



Control Number: 43105



Item Number: 22

Addendum StartPage: 0

House Bill (HB) 1600 and Senate Bill (SB) 567 83<sup>rd</sup>  
Legislature, Regular Session, transferred the functions  
relating to the economic regulation of water and sewer  
utilities from the TCEQ to the PUC effective  
September 1, 2014.

43105

**TIEMANN, SHAHADY & HAMALA, P.C.**

TELEPHONE (512) 251-1920

PFLUGERVILLE, TEXAS 78660  
102 N. RAILROAD AVE. 78660

RECEIVED  
2014 SEP 19 AM 11:00  
FACSIMILE (512) 251-8540  
PUBLIC UTILITIES DIVISION  
FILING CLERK

July 3, 2014

Texas Commission on Environmental Quality  
Water Supply Division  
Utilities and District Section, MC-153  
PO Box 13087  
Austin, TX 78711-3087

**VIA HAND DELIVERY**

Re: Application No. 37835-C  
City of Pflugerville's Application to Amend CCN No. 20678

Dear Sir or Madam:

This firm represents Robert M. Tiemann, who is the owner of a tract of land containing 211.176 acres, more or less, that is located within the area proposed to be added to the service area of CCN No. 20678 held by the City of Pflugerville. A metes and bounds description of the 211.176 acre tract of land is attached to this letter as Exhibit A. The general location of the 211.176 acre tract of land is shown on the map attached to this letter as Exhibit B. This letter shall serve as Mr. Tiemann's election, pursuant Section 13.246(h) of the Texas Water Code, to exclude this tract of land from the proposed service area requested in the City of Pflugerville's application.

If you have any questions regarding this request for exclusion, my contact information is as follows:

Richard L. Hamala  
Tiemann, Shahady & Hamala, P.C.  
102 N. Railroad Ave.  
Pflugerville, TX 78660  
Phone: 512-251-1920  
Fax: 512-251-8540  
rhamala@tiemannlaw.com

Sincerely,

*Richard Hamala*

Richard L. Hamala

Enclosures

cc: Thomas E. Word, Assistant City Manager, City of Pflugerville

22

## **EXHIBIT A**

The tract requested to be excluded is comprised of Tract 1 containing 245.02 acres, more or less, plus Tract 2 containing 3.854 acres, more or less, save and except three tracts containing 28.315 acres, 3.986 acres, and 5.397 acres, more or less, all of which are described by metes and bounds on the following pages.

## **EXHIBIT A**

245.02 ACRES

15. N.11°20'51"E., a distance of 243.94 feet to a line 30.00 feet south of and parallel with the North Line of the said 261.87 Acre Tract, the North Line of the said 286.736 Acre Tract, and the North Line of the said 19.244 Acre Tract and 30.00 feet south of and parallel with the South Line of Rowe Lane;

Thence S.79°53'30"E., along said parallel line, a distance of 2954.91 feet to a point in the West Line of said 19.244 Acre Tract;

Thence S.25°55'10"W, with said West Line of the 19.244 acres tract, a distance of 565.84 feet;

Thence crossing said 19.244 Acre Tract the following two courses:

1. S.64°04'50"E., a distance of 265.69 feet;
2. N.25°55'10"E., a distance of 641.08 feet to a line 30.00 feet south of and parallel with the North Line of the said 286.736 Acre Tract, and the North Line of the said 19.244 Acre Tract and 30.00 feet south of and parallel with the South Line of Rowe Lane;

Thence S.79°53'30"E., along said parallel line, a distance of 916.92 feet to said Point of Beginning.

Containing 245.02 acres, more or less.

*John K. Weigand* 8-9-2007  
\_\_\_\_\_  
J. Kenneth Weigand date

Registered Professional Land Surveyor No. 4391  
State of Texas



RJ Surveying, Inc.  
1212 East Braker lane  
Austin, Texas 78753

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

## TRACT 1

245.02 ACRES

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS AND WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE V. W. SWEARENGEN SURVEY No. 32, AND THE GEORGE GRIMES SURVEY No. 33, AND BEING A PART OF THAT CERTAIN TRACT SAID TO CONTAIN 261.87 ACRES OF LAND AS DESCRIBED IN A DEED TO ROBERT M. TIEMANN FROM GEORGE P. PREWITT, JR. AND WIFE, SHIRLEY PREWITT, DATED JULY 27, 1982, AND RECORDED IN VOLUME 7818, PAGE 214, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT SAID TO CONTAIN 286.736 ACRES OF LAND AS DESCRIBED IN A DEED TO ROBERT M. TIEMANN FROM GEORGE P. PREWITT, JR. AND WIFE, SHIRLEY PREWITT, DATED OCTOBER 1, 1983, AND RECORDED IN VOLUME 8338, PAGE 505, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT SAID TO CONTAIN 19.244 ACRES OF LAND AS DESCRIBED IN A DEED TO ROBERT M. TIEMANN FROM GEORGE P. PREWITT AND WIFE, SHIRLEY PREWITT, DATED AUGUST 1, 1983, AND RECORDED IN VOLUME 8198, PAGE 46, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commence at a point in the South Line of Rowe Lane at its intersection with the West Line of Hodde Lane, for the Northeast Corner of the said 286.736 Acre Tract;

Thence S.29°32'00"W., along the West Line of Hodde Lane and the East Line of the said 286.736 Acre Tract, a distance of 31.81 feet to the Point of Beginning;

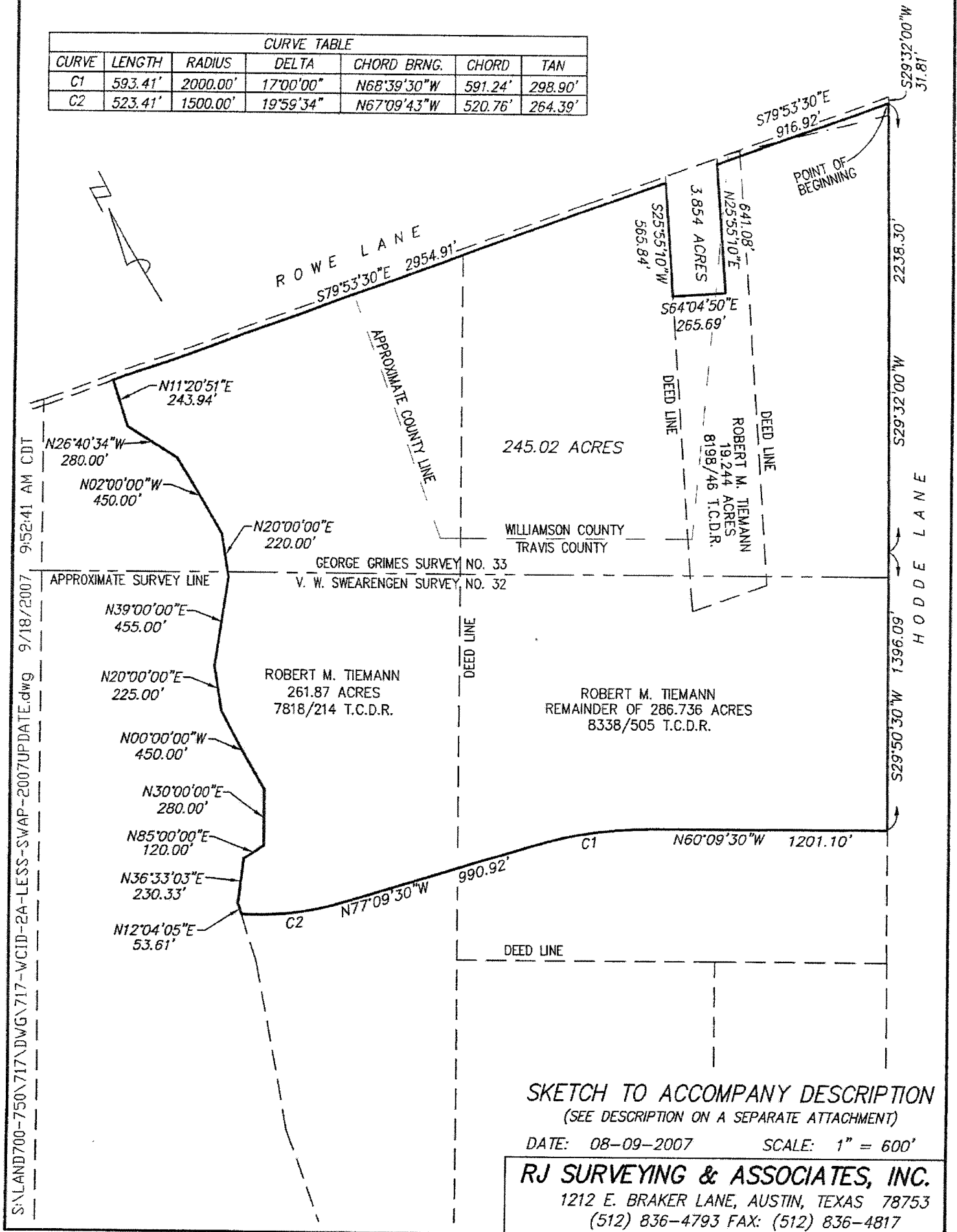
Thence continue along the said West Line of Hodde Lane and the East Line of the said 286.736 Acre Tract the following two (2) courses.

