

LEASE AGREEMENT  
REAGAN NATIONAL ADVERTISING

Lease No. 50440 (North Side)

North

This Lease Agreement is made and entered into by the undersigned Lessor, ("Lessor") and by Reagan National Advertising of Austin, Inc. ("Lessee"). Both the Lessor and Lessee acknowledge the receipt and sufficiency of good and valuable consideration and agree as follows:

Lessor does hereby grant, convey and lease to Lessee and its assigns and successors, the exclusive right to use real property located in the County of Travis, State of Texas and more particularly described as ABS 2433, SUR 162, ECK LT, 3.864 acres; AKA 3411 N RR 620 (the "Premises") for the purpose of erecting, operating, replacing, maintaining and servicing thereon outdoor advertising structures, including such necessary devices, structures, connections, communication equipment, supports and appurtenances (along with all permits, licenses, certificates of use, rights of non-conforming use, and/or other tangible and intangible rights associated therewith, hereinafter referred to as the "Sign(s)") as may be desired by Lessee as well as an easement over the Premises for ingress and egress access to the Sign(s) for construction, maintenance and removal. Lessor agrees to execute all documents reasonably necessary for any governmental approval related to the construction, maintenance, removal and/or relocation of the Sign(s) and/or to permit Lessee to execute the name of Lessor as attorney-in-fact. Lessee may place on or attach to this instrument, subsequent to execution, a metes and bounds description of the location.

The initial term of this Lease shall be twenty (20) years commencing on or before the 15<sup>th</sup> day of August, 2009. Lessee shall pay rent to Lessor in the amount of \$3,000.00 per year, payable semi-annually; Rent shall increase 10% every 5 years starting 8/15/2014. This Lease shall continue in full force on the same terms and conditions for a like successive period or periods unless either party delivers to the other notice of termination at least ninety (90) days prior to the end of the term then in existence.

Lessee may terminate this Lease by giving written notice of termination and paying a penalty of one (1) year's rent at any time during the lease term. If the Sign(s)' location becomes obstructed so as to lessen the advertising value of any of Lessee's Sign(s) erected on said Premises, or if traffic is diverted or reduced, or if the use of any such Sign(s) is prevented or restricted by law, or if for any reason a building permit for erection or modification is refused, this Lease may be terminated, at the option of the Lessee, or the rent reduced proportionately to the reduced economic benefit to Lessee while said condition exists. In any such events Lessor shall refund prorata any prepaid rental for the unexpired term. Lessor agrees that no such obstruction insofar as the same is within Lessor's control will be permitted or allowed. Lessor authorizes Lessee to trim and cut whatever trees, bushes and brush, as it deems necessary for the unobstructed view of its advertising display. If Lessee is prevented by law, government or military order, or other causes beyond Lessee's control, from illuminating its Sign(s), the Lessee may reduce the rental provided herein by one-half with such reduced rental to remain in effect so long as such condition continues to exist.

Every Sign placed upon the Premises by or for the benefit of Lessee is a real estate fixture, which nevertheless remains at all times the property of the Lessee. Lessee may at any time modify, replace or remove any part of each Sign or any or all Sign(s) in their entirety. Every Sign, including such necessary devices, structures, connections, supports and appurtenances, as well as permits, licenses, certificates of use, or rights of nonconforming use, is and shall remain the property of Lessee.

In the event all or any part of the Premises is condemned or sought to be condemned, Lessee shall be entitled, in its sole discretion, to one or more of the following: (a) to contest the condemnation; (b) to relocate its Sign(s) on the Premises not acquired; (c) to terminate this Lease; (d) to receive compensation for the value of Lessee's leasehold interest and Sign(s) acquired and for the reduced value of Lessee's leasehold interest and Sign(s) not acquired (whether located on the Premises or not) which results from the acquisition; and, (e) to recover from the condemner to the maximum extent otherwise allowable by law. In the event that Lessee does not elect or is unable to complete option (b), then this Lease shall automatically convert into a ninety-nine (99) year easement to maintain the sign on the Premises, which may not be terminated by either the Lessor or the condemning authority. "Condemned" and "condemnation" shall be construed to include any transfer of possession, title or right relating to the Premises in favor of or for the benefit of any entity having the power of eminent domain, including, but not limited to, sale or lease. No right of termination set forth anywhere in this Lease may be exercised by or for the benefit of any entity having the power of eminent domain.

