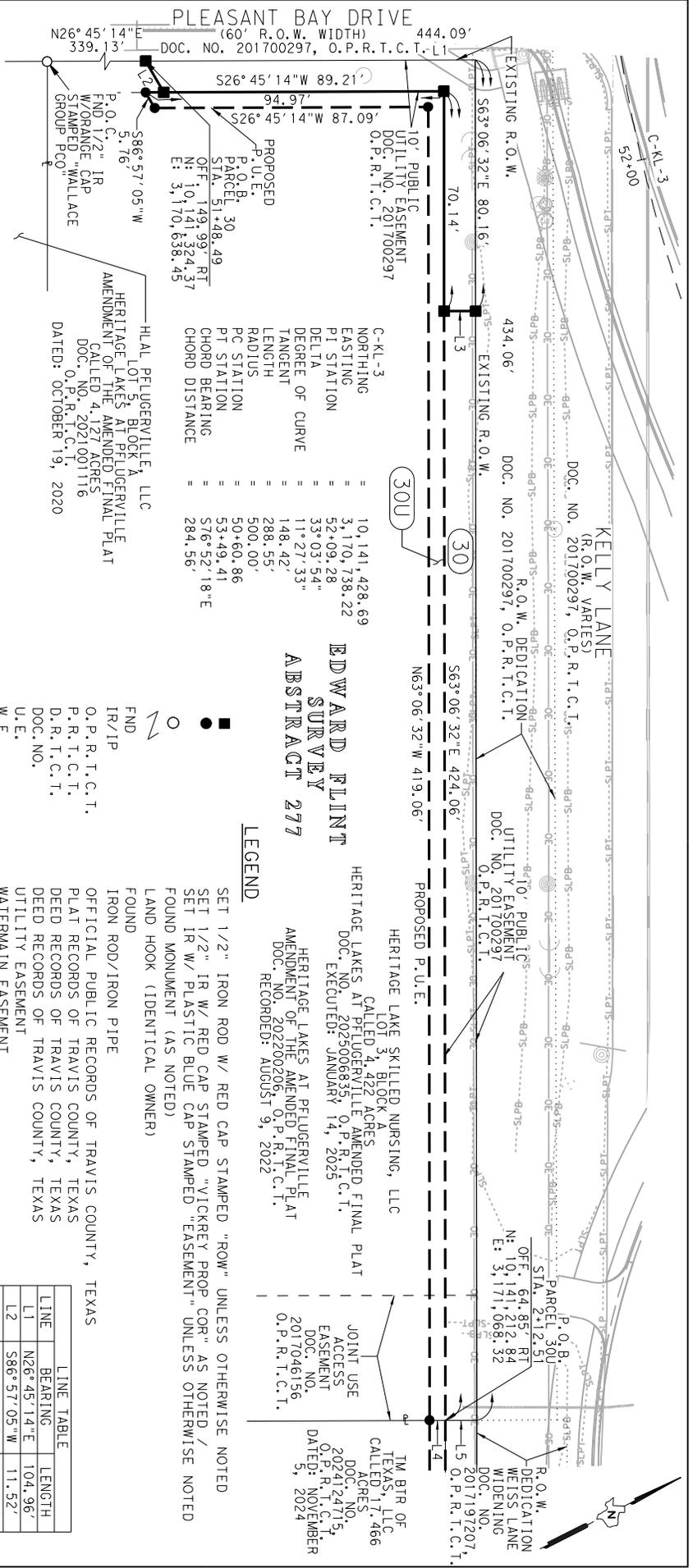
05-09-25

---

Gabriel Macias, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration #6185  
ESP Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216  
(210) 349-3271  
TBPELS Firm Registration No. 10194036

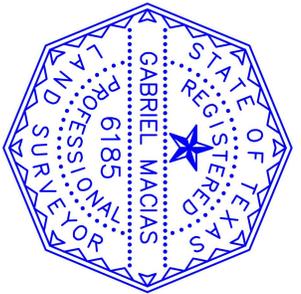
Date





NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, CORS 96 EPOCH 2002.00.
2. COORDINATES AND DISTANCES ARE DISPLAYED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00010132. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
4. ABSTRACTING WAS COMPLETED FEBRUARY, 2025.
5. FIELD SURVEYS WERE COMPLETED MAY, 2025.
6. RIGHT OF WAY MAP COMPLETED IN MAY, 2025.
7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
8. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
9. PROPERTY LINES ARE BASED ON FOUND MONUMENTATION SHOWN ON THE CORRESPONDING RIGHT-OF-WAY MAP.



*Gabriel Macias*  
*[Signature]*

05-09-25

GABRIEL MACIAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NUMBER 6185

DATE

**EDWARD FLINT SURVEY ABSTRACT 277**

**LEGEND**

- SET 1/2" IRON ROD W/ RED CAP STAMPED "ROW" UNLESS OTHERWISE NOTED
- SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" AS NOTED /
- SET IR W/ PLASTIC BLUE CAP STAMPED "EASEMENT" UNLESS OTHERWISE NOTED
- FOUND MONUMENT (AS NOTED)
- ▭ LAND HOOK (IDENTICAL OWNER)
- FOUND
- ▭ IRON ROD/IRON PIPE
- ▭ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- ▭ P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- ▭ D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- ▭ U.E. UTILITY EASEMENT
- ▭ W.E. WATERMAIN EASEMENT
- ▭ R.O.W. RIGHT-OF-WAY
- ▭ PARCEL NUMBER
- ▭ (XXXX)
- ▭ EXISTING R.O.W. LINE
- ▭ PROPOSED R.O.W. LINE
- ▭ EXISTING EASEMENT LINE
- ▭ PROPERTY LINE
- ▭ NOT TO SCALE (N.T.S.)
- ▭ PROPOSED BASELINE
- ▭ SURVEY LINE

LINE	BEARING	LENGTH
L1	N26° 45' 14" E	104.96'
L2	S86° 57' 05" W	11.52'
L3	S26° 53' 28" W	10.00'
L4	S26° 42' 51" W	5.00'
L5	S26° 42' 51" W	10.00'

**ESP**  
 ESP Associates, Inc.  
 12940 Country Parkway  
 San Antonio, TX 78216  
 (210) 349-3271  
 www.espsurveyors.com  
 TBPPLS No. 10194036  
 ©2025

PARCEL PLAT SHOWING  
 PARCELS 30 & 30U  
 KELLY LANE  
 TRAVIS COUNTY  
 MAY, 2025