1. S.29°32'00"W., a distance of 2,238.30 feet;
2. S.29°50'30"W., a distance of 1,396.09 feet;

Thence departing the said West Line of Hodde Lane and crossing the said 286.736 Acre Tract and crossing the said 261.87 Acre Tract the following 15 courses:

1. N.60°09'30"W., a distance of 1,201.10 feet to a point of curvature of a curve to the left having a radius of 2,000.00 feet, a central angle of 17°00'00", and a chord bearing of N.68°39'30"W., 591.24 feet;
2. Westerly, along the arc of said curve, a distance of 593.41 feet;
3. N.77°09'30"W., a distance of 990.92 feet to a point of curvature of a curve to the right having a radius of 1,500.00 feet, a central angle of 19°59'34", and a chord bearing of N.67°09'43"W., 520.76 feet;
4. Northwesterly, along the arc of said curve, a distance of 523.41 feet;
5. N.12°04'05"E., a distance of 53.61 feet;
6. N.36°33'03"E., a distance of 230.33 feet;
7. N.85°00'00"E., a distance of 120.00 feet;
8. N.30°00'00"E., a distance of 280.00 feet;
9. N.00°00'00"W., a distance of 450.00 feet;
10. N.20°00'00"E., a distance of 225.00 feet;
11. N.39°00'00"E., a distance of 455.00 feet;
12. N.20°00'00"E., a distance of 220.00 feet;
13. N.02°00'00"W., a distance of 450.00 feet;
14. N.26°40'34"W., a distance of 280.00 feet;

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	593.41'	2000.00'	17°00'00"	N68°39'30"W	591.24'	298.90'
C2	523.41'	1500.00'	19°59'34"	N67°09'43"W	520.76'	264.39'



SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: 08-09-2007

SCALE: 1" = 600'

**RJ SURVEYING & ASSOCIATES, INC.**

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 836-4793 FAX: (512) 836-4817

S:\LAND700-750\717\DWG\717-WCID-2A-LESS-SWAP-2007UPDATE.dwg 9/18/2007 9:52:41 AM CDT

## **TRACT 2**

### **PROPERTY DESCRIPTION**

A PARCEL OF LAND IN TRAVIS AND WILLIAMSON COUNTIES, TEXAS, BEING A PART OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 33, AND BEING A PORTION OF THAT 19.244 ACRES TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8198, PAGE 46 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ROWE LANE AND THE WEST RIGHT-OF-WAY LINE OF HODDE LANE, BEING THE NORTHEAST CORNER OF A 286.736 ACRES TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE S.79°53'51"E., WITH SAID SOUTH RIGHT-OF-WAY LINE OF ROWE LANE AND THE NORTH LINES OF SAID 286.736 ACRES TRACT AND SAID 19.244 ACRES TRACT PASSING AT A DISTANCE OF 795.63 FEET THE NORTHEAST CORNER OF SAID 19.244 ACRES TRACT CONTINUING IN ALL A DISTANCE OF 919.50 FEET TO AN "X" CHISELED IN CONCRETE FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE CROSSING SAID 19.244 ACRES TRACT THE FOLLOWING TWO (2) COURSES:

1. S.25°55'10"W., A DISTANCE OF 669.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" SET FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND

2. N.64°04'50"W., A DISTANCE OF 265.69 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" SET IN THE WEST LINE OF SAID 19.244 ACRES TRACT FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N.25°55'10"E., WITH SAID WEST LINE OF THE 19.244 ACRES TRACT, A DISTANCE OF 594.26 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" SET IN SAID SOUTH RIGHT-OF-WAY LINE OF ROWE LANE FOR THE NORTHWEST CORNER OF SAID 19.244 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S.79°53'51"E., WITH SAID SOUTH RIGHT-OF-WAY LINE OF ROWE LANE AND THE NORTH LINE OF SAID 19.244 ACRES TRACT, A DISTANCE OF 276.14 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 3.854 ACRES, MORE OR LESS.

28.315 Acres

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE GEORGE GRIMES SURVEY No. 33 AND THE V. W. SWEARENGEN SURVEY No. 32, AND BEING A PART OF THAT 261.87 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 7818, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND A PART OF THAT 286.736 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a point in the South Line of Speidel Drive, (a right of way 70 feet wide as described in Document No. 2007052450 of the Official Public Records of Travis County, Texas) at the Northeast Corner of Lot 38, Block B, Park at Blackhawk VI, Section 1, according to the plat thereof recorded in Document No. 200700176 of the Official Public Records of Travis County, Texas (from which point a 1/2" iron rod set at the Northeast Corner of Lot 24, Block B, Park at Blackhawk VI, Section 1 bears S.12°50'30"W. 14.89 feet);

THENCE N.12°50'30"E. across Speidel Drive, a distance of 70.00 feet to the North Line of Speidel Drive;

THENCE along the North Line of Speidel Drive the following two courses:

1. S.77°09'30"E. a distance of 89.28 feet to a point of curvature of a curve to the left;
2. Northeasterly, along the arc of said curve to the left a distance of 39.27 feet, said curve having a radius of 25.00 feet, a central angle of 90°00'00", and a chord bearing N.57°50'30"E., 35.36 feet, to a 1/2" iron rod set and the Point of Beginning;

THENCE across the said 261.870 Acre Tract the following six courses:

1. N.12°50'30"E. a distance of 198.12 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Northerly, along the arc of said curve to the left a distance of 36.49 feet, said curve having a radius of 272.30 feet, a central angle of 07°40'38", and a chord bearing N.09°00'11"E., 36.46 feet, to a 1/2" iron rod set;
3. S.85°06'55"E. a distance of 180.70 feet to a 1/2" iron rod set;
4. N.05°50'17"E. a distance of 97.89 feet to a 1/2" iron rod set;
5. N.35°39'18"E. a distance of 179.03 feet to a 1/2" iron rod set;
6. N.56°20'14"E., (at a distance of 88.88 feet pass the common line of the 261.870 Acre Tract and the 185.07 Acre Tract), in all a distance of 202.64 feet to a 1/2" iron rod set;



28.315 Acres

THENCE across the said 286.736 Acre Tract the following 22 courses:

1. N.54°20'23"E. a distance of 62.17 feet to a 1/2" iron rod set;
2. N.47°34'17"E. a distance of 60.89 feet to a 1/2" iron rod set;
3. N.40°39'34"E. a distance of 60.89 feet to a 1/2" iron rod set;
4. N.33°52'22"E. a distance of 61.38 feet to a 1/2" iron rod set;
5. N.31°41'52"E. a distance of 337.93 feet to a 1/2" iron rod set;
6. S.60°51'09"E. a distance of 28.69 feet to a 1/2" iron rod set;
7. N.29°08'51"E. a distance of 120.00 feet to a 1/2" iron rod set;
8. N.62°42'23"E. a distance of 153.62 feet to a 1/2" iron rod set;
9. N.87°45'30"E. a distance of 136.00 feet to a 1/2" iron rod set;
10. S.47°28'23"E. a distance of 188.98 feet to a 1/2" iron rod set;
11. S.23°20'06"W. a distance of 276.54 feet to a 1/2" iron rod set;
12. S.60°51'09"E. a distance of 29.29 feet to a 1/2" iron rod set at to a point of curvature of a curve to the left;
13. Easterly, along the arc of said curve to the left a distance of 68.01 feet, said curve having a radius of 275.00 feet, a central angle of 14°10'08", and a chord bearing S.67°56'13"E., 67.83 feet, to a 1/2" iron rod set;
14. S.75°01'17"E. a distance of 33.40 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
15. Northeasterly, along the arc of said curve to the left a distance of 23.56 feet, said curve having a radius of 15.00 feet, a central angle of 90°00'00", and a chord bearing N.59°58'43"E., 21.21 feet to a 1/2" iron rod set;
16. N.14°58'43"E. a distance of 7.37 feet to a 1/2" iron rod set;
17. S.75°01'17"E. a distance of 171.27 feet to a 1/2" iron rod set;
18. S.15°37'26"W. a distance of 130.01 feet to a 1/2" iron rod set;
19. S.09°25'22"W. a distance of 249.02 feet to a 1/2" iron rod set;
20. N.60°51'09"W. a distance of 61.19 feet to a 1/2" iron rod set;
21. S.29°08'51"W. a distance of 520.00 feet to a 1/2" iron rod set;
22. S.13°44'26"W. a distance of 338.16 feet to a 1/2" iron rod set in the North Line of Speidel Drive;

THENCE along the North Line of Speidel Drive and continuing across the said 185.07 Acre Tract and the 261.870 Acre Tract the following five courses:

1. N.60°09'30"W. a distance of 58.82 feet to a to a 1/2" iron rod set point of curvature of a curve to the left;
2. Westerly, along the arc of said curve to the left a distance of 603.80 feet, said curve having a radius of 2035.00 feet, a central angle of 17°00'00", and a chord bearing N.68°39'30"W., 601.58 feet, to a 1/2" iron rod found;
3. N.77°09'30"W. a distance of 405.51 feet to a 1/2" iron rod found at to a point of curvature of a curve to the right;

28.315 Acres

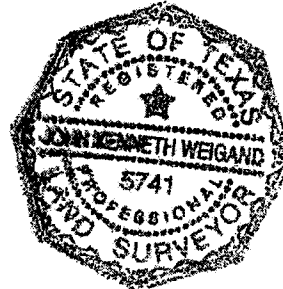
4. Northwesterly, along the arc of said curve to the right a distance of 39.27 feet, said curve having a radius of 25.00 feet, a central angle of  $90^{\circ}00'00''$ , and a chord bearing  $N.32^{\circ}09'30''W.$ , 35.36 feet, to a 1/2" iron rod found;
5.  $N.77^{\circ}09'30''W.$  a distance of 65.00 feet to the said Point of Beginning.

Containing 28.315 acres, more or less.

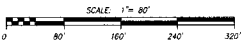
Being the same tract of land conveyed to Rowe Lane Development, LTD., by deed recorded in Document No. 2008106916 of the Official Public Records of Travis County, Texas.

*John K. Weigand May 29, 2014*  
J. Kenneth Weigand  
Registered Professional Land Surveyor No. 5741  
State of Texas

RJ Surveying & Associates, Inc.  
1212 East Braker Lane  
Austin, Texas 78753  
F-10015400



All iron rods set have RJ Surveying caps  
Bearings are based on the Plat of Park at Blackhawk VI Section 1



A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE GEORGE JONES SURVEY, NO. 11 AND ONE OF THE 1/2 INTERESTS OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PART OF THE 201.870 ACRES TRACT CONVEYED TO ROBERT M. TEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505 OF THE 1970 RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a point in the South Line of Spauld Drive, (to right of way 70 feet wide as described in Document No. 200700450 Official Public Records of Travis County, Texas) at the Northern Corner of Lot 38, Block B, Park at Blackhawk VI, Section 1, according to the plat thereof recorded in Document No. 200700176 of the Official Public Records of Travis County, Texas, from which point a 1/2" iron rod set at the Northern Corner of Lot 24, Block B, Park at Blackhawk VI, Section 1 bears S 12°50'30"W 14.89 feet.

THENCE N 12°50'30"W, across Spauld Drive, a distance of 70.00 feet to the North Line of Spauld Drive.

THENCE along the North Line of Spauld Drive the following two courses:

1. S 77°09'30"E, a distance of 29.28 feet to a point of curvature of a curve to the left;
2. Northwesterly, along the arc of said curve to the left a distance of 39.27 feet, said curve having a radius of 29.00 feet, a central angle of 90°00'00" and a chord bearing N 67°05'30"E, 35.36 feet, to a 1/2" iron rod set and the Point of Beginning.

THENCE across the said 291.870 Acre Tract the following six courses:

1. N 12°50'30"E, a distance of 188.12 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Northwesterly, along the arc of said curve to the left a distance of 38.43 feet, said curve having a radius of 272.30 feet, a central angle of 97°40'30" and a chord bearing N 67°05'30"E, 36.46 feet, to a 1/2" iron rod set;
3. S 68°08'30"E, a distance of 180.19 feet to a 1/2" iron rod set;
4. N 05°00'17"E, a distance of 87.88 feet to a 1/2" iron rod set;
5. S 12°50'30"E, a distance of 178.62 feet to a 1/2" iron rod set;
6. S 68°08'30"E, (at a distance of 86.86 feet past the common line of the 291.870 Acre Tract and the 188.07 Acre Tract) at a distance of 200.64 feet to a 1/2" iron rod set.