Lessor warrants the title of said leasehold and quiet enjoyment of the Premises by Lessee for the term herein mentioned. Lessor warrants that it has authority to execute this Lease. Lessor acknowledges that Lessee has or will be investing time and capital in obtaining regulatory approval for the Sign(s) to be erected and/or maintained on the Premises, in the construction and maintenance of the Sign(s), and/or will be creating goodwill for the Sign(s) erected and maintained on the Premises. Lessor agrees that during the term of this Lease and for a period of five (5) years thereafter, Lessor will not take any position (whether publicly, privately, or in any administrative, regulatory or judicial proceeding) contrary to the interests of Lessee (except as necessary to enforce a right allowed by this Lease) or otherwise disparage the person or business of Lessee. Lessor agrees and acknowledges that a portion of the rent payable hereunder was paid as partial consideration for Lessor's agreements in this paragraph. Lessor agrees that the terms and conditions of this agreement are confidential and shall not be disclosed without the written consent of the Lessee. Lessee, however, has the right to record notice of this Lease with the county recorder in the county in which the Premises are located.

Lessee shall give written notice to Lessee of the terms and price of any offer by a third party during the term of this Lease to purchase the Premises described herein, which offer Lessor has accepted ("Offer"). Lessor's written notice shall include a full complete copy of the Offer. Lessee shall be entitled for thirty (30) days after its receipt of the Offer to give written notice of its intent to acquire the Premises on the same terms and conditions in said Offer. If Lessee does not exercise said right of purchase, the Lessor shall not sell the Premises on terms, other than those set forth in the Offer, for six (6) months thereafter. Whether or not the Premises are sold to a third party pursuant to the Offer, Lessee shall have the same right to purchase pursuant to any subsequent Offer whether that Offer is made to Lessor or to subsequent owners of the Premises.

Lessor grants unto Lessee the right to pay any taxes relating to the Premises in order to prevent a tax sale or to make any payments to prevent the foreclosure of any liens or encumbrances against the Premises or to redeem the Premises from same. In the event of payment of such taxes, liens or redemption by Lessee, Lessee shall be entitled to recover the amount of such taxes and other payments from Lessor, together with interest thereon at the lower interest rate of either twelve percent (12%) or the maximum rate allowed by law from the time of payment by Lessee until repayment thereof by Lessor. In the event Lessee prevents a foreclosure action or sale to satisfy liens or encumbrances on the Premises by any lien payment described above, or redeems the Premises therefrom, Lessee shall succeed to all of the rights and interest of the original lienholder. Lessee shall have the same rights as the original lienholder to initiate a foreclosure of the Premises to recover those payments made, to include Lessee's costs, expenses, fees and attorneys' fees. The remedies afforded by this paragraph shall not be exclusive and shall be in addition to any and all other remedies available to Lessee at law or in equity.

It is expressly understood that neither the Lessor nor Lessee is bound by any stipulations, representations, or agreements not printed or written in this Lease. This Lease integrates all prior representations, agreements and negotiations between the parties. In the event any term or terms of this lease shall be deemed invalid or unenforceable, such clauses shall be severed from the lease and the remainder of the lease shall be enforceable according to its terms.

In the event of any litigation related to or arising out of this Lease, the prevailing party shall be entitled to recover its reasonable and necessary attorneys' fees. This agreement shall inure to the benefit of and shall be binding upon the heirs, personal representatives, successors, and assigns of the parties hereto.

ACCEPTED AND APPROVED BY:  
LESSOR: Mike Jensen, Jensen's Business Park  
SIGNATURE: [Signature]  
Lessor Address: 2411 Ketchum North 1913 Big Horn DR  
City, State, Zip code: Austin, Texas 78734  
Date: 8-21-09

EXECUTED THIS 21<sup>st</sup> DAY OF Aug, 2009.  
LESSEE:  
REAGAN NATIONAL ADVERTISING OF AUSTIN, INC.  
9211 US Hwy, 290 East  
Austin, TX 78724  
By: [Signature]  
William Beight, II  
President

Tax Identification Number: 454-06-4216

**LEASE AGREEMENT**  
**REAGAN NATIONAL ADVERTISING**

Lease No. 50438 (South Side)

South

This Lease Agreement is made and entered into by the undersigned Lessor, ("Lessor") and by Reagan National Advertising of Austin, Inc. ("Lessee"). Both the Lessor and Lessee acknowledge the receipt and sufficiency of good and valuable consideration and agree as follows:

Lessor does hereby grant, convey and lease to Lessee and its assigns and successors, the exclusive right to use real property located in the County of Travis, State of Texas and more particularly described as ABS 2433, SUR 162, ECK LT, 3.864 acres; AKA 3411 N RR 620 (the "Premises") for the purpose of erecting, operating, replacing, maintaining and servicing thereon outdoor advertising structures, including such necessary devices, structures, connections, communication equipment, supports and appurtenances (along with all permits, licenses, certificates of use, rights of non-conforming use, and/or other tangible and intangible rights associated therewith, hereinafter referred to as the "Sign(s)") as may be desired by Lessee as well as an easement over the Premises for ingress and egress access to the Sign(s) for construction, maintenance and removal. Lessor agrees to execute all documents reasonably necessary for any governmental approval related to the construction, maintenance, removal and/or relocation of the Sign(s) and/or to permit Lessee to execute the name of Lessor as attorney-in-fact. Lessee may place on or attach to this instrument, subsequent to execution, a metes and bounds description of the location.

