



Filing Receipt

Received - 2022-02-21 10:20:56 AM

Control Number - 53253

ItemNumber - 1

COATS | ROSE

A PROFESSIONAL CORPORATION

NATALIE SCOTT
DIRECTOR

NSCOTT@COATSROSE.COM
DIRECT: (512) 541-3846
FAX: (512) 469-9408

February 21, 2022

Public Utilities Commission
P.O. Box 13326
Austin, Texas 78711-3326

Via Electronic Filing

Re: New PUC Docket; *Petition by KB Home Lone Star, Inc. for Expedited Release from Water CCN No. 10294 Held by Aqua Water Supply Corporation in Travis County*

Dear Sir or Madam:

Enclosed for filing in the above-referenced matter please find a Petition by KB Home Lone Star, Inc. Ltd. for Expedited Release Pursuant to Texas Water Code Section 13.2541.

Very truly yours,



Natalie B. Scott

NBS:mzp
Enclosures

Cc (w/encl.):
Aqua Water Supply Corporation, Inc.
415 Old Austin Highway, Drawer P
Bastrop, Texas 78602

Via Certified Mail, Return Receipt Requested
No. 7020 1810 0002 0061 8431

TERRACE 2, 2700 VIA FORTUNA, SUITE 350, AUSTIN, TEXAS 78746
PHONE: (512) 469-7987 FAX: (512) 469-9408
coatsrose.com

PUC DOCKET NO. _____

PETITION BY KB HOME LONE STAR, INC.	§	BEFORE THE
FOR EXPEDITED RELEASE FROM	§	PUBLIC UTILITY COMMISSION
WATER CCN NO. 10294	§	OF TEXAS
HELD BY AQUA WATER SUPPLY	§	
CORPORATION IN TRAVIS COUNTY	§	

**PETITION BY KB HOME LONE STAR, INC. FOR EXPEDITED RELEASE
PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

KB Home Lone Star, Inc., (“Petitioner”) files its Petition with the Public Utility Commission of Texas (the “PUC”) for expedited release from Aqua Water Supply Corporation (“Aqua”) water certificate of convenience and necessity (“CCN”) No. 10294 pursuant to (i) Texas Water Code Section 13.2541; and (ii) 16 Texas Administrative Code Section 24.245; and in support shows as follows:

I. APPLICABLE REGULATIONS

Section 13.2541 of the Texas Water Code provides that the owner of a tract of land that is at least 25 acres and that is not receiving water or sewer service may petition for expedited release of the area from a CCN. *See* TEX. WATER CODE § 13.2541. For land that is located within a county with a population of at least one million, or a county adjacent to a county with a population of at least one million, the owner of the qualifying tract “is entitled to that release.” *Id.* The rule adopted by the PUC pursuant to Section 13.2541 provides the same, and it recognizes that Travis County is a county in which owners of at least 25 acres are entitled to expedited release. *See* 16 TEX. ADMIN. CODE § 24.245(h). Under Section 13.2541(c), the PUC “shall grant a petition not later than the 60th day after the date the landowner files the petition.” *See* TEX. WATER CODE § 13.2541(c).

II. REQUEST FOR EXPEDITED RELEASE

Petitioner owns approximately 136.904 acres of contiguous property in Travis County (the "Property"). All of the Property is within the boundaries of Water CCN No. 10294, held by Aqua. None of the Property receives service from any water or sewer service provider. An Affidavit in support of this Petition is attached hereto as Exhibit "A." A general location map and a detailed map of the Property are attached hereto as Exhibits "B-1" and "B-2." Petitioner is the owner of the Property as evidenced by true and correct copies of the Deeds attached as Exhibit "C-1 and "C-2." Digital mapping identifying the Overall Property and Requested Area will be filed separately in this docket.

III. CONCLUSION AND PRAYER

Texas Water Code Section 13.2541 entitles Petitioner to expedited release of the Property described herein. The Property is greater than 25 acres, is not receiving water or sewer service, and is entirely within Travis County. Under Section 13.2541, the PUC should grant this Petition no later than the 60th day after the date of filing. Petitioner respectfully requests that the PUC grant this Petition and issue an order under the authority of Section 13.2541 releasing all portions of the Property that are within the boundaries of Water CCN No. 10294.

Respectfully submitted,

COATS | ROSE

By:



Natalie B. Scott
State Bar No. 24027970
nscott@coatsrose.com
Terrace 2
2700 Via Fortuna, Suite 350
Austin, Texas 78746
(512) 469-7987 Telephone
(512) 469-9408 Telecopier
ATTORNEY FOR PETITIONER

CERTIFICATE OF SERVICE

I hereby certify that on this 21st day of February, 2022, a true and correct copy of the Petition by KB Home Lone Star, Inc. for Expedited Release Pursuant to Texas Water Code Section 13.254(a-5) was sent, via certified mail, return receipt requested to the following recipient at the address indicated.

Aqua Water Supply Corporation, Inc.
415 Old Austin Highway, Drawer P
Bastrop, Texas 78602

Via Certified Mail, RRR

A handwritten signature in black ink that reads "Natalie B. Scott". The signature is written in a cursive style with a horizontal line underneath the name.

Natalie B. Scott

EXHIBIT "A"

Affidavit of John Zinsmeyer

PUC DOCKET NO. _____

PETITION BY KB HOME LONE STAR, INC.	§	BEFORE THE
FOR EXPEDITED RELEASE FROM	§	PUBLIC UTILITY COMMISSION
WATER CCN NO. 10294	§	OF TEXAS
HELD BY AQUA WATER SUPPLY	§	
CORPORATION IN TRAVIS COUNTY	§	

**AFFIDAVIT OF JOHN ZINSMAYER IN SUPPORT OF PETITION FOR EXPEDITED
RELEASE FROM WATER CCN NO. 10294. HELD BY AQUA WATER SUPPLY
CORPORATION PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary, personally appeared John Zinsmeyer, the affiant, a person who is known to me. After administering an oath, the affiant testified that:

1. “My name is John Zinsmeyer. I am over the age of eighteen years, of sound mind, and am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

2. I am an authorized representative of KB Home Lone Star, Inc., the Petitioner in the above-captioned. Petitioner owns approximately 136.904 acres of land, which is located within the boundaries of water and sewer CCN No. 10294 issued to Aqua Water Supply Corporation (the “Property”). All of the Property is within the boundaries of Water CCN No. 10294, held by Aqua. None of the Property receives service from any water or sewer service provider. A general location map and a detailed map of the Property are attached hereto as Exhibits “B-1” and “B-2.” Petitioner is the owner of the Property as evidenced by true and correct copies of the Deeds attached as Exhibit “C-1 and “C-2.” Digital mapping identifying the Overall Property and Requested Area will be filed separately in this docket.

3. The Property is not receiving water or sewer service from Aqua Water Supply Corporation or any other water or sewer service provider. The property has not requested water or sewer service from Aqua Water Supply Corporation or paid any fees or charges to initiate or maintain water or sewer service, and there are no billing records or other documents indicating an existing account for the Property.

4. I request that the Public Utility Commission of Texas release the Property from Water CCN No. 10294”

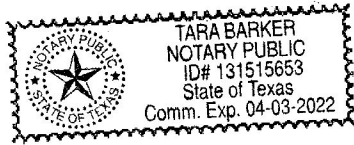
FURTHER AFFIANT SAYETH NOT.

KB Home Lone Star, Inc.



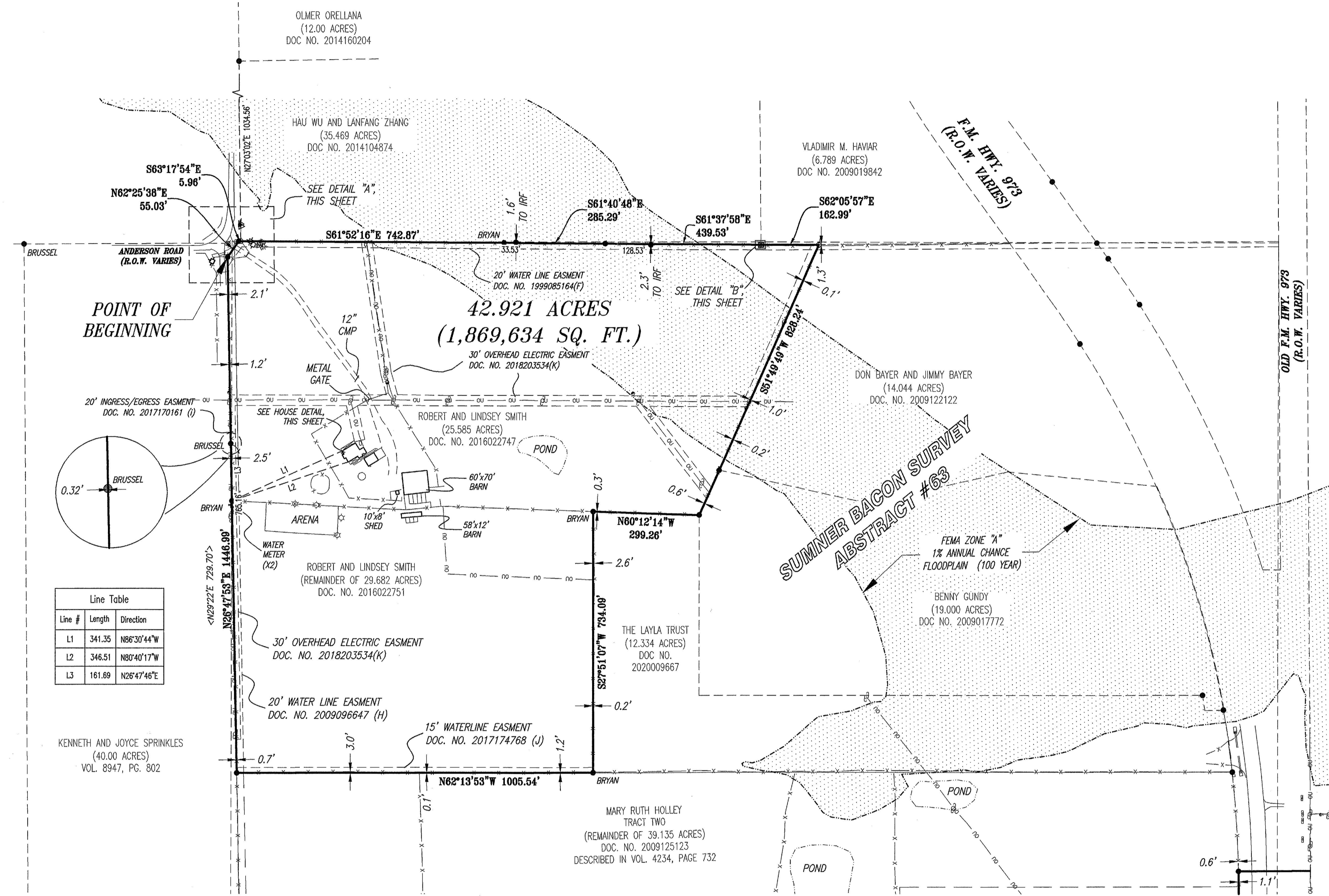
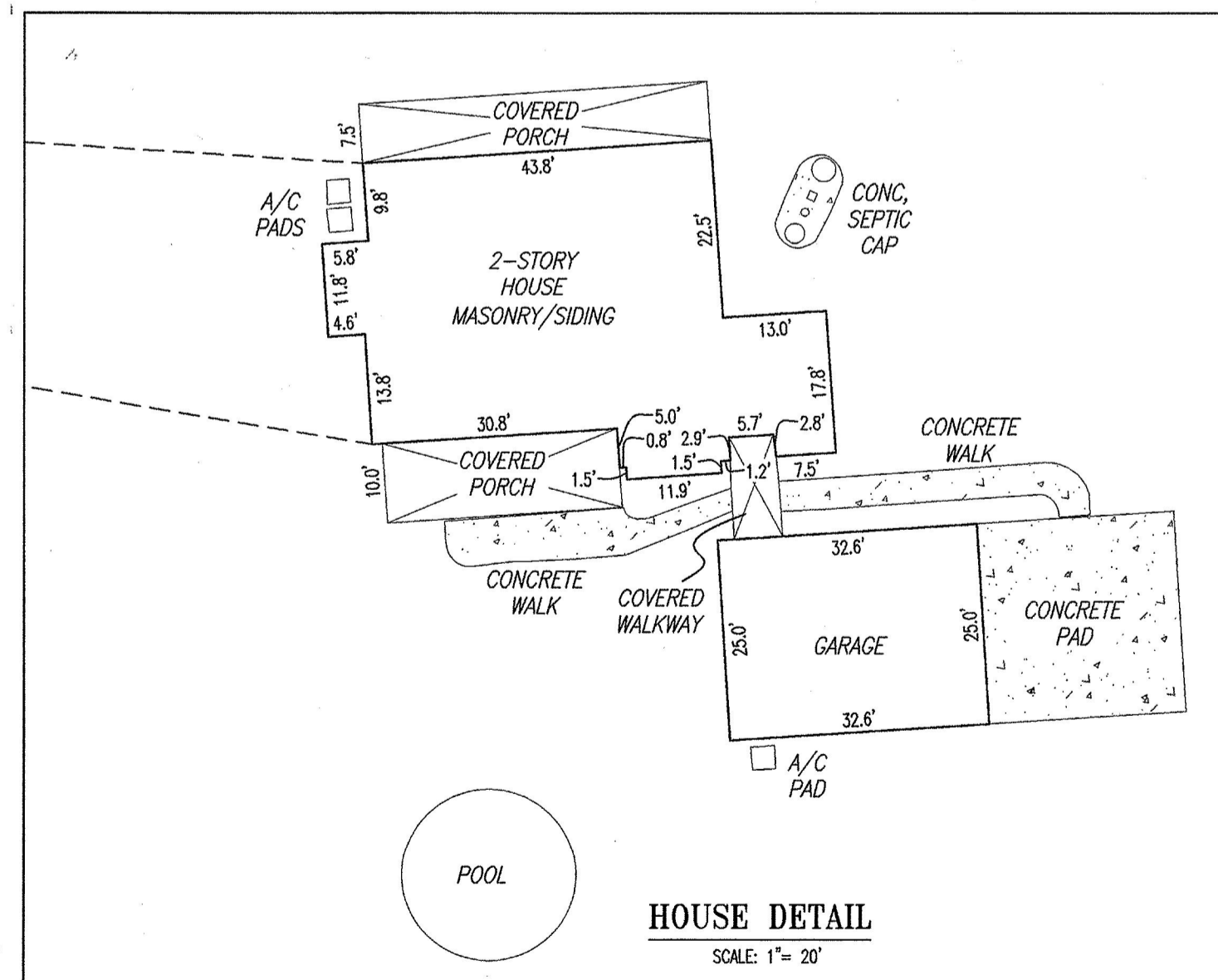
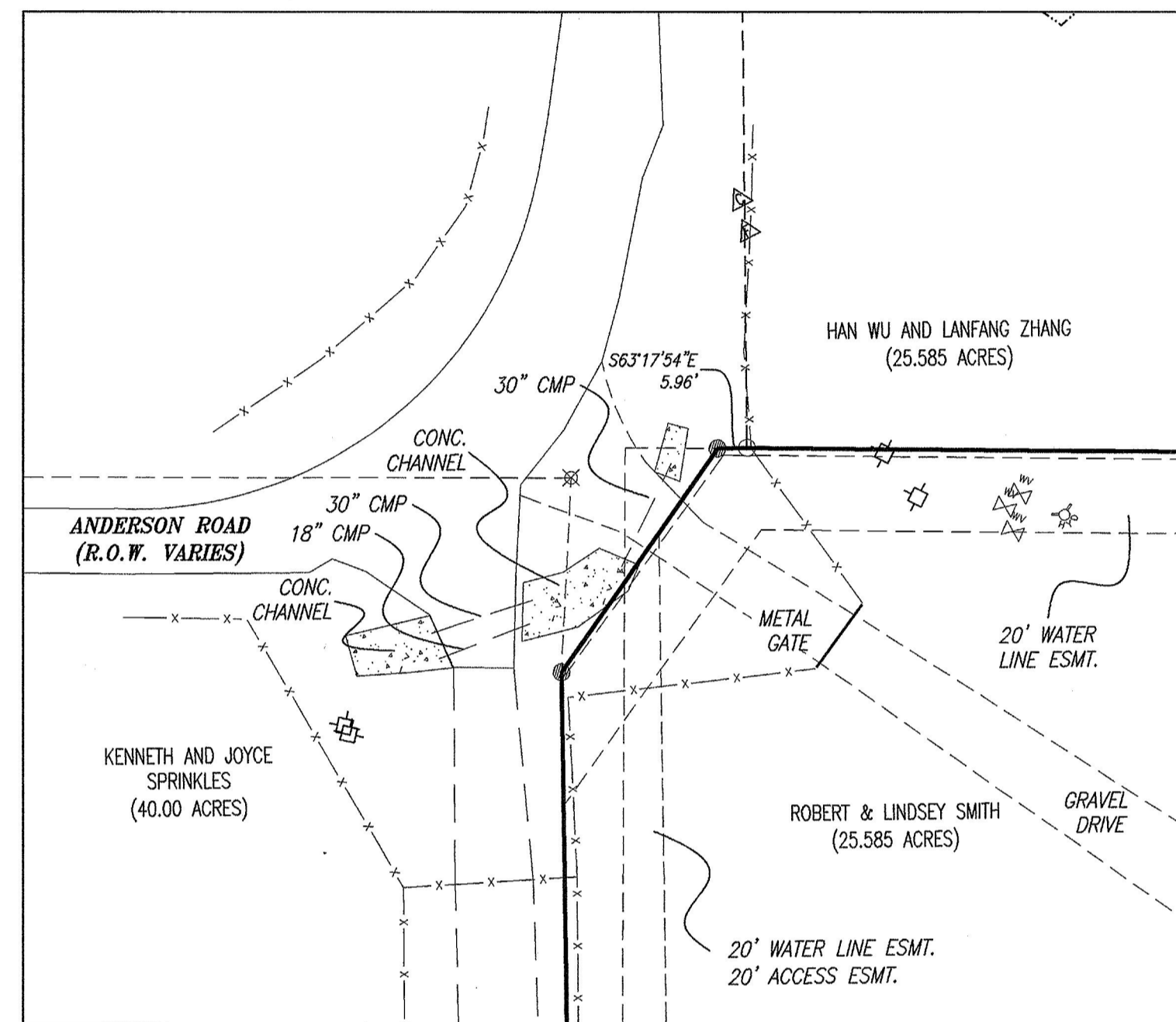
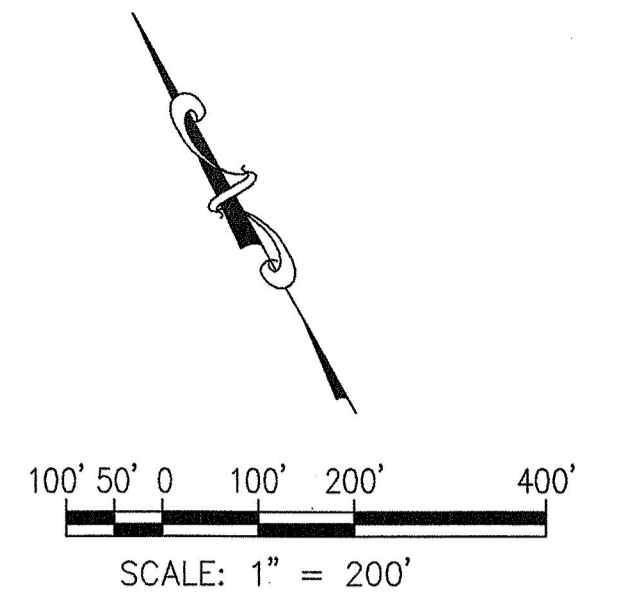
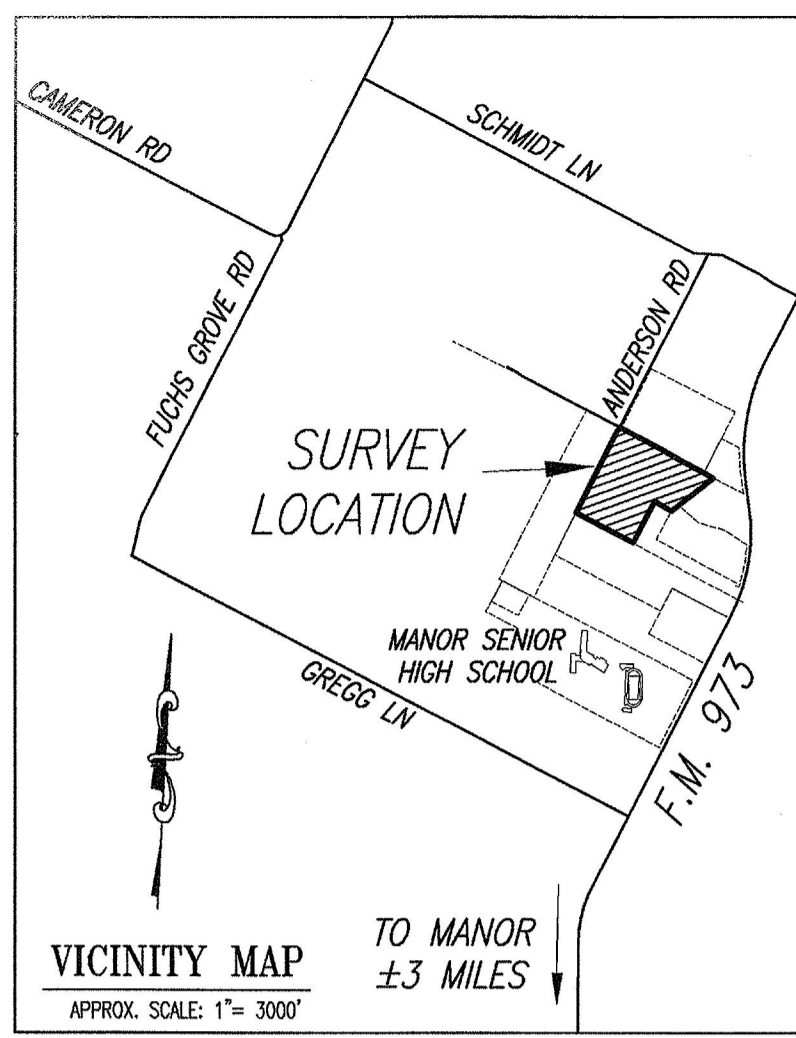
By: John Zinsmeyer
Its: Vice-President