THENCE across the said 286.736 Acre Tract the following 22 courses:

1. N 64°02'21"E, a distance of 62.17 feet to a 1/2" iron rod set;
2. S 42°54'17"E, a distance of 60.88 feet to a 1/2" iron rod set;
3. N 40°39'54"E, a distance of 60.88 feet to a 1/2" iron rod set;
4. N 61°52'02"E, a distance of 61.86 feet to a 1/2" iron rod set;
5. N 31°41'52"E, a distance of 157.83 feet to a 1/2" iron rod set;
6. S 68°08'30"E, a distance of 180.19 feet to a 1/2" iron rod set;
7. N 05°00'17"E, a distance of 87.88 feet to a 1/2" iron rod set;
8. S 12°50'30"E, a distance of 178.62 feet to a 1/2" iron rod set;
9. S 68°08'30"E, (at a distance of 86.86 feet past the common line of the 291.870 Acre Tract and the 188.07 Acre Tract) at a distance of 200.64 feet to a 1/2" iron rod set;
10. S 42°54'17"E, a distance of 60.88 feet to a 1/2" iron rod set;
11. S 12°50'30"E, a distance of 276.54 feet to a 1/2" iron rod set;
12. S 68°08'30"E, a distance of 29.28 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
13. EASTERLY, along the arc of said curve to the left a distance of 68.81 feet, said curve having a radius of 272.30 feet, a central angle of 141°00'00" and a chord bearing S 67°05'30"E, 87.88 feet, to a 1/2" iron rod set;
14. S 12°50'30"E, a distance of 35.40 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
15. Northwesterly, along the arc of said curve to the left a distance of 23.56 feet, said curve having a radius of 18.00 feet, a central angle of 90°00'00" and a chord bearing N 67°05'30"E, 21.21 feet to a 1/2" iron rod set;
16. N 14°08'43"E, a distance of 7.77 feet to a 1/2" iron rod set;
17. S 12°50'30"E, a distance of 171.27 feet to a 1/2" iron rod set;
18. S 12°50'30"E, a distance of 130.61 feet to a 1/2" iron rod set;
19. S 02°02'22"E, a distance of 246.82 feet to a 1/2" iron rod set;
20. N 68°01'30"W, a distance of 61.19 feet to a 1/2" iron rod set;
21. S 02°02'22"E, a distance of 520.80 feet to a 1/2" iron rod set;
22. S 17°44'28"W, a distance of 338.16 feet to a 1/2" iron rod set in the North Line of Spauld Drive.

THENCE along the North Line of Spauld Drive and continuing across the said 185.07 Acre Tract and the 291.870 Acre Tract the following five courses:

1. N 68°09'20"W, a distance of 58.82 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Westerly, along the arc of said curve to the left a distance of 603.60 feet, said curve having a radius of 2032.60 feet, a central angle of 17°02'00" and a chord bearing N 68°20'30"W, 601.58 feet, to a 1/2" iron rod set;
3. N 77°09'30"W, a distance of 405.51 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
4. Northwesterly, along the arc of said curve to the right a distance of 38.27 feet, said curve having a radius of 29.00 feet, a central angle of 90°00'00" and a chord bearing N 67°05'30"E, 35.36 feet, to a 1/2" iron rod set;
5. N 77°09'30"W, a distance of 63.09 feet to the said Point of Beginning.

Containing 28.115 acres, more or less.

Being the same tract of land conveyed to Rowe Lane Development, LTD, by deed recorded in Document No. 200806811 of the Official Public Records of Travis County, Texas.

Bearings are based on the plat of Park at Blackhawk VI, Section 1.

THE EAST LINE OF LOT 38, BLOCK B, IS ASSUMED TO BEAR S 12°50'30"W AND ALL BEARINGS ARE RELATIVE THERE TO.

THE PARK AT BLACKHAWK VI, SECTION 1, DOC NO. 200700176 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ROBERT M. TEMANN, REMAINDER OF 201.870 ACRES, VOLUME 8338, PAGE 505, 214, 499/CTC.

ROBERT M. TEMANN, REMAINDER OF 286.736 ACRES, VOLUME 8338, PAGE 505.

ROWE LANE DEVELOPMENT, LTD, 0.397 ACRES, DOC NO. 2013187250.

THE PARK AT BLACKHAWK VI, SECTION 1, DOC NO. 200700176 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ROBERT M. TEMANN, REMAINDER OF 201.870 ACRES, VOLUME 8338, PAGE 505, 214, 499/CTC.

ROBERT M. TEMANN, REMAINDER OF 286.736 ACRES, VOLUME 8338, PAGE 505.

ROWE LANE DEVELOPMENT, LTD, 0.397 ACRES, DOC NO. 2013187250.

THE PARK AT BLACKHAWK VI, SECTION 1, DOC NO. 200700176 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ROBERT M. TEMANN, REMAINDER OF 201.870 ACRES, VOLUME 8338, PAGE 505, 214, 499/CTC.

ROBERT M. TEMANN, REMAINDER OF 286.736 ACRES, VOLUME 8338, PAGE 505.

ROWE LANE DEVELOPMENT, LTD, 0.397 ACRES, DOC NO. 2013187250.

THE PARK AT BLACKHAWK VI, SECTION 1, DOC NO. 200700176 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ROBERT M. TEMANN, REMAINDER OF 201.870 ACRES, VOLUME 8338, PAGE 505, 214, 499/CTC.

ROBERT M. TEMANN, REMAINDER OF 286.736 ACRES, VOLUME 8338, PAGE 505.

ROWE LANE DEVELOPMENT, LTD, 0.397 ACRES, DOC NO. 2013187250.