The initial term of this Lease shall be twenty (20) years commencing on or before the 15<sup>th</sup> day of August, 2009. Lessee shall pay rent to Lessor in the amount of \$6,000.00 per year, payable semi-annually; Rent shall increase 10% every 5 years starting 8/15/2014. This Lease shall continue in full force on the same terms and conditions for a like successive period or periods unless either party delivers to the other notice of termination at least ninety (90) days prior to the end of the term then in existence.

Lessee may terminate this Lease by giving written notice of termination and paying a penalty of one (1) year's rent at any time during the lease term. If the Sign(s)' location becomes obstructed so as to lessen the advertising value of any of Lessee's Sign(s) erected on said Premises, or if traffic is diverted or reduced, or if the use of any such Sign(s) is prevented or restricted by law, or if for any reason a building permit for erection or modification is refused, this Lease may be terminated, at the option of the Lessee, or the rent reduced proportionately to the reduced economic benefit to Lessee while said condition exists. In any such events Lessor shall refund prorata any prepaid rental for the unexpired term. Lessor agrees that no such obstruction insofar as the same is within Lessor's control will be permitted or allowed. Lessor authorizes Lessee to trim and cut whatever trees, bushes and brush, as it deems necessary for the unobstructed view of its advertising display. If Lessee is prevented by law, government or military order, or other causes beyond Lessee's control, from illuminating its Sign(s), the Lessee may reduce the rental provided herein by one-half with such reduced rental to remain in effect so long as such condition continues to exist.

Every Sign placed upon the Premises by or for the benefit of Lessee is a real estate fixture, which nevertheless remains at all times the property of the Lessee. Lessee may at any time modify, replace or remove any part of each Sign or any or all Sign(s) in their entirety. Every Sign, including such necessary devices, structures, connections, supports and appurtenances, as well as permits, licenses, certificates of use, or rights of nonconforming use, is and shall remain the property of Lessee.

In the event all or any part of the Premises is condemned or sought to be condemned, Lessee shall be entitled, in its sole discretion, to one or more of the following: (a) to contest the condemnation; (b) to relocate its Sign(s) on the Premises not acquired; (c) to terminate this Lease; (d) to receive compensation for the value of Lessee's leasehold interest and Sign(s) acquired and for the reduced value of Lessee's leasehold interest and Sign(s) not acquired (whether located on the Premises or not) which results from the acquisition; and, (e) to recover from the condemner to the maximum extent otherwise allowable by law. In the event that Lessee does not elect or is unable to complete option (b), then this Lease shall automatically convert into a ninety-nine (99) year easement to maintain the sign on the Premises, which may not be terminated by either the Lessor or the condemning authority. "Condemned" and "condemnation" shall be construed to include any transfer of possession, title or right relating to the Premises in favor of or for the benefit of any entity having the power of eminent domain, including, but not limited to, sale or lease. No right of termination set forth anywhere in this Lease may be exercised by or for the benefit of any entity having the power of eminent domain.

Lessor warrants the title of said leasehold and quiet enjoyment of the Premises by Lessee for the term herein mentioned. Lessor warrants that it has authority to execute this Lease. Lessor acknowledges that Lessee has or will be investing time and capital in obtaining regulatory approval for the Sign(s) to be erected and/or maintained on the Premises, in the construction and maintenance of the Sign(s), and/or will be creating goodwill for the Sign(s) erected and maintained on the Premises. Lessor agrees that during the term of this Lease and for a period of five (5) years thereafter, Lessor will not take any position (whether publicly, privately, or in any administrative, regulatory or judicial proceeding) contrary to the interests of Lessee (except as necessary to enforce a right allowed by this Lease) or otherwise disparage the person or business of Lessee. Lessor agrees and acknowledges that a portion of the rent payable hereunder was paid as partial consideration for Lessor's agreements in this paragraph. Lessor agrees that the terms and conditions of this agreement are confidential and shall not be disclosed without the written consent of the Lessee. Lessee, however, has the right to record notice of this Lease with the county recorder in the county in which the Premises are located.