SWORN TO AND SUBSCRIBED TO BEFORE ME by JohnZinsmeyer on 0th
February, 2022.

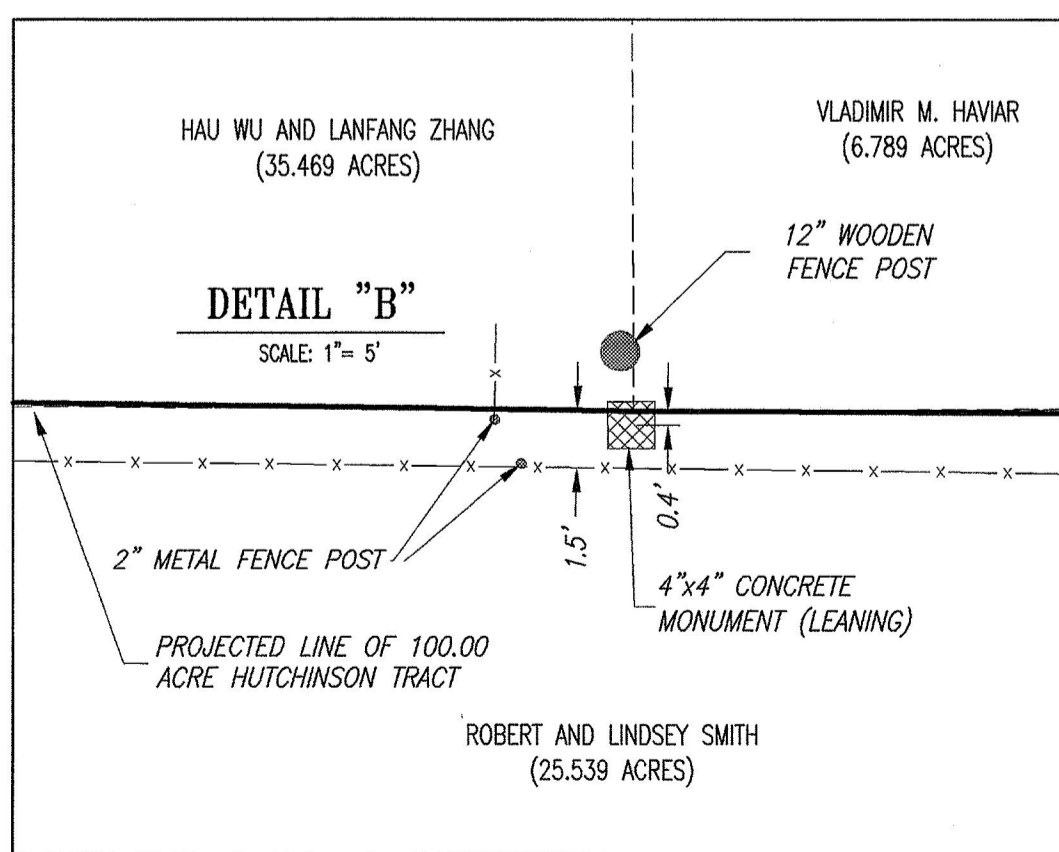


Notary Public, State of Texas

ALTA/NSPS SURVEY OF 42.921 ACRES (1,869,384 SQ. FT.) OF LAND, SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT #63, SITUATED IN TRAVIS COUNTY, TEXAS, SAID LAND BEING ALL OF A CALLED 25.585 ACRE TRACT CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS AND THE REMAINDER OF A CALLED 29.682 ACRE TRACT OF LAND CONVEYED TO ROBERT & LINDSEY SMITH IN DOCUMENT NUMBER 2016022751 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.



Line #	Length	Direction
L1	341.35	N86°30'44"W
L2	346.51	N87°40'17"W
L3	161.69	N26°47'46"E



- LEGEND**
- <N12°34'58"E 123.4> RECORD BEARING & DISTANCE
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
 - △ COTTON SPINDLE FOUND
 - △ CALCULATED POINT
 - △ CABLE PEDESTAL
 - △ ELECTRIC PEDESTAL
 - GUY POLE
 - POWER POLE
 - LIGHT POLE
 - WATER VALVE
 - CLEAN OUT
 - FIRE HYDRANT
 - WATER METER
 - BURIED FIBER OPTIC CABLE
 - △ CABLE PEDESTAL
 - OVERHEAD ELECTRIC LINE
 - x— WIRE FENCE
 - //— WOOD FENCE
 - FEMA ZONE "A" 1% ANNUAL CHANCE FLOODPLAIN

FIELD NOTES

BEING ALL OF THAT CERTAIN 42.921 ACRE (1,869,384 SQ. FT.) TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS ALL OF A CALLED 25.585 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 29.682 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022751 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 42.921 ACRE (1,869,384 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING, AT A 1/2 INCH IRON ROD FOUND, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF ANDERSON ROAD (R.O.W. VARIES), ALSO BEING IN THE SOUTHWEST CORNER OF A CALLED 40.00 ACRE TRACT OF LAND CONVEYED TO KENNETH AND JOYCE SPRINKLES IN VOLUME 8947, PAGE 302 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A NORTHWEST CORNER OF SAID 25.585 ACRE TRACT FOR A NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,
- THENCE, WITH THE COMMON LINE OF SAID 25.585 ACRE TRACT AND SAID ANDERSON ROAD (R.O.W. VARIES), THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2
- 1) N62°25'38"E, A DISTANCE OF 55.03 FEET TO A 1/2 INCH IRON ROD FOUND, FOR CORNER, AND
 - 2) S81°17'54"E, A DISTANCE OF 5.96 FEET TO A 1/2 INCH IRON ROD FOUND, FOR CORNER, BEING THE WESTERNMOST CORNER OF A CALLED 35.469 ACRE TRACT CONVEYED TO HAU WU AND LANFANG ZHANG IN DOCUMENT NUMBER 2014104874 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N27°03'02"E, A DISTANCE OF 1034.56 FEET, BEING THE NORTHWEST CORNER OF SAID 35.469 ACRE TRACT, ALSO BEING THE WESTERNMOST CORNER OF A CALLED 12.000 ACRE TRACT OF LAND CONVEYED TO OLIVER ORELLANA IN DOCUMENT NUMBER 2014160204 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
- THENCE, WITH THE COMMON LINE OF SAID 25.585 ACRE TRACT AND SAID 35.469 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,
- 1) S81°52'16"E, A DISTANCE OF 742.87 FEET TO A 1/2 CAPPED INCH IRON ROD FOUND, STAMPED "BRYAN TECH", FOR CORNER,
 - 2) S61°40'48"E, PASSING AT A DISTANCE OF 33.53 FEET AND 1.6 FEET TO THE LEFT A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 285.29 FEET TO A 1/2 CAPPED INCH IRON ROD FOUND, FOR CORNER, AND
 - 3) S81°37'58"E, PASSING AT A DISTANCE OF 128.53 FEET AND 2.3 FEET TO THE RIGHT A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 439.53 FEET TO A 4" CONCRETE MONUMENT FOUND, BEING THE SOUTHWEST CORNER OF SAID 35.469 ACRE TRACT, ALSO BEING THE WESTERNMOST CORNER OF A CALLED 6.789 ACRE TRACT CONVEYED TO VLADIMIR M. HAVAR IN DOCUMENT NUMBER 2009019842 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
- THENCE, WITH THE COMMON LINE OF SAID 25.585 ACRE TRACT AND SAID 6.789 ACRE TRACT, S62°05'57"E, A DISTANCE OF 162.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CSD SETSTONE" FOR CORNER, BEING THE EASTERNMOST CORNER OF SAID 25.585 ACRE TRACT AND BEING ALSO THE NORTHWEST CORNER OF A CALLED 14.044 ACRE TRACT CONVEYED TO DON BAYER AND JIMMY BAYER IN DOCUMENT NUMBER 2009122122 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
- THENCE, WITH THE COMMON LINE OF SAID 25.585 ACRE TRACT, SAID 14.044 ACRE TRACT, AND A CALLED 18.000 ACRE TRACT CONVEYED TO BENNY GUNDY IN DOCUMENT NUMBER 2009017772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, S57°49'49"W, PASSING AT A DISTANCE OF 690.10 FEET A CAPPED 1/2 INCH IRON FOUND, BEING THE NORTHWEST CORNER OF SAID 19.000 ACRE TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID 14.044 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 828.24 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, BEING A NORTHWEST CORNER OF SAID 19.000 ACRE TRACT, SAME BEING A NORTHEAST CORNER OF SAID 12.334 ACRE TRACT CONVEYED TO THE LAYLA TRUST IN DOCUMENT NUMBER 2020009667 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR CORNER,
- THENCE, WITH THE COMMON LINE OF SAID 25.585 ACRE TRACT AND SAID 12.334 ACRE TRACT, N60°12'14"W, A DISTANCE OF 299.26 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "BRYAN TECH", FOR CORNER, SAME BEING THE NORTHWEST CORNER OF SAID 12.334 ACRE TRACT AND THE WESTERNMOST CORNER OF THE REMAINDER OF SAID 29.682 ACRE TRACT,
- THENCE, WITH THE COMMON LINE OF SAID 12.334 ACRE TRACT AND THE REMAINDER OF SAID 29.682 ACRE TRACT, S27°51'07"W, A DISTANCE OF 734.09 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "BRYAN TECH", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING THE WESTERNMOST CORNER OF SAID 12.334 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 29.682 ACRE TRACT, AND BEING ALSO IN THE NORTHEAST LINE OF A CALLED 39.135 ACRE TRACT (TRACT TWO) CONVEYED TO MARY RUTH HOLLEY IN DOCUMENT NUMBER 2009125123 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DESCRIBED IN VOLUME 4234, PAGE 732, DEED RECORDS OF TRAVIS COUNTY, TEXAS,
- THENCE, WITH THE COMMON LINE OF SAID 39.135 ACRE TRACT AND THE REMAINDER OF SAID 29.682 ACRE TRACT, N62°13'53"W, A DISTANCE OF 1005.54 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "BRYAN TECH", FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID 39.135 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 29.682 ACRE TRACT, AND BEING ALSO IN THE SOUTHWEST LINE OF A CALLED 40.00 ACRE TRACT,
- THENCE, WITH THE COMMON LINE OF SAID 40.00 ACRE TRACT AND THE REMAINDER OF SAID 29.682 ACRE TRACT, N62°47'55"E, PASSING AT A DISTANCE OF 765.16 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "BRYAN TECH", ALSO PASSING AT A DISTANCE OF 326.65 FEET AND 0.32 FEET TO THE RIGHT OF A POINT OF BEGINNING AND CONTAINING 42.921 ACRES (1,869,384 SQ. FT.) OF LAND.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