THE PARK AT BLACKHAWK VI, SECTION 1, DOC NO. 200700176 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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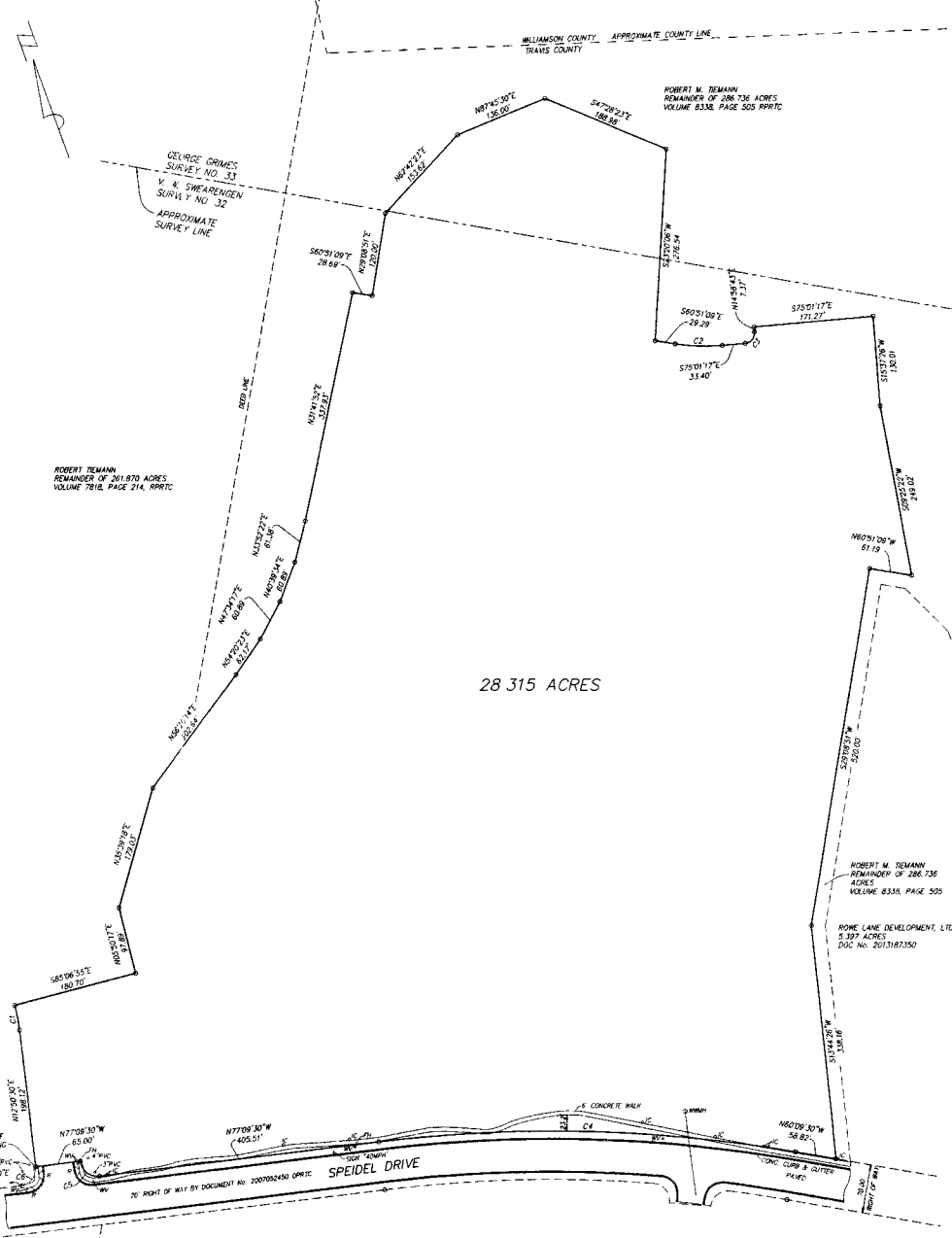
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THE PARK AT BLACKHAWK VI, SECTION 1, DOC NO. 200700176 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



THE FOLLOWING RESTRICTIVE COVENANTS DO AFFECT THIS TRACT:

- Volume 10837, Page 705 Real Property Records of Travis County, Texas
- Volume 10841, Page 507 Real Property Records of Travis County, Texas
- Document No. 200005087 Official Public Records of Travis County, Texas
- Document No. 200315680 Official Public Records of Travis County, Texas
- Volume 1773, Page 459 Official Records of Williamson County, Texas
- Document No. 9121075 Official Records of Williamson County, Texas
- Document No. 2000011289 Official Public Records of Williamson County, Texas

Schedule B, 10 items:

- Easement to Texas Power & Light Company, recorded in Volume 681, Page 203
- Deed Records of Travis County, Texas 203 does not affect this tract
- Easement to Texas Power & Light Company recorded in Volume 693, Page 140
- Deed Records of Travis County, Texas does not affect this tract
- Easement to Texas Power & Light Company recorded in Volume 779, Page 359
- Official Public Records of Williamson County, Texas does not affect this tract
- Easement to Texas Power & Light Company recorded in Volume 806, Page 111
- Deed Records of Travis County, Texas does not affect this tract
- Easement to Texas Power & Light Company recorded in Volume 806, Page 119
- Deed Records of Travis County, Texas does not affect this tract
- Easement to Texas Power & Light Company recorded in Volume 8496, Page 63, does not affect this tract
- Easement to Texas Power & Light Company recorded in Volume 8918, Page 974
- Deed Records of Travis County, Texas does not affect this tract
- Easement to Mammoth Water Supply Corporation recorded in Document No. 2000045458 Official Public Records of Travis County, Texas does not affect this tract
- Easement to Carter Homes recorded in Document No. 2007038885 Official Public Records of Travis County, Texas does not affect this tract
- Easement to Lakeland Water Control and Improvement District No. 24, Document No. 2008137810 Official Public Records of Travis County, Texas does not affect this tract
- Right of Way Dedication recorded in Document No. 200702450 Official Public Records of Williamson County, Texas, does not affect this tract
- Right of Way Dedication recorded in Document No. 2008070484 Official Public Records of Travis County, Texas does not affect this tract
- Bill of Sale recorded in Document No. 2010057895 Official Public Records of Travis County, Texas does not affect this tract
- Interest in and to oil, gas and other mineral and/or royalties, etc., recorded in Volume 8198, Page 214, Deed Records of Travis County, Texas does not affect this tract
- Interest in and to oil, gas and other mineral and/or royalties, etc., recorded in Volume 8198, Page 404 Deed Records of Travis County, Texas, does not affect this tract
- Interest in and to oil, gas and other mineral and/or royalties, etc., recorded in Document No. 2007046284 Official Public Records of Travis County, Texas, does not affect this tract
- Interest in and to oil, gas and other mineral and/or royalties, etc., recorded in Document No. 2008065980 Official Public Records of Travis County, Texas, does not affect this tract
- Interest in and to oil, gas and other mineral and/or royalties, etc., recorded in Document No. 2008065980 Official Public Records of Travis County, Texas, does not affect this tract
- Interest in and to oil, gas and other mineral and/or royalties, etc., recorded in Document No. 201210083 Official Public Records of Travis County, Texas, does not affect this tract
- Interest in and to oil, gas and other mineral and/or royalties, etc., recorded in Document No. 2013187350 Official Public Records of Travis County, Texas, does not affect this tract

Only those items in Schedule B of the commitment for title insurance issued by Fidelity National Title Insurance Company, Commitment No. AU14002752, effective date April 23, 2014 and listed above were reviewed for this survey. No search of the public records was made by RJ Surveying & Associates, Inc.

CERTIFICATION: THIS IS TO CERTIFY THAT THE BOUNDARY IS IN CONFORMANCE WITH THE GENERAL RULES AND PROCEDURES SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND IS TO THE FULFILLMENT OF THE REQUIREMENTS FOR SURVEYS WITHIN INCORPORATED AREAS AND MEETS THE REQUIREMENTS OF A CATEGORY 1A CONDITION 1 SURVEY AS DEFINED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS

Signature: [Signature] Date: May 29, 2014

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741 STATE OF TEXAS

REVIEWED MAY 29, 2014, COUNTY LINE REVIEWED

RJ SURVEYING & ASSOCIATES, INC.