Lessor shall give written notice to Lessee of the terms and price of any offer by a third party during the term of this Lease to purchase the Premises described herein, which offer Lessor has accepted ("Offer"). Lessor's written notice shall include a full complete copy of the Offer. Lessee shall be entitled for thirty (30) days after its receipt of the Offer to give written notice of its intent to acquire the Premises on the same terms and conditions in said Offer. If Lessee does not exercise said right of purchase, the Lessor shall not sell the Premises on terms, other than those set forth in the Offer, for six (6) months thereafter. Whether or not the Premises are sold to a third party pursuant to the Offer, Lessee shall have the same right to purchase pursuant to any subsequent Offer whether that Offer is made to Lessor or to subsequent owners of the Premises.

Lessor grants unto Lessee the right to pay any taxes relating to the Premises in order to prevent a tax sale or to make any payments to prevent the foreclosure of any liens or encumbrances against the Premises or to redeem the Premises from same. In the event of payment of such taxes, liens or redemption by Lessee, Lessee shall be entitled to recover the amount of such taxes and other payments from Lessor, together with interest thereon at the lower interest rate of either twelve percent (12%) or the maximum rate allowed by law from the time of payment by Lessee until repayment thereof by Lessor. In the event Lessee prevents a foreclosure action or sale to satisfy liens or encumbrances on the Premises by any lien payment described above, or redeems the Premises therefrom, Lessee shall succeed to all of the rights and interest of the original lienholder. Lessee shall have the same rights as the original lienholder to initiate a foreclosure of the Premises to recover those payments made, to include Lessee's costs, expenses, fees and attorneys' fees. The remedies afforded by this paragraph shall not be exclusive and shall be in addition to any and all other remedies available to Lessee at law or in equity.

It is expressly understood that neither the Lessor nor Lessee is bound by any stipulations, representations, or agreements not printed or written in this Lease. This Lease integrates all prior representations, agreements and negotiations between the parties. In the event any term or terms of this lease shall be deemed invalid or unenforceable, such clauses shall be severed from the lease and the remainder of the lease shall be enforceable according to its terms.

In the event of any litigation related to or arising out of this Lease, the prevailing party shall be entitled to recover its reasonable and necessary attorneys' fees. This agreement shall inure to the benefit of and shall be binding upon the heirs, personal representatives, successors, and assigns of the parties hereto.

ACCEPTED AND APPROVED BY:

LESSOR: Mike Jensen, Jensen's Business Park  
SIGNATURE: [Signature]  
Lessor Address: 2411 RR 620 North 1913 Buc Har N DR  
City, State, Zip code: Austin, Texas 78734  
Date: 8-21-09