TO ROBERT M. SMITH AND LINDSEY M. SMITH, KB HOME LOAN STAR, INC., ALAMO TITLE INSURANCE COMPANY
FILE NO: 21-05666 EFFECTIVE DATE: JUNE 25, 2021

THE PROPERTY IS SUBJECT TO THE FOLLOWING:

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS

C. EASEMENT GRANTED TO LOWER COLORADO RIVER ELECTRIC COOPERATIVE, INC., FILED IN VOLUME 650, PAGE 185, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - a blanket type easement

D. EASEMENT AND RIGHT OF WAY GRANTED TO TEXAS POWER & LIGHT COMPANY, FILED IN VOLUME 1022, PAGE 620, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - a blanket type easement

E. EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, FILED IN VOLUME 3816, PAGE 398, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - a blanket type easement

F. EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, FILED IN DOCUMENT NO. 1999085164, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey

G. EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, FILED IN DOCUMENT NO. 2003155668, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - a blanket type easement

H. EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, FILED IN DOCUMENT NO. 2009096647, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey

I. A 20' INGRESS/EGRESS EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2017170161, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey

J. A 15' PUBLIC UTILITY EASEMENT GRANTED TO CRESTA SWEET AND MIKE SWEET AND AQUA WATER SUPPLY CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2017174768, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey

K. EASEMENT GRANTED TO SLEUSONNET ELECTRIC COOPERATIVE, INC. BY AND BETWEEN ROBERT M. SMITH AND LINDSEY C. SMITH, AS DESCRIBED IN DOCUMENT NO. 2018120354, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey

M. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AFFIDAVIT TO THE PUBLIC RELATING TO AN SWMTNSPRTATION SEPTIC SYSTEM FILED IN DOCUMENT NO. 1999112956, OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD NOTE:

A PORTION OF THE LEGALLY DESCRIBED PROPERTY FALLS WITHIN ZONE A AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 484530225H FOR TRAVIS COUNTY, TEXAS, DATED SEPT. 26, 2008.

TO ROBERT M. SMITH AND LINDSEY M. SMITH, KB HOME LOAN STAR, INC., ALAMO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

THE FIELD WORK WAS COMPLETED ON JUNE 25th, 2021.

DATE OF MAP: JULY 27th, 2021

(Signature)
AARON V. THOMASON, RPLS# 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, Texas 78749
(512) 280-5160 (512) 280-5165 (fax)
aaron@cbdeng.com

(Seal)
STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
AARON V. THOMASON
6214

Carlson, Brigrance & Doering, Inc.
FIRM ID #3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

FIELD NOTES

BEING ALL OF THAT CERTAIN 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS ALL OF A CALLED 25.585 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 29.682 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022751 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found, being in the south right-of-way line of Anderson Road (R.O.W. Varies), also being in the southeast line of a called 40.00 acre tract of land conveyed to Kenneth and Joyce Sprinkles in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas, being also a northwest corner of said 25.585 acre tract for a northwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the common line of said 25.585 acre tract and said Anderson Road (ROW Varies), the following two (2) courses and distances, numbered 1 and 2

- 1.) N62°25'38"E, a distance of 55.03 feet to a 1/2 inch iron rod found, for corner, and
- 2.) S63°17'54"E, a distance of 5.96' to a 1/2 inch capped iron rod set stamped "CBD SETSTONE", for corner, being the westernmost corner of a called 35.469 acre tract conveyed to Hau Wu and Lanfang Zhang in Document Number 2014104874 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod found bears N27°03'02"E, a distance of 1034.56 feet, being the northernmost corner of said 35.469 acre tract, also being the westernmost corner of a called 12.000 acre tract of land conveyed to Olmer Orellana in Document Number 2014160204 of the Official Public Records of Travis County, Texas

THENCE, with the common line of said 25.585 acre tract and said 35.469 acre tract the following three (3) courses and distances, numbered 1 through 3,

- 1.) S61°52'16"E, a distance of 742.87 feet to a 1/2 capped inch iron rod found, stamped "BRYAN TECH", for corner,
- 2.) S61°40'48"E, passing at a distance of 33.53 feet and 1.6 feet to the left a 1/2 inch iron rod found, and continuing for a total distance of 285.29 feet to a 1/2 capped inch iron rod found, for corner and
- 3.) S61°37'58"E, passing at a distance of 128.53 feet and 2.3 feet to the right a 1/2 inch iron rod found, and continuing for a total distance of 439.53 feet to a 4" concrete monument found, being the southernmost corner of said 35.469 acre tract, also being the westernmost corner of a called 6.789 acre tract conveyed to Vladimir M. Haviar in Document Number 2009019842 of the Official Public Records of Travis County, Texas,

THENCE, with the common line of said 25.585 acre tract and said 6.789 acre tract, S62°05'57"E, a distance of 162.99 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, being the easternmost corner of said 25.585 acre tract and being also the northernmost corner of a called 14.044 acres conveyed to Don Bayer and Jimmy Bayer in Document Number 2009122122 of the Official Public Records of Travis County, Texas,


THENCE, with the common line of said 25.585 acre tract, said 14.044 acre tract, and a called 19.000 acre tract conveyed to Benny Gundy in Document Number 2009017772, Official Public Records of Travis County, Texas, S51°49'49"W, passing at a distance of 690.10 feet a capped 1/2 inch iron found, being the northernmost corner of said 19.000 acre tract, same being the westernmost corner of said 14.044 acre tract and continuing for a total distance of 828.24 feet to a capped 1/2 inch iron rod found, being a northwest corner of said 19.000 acre tract, same being a northeast corner of a called 12.334 acre tract conveyed to The Layla Trust in Document Number 2020009667 of the Official Public Records of Travis County, Texas, for corner,

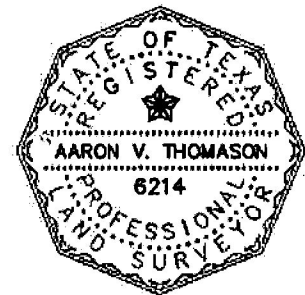
THENCE, with the common line of said 25.585 acre tract and said 12.334 acre tract, N60°12'14"W, a distance of 299.26 feet to a capped 1/2 inch iron rod found, stamped "BRYAN TECH", for corner, same being the northernmost corner of said 12.334 acre tract and the westernmost corner of the remainder of said 29.682 acre tract,

THENCE, with the common line of said 12.334 acre tract and the remainder of said 29.682 acre tract, S27°51'07"W, a distance of 734.09 feet to a capped 1/2 inch iron rod found stamped "BRYAN TECH", for the southernmost corner of the herein described tract of land, being the westernmost corner of said 12.334 acre tract, same being the southernmost corner of the remainder of said 29.682 acre tract, and being also in the northeast line of a called 39.135 acre tract (Tract Two) conveyed to Mary Ruth Holley in Document Number 2009125123 of the Official Public Records of Travis County, Texas and described in Volume 4234, Page 732, Deed Records of Travis County, Texas

THENCE, with the common line of said 39.135 acre tract and the remainder of said 29.682 acre tract, N62°13'53"W, a distance of 1005.54 feet to a capped 1/2 inch iron rod found, stamped "BRYAN TECH", for the westernmost corner of the herein described tract of land, same being the northernmost corner of said 39.125 acre tract, same being the southernmost corner of the remainder of said 29.682 acre tract, and being also in the southeast line of a said 40.00 acre tract,

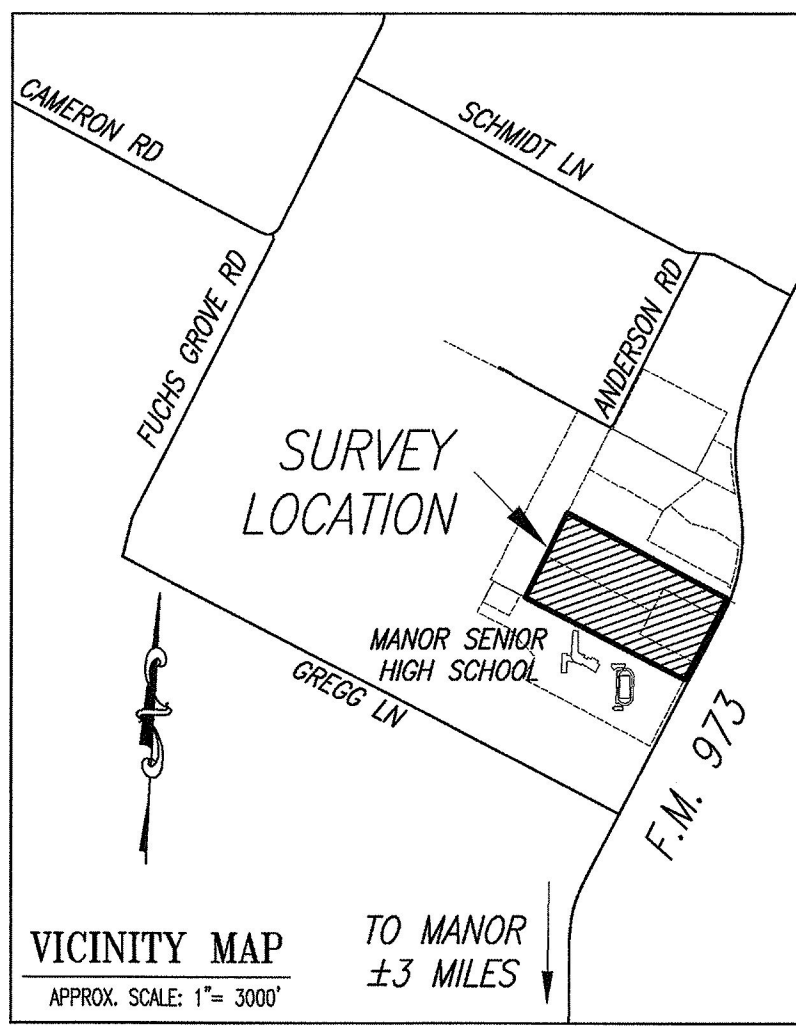
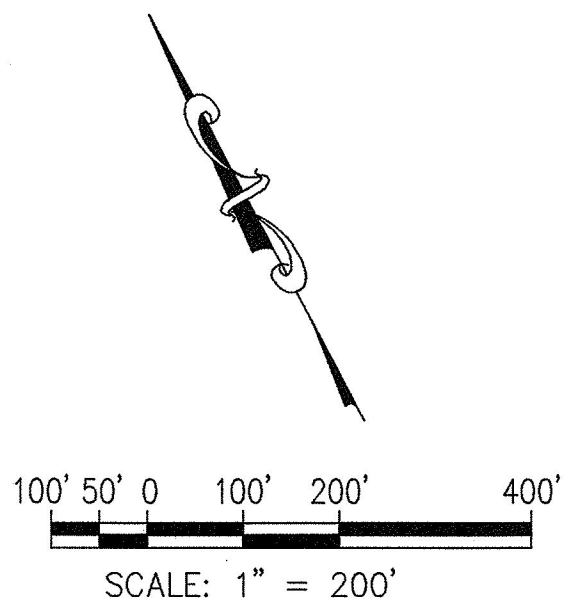
THENCE, with the common line of said 40.00 acre tract and the remainder of said 29.682 acre tract, N26°47'53"E, passing at a distance of 765.16 feet a capped 1/2 inch iron rod found, stamped "BRYAN TECH", also passing at a distance of 926.85 feet and 0.32 feet to the right of a capped 1/2 inch iron rod found, stamped "BRUSSEL", and continuing for a total distance of 1446.99 feet to the **POINT OF BEGINNING** and containing 42.921 acres (1,869,634 SQ. FT.) of land.

Surveyed by:  17502021
AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
REG. #100248900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

**ALTA/NSPS SURVEY OF 93.983 ACRES (4,093,912 SQ. FT.) OF LAND, SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT #63
TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING THE REMAINDER OF A CALLED 39.135 ACRE TRACT (TRACT ONE), THE
REMAINDER OF A CALLED 39.135 ACRE TRACT (TRACT TWO), AND THE REMAINDER OF A CALLED 20 ACRE TRACT (TRACT THREE),
CONVEYED TO MARY RUTH HOLLEY IN VOLUME 9450, PAGE 717 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS, AND
DESCRIBED IN VOLUME 4234, PAGE 732, DEED RECORDS OF TRAVIS COUNTY TEXAS.**



FIELD NOTES

BEING ALL OF THAT CERTAIN 93.983 ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT ONE), THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT TWO), AND THE REMAINDER OF A CALLED 20 ACRE TRACT OF LAND (TRACT THREE), CONVEYED TO MARY RUTH HOLLEY IN VOLUME 9450 PAGE 717 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 4234, PAGE 732, OFFICIAL DEED RECORDS OF TRAVIS COUNTY TEXAS, SAID 93.983 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND, STAMPED "TDOOT" IN THE SOUTHWEST LINE OF SAID 39.135 ACRE TRACT ONE, BEING IN THE WEST RIGHT-OF-WAY LINE OF F.M. 973 (R.O.W. VARIES), SAME BEING THE NORTHEAST CORNER OF A CALLED 75.37 ACRE TRACT CONVEYED TO THE BOARD OF TRUSTEES OF MANOR INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NUMBER 2008031946 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2" IRON ROD FOUND, STAMPED "BGE" IN THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 973, BEARS S14°48'15"E A DISTANCE OF 302.09 FEET,

THENCE, WITH THE COMMON LINE OF SAID 39.135 ACRE TRACT ONE AND SAID 75.37 ACRE TRACT, N62°32'47"W, A DISTANCE OF 2808.00 FEET TO A 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING IN THE NORTHEASTERN LINE OF SAID 75.37 ACRE TRACT, ALSO BEING THE SOUTHERN CORNER OF A CALLED 40.00 ACRE TRACT CONVEYED TO KENNETH AND JOYCE SPRINKLES IN VOLUME 8947, PAGE 802, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 3/4" IRON PIPE FOUND BEARS N62°32'47"W, A DISTANCE OF 553.37 FEET, BEING IN THE SOUTHWESTERN LINE OF SAID 40.00 ACRE TRACT, ALSO BEING THE NORTHERN CORNER OF A 3.56 ACRE TRACT CONVEYED TO AQUA WATER SUPPLY CORPORATION IN DOCUMENT NUMBER 2009010572 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

THENCE, WITH THE NORTHWEST LINE OF SAID 39.135 ACRE TRACT ONE, THE NORTHWEST LINE OF SAID 39.135 ACRE TRACT TWO, AND THE SOUTHWEST LINE OF SAID 40.00 ACRE TRACT, N26°45'24"E, PASSING AT A DISTANCE OF 3.02 FEET A 1/2" IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 1462.16 FEET TO A 1/2" IRON ROD FOUND, BEING THE WESTERN CORNER OF A 29.682 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022751, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2" IRON ROD FOUND, STAMPED "BRYAN TECH", BEING IN THE EASTERN LINE OF SAID 40.00 ACRE TRACT, ALSO BEING THE WESTERN CORNER OF A 25.585 ACRE TRACT CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THE NORTHERN CORNER OF SAID 29.682 ACRE TRACT, BEARS N26°48'38"E, A DISTANCE OF 765.12 FEET

THENCE, CONTINUING WITH THE COMMON BOUNDARY LINE OF SAID 93.983 ACRE TRACT AND SAID 29.682 ACRE TRACT, S62°13'24"E, PASSING AT A DISTANCE OF 1005.54 FEET A 1/2" IRON ROD FOUND STAMPED "BRYAN TECH" FOR THE SOUTHERN CORNER OF SAID 29.682 ACRE TRACT, BEING AT THE WESTERN CORNER OF A CALLED 12.334 ACRE TRACT CONVEYED TO THE LAYLA TRUST IN DOCUMENT NUMBER 202009667, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 2809.36 FEET TO A 1/2" IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF SAID F.M. 973 (R.O.W. VARIES), BEING AT THE SOUTHWEST CORNER OF SAID 12.334 ACRE TRACT OF LAND, SAME BEING AT THE BEGINNING OF A POINT OF CURVATURE TO THE RIGHT, FOR THE EASTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG SAID CURVE TO THE RIGHT, WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 973 (R.O.W. VARIES) OVER AND ACROSS SAID 39.135 ACRE TRACT TWO, HAVING AN ARC LENGTH OF 282.38 FEET, A RADIUS OF 2764.79 FEET, AND WHOSE CHORD BEARS S24°12'52"W, A DISTANCE OF 282.26 FEET TO A 1/2" IRON ROD FOUND FOR CORNER,

THENCE, S27°25'41"W, WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 973, OVER AND ACROSS SAID 39.135 ACRE TRACT TWO, SAID 20 ACRE TRACT THREE, AND SAID 39.135 ACRE TRACT ONE, A DISTANCE OF 1164.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 93.983 ACRES OF LAND.

