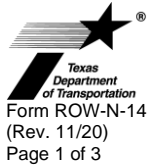


NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.



DEED

TxDOT ROW CSJ: 0683-02-083

TxDOT Parcel ID: P00080665

Grantor(s), whether one or more:

Elizabeth Anne Borkland, a widow and Jason Borkland, a single person

Grantor's Mailing Address:

15909 Fontaine Ave.
Austin, TX 78734-2679
Travis County

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address):

Texas Department of Transportation
125 E. 11 Street
Austin, Texas 78701
Travis County

Consideration:

The sum of Twenty-Eight Thousand Five Hundred Sixty-Three Dollars and No/100 (\$28,563.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal ED proceedings and the added expenses of litigation.

Property:

All of that certain tract or parcel of land in Travis County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Travis County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, and sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: None

Grantor covenants and agrees to remove the Retained Improvements from the Property by N/A day of N/A, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting, or permitting requirements.

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 successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

EXECUTED on the date(s) of acknowledgment indicated below.

GRANTOR:

Elizabeth Anne Borkland, a widow and Jason Borkland, a single person

By: _____
Elizabeth Anne Borkland

By: _____
Jason Borkland

Acknowledgment

State of Texas
County of _____

This instrument was acknowledged before me on _____ by Elizabeth Anne Borkland.

The acknowledging person personally appeared by:

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

Notary Public's Signature

Acknowledgment

State of Texas
County of _____

This instrument was acknowledged before me on _____ by Jason Borkland.

The acknowledging person personally appeared by:

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

Notary Public's Signature

AFTER RECORDING, RETURN TO:
Community National Title
14800 Quorum Dr., #150
Dallas, TX 75254

EXHIBIT __

County: Travis
Highway: RM 620
Project Limits: Aria/Cavalier Drive to Hudson Bend Road
CCSJ No.: 0683-02-066
RCSJ No.: 0683-02-083

PROPERTY DESCRIPTION FOR PARCEL NO. 164

Being a 0.0153 acre (666 square feet) tract of land located in the Leonard Eck Survey Number 162, Abstract Number 2433, Travis County, Texas, being part of that certain calculated 0.8014 acre tract of land, described as Lot 8, Cardinal Hills Estates, Unit 13, a subdivision of record in Volume 52, Page 37 of the Plat Records of Travis County, Texas (P.R.T.C.T.), in a deed from Brent Garrett Williamson to Glenn E. Borkland and Elizabeth Anne Borkland, recorded January 6, 2004, of record in Document Number 2004002975 of the Official Public Records, Travis County, Texas (O.P.R.T.C.T.), said 0.0153 acre tract being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found, being the most easterly corner of said Lot 8, being also the most southerly corner of Lot 9 and being in the northwest line of Lot 19, of said Cardinal Hills Estates, Unit 13, described as Lots 9, 10, 15, 16, 17, 18, 19 and 20, of said Cardinal Hills Estates, Unit 13, in a deed from Highland Ventures I LTD to Vineyard Business Center Limited, recorded November 01, 1999, of record in Document Number 1999132136 of the O.P.R.T.C.T.;

THENCE, North 82° 39' 49" West, with the northeast line of said Lot 8 and the southwest line of said Lot 9, for a distance of 264.40 feet to a 5/8-inch iron rod set with TxDOT aluminum cap, being in the southeast line of proposed RM 620, (a varying width Right-of-Way) and being the most easterly corner and **POINT OF BEGINNING** of the herein described tract, said point having coordinates of N = 10,111,973.07 and E = 3,050,558.23 and being 84.37 feet right from the proposed RM 620 Baseline Station 428+31.94;

THENCE, departing the southwest line of said Lot 9 and over and across said Lot 8, with the southeast line of said proposed RM 620 Right-of-Way and the southeast line of the herein described tract, the following two (2) courses and distances:

- 1) South 14° 03' 59" West, for distance of 58.81 feet to a Magnail set, for an angle point and being 84.76 feet right from the proposed RM 620 Baseline Station 427+77.17, and
- 2) South 21° 00' 59" West, for a distance of 39.10 feet to a TxDOT Type II Bronze Disk set in concrete, being in the southeast line of existing RM 620, (a varying width Right-of-Way), being also in the northwest line of said Lot 8, being also the most southerly corner of the herein described tract, being also in a non-tangent curve to the left and being 81.83 feet right from the proposed RM 620 Baseline Station 427+40.82;

EXHIBIT __

THENCE, with the southeast line of said existing RM 620 Right-of-Way, the northwest line of said Lot 8 and the northwest line of the herein described tract, the following two (2) courses and distances:

3) With said non tangent curve to the left, having a central angle of $5^{\circ} 55' 38''$, a radius of 622.25 feet and a chord which bears North $10^{\circ} 19' 41''$ East, for a chord distance of 64.34 feet and an arc length of 64.37 feet to a TxDOT Type II Bronze Disk in concrete found at the end of said curve, and

4) North $07^{\circ} 23' 41''$ East, for a distance of 32.14 feet to a calculated point, being the most northerly corner of said Lot 8, being also the most westerly corner of said Lot 9 and being most westerly corner of the herein described tract;

5) **THENCE**, South $82^{\circ} 39' 49''$ East, with the northeast line of said Lot 8, the southwest line of said Lot 9 and the northeast line of the herein described tract, for a distance of 12.75 feet to the **POINT OF BEGINNING** and containing 0.0153 acres (666 square feet) of land.