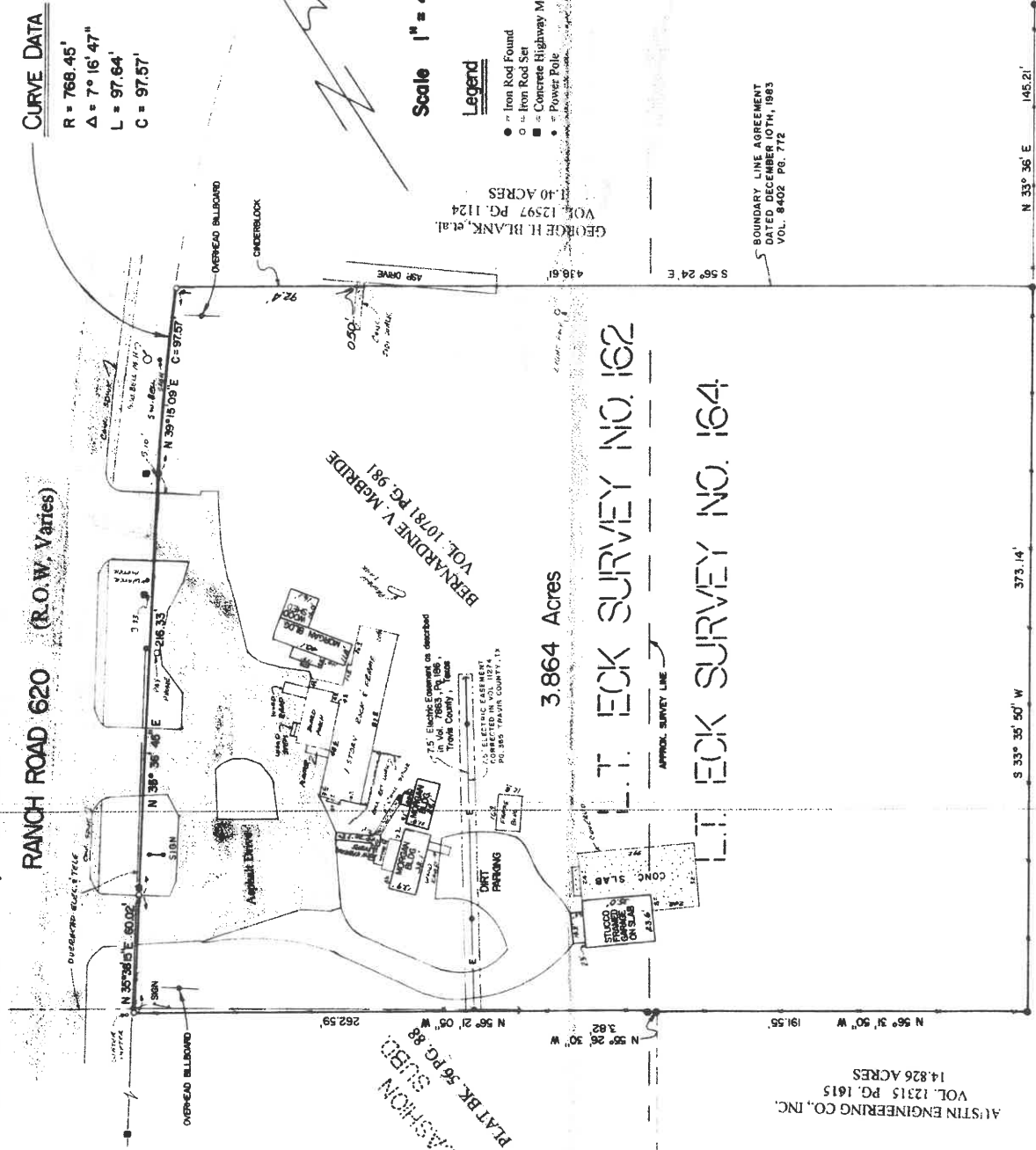
Tax Identification Number: 454-06-4214

EXECUTED THIS 21<sup>st</sup> DAY OF Aug, 2009.

LESSEE:  
REAGAN NATIONAL ADVERTISING OF AUSTIN, INC.  
9211 US Hwy. 290 East  
Austin, TX 78754  
By: [Signature]  
William Reagan, II  
President

# SURVEY OF A PORTION OF THE LT. ECK SURVEYS NO. 162 and NO. 164 TRAVIS COUNTY, TEXAS

THIS SURVEY HAS BEEN REVIEWED  
BY THE UNDERSIGNED & CONDITIONS  
ARE HEREBY NOTED.



**CURVE DATA**  
 R = 768.45'  
 Δ = 7° 16' 47"  
 L = 97.64'  
 C = 97.57'

**Scale 1" = 40'**

- Legend**
- = Iron Rod Found
  - = Iron Rod Set
  - = Concrete Highway Movement Found
  - ◆ = Power Pole

**METES AND BOUNDS DESCRIPTION**

BEING ALL THAT CERTAIN TRACT OR PARCELS OF LAND OUT OF AND A PART OF THE LT. ECK SURVEY NO. 162 AND THE LT. ECK SURVEY NO. 164, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN THE BERNARDINE V. McBRIDE TRACT OF LAND DESCRIBED IN A DEED TO BERNARDINE V. McBRIDE 3.864 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BERNARDINE V. McBRIDE 3.864 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 3.864 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the southeasterly right-of-way line of Ranch Road 620, a dedicated public right-of-way, being the most westerly corner of the CASHION SUBDIVISION, a subdivision of record in plat book 56, page 88 of the Public Records, being the most westerly corner of said McBride tract for the most westerly corner of the herein described tract;

THENCE with the southeasterly right-of-way line of said Ranch Road 620, being the northwesterly line of said McBride tract to the northwesterly line of the herein described tract the following three (3) courses and distances as enumerated below:

- 1) N35°18'15"E 60.02 feet to an iron rod set for an angle point herein.
- 2) N35°18'15"E 216.33 feet to an iron rod found at a point of curvature for an angle point herein, said curve to the right, having a radius of 768.45 feet, an arc distance of 97.64 feet and whose chord bears N39°15'09"E 97.57 feet to an iron rod set at the most westerly corner of that certain 1.40 acre tract of land described in a deed to George H. Blank, et al. of record in volume 12597 page 112 of the Travis County, Texas Deed Records, being the most northerly corner of said McBride tract for the most northerly corner of the herein described tract;
- 3) S58°20'00"E 438.61 feet to an iron rod found in a northwesterly line of that certain 14.826 acre tract of land described in a deed to Austin Engineering Company, Inc. of record in volume 12315 page 1615 of the Travis County, Texas Deed Records, being the most southerly corner of said Blank tract, being the most easterly corner of said McBride tract for the most easterly corner of the herein described tract;