DATE: APR 28, 2014 SCALE: 1" = 80' F. BOOK: T43, PG. 6 JOB NO. 1584

3.986 ACRES

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE V. W. SWEARENGEN SURVEY No. 32 AND BEING A PART OF THAT 261.87 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 7818, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod set at the Northwest Corner of Lot 13, Block P, The Park at Blackhawk VI Section 1, according to the plat thereof recorded in Document No. 200700176 of the Official Public Records of Travis County, Texas, in the South Line of Speidel Drive as described the instrument recorded Document No. 2007052450 of the Official Public Records of Travis County, Texas, (from which point a 1/2" iron rod found at the northerly Northeast Corner of said Lot 13 bears S.77°09'30"E., 213.50 feet);

THENCE N.12°04'05"E., across Speidel Drive, a distance of 70.01 feet to the South Line of that certain tract of land said to contain 901 square feet, conveyed for the additional right of way for Speidel Drive described in Document No. 2008070484 of the Official Records of Travis County, Texas;

THENCE continue N.12°04'05"E. across the said additional right of way for Speidel Drive, a distance of 2.44 feet to a cross cut set in concrete at the most southerly corner of that 95.414 Acre Tract of land conveyed to SLF IV – Blackhawk L.P., by deed recorded in Document No. 2011043430 of the Official Public Records of Travis County, Texas, and the Point of Beginning;

THENCE across the said 261.87 Acre Tract and along the East Line of the said 95.414 Acre Tract the following five courses:

1. N.12°04'05"E. a distance of 105.74 feet to a 1/2" iron rod found;
2. N.36°33'03"E. a distance of 230.33 feet to a 1/2" iron rod found;
3. N.85°00'00"E. a distance of 120.00 feet to a 1/2" iron rod found;
4. N.30°00'00"E. a distance of 280.00 feet to a 1/2" iron rod found;
5. N.00 00'00"W. a distance of 245.70 feet to a 1/2" iron rod set;

THENCE across the said 261.87 Acre Tract the following three courses:

1. S.73°40'10"E. a distance of 210.00 feet to a 1/2" iron rod set;
2. S.15°03'26"W. a distance of 310.53 feet to a 1/2" iron rod set;
3. S.33°32'05"W. a distance of 571.58 feet to a cross cut in concrete set in the North line of the additional right of way for Speidel Drive described in Document No. 2008070484;

THENCE along said North Line the following four courses:

1. N.75°37'12"W. a distance of 9.14 feet to a 1/2" iron rod set;
2. N.82°08'13"W. a distance of 25.00 feet to a 1/2" iron rod set;
3. N.79°39'31"W. a distance of 20.76 feet to a 1/2" iron rod set;
4. N.77°06'47"W. a distance of 174.25 feet to the said Point of Beginning.

Containing 3.986 acres, more or less, as shown on the sketch attached.

*J. K. Weigand July 2, 2012*  
J. Kenneth Weigand  
Registered Professional Land Surveyor No. 5741  
State of Texas

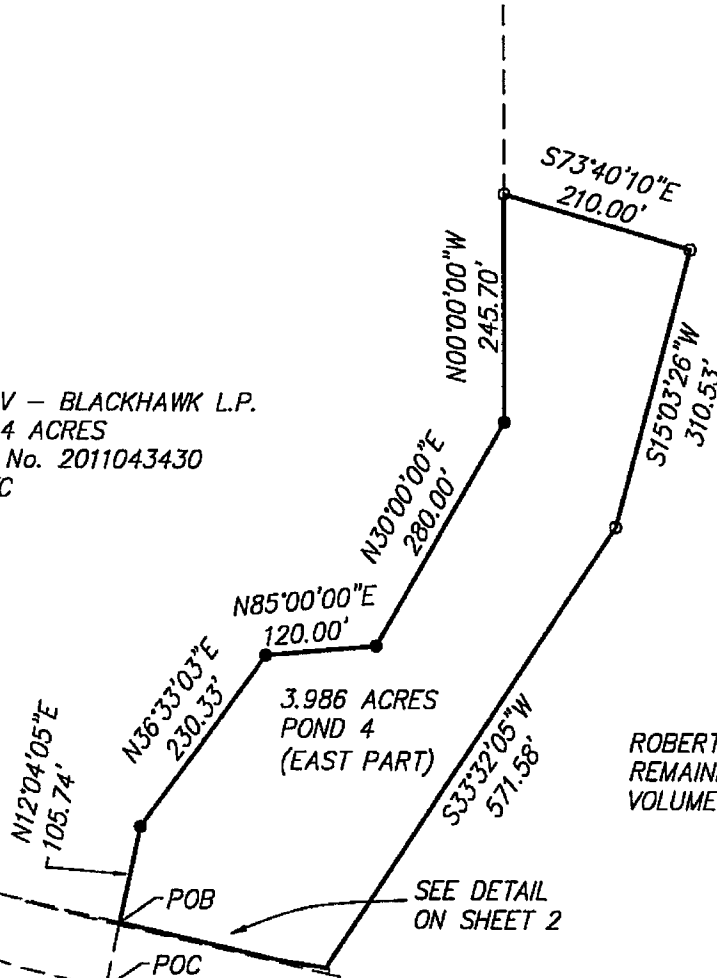
RJ Surveying & Associates, Inc.  
1212 East Braker Lane  
Austin, Texas 78753



All iron rods set have RJ Surveying cap  
The North Line of Lot 13 is assumed to bear S.77°09'30"E. as shown on the said plat of The Park at Blackhawk VI, Section 1, and all bearings are relative thereto.

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SLF IV - BLACKHAWK L.P.  
95.414 ACRES  
DOC. No. 2011043430  
OPRTC



ROBERT TIEMANN  
REMAINDER OF 261.870 ACRES  
VOLUME 7818, PAGE 214, DRTC

NOTES:

- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

LEGEND:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD

SKETCH TO ACCOMPANY DESCRIPTION

(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: JUNE 18, 2012

SCALE: 1" = 200'

**RJ SURVEYING & ASSOCIATES, INC.**

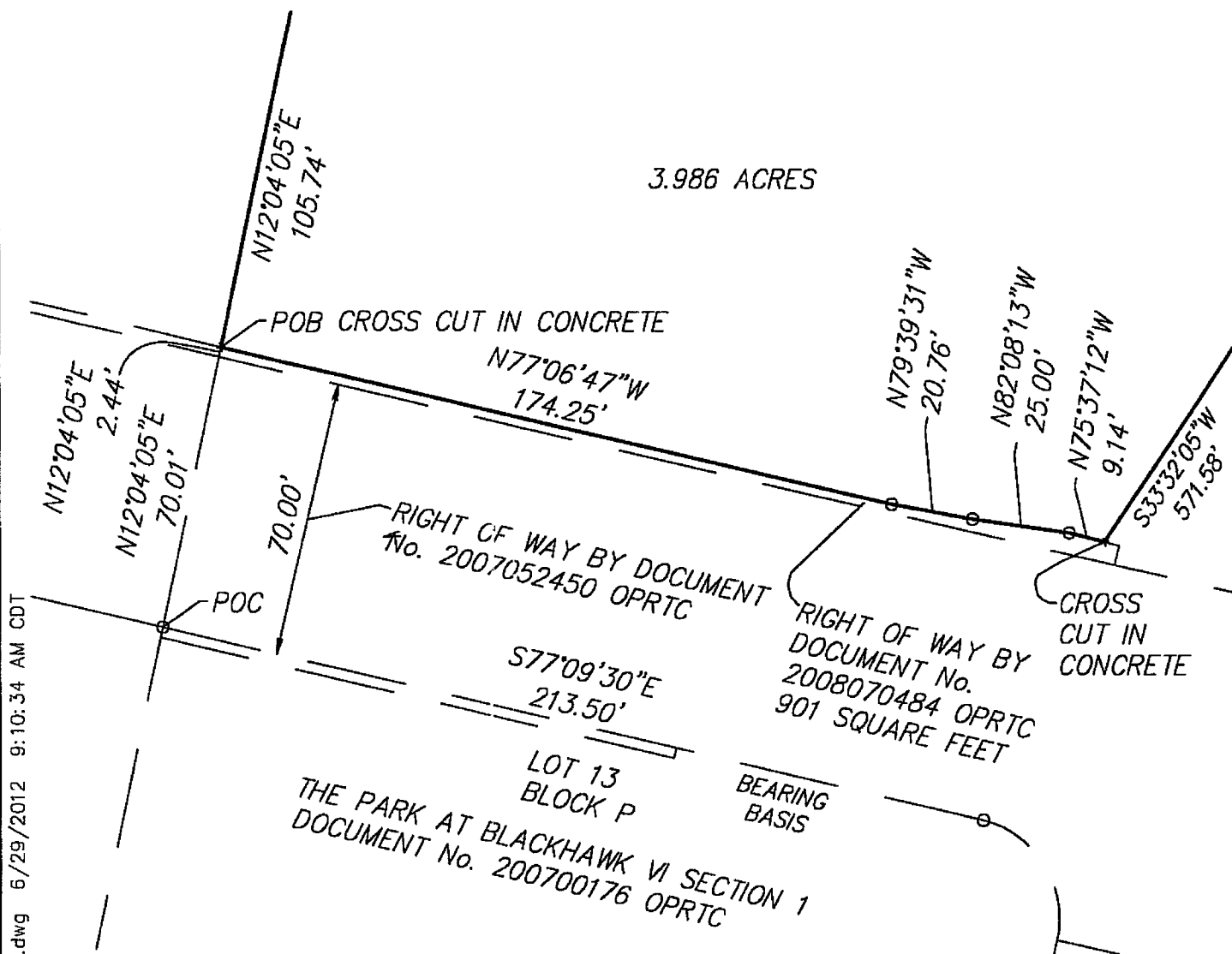
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 836-4793 FAX: (512) 836-4817