TO THE ESTATE OF MARY RUTH HOLLEY, KB HOME LONE STAR, INC., HERITAGE TITLE COMPANY OF AUSTIN, INC., FIRST AMERICAN TITLE INSURANCE COMPANY

FILE NO.: 202102360 EFFECTIVE DATE: JULY 16, 2021

THE PROPERTY IS SUBJECT TO THE FOLLOWING:

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- a. AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO THE LOWER COLORADO RIVER ELECTRIC COOPERATIVE, INC., BY INSTRUMENT RECORDED MAY 6, 1940, RECORDED IN VOLUME 649, PAGE 213 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, - a blanket type easement.
- b. A WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, BY INSTRUMENT DATED JULY 2, 2009, RECORDED UNDER DOCUMENT NO. 2009120210 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey.
- c. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED NOVEMBER 9, 2017, RECORDED UNDER DOCUMENT NO. 2017197855 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD NOTE:

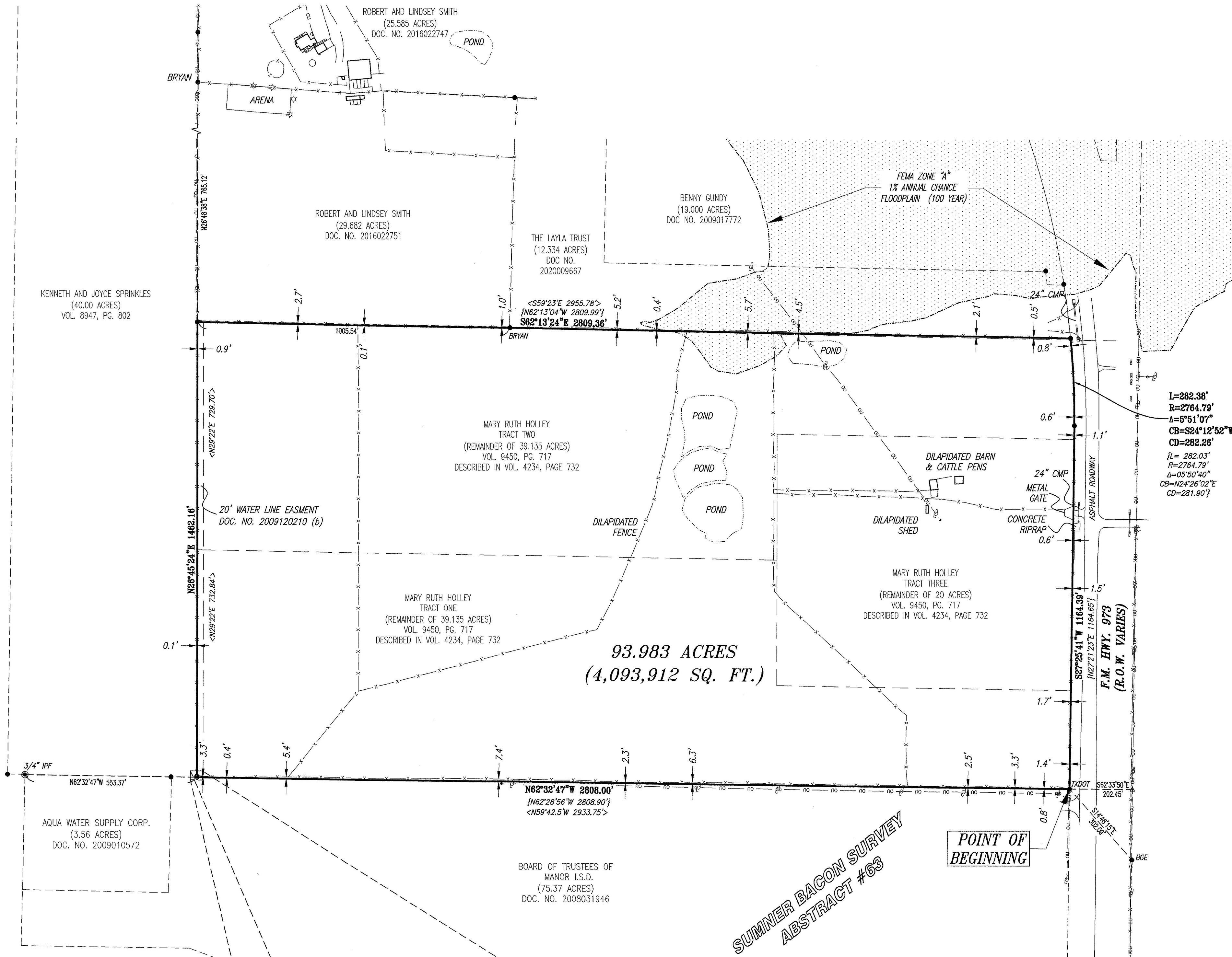
A PORTION OF THE LEGALLY DESCRIBED PROPERTY FALLS WITHIN ZONE A AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48453C0295H FOR TRAVIS COUNTY, TEXAS, DATED SEPT. 26, 2008.

TO THE ESTATE OF MARY RUTH HOLLEY, KB HOME LONE STAR, INC., HERITAGE TITLE COMPANY OF AUSTIN, INC., FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

THE FIELD WORK WAS COMPLETED ON JULY 16th, 2021.

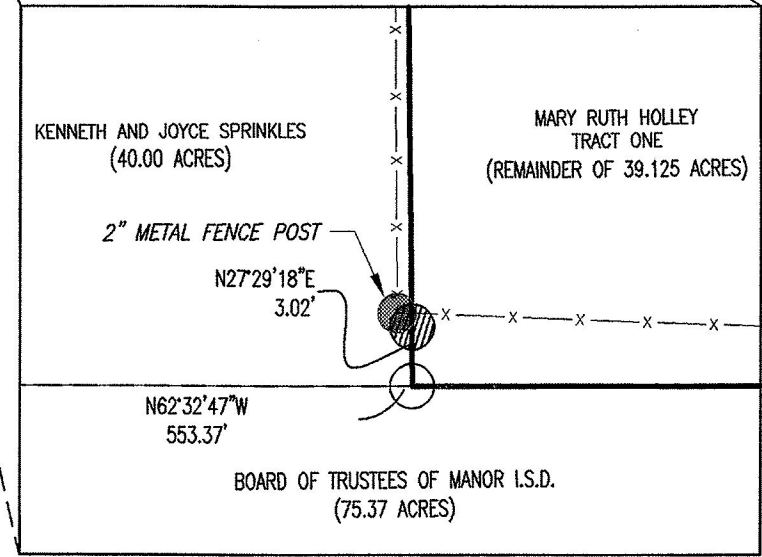
DATE OF MAP: JULY 30th, 2021



LEGEND

- RECORD BEARING & DISTANCE VOL. 4234, PG. 732 DEED RECORDS OF TRAVIS COUNTY, TEXAS
- RECORD BEARING & DISTANCE PER TDOOT B.L.W. MAP F.M. 973 - NEW SWEDEN GN RD TO GREGG LANE
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
- IRON PIPE FOUND
- COTTON SPINDLE FOUND
- CALCULATED POINT
- GUY POLE
- POWER POLE
- LIGHT POLE
- WATER VALVE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- BURIED FIBER OPTIC CABLE
- CABLE PESTAL
- OVERHEAD ELECTRIC LINE
- WIRE FENCE
- WOOD FENCE
- FEMA ZONE "A" 1% ANNUAL CHANCE FLOODPLAIN

L=282.38'
R=2764.79'
Δ=5°51'07"
CB=S24°12'52"W
CD=282.26'
L=282.03'
R=2764.79'
Δ=5°50'40"
CB=N24°26'02"E
CD=281.90'



DETAIL
SCALE: 1" = 10'

REV. NO.	BY	COMMENT	DATE
1	TKM	REVISED PER HERITAGE TITLE COMMENTS	07/30/21

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

FIELD NOTES

BEING ALL OF THAT CERTAIN 93.983 (4,093,912 SQ. FT.) ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT ONE), THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT TWO), AND THE REMAINDER OF A CALLED 20 ACRE TRACT OF LAND (TRACT THREE), CONVEYED TO MARY RUTH HOLLEY IN VOLUME 9450, PAGE 717 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 4234, PAGE 732, DEED RECORDS OF TRAVIS COUNTY TEXAS, SAID 93.983 ACRE (4,093,912 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch aluminum capped iron rod found, stamped "TXDOT" in the southwest line of said 39.135 acre Tract One, being in the west right-of way line of F.M. 973 (R.O.W. varies), same being the northeast corner of a called 75.37 acre tract conveyed to the Board of Trustees of Manor Independent School District in Document Number 2008031946 Official Public Records of Travis County Texas, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land, from which a 1/2 inch capped iron rod found, stamped "BGE" in the east right-of-way line of said F.M. 973, bears S14°48'15"E a distance of 302.09 feet,

THENCE, With the common line of said 39.135 acre Tract One and said 75.37 acre tract, N62°32'47"W, a distance of 2808.00 feet to a 1/2 inch capped iron rod set stamped "CBD SETSTONE", being in the northeastern line of said 75.37 acre tract, also being the southernmost corner of a called 40.00 acre tract conveyed to Kenneth and Joyce Sprinkles in Volume 8947, Page 802, Real Property Records of Travis County, Texas, for the westernmost corner of the herein described tract of land, from which a 3/4 inch iron pipe found bears N62°32'47"W, a distance of 553.37 feet, being in the southwestern line of said 40.00 acre tract, also being the northernmost corner of a 3.56 acre tract conveyed to Aqua Water Supply Corporation in Document Number 2009010572 Official Public Records of Travis County, Texas,

THENCE, with the northwest line of said 39.135 acre Tract One, the northwest line of said 39.135 acre Tract two, and the southeast line of said 40.00 acre tract, N26°45'24"E, passing at a distance of 3.02 feet a 1/2 inch iron rod found, continuing for a total distance of 1462.16 feet to a 1/2 inch iron rod found, being the westernmost corner of a 29.682 acre tract of land conveyed to Robert and Lindsey Smith in Document Number 2016022751, Official Public Records of Travis County, Texas, for the northernmost corner of the herein described tract of land, from which a capped 1/2 inch iron rod found, stamped "BRYAN TECH", being in the eastern line of said 40.00 acre tract, also being the westernmost corner of a 25.585 acre tract conveyed to Robert and Lindsey Smith in Document Number 2016022747, Official Public Records of Travis County, Texas also being the northernmost corner of said 29.682 acre tract, bears N26°48'38"E, a distance of 765.12 feet

THENCE, continuing with the common boundary line of said 93.983 acre tract and said 29.682 acre tract, S62°13'24"E, passing at a distance of 1005.54 feet a 1/2 inch capped iron rod found stamped "BRYAN TECH" for the southernmost corner of said 29.682 acre tract, being at the westernmost corner of a called 12.334 acre tract conveyed to The Layla Trust in Document Number 2020009667, Official Public Records of Travis County, Texas, continuing for a total distance of 2809.36 feet to a 1/2 inch iron rod found in the west right-of-way line of said F.M. 973 (R.O.W. Varies), being at the southernmost corner of said 12.334 acre tract of land, same being at the beginning of a point of curvature to the right, for the easternmost corner of the herein described tract of land,

93.983 ACRES
(4,093,912 SQ. FT.)
SUMNER BACON SURVEY, ABSTRACT NO. 63
TRAVIS COUNTY TEXAS
HOLLEY TRACT

THENCE, along said curve to the right, with the west right-of-way line of said F.M. 973 (R.O.W. Varies) over and across said 39.135 acre Tract Two, having an arc length of 282.38 feet, a radius of 2764.79 feet, and whose chord bears S24°12'52"W, a distance of 282.26 feet to a 1/2 inch iron rod found for corner,

THENCE, S27°25'41"W, with the west right-of-way line of said F.M. 973, over and across said 39.135 acre Tract Two, said 20 acre Tract Three, and said 39.135 acre Tract One, a distance of 1164.39 feet to the **POINT OF BEGINNING** and containing 93.983 acres (4,093,912 SQ. FT.) of land.

Surveyed by:  17 Sep 2021

AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
REG. #100248900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

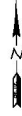
EXHIBIT "B-2"

Detailed Location Map

HOLLEY-SMITH TRACT LOCATION MAP



SCALE: 1" = 1500'
0 750' 1500' 3000'



Carlson, Brigrance & Doering, Inc.
FIRM ID #73791 REG # 1008990
C.B.D.
C.B. Doering
5501 West William Cannon
Phone No. (512) 296-3131
Surveying
Austin, Texas 78749
Fax No. (512) 292-3131

EXHIBIT "C-1"

Warranty Deed



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Nov 03, 2021 08:29 AM Fee: \$46.00

2021243947

Electronically Recorded

AUSTIN TITLE COMPANY

GF# AUT21010236-668

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

DATE: October 29, 2021

GRANTORS: Robert M. Smith and Lindsey C. Smith, spouses

GRANTORS' MAILING ADDRESSES:

Robert M. Smith
15801 Anderson Road
Manor, Texas 78653-3625

Lindsey C. Smith
15801 Anderson Road
Manor, Texas 78653-3625

GRANTEE: KB Home Lone Star Inc., a Texas corporation

GRANTEE'S MAILING ADDRESS:

KB Home Lone Star Inc.
10800 Pecan Park Boulevard, Suite 200
Austin, Texas 78750

PROPERTY (legal description):

BEING 42.921 ACRES OF LAND, MORE OR LESS, SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NO 63, IN TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

CONSIDERATION:

This conveyance is made for the following consideration, the receipt and sufficiency of which is acknowledged:

Cash of ten dollars or more and other good and valuable consideration.

RESERVATIONS FROM CONVEYANCE: NONE

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- The items listed on Exhibit B attached hereto and made a part hereof;
- Standby fees, taxes, and assessments of any taxing authority for the current year and subsequent years; and
- Taxes and assessments for prior years of any taxing authority due to a change in land ownership or usage, payment of which Grantee assumes and agrees to pay.