THENCE with a northwesterly line of said Austin Engineering Company, Inc. tract, being the southeasterly line of said McBride tract for the southeasterly line of the herein described tract S83°31'50"W 373.14 feet to an iron rod found at an interior all corner of the herein described tract Austin Engineering Company, Inc. tract, being the most southerly corner of said McBride tract for the most southerly corner of the herein described tract;

THENCE with a northwesterly line of said Austin Engineering Company, Inc. tract, being the southeasterly line of said CASHION SUBDIVISION, being the most westerly line of said McBride tract, being the most westerly line of the herein described tract the following three (3) courses and distances as enumerated below:

- 1) N56°31'50"W 191.55 feet to an iron rod found in a northerly corner of said Austin Engineering Company, Inc. tract, being the most easterly corner of said CASHION SUBDIVISION for an angle point herein.
- 2) S56°24'E 145.21 feet to an iron rod found for an angle point herein.
- 3) S58°21'05"W 362.59 feet to the PLACE OF BEGINNING containing 3.864 acres of land.

STATE OF TEXAS,  
COUNTY OF TRAVIS:

The undersigned does hereby certify to STEWART TITLE AUSTIN, INC. that this survey was this day made on the ground of property legally described herein and is correct, there are no discrepancies, conflicts, shortages in area, boundary line conflicts, apparent encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown herein, and that said property has access to and from a dedicated roadway, except as shown herein.

I hereby certify that the property described herein is not within a special Flood Hazard Area, as identified by the Federal Emergency Management Agency, Community Panel No. 484653C0285 E Dated June 16th, 1993, Zone X



Updated this the 3rd day of August, 1998.

*Glenn T. Dial*  
 Glenn T. Dial R.P.L.S. No. 5168  
 TRIMBLE LAND SURVEYING, INC.  
 1501-A West Anderson Lane, Suite 102  
 Austin, Texas 78757

AUSTIN ENGINEERING CO., INC.  
 VOL. 12315 PG. 1615  
 14.826 ACRES

AUSTIN ENGINEERING CO., INC.  
 VOL. 12315 PG. 1615  
 14.826 ACRES

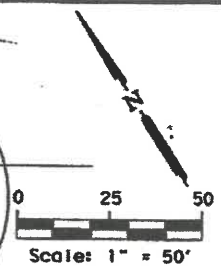
Job No. 98-009  
 JOB NO. 91-051  
 JOB NO. 83-0082

C2  
NORTHING  
EASTING  
PI STATION  
DELTA  
DEGREE OF CURVE  
TANGENT  
LENGTH  
RADIUS  
PC STATION  
PT STATION  
CHORD BEARING  
CHORD DISTANCE

10,117,591.3  
3,054,146.47  
498+19.83  
64° 34' 22" (RT)  
04° 00' 00"  
905.05'  
1,614.32'  
1,432.39'  
489+14.79  
505+29.11  
N66° 52' 11" E  
1,530.23'

**LEONARD ECK SURVEY NO. 162**  
**ABSTRACT NO. 2433**  
**TRAVIS COUNTY, TEXAS**

CALLED 1.427-ACRE  
SERENDIPITY PROPERTIES, INC  
DOC. NO. 2018178954  
O.P.R.T.C.T.  
RECORDED: NOVEMBER 16, 2018  
T.C.A.D. NO. 154473



P.O.B. PARCEL 193  
N = 10,116,944.92  
E = 3,053,794.43  
STA. 490+96.68  
66.08' RT.  
1/2" IRF  
"BILLBOARD"

SEE  
INSET "A"  
PG. 6

P.O.B.  
1/2" IRF  
STA. 490+86.13  
65.60' RT.

CALLLED 3.864 ACRE TRACT  
BERNARDINE V. MCBRIDE  
TO  
MICHAEL L. JENSEN AND DIANE L. JENSEN  
VOL. 13240, PG. 1120  
R.P.R.T.C.T.  
RECORDED: AUGUST 8, 1998  
T.C.A.D. NO. 154472

MAGNETIC NAIL  
STA. 489+59.82  
70.27' RT.

STA. 489+14.79  
70.45' RT.

STA. 487+14.34  
68.12' RT.

