

## **12.754 ACRES - TRACT 1**

LEGAL DESCRIPTION: BEING 12.754 ACRES OF LAND OUT OF THE W.H. SANDERS LEAGUE, ABSTRACT NO. 690 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 30.000 ACRE TRACT DESCRIBED VOLUME 6098, PAGE 262 OF THE DEED RECORDS OF SAID TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 34.77 ACRE TRACT DESCRIBED VOLUME 6595, PAGE 1553 OF SAID DEED RECORDS; SAID 12.754 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JUNE 2022:

**BEGINNING** AT A ½" IRON ROD WITH CAP SET IN THE SOUTH LINE OF U. S. HIGHWAY NO. 290 AND THE WEST LINE OF F. M. HIGHWAY NO. 3177 FOR THE NORTH CORNER HEREOF AND FROM WHICH A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 30.000 ACRE TRACT BEARS SOUTH 32°17'28" WEST A

THENCE ALONG SAID F. M. HIGHWAY 3177 AND CROSSING BOTH 30.000 AND 34.77 ACRE TRACTS, THE FOLLOWING 2 COURSES:

1. SOUTH 48°26'38" EAST A DISTANCE OF 179.43 FEET TO A CONCRETE HIGHWAY MONUMENT WITH

SOUTH 18°35'00" EAST A DISTANCE OF 517.20 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTH CORNER OF A 68.916 ACRE TRACT DESCRIBED AS TRACT 2 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG NORTH LINE OF SAID 68.916 ACRE TRACT AND CROSSING BOTH 30.000 AND 34.77 ACRE TRACTS, THE FOLLOWING 2 COURSES:

1. SOUTH 72°24'57" WEST A DISTANCE OF 858.33 FEET TO A 1/2" IRON ROD WITH CAP SET; 2. NORTH  $47^{\circ}56'56''$  WEST A DISTANCE OF 267.52 FEET TO A  $\frac{1}{2}$ " IRON ROD WITH CAP SET IN THE COMMON LINE OF THAT CERTAIN 4.3288 ACRE TRACT DESCRIBED IN DOC. #2019023675 OF SAID OFFICIAL PUBLIC RECORDS AND SAID 30.000 ACRE TRACT FOR THE NORTHWEST CORNER OF SAID 68.916 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 23°36'29" EAST A DISTANCE OF 585.15 FEET ALONG THE COMMON LINE OF SAID 4.3288 ACRE TRACT AND SAID 30.000 ACRE TRACT TO A CALCULATED POINT IN THE SOUTH LINE OF SAID HIGHWAY NO. 290 FOR THE NORTHWEST CORNER HEREOF AND FROM WHICH A ½" IRON ROD WITH CAP SET BEARS NORTH 72°25'12" EAST A DISTANCE OF 55.0 FEET;

THENCE NORTH 72°24'57" EAST A DISTANCE OF 507.14 FEET ALONG THE SOUTH LINE OF SAID HIGHWAY AND CROSSING SAID 30.000 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 12.754 ACRES MORE OR LESS, AND AS SHOWN HEREON.

#### 68.916 ACRES - TRACT 2

LEGAL DESCRIPTION: BEING 68.916 ACRES OF LAND OUT OF THE W.H. SANDERS LEAGUE, ABSTRACT NO. 690 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 30.000 ACRE TRACT DESCRIBED VOLUME 6098, PAGE 262 OF THE DEED RECORDS OF SAID TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 34.77 ACRE TRACT DESCRIBED VOLUME 6595, PAGE 1553 OF SAID DEED RECORDS AND A PORTION OF THAT CERTAIN 79.646 ACRE TRACT DESCRIBED IN VOLUME 10657, PAGE 358 OF SAID DEED RECORDS; SAID 68.916 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JUNE 2022:

**BEGINNING** AT A ½" IRON ROD AT A FENCE CORNER POST FOUND IN THE NORTH LINE OF THE H. & T. C. RAILROAD FOR THE SOUTHEAST CORNER OF THAT CERTAIN 21.92 ACRE TRACT DESCRIBED IN DOC. #2020186028 OF SAID OFFICIAL PUBLIC RECORDS, THE SOUTHWEST CORNER OF SAID 30.000 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 21.92 ACRE TRACT AND SAID 30.000 ACRE TRACT, THE