AS IS CONVEYANCE:

THIS CONVEYANCE CONVEYS THE PROPERTY IN ITS "AS IS" CONDITION. THE PARTIES HAVE BARGAINED FOR AND HEREBY AGREE THAT THERE ARE NO WARRANTIES EITHER EXPRESS OR IMPLIED OTHER THAN ANY REPRESENTATIONS EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS INSTRUMENT, OR THE CLOSING DOCUMENTS.

CONVEYANCE:

For the consideration stated above, the receipt and sufficiency of which is acknowledged, Grantors grant, sell and convey the Property, together with all and singular any improvements, rights and appurtenances belonging thereto, to Grantee and Grantee's heirs and assigns, TO HAVE AND TO HOLD FOREVER. This conveyance, however, is made subject to all Exceptions to Conveyance and Warranty stated herein.

WARRANTY:

Except for the Exceptions to Conveyance and Warranty stated above, Grantors bind Grantors and Grantors' heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof.

[SIGNATURES ON FOLLOWING PAGE]

EXHIBIT A
Property

42.921 ACRES
(1,869,634 SQ. FT.)
SUMNER BACON SURVEY, ABSTRACT NO. 63
TRAVIS COUNTY TEXAS
HOLLEY TRACT

FIELD NOTES

BEING ALL OF THAT CERTAIN 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS ALL OF A CALLED 25.585 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 29.682 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022751 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found, being in the south right-of-way line of Anderson Road (R.O.W. Varies), also being in the southeast line of a called 40.00 acre tract of land conveyed to Kenneth and Joyce Sprinkles in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas, being also a northwest corner of said 25.585 acre tract for a northwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the common line of said 25.585 acre tract and said Anderson Road (ROW Varies), the following two (2) courses and distances, numbered 1 and 2

- 1.) N62°25'38"E, a distance of 55.03 feet to a 1/2 inch iron rod found, for corner, and
- 2.) S63°17'54"E, a distance of 5.96' to a 1/2 inch capped iron rod set stamped "CBD SETSTONE", for corner, being the westernmost corner of a called 35.469 acre tract conveyed to Hau Wu and Lanfang Zhang in Document Number 2014104874 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod found bears N27°03'02"E, a distance of 1034.56 feet, being the northernmost corner of said 35.469 acre tract, also being the westernmost corner of a called 12.000 acre tract of land conveyed to Olmer Orellana in Document Number 2014160204 of the Official Public Records of Travis County, Texas

THENCE, with the common line of said 25.585 acre tract and said 35.469 acre tract the following three (3) courses and distances, numbered 1 through 3,

- 1.) S61°52'16"E, a distance of 742.87 feet to a 1/2 capped inch iron rod found, stamped "BRYAN TECH", for corner,
- 2.) S61°40'48"E, passing at a distance of 33.53 feet and 1.6 feet to the left a 1/2 inch iron rod found, and continuing for a total distance of 285.29 feet to a 1/2 capped inch iron rod found, for corner and
- 3.) S61°37'58"E, passing at a distance of 128.53 feet and 2.3 feet to the right a 1/2 inch iron rod found, and continuing for a total distance of 439.53 feet to a 4" concrete monument found, being the southernmost corner of said 35.469 acre tract, also being the westernmost corner of a called 6.789 acre tract conveyed to Vladimir M. Haviar in Document Number 2009019842 of the Official Public Records of Travis County, Texas,

THENCE, with the common line of said 25.585 acre tract and said 6.789 acre tract, S62°05'57"E, a distance of 162.99 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, being the easternmost corner of said 25.585 acre tract and being also the northernmost corner of a called 14.044 acres conveyed to Don Bayer and Jimmy Bayer in Document Number 2009122122 of the Official Public Records of Travis County, Texas,

THENCE, with the common line of said 25.585 acre tract, said 14.044 acre tract, and a called 19.000 acre tract conveyed to Benny Gundy in Document Number 2009017772, Official Public Records of Travis County, Texas, S51°49'49"W, passing at a distance of 690.10 feet a capped 1/2 inch iron found, being the northernmost corner of said 19.000 acre tract, same being the westernmost corner of said 14.044 acre tract and continuing for a total distance of 828.24 feet to a capped 1/2 inch iron rod found, being a northwest corner of said 19.000 acre tract, same being a northeast corner of a called 12.334 acre tract conveyed to The Layla Trust in Document Number 2020009667 of the Official Public Records of Travis County, Texas, for corner,

THENCE, with the common line of said 25.585 acre tract and said 12.334 acre tract, N60°12'14"W, a distance of 299.26 feet to a capped 1/2 inch iron rod found, stamped "BRYAN TECH", for corner, same being the northernmost corner of said 12.334 acre tract and the westernmost corner of the remainder of said 29.682 acre tract,

THENCE, with the common line of said 12.334 acre tract and the remainder of said 29.682 acre tract, S27°51'07"W, a distance of 734.09 feet to a capped 1/2 inch iron rod found stamped "BRYAN TECH", for the southernmost corner of the herein described tract of land, being the westernmost corner of said 12.334 acre tract, same being the southernmost corner of the remainder of said 29.682 acre tract, and being also in the northeast line of a called 39.135 acre tract (Tract Two) conveyed to Mary Ruth Holley in Document Number 2009125123 of the Official Public Records of Travis County, Texas and described in Volume 4234, Page 732, Deed Records of Travis County, Texas

THENCE, with the common line of said 39.135 acre tract and the remainder of said 29.682 acre tract, N62°13'53"W, a distance of 1005.54 feet to a capped 1/2 inch iron rod found, stamped "BRYAN TECH", for the westernmost corner of the herein described tract of land, same being the northernmost corner of said 39.125 acre tract, same being the southernmost corner of the remainder of said 29.682 acre tract, and being also in the southeast line of a said 40.00 acre tract,

THENCE, with the common line of said 40.00 acre tract and the remainder of said 29.682 acre tract, N26°47'53"E, passing at a distance of 765.16 feet a capped 1/2 inch iron rod found, stamped "BRYAN TECH", also passing at a distance of 926.85 feet and 0.32 feet to the right of a capped 1/2 inch iron rod found, stamped "BRUSSEL", and continuing for a total distance of 1446.99 feet to the **POINT OF BEGINNING** and containing 42.921 acres (1,869,634 SQ. FT.) of land.

EXHIBIT B
Exceptions to Conveyance and Warranty

1. Easement granted to Lower Colorado River Electric Cooperative, Inc., filed in Volume 650, Page 185, Deed Records of Travis County, Texas.
2. Easement and Right of Way granted to Texas Power & Light Company, filed in Volume 1022, Page 620, Deed Records of Travis County, Texas.
3. Easement granted to Aqua Water Supply Corporation, filed in Volume 3816, Page 398, Deed Records of Travis County, Texas.
4. Easement granted to Aqua Water Supply Corporation, filed in Document No. 1999085164, of the Official Public Records of Travis County, Texas.
5. Easement granted to Aqua Water Supply Corporation, filed in Document No. 2003155668, of the Official Public Records of Travis County, Texas.
6. Easement granted to Aqua Water Supply Corporation, filed in Document No. 2009096647, of the Official Public Records of Travis County, Texas.
7. A 20' Ingress/Egress easement granted to Aqua Water Supply Corporation, as described in Document No. 2017170161, of the Official Public Records of Travis County, Texas.
8. A 15' Public Utility easement granted to Crista Swier and Mike Swier and Aqua Water Supply Corporation, as described in Document No. 2017174768, of the Official Public Records of Travis County, Texas.
9. Easement granted to Bluebonnet Electric Cooperative, Inc., by and between Robert M. Smith and Lindsay C. Smith, as described in Document No. 2018120354, of the Official Public Records of Travis County, Texas.
10. Terms, conditions and stipulations contained in Affidavit to the Public pertaining to an Evapotranspiration Septic System filed in Document No. 1999112650, of Official Public Records of Travis County, Texas.
11. Terms, provisions and conditions of Memorandum of Agreement to KB Home Lone Star, Inc., a Texas corporation recorded under Document No. 2021170830, Official Public Records, Travis County, Texas.

EXHIBIT "C-2"

Special Warranty Deed



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 29, 2021 03:13 PM Fee: \$46.00

2021241104

Electronically Recorded

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: October 29, 2021

Grantor: Leslie B. Ray, Independent Executor of the Estate of Mary Ruth Holley, also known as Mary Ruth Arnold Holley, Deceased

Grantor's Mailing Address: P.O. Box 7379
Round Rock, TX 78683-7379

Grantee: KB Home Lone Star Inc.

Grantee's Mailing Address: Attn: Patrick Murphy
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750

Consideration:
TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):
Being all of that certain tract or parcel of land containing 93.983 acres, more or less, situated in the Sumner Bacon Survey, Abstract No. 63, Travis County, Texas, said tract being more particularly described by metes and bounds shown on **Exhibit "A"** attached hereto and made a part hereof.

Reservations from Conveyance: None


Exceptions to Conveyance and Warranty:
The items listed on **Exhibit "B"** attached hereto and made a part hereof, and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE ACCEPTS THE PROPERTY IN ITS "AS IS", "WHERE IS", CONDITION AND WITH ALL FAULTS AND DEFECTS, AND WITHOUT REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, EXCEPT ONLY THE TITLE WARRANTIES EXPRESSLY SET FORTH HEREIN AND EXCEPT AS MAY BE EXPRESSLY SET FORTH IN THE AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY, DATED JULY 9, 2021, BETWEEN GRANTOR AND GRANTEE (THE "PURCHASE AGREEMENT"). WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, EXCEPT AS EXPRESSLY SET FORTH IN THE PURCHASE AGREEMENT, AND EXCEPT AS TO TITLE AS HEREINABOVE PROVIDED, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR AND GRANTOR'S OFFICERS, AGENTS, DIRECTORS, EMPLOYEES, ATTORNEYS, CONTRACTORS AND AFFILIATES ("GRANTOR'S RELATED PARTIES") HAVE MADE NO, AND SPECIFICALLY DISCLAIM, AND GRANTEE ACCEPTS THAT GRANTOR AND GRANTOR'S RELATED PARTIES HAVE DISCLAIMED, ANY AND ALL REPRESENTATIONS, GUARANTIES OR WARRANTIES, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW INCLUDING, WITHOUT LIMITATION, OF OR RELATING TO (i) THE USE, INCOME POTENTIAL, EXPENSES, OPERATION, CHARACTERISTICS OR CONDITION OF THE PROPERTY OR ANY PORTION THEREOF, INCLUDING WITHOUT LIMITATION, WARRANTIES OF SUITABILITY, HABITABILITY, MERCHANTABILITY, DESIGN OR FITNESS FOR ANY SPECIFIC OR A PARTICULAR PURPOSE; (ii) THE NATURE, MANNER, CONSTRUCTION, CONDITION, STATE OF REPAIR OR LACK OF REPAIR OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY, ON THE SURFACE OR SUBSURFACE THEREOF, WHETHER OR NOT OBVIOUS, VISIBLE OR APPARENT; (iii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN OR ENGINEERING OF THE PROPERTY; (iv) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL AUTHORITY OR BODY HAVING JURISDICTION, INCLUDING, WITHOUT LIMITATION, ALL APPLICABLE SUBDIVISION AND ZONING LAWS; (v) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OR ABSENCE OF CONTAMINATION BY HAZARDOUS MATERIALS, OR THE COMPLIANCE OF THE PROPERTY WITH REGULATIONS OR LAWS PERTAINING TO THE HEALTH OR THE ENVIRONMENT; AND (vi) THE SOIL CONDITIONS, DRAINAGE, FLOODING CHARACTERISTICS, UTILITIES OR OTHER CONDITIONS EXISTING IN, ON, OR UNDER THE PROPERTY.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:



Leslie B. Ray, Independent Executor of the Estate of Mary Ruth Holley, also known as Mary Ruth Arnold Holley, Deceased

THE STATE OF Texas §
 §
COUNTY OF Texas §

This instrument was acknowledged before me on the 29 day of October, 2021, by Leslie B. Ray, Independent Executor of the Estate of Mary Ruth Holley, also known as Mary Ruth Arnold Holley, Deceased.

(SEAL)


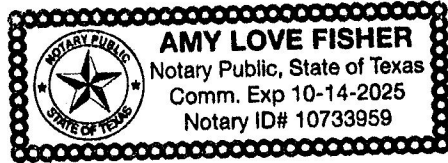

Notary Public, State of Texas

EXHIBIT "A"**Property Description**

93.983 ACRES
 (4,093,912 SQ. FT.)
 SUMNER BACON SURVEY, ABSTRACT NO. 63
 TRAVIS COUNTY TEXAS
 HOLLEY TRACT

FIELD NOTES

BEING ALL OF THAT CERTAIN 93.983 (4,093,912 SQ. FT.) ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT ONE), THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT TWO), AND THE REMAINDER OF A CALLED 20 ACRE TRACT OF LAND (TRACT THREE), CONVEYED TO MARY RUTH HOLLEY IN DOCUMENT NUMBER 2009125123 AND DOCUMENT NUMBER 2009125124, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 4234, PAGE 732, DEED RECORDS OF TRAVIS COUNTY TEXAS, SAID 93.983 ACRE (4,093,912 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch aluminum capped iron rod found, stamped "TXDOT" in the southwest line of said 39.135 acre Tract One, being in the west right-of way line of F.M. 973 (R.O.W. varies), same being the northeast corner of a called 75.37 acre tract conveyed to the Board of Trustees of Manor Independent School District in Document Number 2008031946 Official Public Records of Travis County Texas, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land, from which a 1/2 inch capped iron rod found, stamped "BGE" in the east right-of-way line of said F.M. 973, bears S14°48'15"E a distance of 302.09 feet,

THENCE, With the common line of said 39.135 acre Tract One and said 75.37 acre tract, N62°32'47"W, a distance of 2808.00 feet to a 1/2 inch capped iron rod set stamped "CBD SETSTONE", being in the northeastern line of said 75.37 acre tract, also being the southernmost corner of a called 40.00 acre tract conveyed to Kenneth and Joyce Sprinkles in Volume 8947, Page 802, Real Property Records of Travis County, Texas, for the westernmost corner of the herein described tract of land, from which a 3/4 inch iron pipe found bears N62°32'47"W, a distance of 553.37 feet, being in the southwestern line of said 40.00 acre tract, also being the northernmost corner of a 3.56 acre tract conveyed to Aqua Water Supply Corporation in Document Number 2009010572 Official Public Records of Travis County, Texas,

THENCE, with the northwest line of said 39.135 acre Tract One, the northwest line of said 39.135 acre Tract two, and the southeast line of said 40.00 acre tract, N26°45'24"E, passing at a distance of 3.02 feet a 1/2 inch iron rod found, continuing for a total distance of 1462.16 feet to a 1/2 inch iron rod found, being the westernmost corner of a 29.682 acre tract of land conveyed to Robert and Lindsey Smith in Document Number 2016022751, Official Public Records of Travis County, Texas, for the northernmost corner of the herein described tract of land, from which a capped 1/2 inch iron rod found, stamped "BRYAN TECH", being in the eastern line of said 40.00 acre tract, also being the westernmost corner of a 25.585 acre tract conveyed to Robert and Lindsey Smith in Document Number 2016022747, Official Public Records of Travis County, Texas also being the northernmost corner of said 29.682 acre tract, bears N26°48'38"E, a distance of 765.12 feet

THENCE, continuing with the common boundary line of said 93.983 acre tract and said 29.682 acre tract, S62°13'24"E, passing at a distance of 1005.54 feet a 1/2 inch capped iron rod found stamped "BRYAN TECH" for the southernmost corner of said 29.682 acre tract, being at the westernmost corner of a called 12.334 acre tract conveyed to The Layla Trust in Document Number 2020009667, Official Public Records of Travis County, Texas, continuing for a total distance of 2809.36 feet to a 1/2 inch iron rod found in the west right-of-way line of said F.M. 973 (R.O.W. Varies), being at the southernmost corner of said 12.334 acre tract of land, same being at the beginning of a point of curvature to the right, for the easternmost corner of the herein described tract of land,

THENCE, along said curve to the right, with the west right-of-way line of said F.M. 973 (R.O.W. Varies) over and across said 39.135 acre Tract Two, having an arc length of 282.38 feet, a radius of 2764.79 feet, and whose chord bears S24°12'52"W, a distance of 282.26 feet to a 1/2 inch iron rod found for corner,

THENCE, S27°25'41"W, with the west right-of-way line of said F.M. 973, over and across said 39.135 acre Tract Two, said 20 acre Tract Three, and said 39.135 acre Tract One, a distance of 1164.39 feet to the **POINT OF BEGINNING** and containing 93.983 acres (4,093,912 SQ. FT.) of land.