TRACT 1- 14.352 ACRE  
TRACT 2- ALL OF LOT  
A  
CASHION SUBDIVISION  
VOL. 56, PG. 88  
P.R.T.C.T.  
LAKEWAY INVESTMENTS,  
LP  
DOC. NO. 2022194823  
(CORRECTION DEED)  
RECORDED: DECEMBER  
21, 2022  
O.P.R.T.C.T.  
T.C.A.D. 154471 AND  
154470

LINE TABLE	
L1	N56° 44' 39" W - 251.01'
L2	S33° 24' 15" W - 146.36'
L3	N56° 44' 56" W - 438.54'
L4	S44° 20' 53" W - 10.08'
L5	S36° 41' 20" W - 120.37'
L6	N56° 41' 12" W - 2.14'
L7	N35° 13' 34" E - 61.98'
L8	N34° 03' 13" E - 62.46'
L9	S56° 44' 56" E - 5.29'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH

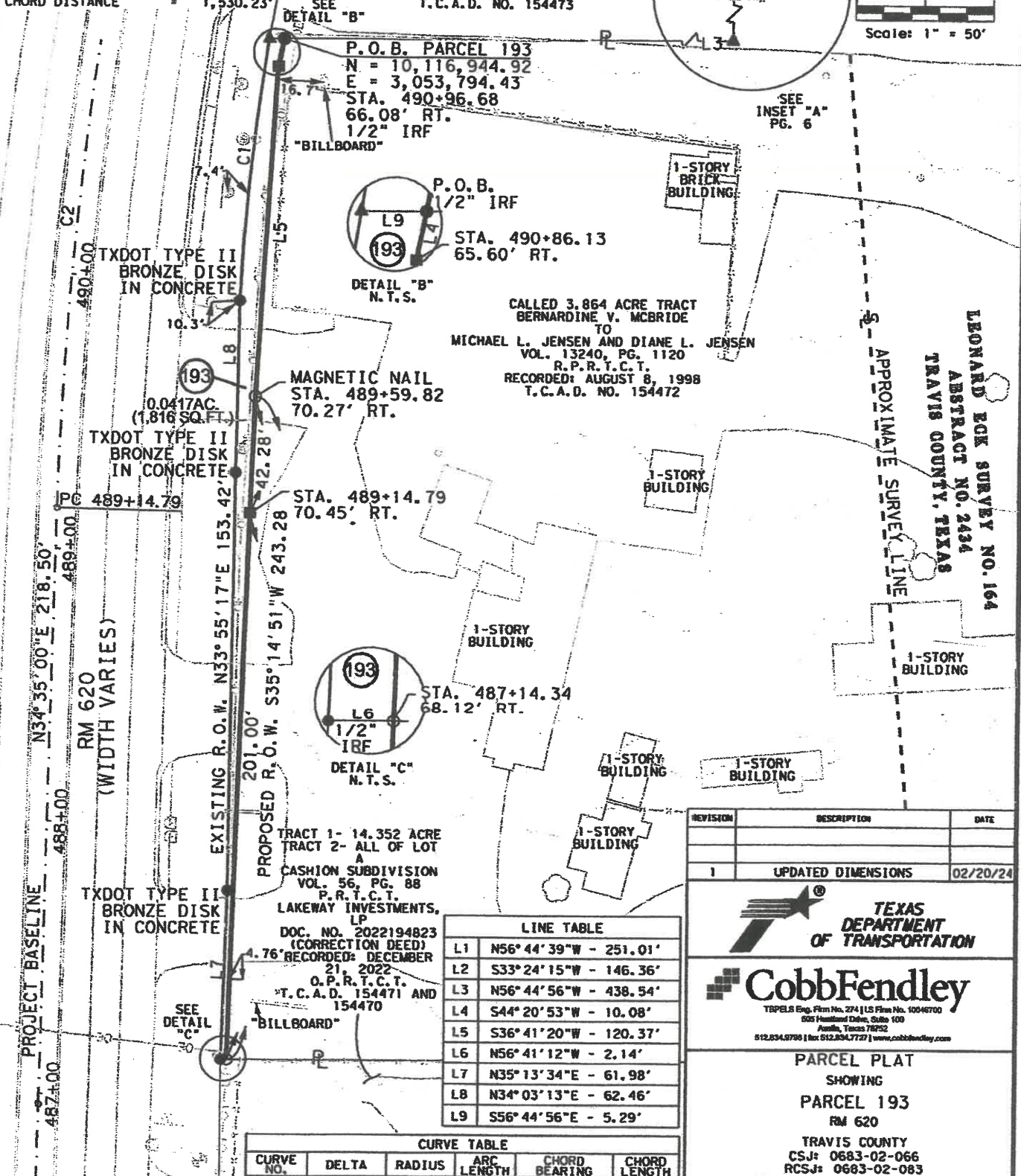
REVISION	DESCRIPTION	DATE
1	UPDATED DIMENSIONS	02/20/24