1. NORTH 22°27'12" EAST A DISTANCE OF 319.39 FEET TO A 1/2" IRON ROD AT FENCE CORNER POST FOUND; 2. NORTH 23°38'02" EAST A DISTANCE OF 297.74 FEET TO A ½" IRON ROD AT FENCE CORNER POST NORTH 23°36′09" EAST A DISTANCE OF 113.26 FEET TO A 1/2" IRON ROD AT FENCE CORNER POST

NORTH 24°47'24" EAST A DISTANCE OF 273.70 FEET TO A PIPE FENCE CORNER POST FOUND; NORTH 26°01'05" EAST A DISTANCE OF 83.61 FEET TO A 1/2" IRON ROD AT FENCE CORNER POST

6. NORTH 24°32'31" EAST A DISTANCE OF 435.44 FEET TO A ½" IRON ROD AT FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 21.92 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 4.3288 ACRE TRACT DESCRIBED IN DOC. #2019023675 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 23°36'29" EAST A DISTANCE OF 121.96 FEET ALONG THE COMMON LINE OF SAID 4.3288 ACRE TRACT AND SAID 30.000 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF A 12.754 ACRE TRACT DESCRIBED AS TRACT 1 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE SOUTH LINE OF SAID 12.754 ACRE TRACT AND CROSSING SAID 30.000 ACRE TRACT AND SAID 34.77 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. SOUTH 47°56'56" EAST A DISTANCE OF 267.52 FEET TO A 1/2" IRON ROD WITH CAP SET; NORTH 72°24'57" EAST A DISTANCE OF 858.33 FEET TO A 1/2" IRON ROD WITH CAP SET IN THE THE NORTHEAST CORNER HEREOF:

THENCE ALONG THE SOUTHWEST LINE OF SAID F.M. HIGHWAY AND CROSSING SAID 30.000, 34.77 AND 79.646 ACRE TRACTS, THE FOLLOWING 6 COURSES:

1. SOUTH 18°35'00" EAST A DISTANCE OF 223.56 FEET TO A CONCRETE HIGHWAY MONUMENT WITH BRASS CAP FOUND

2. ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 271.89 FEET, WITH A RADIUS OF 1145.00 FEET, WITH A CHORD OF SOUTH 25°26'32" EAST A DISTANCE OF 271.26 FEET TO A CONCRETE HIGHWAY MONUMENT WITH BRASS CAP FOUND: 3. SOUTH 32°10'52" EAST A DISTANCE OF 632.85 FEET TO A CONCRETE HIGHWAY MONUMENT WITH BRASS CAP FOUND:

4. ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 677.93 FEET, WITH A RADIUS OF 755.00 FEET, WITH A CHORD OF SOUTH 06°27'27" EAST A DISTANCE OF 655.38 FEET TO A ½" IRON ROD WITH CAP SET: 5. SOUTH 19°15'03" WEST A DISTANCE OF 225.04 FEET TO A ½" IRON ROD WITH CAP SET;

6. SOUTH 64°12'13" WEST A DISTANCE OF 157.35 FEET TO A ½" IRON ROD FOUND IN THE NORTH LINE OF SAID RAILROAD FOR THE SOUTHEAST CORNER OF SAID 79.646 ACRE TRACT AND THE SOUTHEAST

THENCE ALONG THE NORTH LINE OF SAID RAILROAD AND THE SOUTH LINES OF SAID 79.646, 34.77 AND 30.000 ACRE TRACTS, THE FOLLOWING 3 COURSES:

1. ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 498.76 FEET, WITH A RADIUS OF 5581.53 FEET, WITH A CHORD OF NORTH 82°37'47" WEST A DISTANCE OF 498.59 FEET TO A 1/2" IRON

NORTH 80°07'59" WEST A DISTANCE OF 529.88 FEET TO A 1/2" IRON ROD FOUND;

NORTH 79°56'02" WEST A DISTANCE OF 1067.30 FEET TO THE POINT OF BEGINNING CONTAINING 68.916 ACRES MORE OR LESS, AND AS SHOWN HEREON.