SHEET 1 OF 2



3.986 ACRES



SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: JUNE 18, 2012

SCALE: 1" = 50'

**RJ SURVEYING & ASSOCIATES, INC.**

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 836-4793 FAX: (512) 836-4817

SHEET 2 OF 2

5.397 ACRES

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE V. W. SWEARENGEN SURVEY No. 32, BEING A PART OF THAT 286.736 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" rod set in the East Line of the said 286.736 Acre Tract and in the West Line of Hodde Lane at the Southeast Corner of the right of way for Speidel Drive as described in the instrument recorded Document No. 2007052450 of the Official Public Records of Travis County, Texas;

THENCE N.29°49'52"E., along the West Line of Hodde Lane and along the East End of Speidel Drive as described in the said instrument recorded Document No. 2007052450, a distance of 120.00 feet to a 1/2" iron set;

THENCE across the said 286.736 Acre Tract and long the North Line of Speidel Drive the following seven courses:

1. N.60°10'08"W. a distance of 20.00 feet to a 1/2" iron rod set;
2. S.74°50'11"W. a distance of 35.36 feet to a 1/2" iron rod set;
3. N.60°09'30"W. (bearing basis) a distance of 467.63 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
4. Northerly, along the arc of said curve to the right a distance of 39.27 feet, said curve having a radius of 25.00 feet, a central angle of 90°00'00", and a chord bearing N.15°09'30"W., 35.36 feet to a 1/2" iron rod set;
5. N.60°09'30"W. a distance of 65.00 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
6. Westerly along the arc of said curve, a distance of 39.27 feet, said curve having a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing S.74°50'30"W., 35.36 feet to a 1/2" iron rod set;
7. N.60°09'30"W. a distance of 142.43 feet to a chiseled "X" being the Point of Beginning;

THENCE N.60°09'30"W., along the North Line of Speidel Drive, a distance of 351.33 feet;

THENCE across the said 286.736 Acre Tract the following seven courses:

1. N.13°44'26"E. a distance of 341.23 feet to a 1/2" iron rod set;
2. N.29°08'51"E. a distance of 497.29 feet to a 1/2" iron rod set;
3. S.60°51'09"E. a distance of 34.71 feet to a 1/2" iron rod set;
4. S.24°55'43"E. a distance of 86.53 feet to a 1/2" iron rod set;
5. S.01°12'57"E. a distance of 653.67 feet to a 1/2" iron rod set;
6. S.21°56'03"W. a distance of 68.18 feet to a 1/2" iron rod set;
7. S.29°50'30"W. a distance of 148.11 feet to the said Point of Beginning.

Containing 5.397 acres, more or less, as shown on the sketch attached.

*John K. Weigand July 2, 2012*

J. Kenneth Weigand  
Registered Professional Land Surveyor No. 5741  
State of Texas

RJ Surveying & Associates, Inc.  
1212 East Braker Lane  
Austin, Texas 78753

All iron rods set have RJ Surveying caps

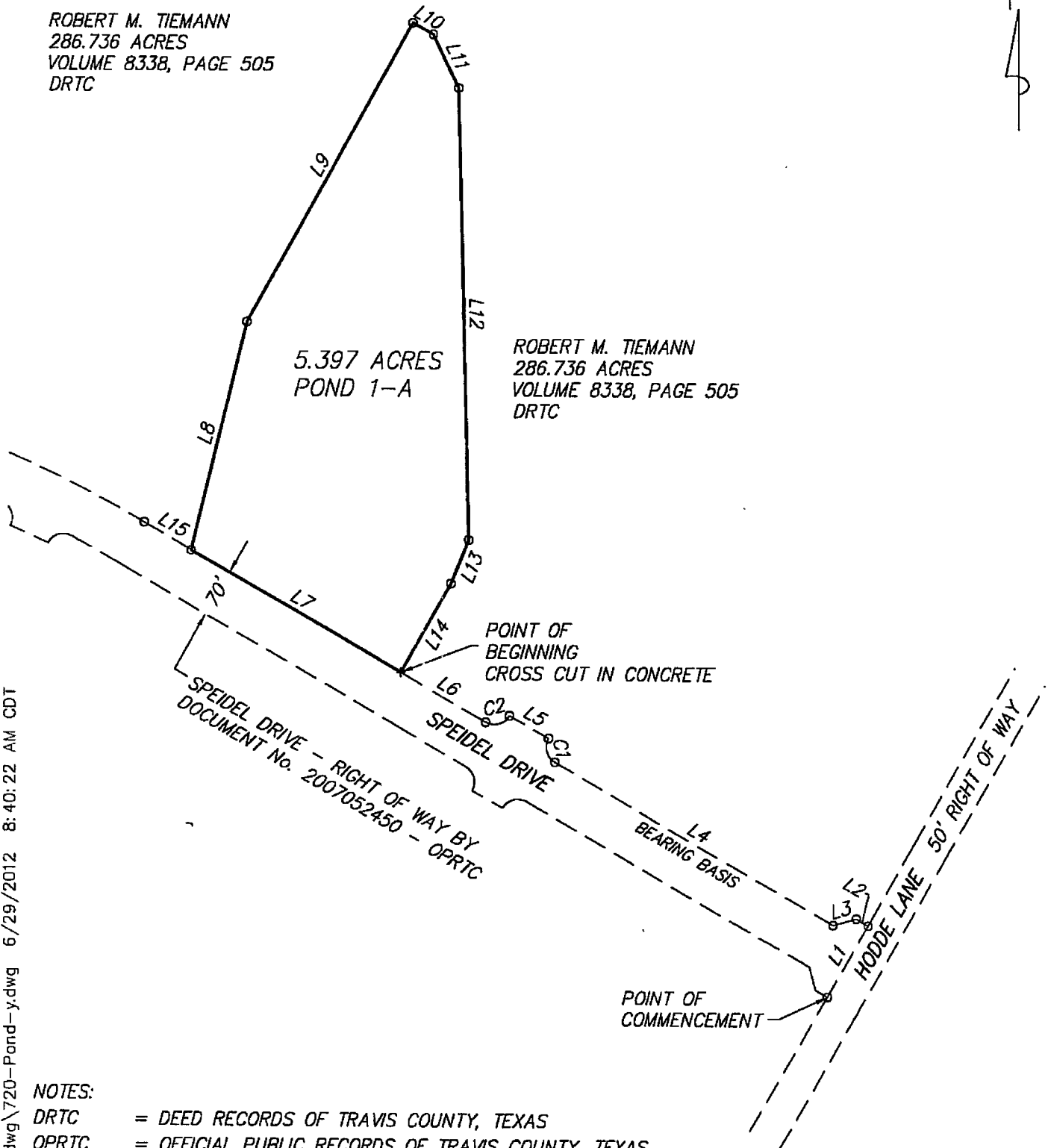
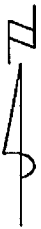