**TEXAS DEPARTMENT OF TRANSPORTATION**

**CobbFendley**

TRP&S Eng. Firm No. 274 | LUS Firm No. 10046700  
5502 Westland Drive, Suite 100  
Austin, Texas 78752  
512.834.8798 | Fax: 512.834.7727 | www.cobbhendley.com

PARCEL PLAT  
SHOWING  
PARCEL 193  
RM 620  
TRAVIS COUNTY  
CSJ: 0683-02-066  
RCSJ: 0683-02-083



KEY HAS BEEN REVIEWED  
DESIGNED & CONDITIONS  
BY NOTED.

METES AND BOUNDS DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE L.T. ECK SURVEY NO. 162 AND THE L.T. ECK SURVEY NO. 164, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 3.864 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BERNARDINE V. McBRIDE OF RECORD IN VOLUME 10781, PAGE 981 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 3.864 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the southeasterly right-of-way line of Ranch Road 620, a dedicated public right-of-way whose width varies, being the most northerly center of the CASHION SUBDIVISION, a subdivision of record in plat book 56 page 83 of the Travis County, Texas Plat Records, being the most westerly corner of said McBride tract for the most westerly corner of the herein described tract;

THENCE with the southeasterly right-of-way line of said Ranch Road 620, being the northwesterly line of said McBride tract for the northwesterly line of the herein described tract the following three (3) courses and distances as enumerated below:

- 1) N35°38'13"E 60.02 feet to an iron rod set for an angle point herein.
- 2) N35°26'45"E 216.33 feet to an iron rod found at a point of curvature for an angle point herein.
- 3) with said curve to the right, having a radius of 768.45 feet; an arc distance of 97.64 feet and whose chord bears N39°15'09"E 97.57 feet to an iron rod set at the most westerly corner of that certain 1.40 acre tract of land described in a deed to George H. Blank, et. al. of record in volume 12597 page 1124 of the Travis County, Texas Deed Records, being the most northerly corner of said McBride tract for the most northerly corner of the herein described tract;

THENCE leaving said right-of-way with the southwesterly line of said Blank tract, being the northeasterly line of said McBride tract for the northeasterly line of the herein described tract S56°24'00"E 438.61 feet to an iron rod found in a northwesterly line of that certain 14.826 acre tract of land described in a deed to Austin Engineering Company, Inc. of record in volume 12315 page 1615 of the Travis County, Texas Deed Records, being the most southerly corner of said Blank tract, being the most easterly corner of said McBride tract for the most easterly corner of the herein described tract;

THENCE with a northwesterly line of said Austin Engineering Company, Inc. tract, being the southeasterly line of said McBride tract for the southeasterly line of the herein described tract S33°35'50"W 373.14 feet to an iron rod found at an interior corner of said Austin Engineering Company, Inc. tract, being the most southerly corner of said McBride tract for the most southerly corner of the herein described tract;

THENCE with a northeasterly line of said Austin Engineering Company, Inc. tract, and the northeasterly line of said CASHION SUBDIVISION, being the southwesterly line of said McBride tract for the southwesterly line of the herein described tract the following three (3) courses and distances as enumerated below:

- 1) N46°31'50"W 191.55 feet to an iron rod found at a northerly corner of said Austin Engineering Company, Inc. tract, being the most easterly corner of said CASHION SUBDIVISION for an angle point herein.
- 2) N55°26'30"W 3.82 feet to an iron rod found for an angle point herein.
- 3) N56°21'05"W 262.59 feet to the PLACE OF BEGINNING containing 3.864 acres of land.

STATE OF TEXAS,  
COUNTY OF TRAVIS:

The undersigned does hereby certify to STEWART TITLE AUSTIN, INC. that this survey was this day made on the ground of property legally described hereon and is correct, there are no discrepancies, conflicts, shortages in area, boundary line conflicts, apparent encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

I hereby certify that the property described hereon is not within a special Flood Hazard Area, as identified by the Federal Emergency Management Agency, Community Panel No. 48453C0285 E Dated June 16th, 1993, Zone X



Updated this the 3rd day of August, 1998.

*Glenn T. Dial*  
Glenn T. Dial R.P.L.S. No. 6168  
TRIMBLE LAND SURVEYING, INC.  
1501-A West Anderson Lane, Suite 102  
Austin, Texas 78757