# 2.552 ACRES - TRACT 2

**LEGAL DESCRIPTION:** BEING 2.552 ACRES OF LAND OUT OF THE W.H. SANDERS LEAGUE, ABSTRACT NO. 690 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 79.646 ACRE TRACT DESCRIBED IN VOLUME 10657, PAGE 358 OF SAID DEED RECORDS; SAID 2.552 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JUNE 2022:

**BEGINNING** AT A CONCRETE HIGHWAY MONUMENT WITH BRASS CAP FOUND IN THE WEST LINE OF OLD F. M. HIGHWAY NO. 3177, THE SOUTH LINE OF DECKER LANE AND THE EAST LINE OF SAID 79.646 ACRE TRACT FOR THE NORTH CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID OLD HIGHWAY AND SAID 79.646 ACRE TRACT, THE

1. SOUTH 26°50'48" WEST A DISTANCE OF 409.41 FEET TO A 1/2" IRON ROD WITH CAP SET; 2. ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 316.77 FEET, WITH A RADIUS OF 2924.82 FEET, WITH A CHORD OF SOUTH 23°22'05" WEST A DISTANCE OF 316.62 FEET TO A ½" IRON ROD WITH CAP SET IN THE NORTH LINE OF F. M. HIGHWAY NO. 3177 FOR THE SOUTH CORNER HEREOF;

THENCE ALONG THE EAST LINE OF SAID F. M. HIGHWAY AND CROSSING SAID 79.646 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 310.12 FEET, WITH A RADIUS OF 915.00 FEET, WITH A CHORD OF NORTH 22°30'27" WEST A DISTANCE OF 308.64 FEET TO A CONCRETE HIGHWAY MONUMENT WITH BRASS CAP FOUND NORTH 32°13'01" WEST A DISTANCE OF 104.41 FEET TO A ½" IRON ROD WITH CAP SET IN THE SOUTH

THENCE ALONG THE EAST LINE OF SAID DECKER LANE AND CROSSING SAID 79.646 ACRE TRACT, THE FOLLOWING 3 COURSES:

LINE OF SAID DECKER LANE FOR THE WEST CORNER HEREOF;

1. NORTH 32°04'10" EAST A DISTANCE OF 33.34 FEET TO A CONCRETE HIGHWAY MONUMENT WITH BRASS CAP FOUND:

2. ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 499.40 FEET, WITH A RADIUS OF 5960.00 FEET, WITH A CHORD OF NORTH 61°15'43" EAST A DISTANCE OF 499.25 FEET TO A CONCRETE HIGHWAY MONUMENT WITH BRASS CAP FOUND; 3. NORTH 63°49'13" EAST A DISTANCE OF 32.12 FEET TO THE **POINT OF BEGINNING** CONTAINING 2.552 ACRES MORE OR LESS, AND AS SHOWN HEREON.

### **26.815 ACRES - TRACT 3**

LEGAL DESCRIPTION: BEING 26.815 ACRES OF LAND OUT OF THE W.H. SANDERS LEAGUE, ABSTRACT NO. 690 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 79.646 ACRE TRACT DESCRIBED IN VOLUME 10657, PAGE 358 OF SAID DEED RECORDS; SAID 26.815 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JUNE 2022:

**BEGINNING** AT A 1" IRON PIPE AT FENCE CORNER POST FOUND IN THE WEST LINE OF OLD F. M. HIGHWAY NO. 3177 FOR THE SOUTHEAST CORNER OF THAT CERTAIN 2.06 ACRE TRACT DESCRIBED IN DOC. #2020168363 OF SAID OFFICIAL PUBLIC RECORDS, THE NORTHEAST CORNER OF SAID 79.646 ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID OLD F. M. HIGHWAY AND SAID 79.646 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. SOUTH 26°33'46" WEST A DISTANCE OF 395.19 FEET TO A ½" IRON ROD FOUND: 2. SOUTH 26°41'48" WEST A DISTANCE OF 1093.77 FEET TO A CONCRETE HIGHWAY MONUMENT WITH BRASS CAP FOUND IN THE NORTH LINE OF DECKER LANE FOR THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE NORTH LINE OF DECKER LANE AND CROSSING SAID 79.646 ACRE TRACT WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 671.58 FEET, WITH A RADIUS OF 6100.00 FEET, WITH A CHORD OF SOUTH 62°32'08" WEST A DISTANCE OF 671.24 FEET TO A ½" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF A 17.378 ACRE TRACT DESCRIBED AS TRACT 4 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE EAST LINE OF SAID 17.378 ACRE TRACT AND CROSSING SAID 79.646 ACRE TRACT, THE

1. NORTH 10°29'50" WEST A DISTANCE OF 808.07 FEET TO A ½" IRON ROD WITH CAP SET; NORTH 20°26'45" EAST A DISTANCE OF 281.38 FEET TO A 1/2" IRON ROD WITH CAP SET;

NORTH 74°53'25" EAST A DISTANCE OF 692.17 FEET TO A 1/2" IRON ROD WITH CAP SET; NORTH 24°53'37" WEST A DISTANCE OF 323.53 FEET TO A 1/2" IRON ROD WITH CAP SET IN THE SOUTHEAST LINE OF THAT CERTAIN 0.616 ACRE TRACT DESCRIBED IN DOC. #2015180246 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTH LINE OF SAID 79.646 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID 17.378 ACRE TRACT AND THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE NORTH LINE OF SAID 79.646 ACRE TRACT, THE FOLLOWING 2 COURSES:

- 1. NORTH 65°06'23" EAST A DISTANCE OF 570.72 FEET ALONG THE SOUTHEAST LINE OF SAID 0.616 ACRE TRACT AND THE SOUTHEAST LINES OF THOSE CERTAIN 0.4379 AND 0.2736 ACRE TRACTS DESCRIBED IN DOC. #2014053296 OF SAID OFFICIAL PUBLIC RECORDS TO A 1/2" IRON ROD AT FENCE CORNER POST FOUND IN THE SOUTHWEST LINE OF SAID 2.06 ACRE TRACT FOR THE EAST CORNER OF SAID 0.4379 ACRE TRACT FOR THE NORTH CORNER HEREOF:
- SOUTH 63°19'05" EAST A DISTANCE OF 294.21 FEET ALONG THE SOUTHWEST LINE OF SAID 2.06 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 26.815 ACRES MORE OR LESS, AND AS SHOWN

### 17.378 ACRES - TRACT 4

LEGAL DESCRIPTION: BEING 17.378 ACRES OF LAND OUT OF THE W.H. SANDERS LEAGUE, ABSTRACT NO. 690 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 34.77 ACRE TRACT DESCRIBED VOLUME 6595, PAGE 1553 OF SAID DEED RECORDS AND A PORTION OF THAT CERTAIN 79.646 ACRE TRACT DESCRIBED IN VOLUME 10657, PAGE 358 OF SAID DEED RECORDS; SAID 17.378 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JUNE 2022:

**BEGINNING** AT A 1" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF THAT CERTAIN 0.616 ACRE TRACT DESCRIBED IN DOC. #2015180246 OF SAID OFFICIAL PUBLIC RECORDS, A CORNER OF SAID 79.646 ACRE TRACT AND A CORNER HEREOF;

THENCE NORTH 65°06'23" EAST A DISTANCE OF 206.11 FEET ALONG THE COMMON LINE OF SAID 0.616 ACRE TRACT AND SAID 79.646 ACRE TRACT TO A  $\frac{1}{2}$ " IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF A 26.815 ACRE TRACT DESCRIBED AS TRACT 3 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC FOR THE NORTHEAST CORNER HEREOF;

THENCE CROSSING SAID 79.646 ACRE TRACT AND ALONG THE WEST LINE OF SAID 26.815 ACRE TRACT, THE FOLLOWING 4 COURSES:

1. SOUTH 24°53'37" EAST A DISTANCE OF 323.53 FEET TO A 1/2" IRON ROD WITH CAP SET; SOUTH 74°53'25" WEST A DISTANCE OF 692.17 FEET TO A 1/2" IRON ROD WITH CAP SET;

SOUTH 20°26'45" WEST A DISTANCE OF 281.38 FEET TO A 1/2" IRON ROD WITH CAP SET; 4. SOUTH 10°29'50" EAST A DISTANCE OF 808.07 FEET TO A ½" IRON ROD WITH CAP SET IN THE NORTH LINE OF DECKER LANE FOR THE SOUTHWEST CORNER OF SAID 26.815 ACRE TRACT AND THE SOUTHEAST

THENCE CROSSING SAID 79.646 ACRE TRACT AND ALONG THE NORTH LINE OF SAID DECKER LANE, THE FOLLOWING 2 COURSES:

1. ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 56.96 FEET, WITH A RADIUS OF 6100.00 FEET, WITH A CHORD OF SOUTH 59°06'51" WEST A DISTANCE OF 56.96 FEET TO A CONCRETE

SOUTH 82°49'31" WEST A DISTANCE OF 32.54 FEET TO A 1/2" IRON ROD WITH CAP SET IN THE EAST LINE OF F. M. HIGHWAY NO. 3177 FOR THE SOUTH CORNER HEREOF;

THENCE CROSSING SAID 79.646 ACRE TRACT AND SAID 34.77 ACRE TRACT AND ALONG THE EAST LINE OF SAID F. M. HIGHWAY NO. 3177, THE FOLLOWING 4 COURSES:

1. NORTH 32°13'01" WEST A DISTANCE OF 360.10 FEET TO A CONCRETE HIGHWAY MONUMENT WITH

BRASS CAP FOUND; ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 234.05 FEET, WITH A RADIUS OF 985.00 FEET, WITH A CHORD OF NORTH 25°25'16" WEST A DISTANCE OF 233.50 FEET TO A CONCRETE HIGHWAY MONUMENT WITH BRASS CAP FOUND

NORTH 18°35'32" WEST A DISTANCE OF 740.68 FEET TO A CONCRETE HIGHWAY MONUMENT WITH 4. NORTH 11°22'05" EAST A DISTANCE OF 179.49 FEET TO A ½" IRON ROD WITH CAP SET IN THE SOUTH LINE OF U. S. HIGHWAY NO. 290 FOR THE NORTHWEST CORNER HEREOF;

THENCE CROSSING SAID 79.646 ACRE TRACT AND SAID 34.77 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID U.S. HIGHWAY NO. 290, THE FOLLOWING 3 COURSES:

1. NORTH 71°25'24" EAST A DISTANCE OF 597.44 FEET TO A ½" IRON ROD WITH CAP SET: ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 199.92 FEET, WITH A RADIUS OF 5969.58 FEET, WITH A CHORD OF NORTH 70°28'21" EAST A DISTANCE OF 199.91 FEET TO A 1/2" IRON ROD

3. SOUTH 33°53'49" EAST A DISTANCE OF 132.89 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR A CORNER OF SAID HIGHWAY NO. 29, THE WEST CORNER OF SAID 0.616 ACRE TRACT, A CORNER OF SAID 79.646 ACRE TRACT AND A CORNER HEREOF;

THENCE SOUTH 33°53'49" EAST A DISTANCE OF 74.39 FEET ALONG THE COMMON LINE OF SAID 0.616 ACRE TRACT AND SAID 79.646 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 17.378 ACRES MORE OR LESS, AND AS SHOWN HEREON.

PIPE FENCE CORNER POST FOUND

(BRG.-DIST.) RECORD CALL

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— UNDERGROUND UTILITY LIN

RAILROAD TRACK

⊞ CONC. HWY. MON. W/BRASS CAP FOUND WOOD FENCE CORNER POST FOUND T.C.P.R. – TRAVIS COUNTY PLAT RECORDS
T.C.D.R. – TRAVIS COUNTY DEED RECORDS
T.C.O.P.R. – TRAVIS COUNTY OFFICIAL PUBLIC RECORDS