ROBERT M. TIEMANN  
286.736 ACRES  
VOLUME 8338, PAGE 505  
DRTC

5.397 ACRES  
POND 1-A

ROBERT M. TIEMANN  
286.736 ACRES  
VOLUME 8338, PAGE 505  
DRTC

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NOTES:

DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS  
OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND:

○ = SET 1/2" IRON ROD WITH RJ SURVEYING CAP

SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: JUNE 18, 2012

SCALE: 1" = 200'

**RJ SURVEYING & ASSOCIATES, INC.**

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817



LINE TABLE		
LINE	LENGTH	BEARING
L1	120.00'	N29°49'52"E
L2	20.00'	N60°10'08"W
L3	35.36'	S74°50'11"W
L4	467.63'	N60°09'30"W
L5	65.00'	N60°09'30"W
L6	142.43'	N60°09'30"W
L7	351.33'	N60°09'30"W
L8	341.23'	N13°44'26"E
L9	497.29'	N29°08'51"E
L10	34.71'	S60°51'09"E
L11	86.53'	S24°55'43"E
L12	653.67'	S01°12'57"E
L13	68.18'	S21°56'03"W
L14	148.11'	S29°50'30"W
L15	79.64'	N60°09'30"W

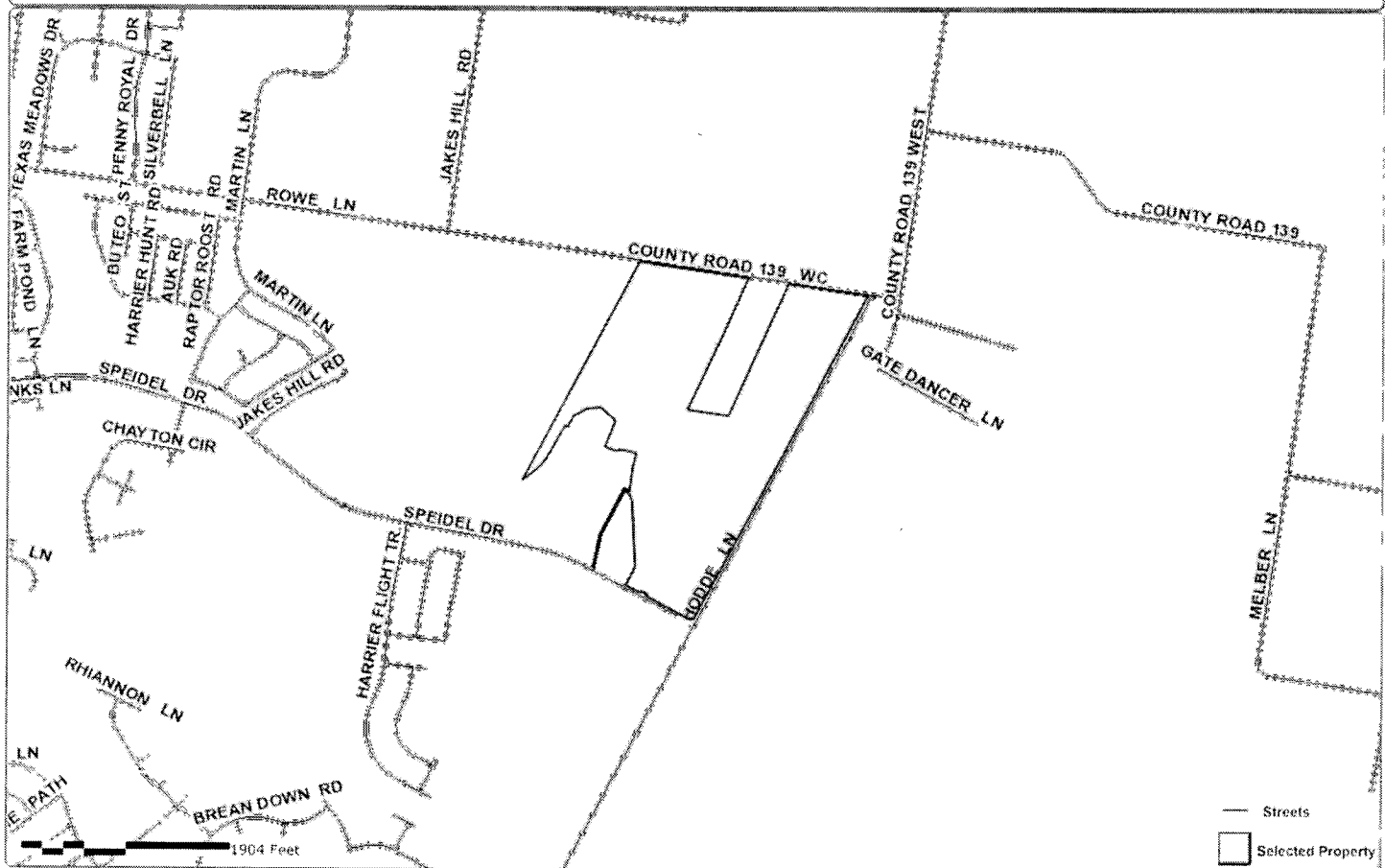
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	39.27	25.00	90°00'00"	N15°09'30"W	35.36	25.00
C2	39.27	25.00	90°00'00"	S74°50'30"W	35.36	25.00

SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: JUNE 18, 2012

**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

## Travis CAD - Map of Property ID 835561 for Year 2014



### Property Details

#### Account

Property ID: 835561

Geo ID: 0283600332

Type: Real

Legal Description: ABS 724 SUR 32 SWEARENGEN V W & VAR SURS ACR 119.2951 (1-D-1) (81.3161A IN TRAVIS

#### Location

Situs Address: HODDE LN TX 78660

Neighborhood: Land Region 317

Mapsco: 409Z

Jurisdictions: 9B, 19, 9G, 03, 20, 0A, 2J

#### Owner

Owner Name: TIEMANN ROBERT M & CARRIE PARK

Mailing Address: CARRIE PARKER, 4421 ROWE LN, , PFLUGERVILLE, TX 78660-7827

<http://propaccess.traviscad.org/Map/View/Map/1/835561/2014>

powered by  
**PropertyACCESS**

Map Disclaimer: This tax map was compiled solely for the use of Travis CAD. Areas depicted by these digital products are approximate and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The CAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapping data does not constitute a legal document.