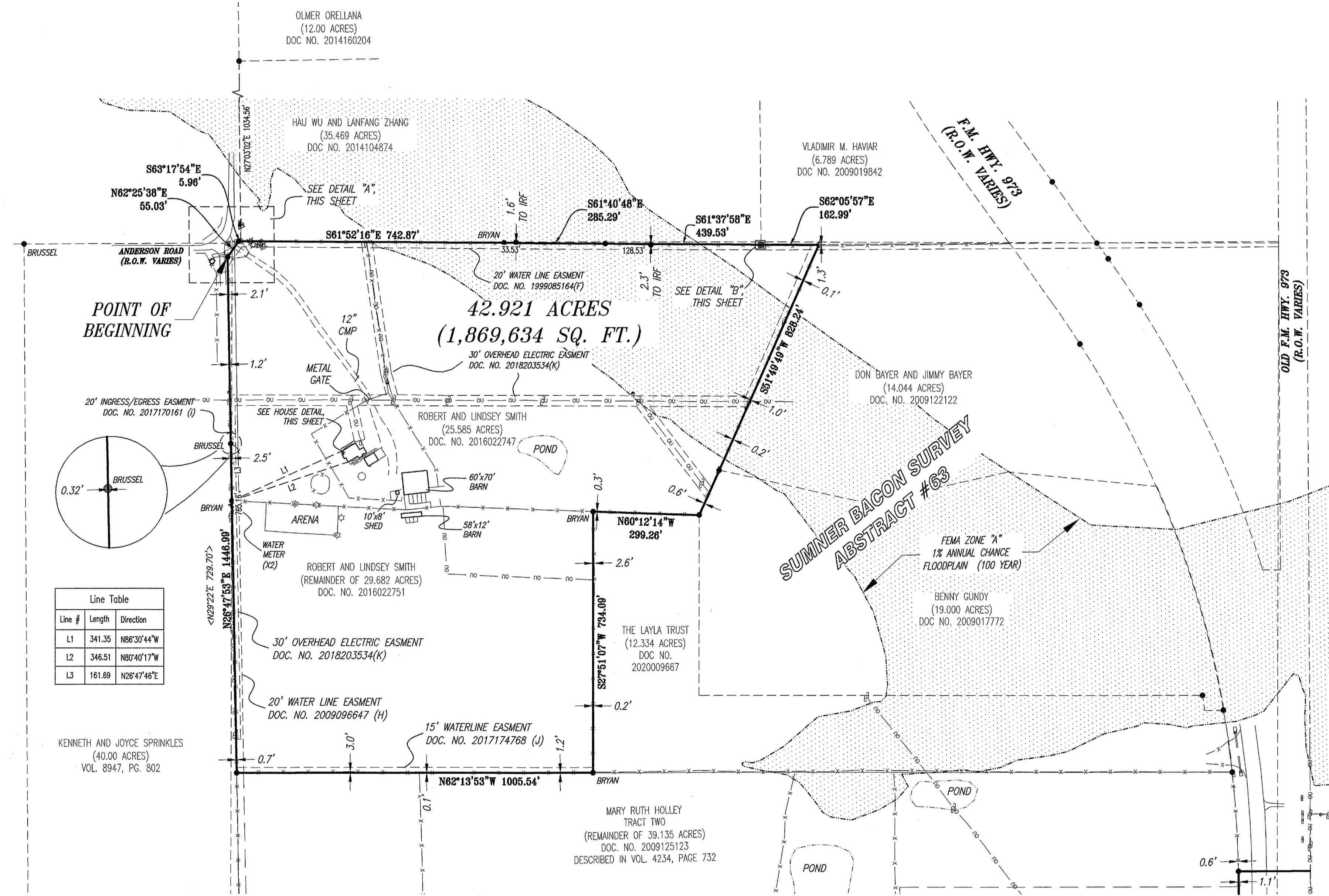
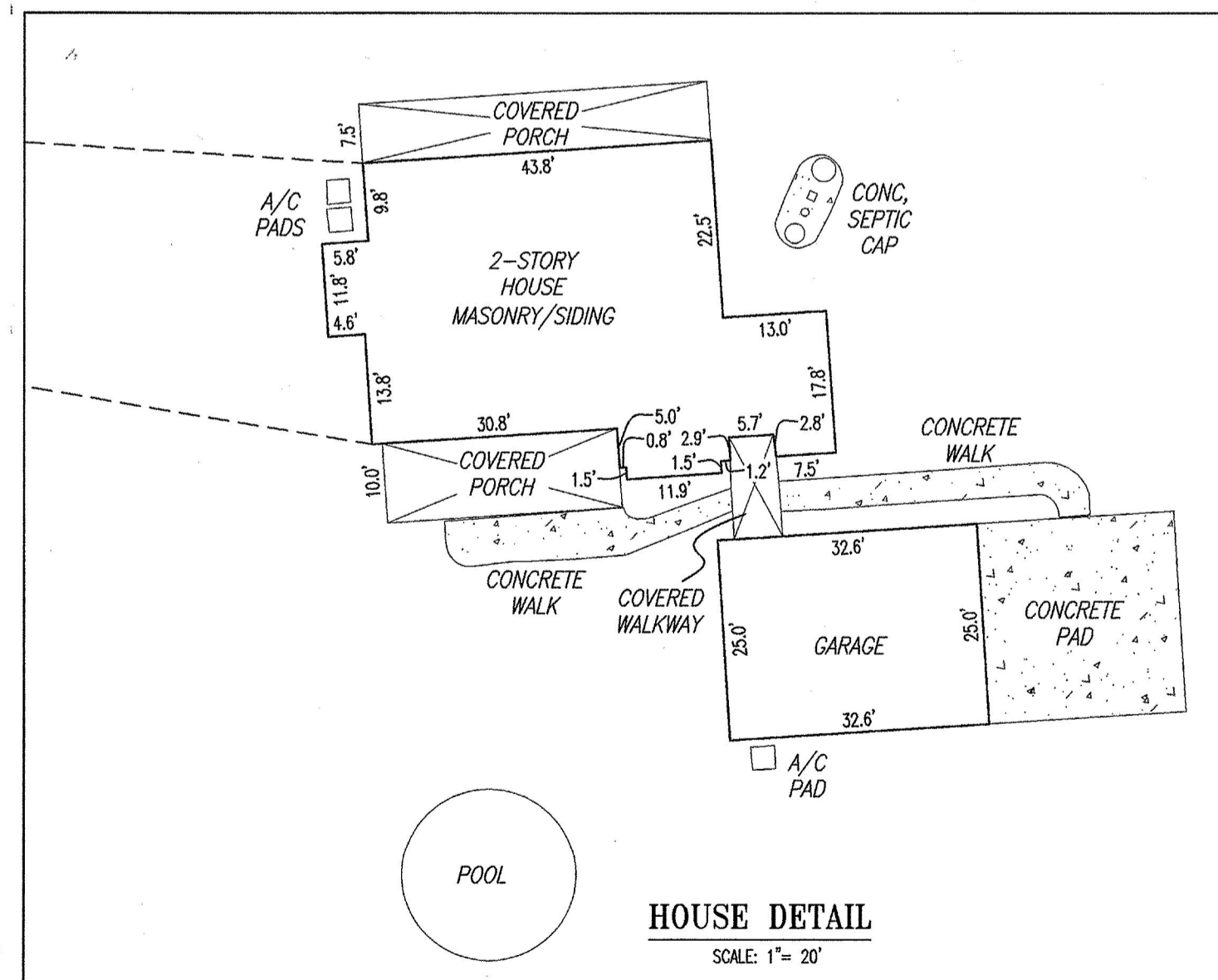
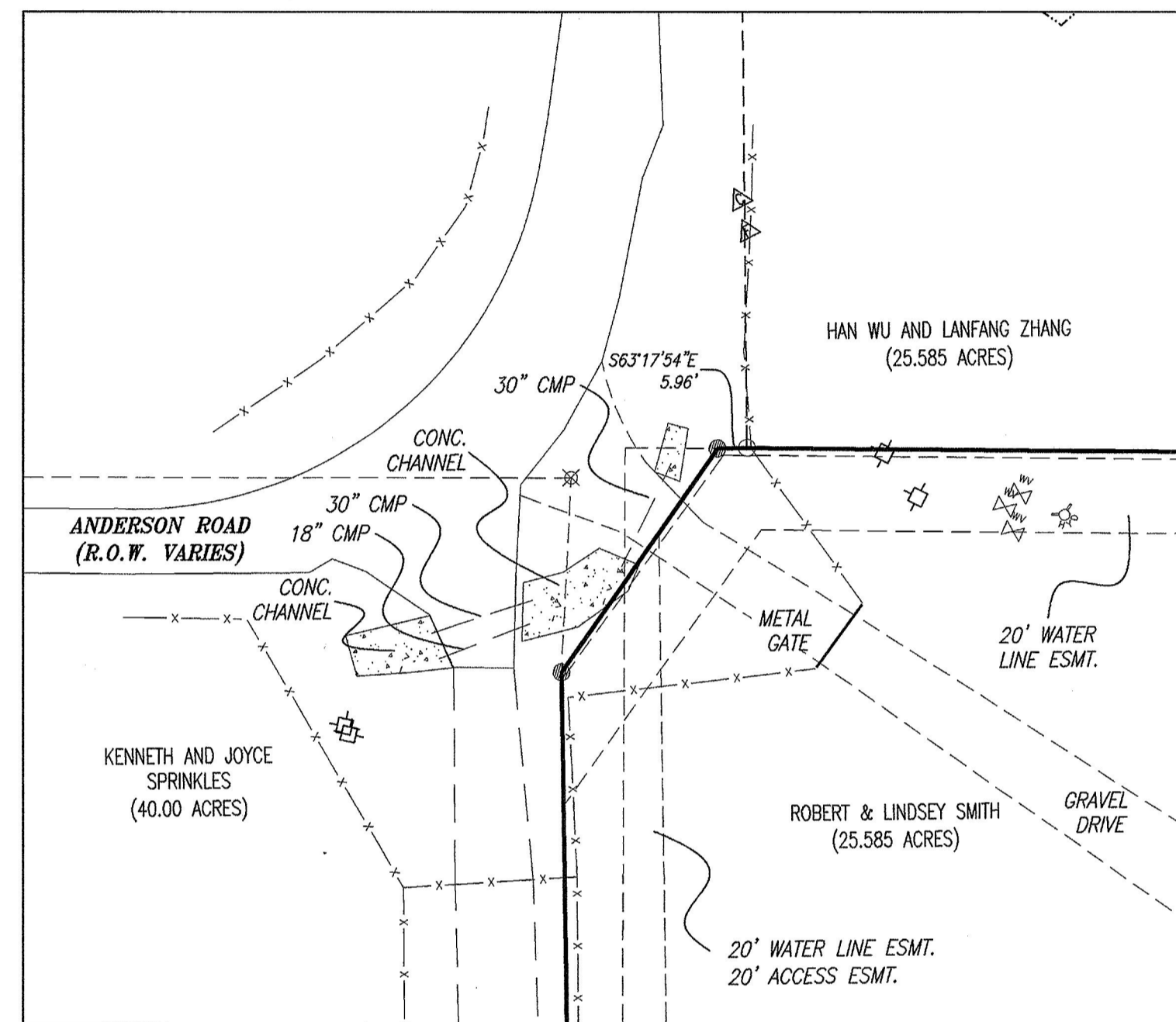
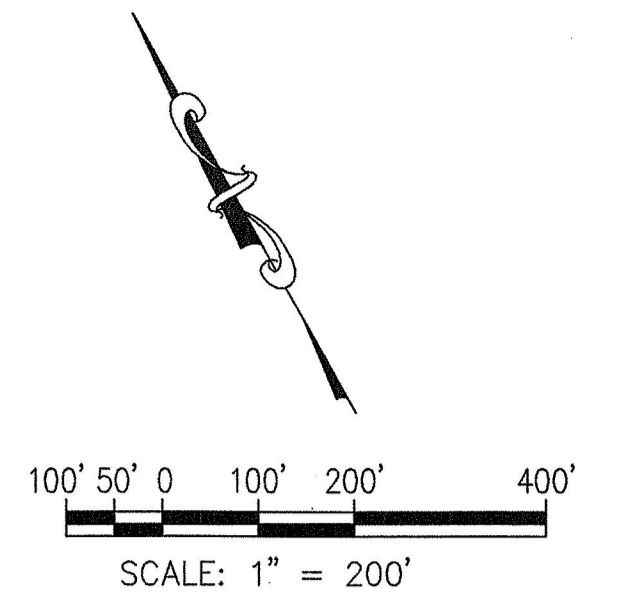
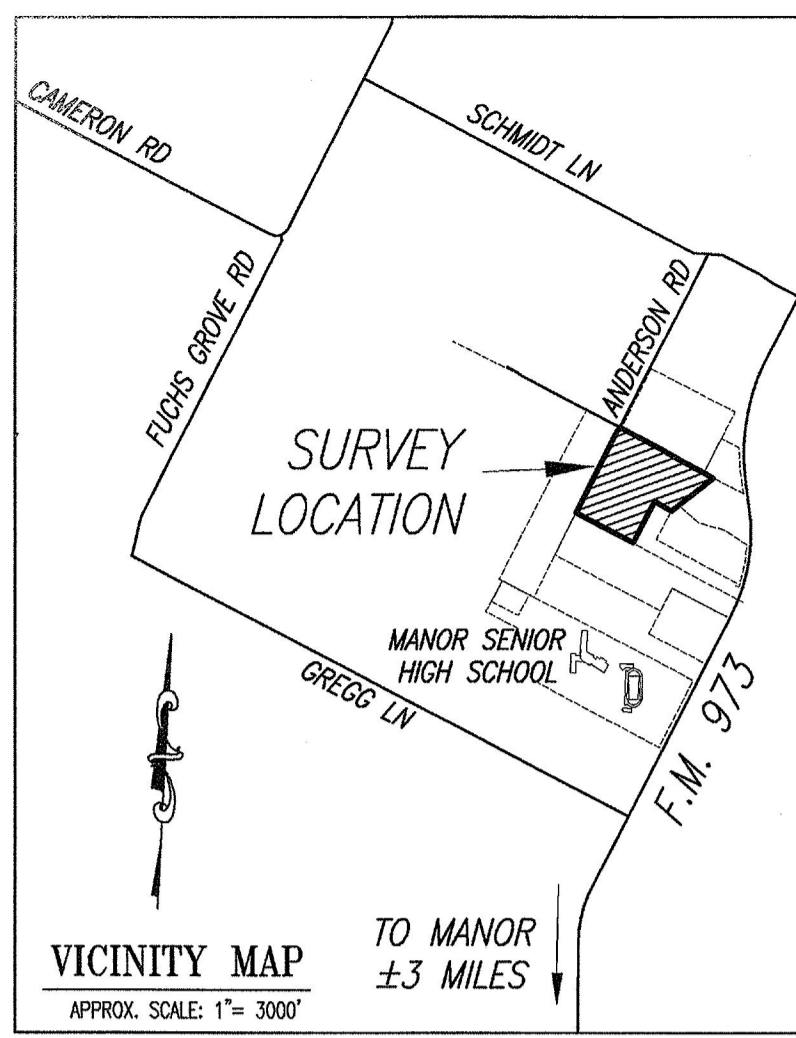
EXHIBIT "B"

Exceptions to Conveyance and Warranty

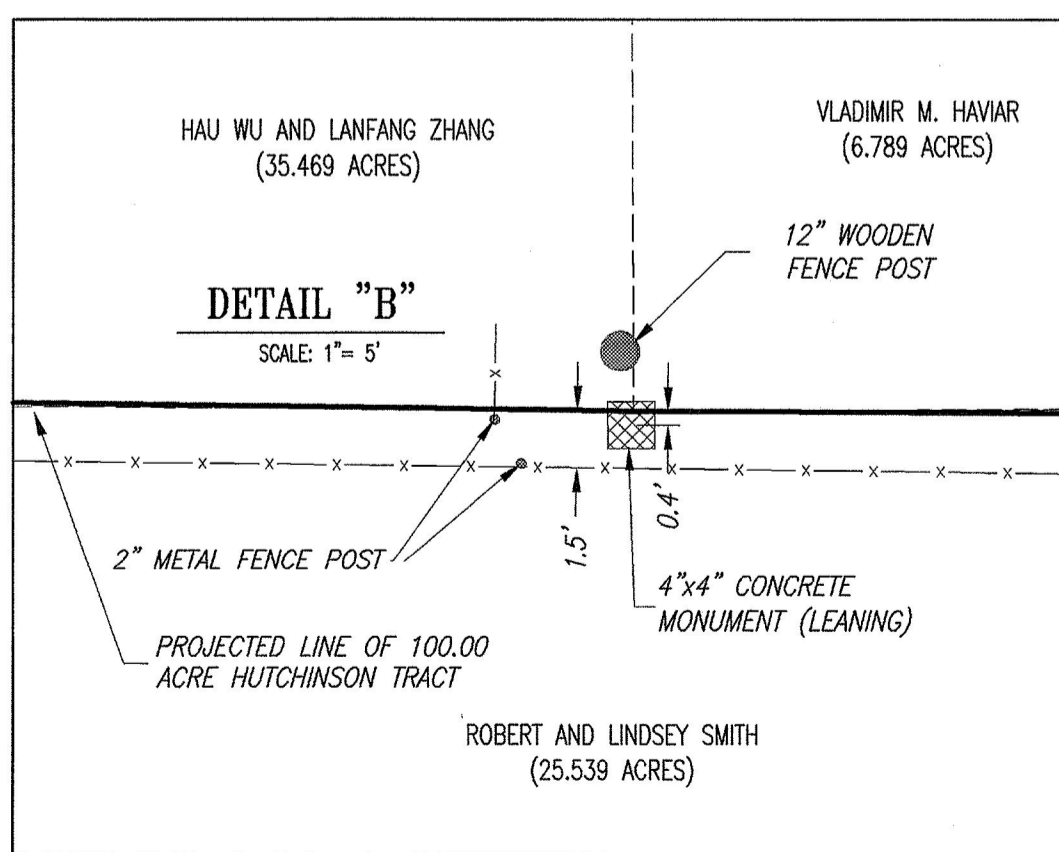
1. An electric transmission or distribution line or system easement granted to the Lower Colorado River Electric Cooperative, Inc., by instrument recorded May 6, 1940, recorded in Volume 649, Page 213 of the Deed Records of Travis County, Texas.
2. A water line easement granted to Aqua Water Supply Corporation, by instrument dated July 2, 2009, recorded under Document No. 2009120210 of the Official Public Records of Travis County, Texas, as shown on the Survey prepared by Aaron V. Thomason, RPLS No. 6214, dated July 23, 2021, and last updated July 30, 2021.
3. The terms, conditions and stipulations of that certain Development Agreement dated November 9, 2017, recorded under Document No. 2017197855 of the Official Public Records of Travis County, Texas.
4. Overhead line and poles and guy wire outside of dedicated easement as shown on the Survey prepared by Aaron V. Thomason, RPLS No. 6214, dated July 23, 2021, and last updated July 30, 2021.
5. Fence inset from southwesterly property line as shown on the Survey prepared by Aaron V. Thomason, RPLS No. 6214, dated July 23, 2021, and last updated July 30, 2021.

11-GF# 202102360 JPB
RETURN TO: HERITAGE TITLE
401 CONGRESS, SUITE 1500
AUSTIN, TEXAS 78701

ALTA/NSPS SURVEY OF 42.921 ACRES (1,869,384 SQ. FT.) OF LAND, SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT #63, SITUATED IN TRAVIS COUNTY, TEXAS, SAID LAND BEING ALL OF A CALLED 25.585 ACRE TRACT CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS AND THE REMAINDER OF A CALLED 29.682 ACRE TRACT OF LAND CONVEYED TO ROBERT & LINDSEY SMITH IN DOCUMENT NUMBER 2016022751 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.



Line #	Length	Direction
L1	341.35	N86°30'44"W
L2	346.51	N87°40'17"W
L3	161.69	N26°47'46"E



- LEGEND**
- <N12°34'58"E 123.4> RECORD BEARING & DISTANCE
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
 - △ COTTON SPINDLE FOUND
 - △ CALCULATED POINT
 - △ CABLE PEDESTAL
 - △ ELECTRIC PEDESTAL
 - GUY POLE
 - POWER POLE
 - LIGHT POLE
 - WATER VALVE
 - CLEAN OUT
 - FIRE HYDRANT
 - WATER METER
 - BURIED FIBER OPTIC CABLE
 - △ CABLE PEDESTAL
 - OVERHEAD ELECTRIC LINE
 - x— WIRE FENCE
 - //— WOOD FENCE
 - FEMA ZONE "A" 1% ANNUAL CHANCE FLOODPLAIN

FIELD NOTES

BEING ALL OF THAT CERTAIN 42.921 ACRE (1,869,384 SQ. FT.) TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS ALL OF A CALLED 25.585 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 29.682 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022751 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 42.921 ACRE (1,869,384 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING, AT A 1/2 INCH IRON ROD FOUND, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF ANDERSON ROAD (R.O.W. VARIES), ALSO BEING IN THE SOUTHWEST CORNER OF A CALLED 40.00 ACRE TRACT OF LAND CONVEYED TO KENNETH AND JOYCE SPRINKLES IN VOLUME 8947, PAGE 302 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A NORTHWEST CORNER OF SAID 25.585 ACRE TRACT FOR A NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,
- THENCE, WITH THE COMMON LINE OF SAID 25.585 ACRE TRACT AND SAID ANDERSON ROAD (R.O.W. VARIES), THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2
- 1) N62°25'38"E, A DISTANCE OF 55.03 FEET TO A 1/2 INCH IRON ROD FOUND, FOR CORNER, AND
 - 2) S81°17'54"E, A DISTANCE OF 5.96 FEET TO A 1/2 INCH IRON ROD FOUND, FOR CORNER, BEING THE WESTERNEST CORNER OF A CALLED 35.469 ACRE TRACT CONVEYED TO HAU WU AND LANFANG ZHANG IN DOCUMENT NUMBER 2014104874 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N27°03'02"E, A DISTANCE OF 1034.56 FEET, BEING THE NORTHEAST CORNER OF SAID 35.469 ACRE TRACT, ALSO BEING THE WESTERNEST CORNER OF A CALLED 12.000 ACRE TRACT OF LAND CONVEYED TO OLIVER ORELLANA IN DOCUMENT NUMBER 2014160204 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
- THENCE, WITH THE COMMON LINE OF SAID 25.585 ACRE TRACT AND SAID 35.469 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,
- 1) S81°52'16"E, A DISTANCE OF 742.87 FEET TO A 1/2 CAPPED IRON ROD FOUND, STAMPED "BRYAN TECH", FOR CORNER,
 - 2) S61°40'48"E, PASSING AT A DISTANCE OF 33.53 FEET AND 1.6 FEET TO THE LEFT A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 285.29 FEET TO A 1/2 CAPPED IRON ROD FOUND, FOR CORNER, AND
 - 3) S81°37'58"E, PASSING AT A DISTANCE OF 128.53 FEET AND 2.3 FEET TO THE RIGHT A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 439.53 FEET TO A 4" CONCRETE MONUMENT FOUND, BEING THE SOUTHWEST CORNER OF SAID 35.469 ACRE TRACT, ALSO BEING THE WESTERNEST CORNER OF A CALLED 6.789 ACRE TRACT CONVEYED TO VLADIMIR M. HAVAR IN DOCUMENT NUMBER 2009019842 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
- THENCE, WITH THE COMMON LINE OF SAID 25.585 ACRE TRACT AND SAID 6.789 ACRE TRACT, S62°05'57"E, A DISTANCE OF 162.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CSD SETSTONE" FOR CORNER, BEING THE EASTERNEST CORNER OF SAID 25.585 ACRE TRACT AND BEING ALSO THE NORTHEAST CORNER OF A CALLED 14.044 ACRE TRACT CONVEYED TO DON BAYER AND JIMMY BAYER IN DOCUMENT NUMBER 2009122122 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
- THENCE, WITH THE COMMON LINE OF SAID 25.585 ACRE TRACT, SAID 14.044 ACRE TRACT, AND A CALLED 18.000 ACRE TRACT CONVEYED TO BENNY GUNDY IN DOCUMENT NUMBER 2009017772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, S57°49'49"W, PASSING AT A DISTANCE OF 690.10 FEET A CAPPED 1/2 INCH IRON FOUND, BEING THE NORTHEAST CORNER OF SAID 18.000 ACRE TRACT, SAME BEING THE WESTERNEST CORNER OF SAID 14.044 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 828.24 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, BEING A NORTHWEST CORNER OF SAID 18.000 ACRE TRACT, SAME BEING A NORTHEAST CORNER OF SAID 12.334 ACRE TRACT CONVEYED TO THE LAYLA TRUST IN DOCUMENT NUMBER 2020009667 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR CORNER,
- THENCE, WITH THE COMMON LINE OF SAID 25.585 ACRE TRACT AND SAID 12.334 ACRE TRACT, N60°12'14"W, A DISTANCE OF 299.26 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "BRYAN TECH", FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID 12.334 ACRE TRACT AND THE WESTERNEST CORNER OF THE REMAINDER OF SAID 29.682 ACRE TRACT,
- THENCE, WITH THE COMMON LINE OF SAID 12.334 ACRE TRACT AND THE REMAINDER OF SAID 29.682 ACRE TRACT, S27°51'07"W, A DISTANCE OF 734.09 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "BRYAN TECH", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING THE WESTERNEST CORNER OF SAID 12.334 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 29.682 ACRE TRACT, AND BEING ALSO IN THE NORTHEAST LINE OF A CALLED 39.135 ACRE TRACT (TRACT TWO) CONVEYED TO MARY RUTH HOLLEY IN DOCUMENT NUMBER 2009125123 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DESCRIBED IN VOLUME 4234, PAGE 732, DEED RECORDS OF TRAVIS COUNTY, TEXAS,
- THENCE, WITH THE COMMON LINE OF SAID 39.135 ACRE TRACT AND THE REMAINDER OF SAID 29.682 ACRE TRACT, N62°13'53"W, A DISTANCE OF 1005.54 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "BRYAN TECH", FOR THE WESTERNEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID 39.135 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 29.682 ACRE TRACT, AND BEING ALSO IN THE SOUTHWEST LINE OF A SAID 40.00 ACRE TRACT,
- THENCE, WITH THE COMMON LINE OF SAID 40.00 ACRE TRACT AND THE REMAINDER OF SAID 29.682 ACRE TRACT, N62°47'55"E, PASSING AT A DISTANCE OF 765.16 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "BRYAN TECH", ALSO PASSING AT A DISTANCE OF 326.65 FEET AND 0.32 FEET TO THE RIGHT OF A POINT OF 1/2 INCH IRON ROD FOUND, STAMPED "BRUSSEL", AND CONTINUING FOR A TOTAL DISTANCE OF 1446.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.921 ACRES (1,869,384 SQ. FT.) OF LAND.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

FLOOD NOTE:

A PORTION OF THE LEGALLY DESCRIBED PROPERTY FALLS WITHIN ZONE A AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 484530225H FOR TRAVIS COUNTY, TEXAS, DATED SEPT. 26, 2008.

TO ROBERT M. SMITH AND LINDSEY M. SMITH, KB HOME LOAN STAR, INC., ALAMO TITLE INSURANCE COMPANY

FILE NO: 21-05666 EFFECTIVE DATE: JUNE 25, 2021

THE PROPERTY IS SUBJECT TO THE FOLLOWING:

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS

C. EASEMENT GRANTED TO LOWER COLORADO RIVER ELECTRIC COOPERATIVE, INC., FILED IN VOLUME 650, PAGE 185, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - a blanket type easement

D. EASEMENT AND RIGHT OF WAY GRANTED TO TEXAS POWER & LIGHT COMPANY, FILED IN VOLUME 1022, PAGE 620, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - a blanket type easement

E. EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, FILED IN VOLUME 3816, PAGE 398, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - a blanket type easement

F. EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, FILED IN DOCUMENT NO. 1999085164, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey

G. EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, FILED IN DOCUMENT NO. 2003155668, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - a blanket type easement

H. EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, FILED IN DOCUMENT NO. 2009096647, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey

I. A 20' INGRESS/EGRESS EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2017170161, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey

J. A 15' PUBLIC UTILITY EASEMENT GRANTED TO CRESTA SWEET AND MIKE SWEET AND AQUA WATER SUPPLY CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2017174768, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey

K. EASEMENT GRANTED TO GLENNONNET ELECTRIC COOPERATIVE, INC. BY AND BETWEEN ROBERT M. SMITH AND LINDSEY C. SMITH, AS DESCRIBED IN DOCUMENT NO. 2018120354, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey

M. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AFFIDAVIT TO THE PUBLIC RELATING TO AN SW/TRANSFORMATION SET/CS SYSTEM FILED IN DOCUMENT NO. 1999112952, OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

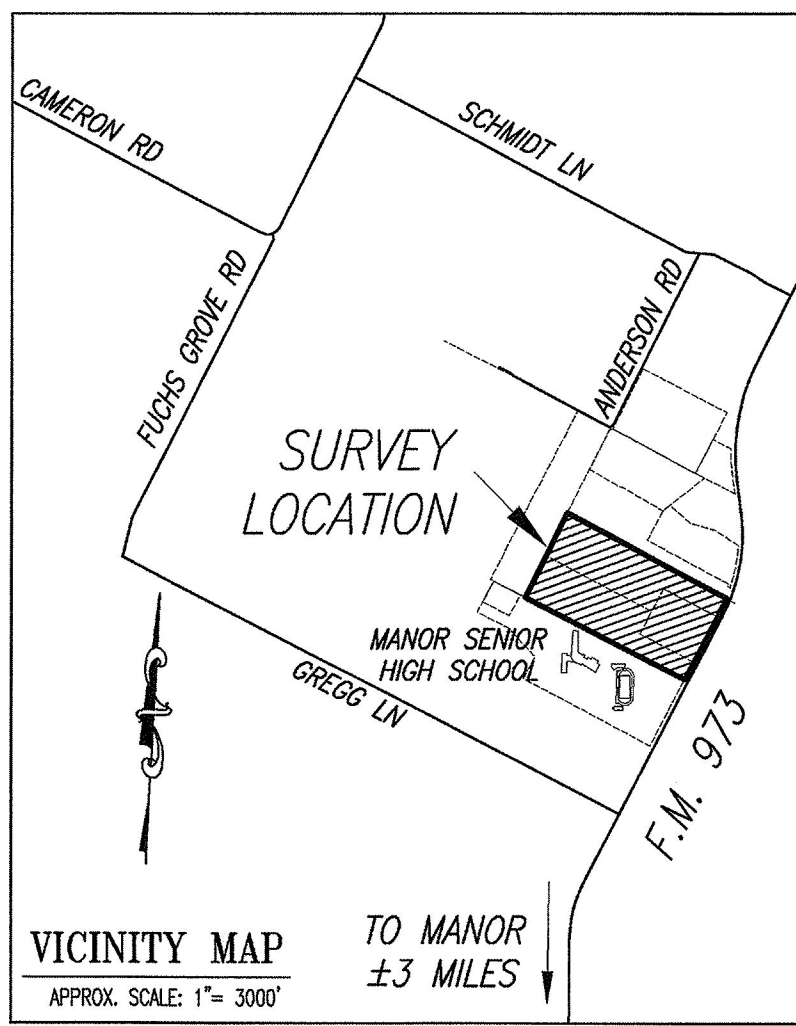
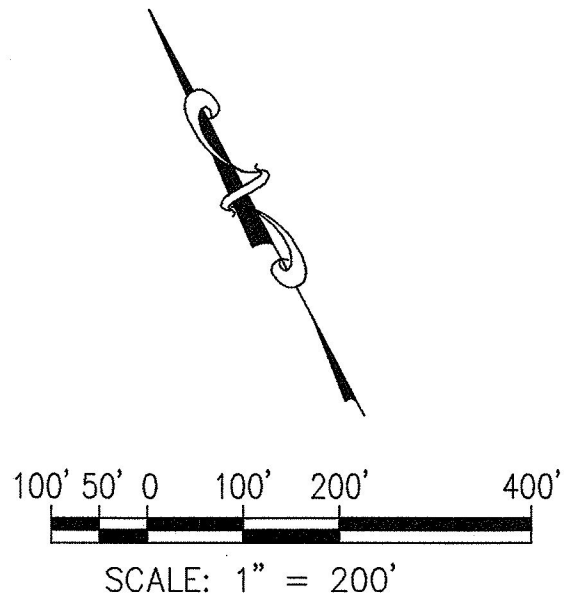
DATE OF MAP: JULY 27th, 2021

AARON V. THOMASON, PLSJ# 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, Texas 78749
(512) 280-5160 (512) 280-5165 (fax)
aaron@cbdeng.com

Carlson, Brigrance & Doering, Inc.
FIRM ID #3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

**ALTA/NSPS SURVEY OF 93.983 ACRES (4,093,912 SQ. FT.) OF LAND, SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT #63
TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING THE REMAINDER OF A CALLED 39.135 ACRE TRACT (TRACT ONE), THE
REMAINDER OF A CALLED 39.135 ACRE TRACT (TRACT TWO), AND THE REMAINDER OF A CALLED 20 ACRE TRACT (TRACT THREE),
CONVEYED TO MARY RUTH HOLLEY IN VOLUME 9450, PAGE 717 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS, AND
DESCRIBED IN VOLUME 4234, PAGE 732, DEED RECORDS OF TRAVIS COUNTY TEXAS.**



FIELD NOTES

BEING ALL OF THAT CERTAIN 93.983 ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT ONE), THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT TWO), AND THE REMAINDER OF A CALLED 20 ACRE TRACT OF LAND (TRACT THREE), CONVEYED TO MARY RUTH HOLLEY IN VOLUME 9450 PAGE 717 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 4234, PAGE 732, OFFICIAL DEED RECORDS OF TRAVIS COUNTY TEXAS, SAID 93.983 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" ALUMINUM CAPPED IRON ROD FOUND, STAMPED "TXXOT" IN THE SOUTHWEST LINE OF SAID 39.135 ACRE TRACT ONE, BEING IN THE WEST RIGHT-OF-WAY LINE OF F.M. 973 (R.O.W. VARIES), SAME BEING THE NORTHEAST CORNER OF A CALLED 75.37 ACRE TRACT CONVEYED TO THE BOARD OF TRUSTEES OF MANOR INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NUMBER 2008031946 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2" CAPPED IRON ROD FOUND, STAMPED "BGE" IN THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 973, BEARS S14°48'15"E A DISTANCE OF 302.09 FEET,

THENCE, WITH THE COMMON LINE OF SAID 39.135 ACRE TRACT ONE AND SAID 75.37 ACRE TRACT, N62°32'47"W, A DISTANCE OF 2808.00 FEET TO A 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE", BEING IN THE NORTHEASTERN LINE OF SAID 75.37 ACRE TRACT, ALSO BEING THE SOUTHERN CORNER OF A CALLED 40.00 ACRE TRACT CONVEYED TO KENNETH AND JOYCE SPRINKLES IN VOLUME 8947, PAGE 802, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 3/4" IRON PIPE FOUND BEARS N62°32'47"W, A DISTANCE OF 553.37 FEET, BEING IN THE SOUTHWESTERN LINE OF SAID 40.00 ACRE TRACT, ALSO BEING THE NORTHERN CORNER OF A 3.56 ACRE TRACT CONVEYED TO AQUA WATER SUPPLY CORPORATION IN DOCUMENT NUMBER 2009010572 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

THENCE, WITH THE NORTHWEST LINE OF SAID 39.135 ACRE TRACT ONE, THE NORTHWEST LINE OF SAID 39.135 ACRE TRACT TWO, AND THE SOUTHWEST LINE OF SAID 40.00 ACRE TRACT, N26°45'24"E, PASSING AT A DISTANCE OF 3.02 FEET A 1/2" IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 1462.16 FEET TO A 1/2" IRON ROD FOUND, BEING THE WESTERN CORNER OF A 29.682 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022751, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A CAPPED 1/2" IRON ROD FOUND, STAMPED "BRYAN TECH", BEING IN THE EASTERN LINE OF SAID 40.00 ACRE TRACT, ALSO BEING THE WESTERN CORNER OF A 25.585 ACRE TRACT CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS ALSO BEING THE NORTHERN CORNER OF SAID 29.682 ACRE TRACT, BEARS N26°48'38"E, A DISTANCE OF 765.12 FEET

THENCE, CONTINUING WITH THE COMMON BOUNDARY LINE OF SAID 93.983 ACRE TRACT AND SAID 29.682 ACRE TRACT, S62°13'24"E, PASSING AT A DISTANCE OF 1005.54 FEET A 1/2" CAPPED IRON ROD FOUND STAMPED "BRYAN TECH" FOR THE SOUTHERN CORNER OF SAID 29.682 ACRE TRACT, BEING AT THE WESTERN CORNER OF A CALLED 12.334 ACRE TRACT CONVEYED TO THE LAYLA TRUST IN DOCUMENT NUMBER 202009667, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 2809.36 FEET TO A 1/2" IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF SAID F.M. 973 (R.O.W. VARIES), BEING AT THE SOUTHWEST CORNER OF SAID 12.334 ACRE TRACT OF LAND, SAME BEING AT THE BEGINNING OF A POINT OF CURVATURE TO THE RIGHT, FOR THE EASTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG SAID CURVE TO THE RIGHT, WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 973 (R.O.W. VARIES) OVER AND ACROSS SAID 39.135 ACRE TRACT TWO, HAVING AN ARC LENGTH OF 282.38 FEET, A RADIUS OF 2764.79 FEET, AND WHOSE CHORD BEARS S24°12'52"W, A DISTANCE OF 282.26 FEET TO A 1/2" IRON ROD FOUND FOR CORNER,

THENCE, S27°25'41"W, WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 973, OVER AND ACROSS SAID 39.135 ACRE TRACT TWO, SAID 20 ACRE TRACT THREE, AND SAID 39.135 ACRE TRACT ONE, A DISTANCE OF 1164.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 93.983 ACRES OF LAND.

TO THE ESTATE OF MARY RUTH HOLLEY, KB HOME LONE STAR, INC., HERITAGE TITLE COMPANY OF AUSTIN, INC., FIRST AMERICAN TITLE INSURANCE COMPANY

FILE NO.: 202102360 EFFECTIVE DATE: JULY 16, 2021

THE PROPERTY IS SUBJECT TO THE FOLLOWING:

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO THE LOWER COLORADO RIVER ELECTRIC COOPERATIVE, INC., BY INSTRUMENT RECORDED MAY 6, 1940, RECORDED IN VOLUME 649, PAGE 213 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, - a blanket type easement.
- A WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, BY INSTRUMENT DATED JULY 2, 2009, RECORDED UNDER DOCUMENT NO. 2009120210 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on survey.
- THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED NOVEMBER 9, 2017, RECORDED UNDER DOCUMENT NO. 2017197855 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD NOTE:

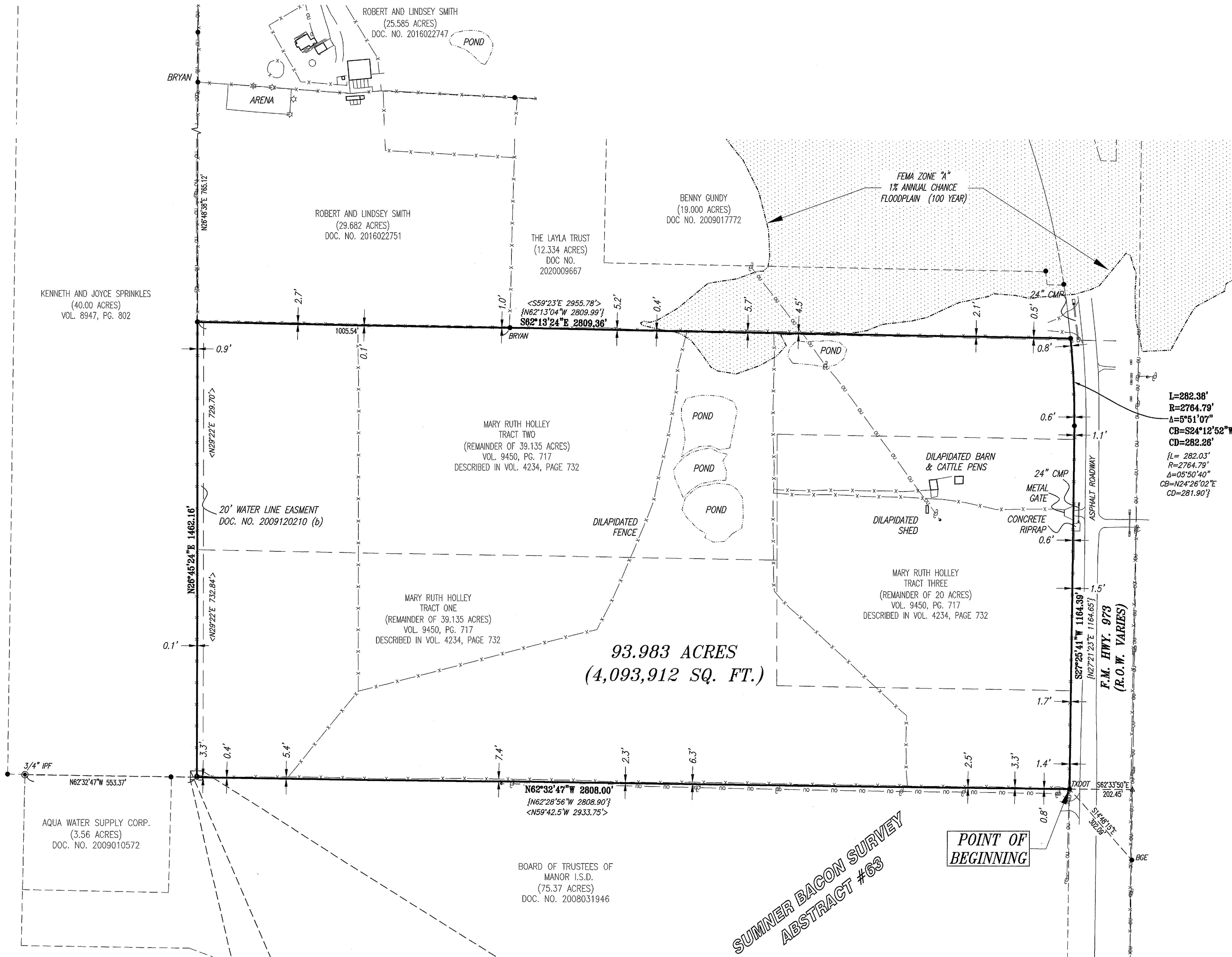
A PORTION OF THE LEGALLY DESCRIBED PROPERTY FALLS WITHIN ZONE A AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48453C0295H FOR TRAVIS COUNTY, TEXAS, DATED SEPT. 26, 2008.

TO THE ESTATE OF MARY RUTH HOLLEY, KB HOME LONE STAR, INC., HERITAGE TITLE COMPANY OF AUSTIN, INC., FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

THE FIELD WORK WAS COMPLETED ON JULY 16th, 2021.

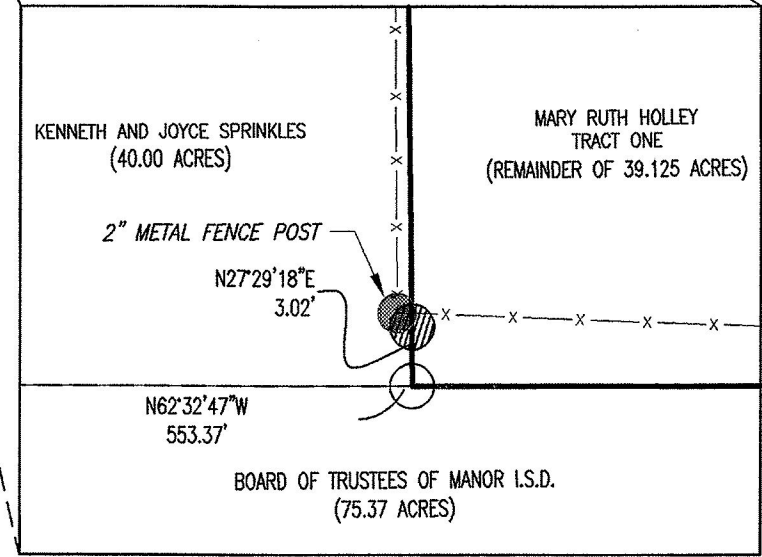
DATE OF MAP: JULY 30th, 2021



LEGEND

$\langle N12^{\circ}34'56"E \ 123.4' \rangle$	RECORD BEARING & DISTANCE VOL. 4234, PG. 732 DEED RECORDS OF TRAVIS COUNTY, TEXAS
$\langle N12^{\circ}34'56"E \ 123.4' \rangle$	RECORD BEARING & DISTANCE PER TDOOT B.L.W. MAP F.M. 973 - NEW SWEDEN GN RD TO GREGG LANE
\bullet	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
\circ	1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
\bullet	IRON PIPE FOUND
\times	COTTON SPINDLE FOUND
Δ	CALCULATED POINT
\circ	GUY POLE
\circ	POWER POLE
\times	LIGHT POLE
\times	WATER VALVE
\times	CLEAN OUT
\times	FIRE HYDRANT
\times	WATER METER
\times	BURIED FIBER OPTIC CABLE
\times	CABLE PEDESTAL
\times	OVERHEAD ELECTRIC LINE
\times	WIRE FENCE
\times	WOOD FENCE
	FEMA ZONE "A" 1% ANNUAL CHANCE FLOODPLAIN

$L=282.38'$
 $R=2764.79'$
 $\Delta=5^{\circ}51'07''$
 $CB=S24^{\circ}12'52"W$
 $CD=282.26'$
 $L=282.03'$
 $R=2764.79'$
 $\Delta=5^{\circ}50'40''$
 $CB=N24^{\circ}26'02"E$
 $CD=281.90'$



DETAIL
SCALE: 1" = 10'

REV. NO.	BY	COMMENT	DATE
1	TKM	REVISED PER HERITAGE TITLE COMMENTS	07/30/21

Carlson, Brigrance & Doering, Inc.

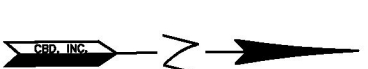
FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

HOLLEY-SMITH TRACT LOCATION MAP



SCALE: 1" = 1500'
0 750' 1500' 3000'



Carlson, Brigrance & Doering, Inc.
FIRM ID: 813791 REG. # 1002890
Civil Engineering Surveying
Professional Seal
Phone No. (512) 298-5160 Fax No. (512) 298-5165

The following files are not convertible:

Alta42AC_SmithTract.shp
Alta93AC_HolleyTract.shp

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact centralrecords@puc.texas.gov if you have any questions.