EXHIBIT __

Notes:

The bearings and distances shown hereon are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD 83), 2011 Adjustment EPOCH 2010.00. Coordinates and distances are US Survey Feet, displayed in surface values and maybe converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00009.

Field information shown here is based on an "on-the-ground" survey performed by Cobb, Fendley & Associates, Inc. from January, 2019 to January, 2020 and in September and October of 2023.

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

Access will be permitted to the remainder property abutting the highway facility.

This survey was performed in conjunction with Title Commitment Issued by Stewart Title Guaranty Company G. F. No. 19050396ROW, effective date of July 24, 2023.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

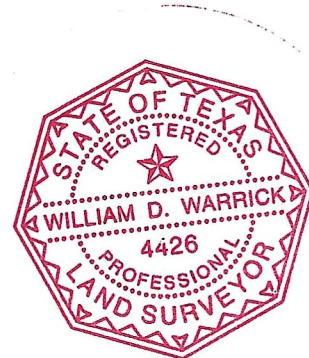
I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel sketch represent the facts as found at the time of the survey.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

William D. Warrick *JAN. 17, 2024*

William D. Warrick Date

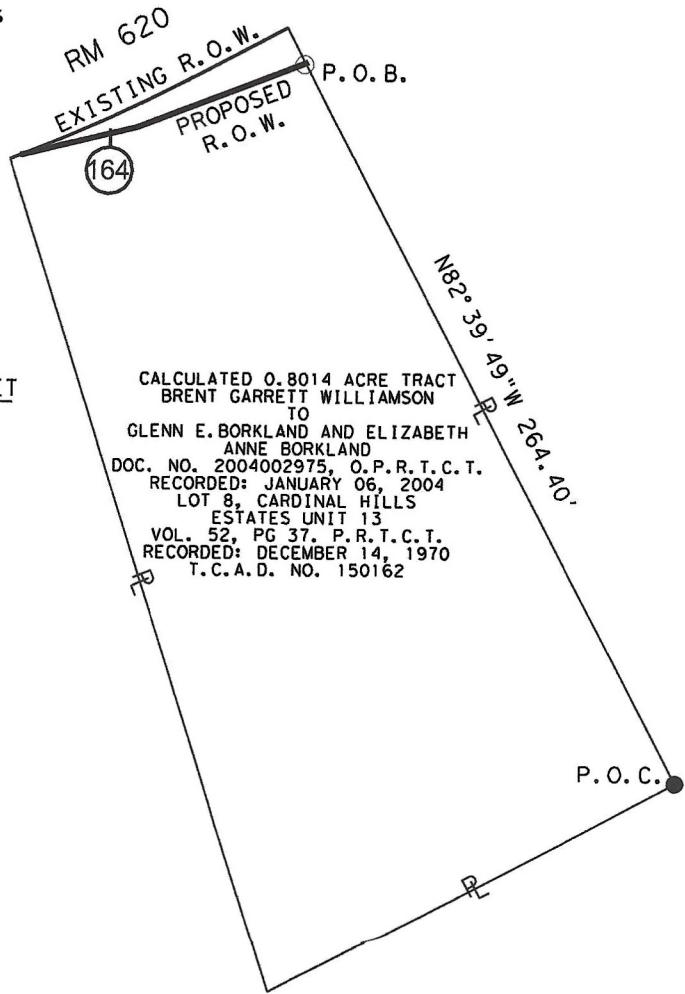
Registered Professional Land Surveyor
Texas Registration No. 4426
Cobb, Fendley & Associates, Inc.
TBPELS Firm Registration No. 274
LS Firm No. 10046700
505 E Huntland Drive, Suite 100
Austin, Texas 78752
(512) 834-9798



LEGEND

- PROPERTY LINE
- LAND HOOK
- CALCULATED POINT
- FOUND MONUMENT AS DESCRIBED
- SET TxDOT TYPE II BRONZE DISK IN CONCRETE
- SET 5/8" IRON ROD WITH TxDOT ALUMINUM CAP (UNLESS NOTED)
- O.R.P.R.T.C.T. OFFICIAL REAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY TEXAS
- PR.R.T.C.T. PROBATE RECORDS TRAVIS COUNTY TEXAS
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- P.O.R. POINT OF REFERENCE
- R.O.W. RIGHT OF WAY
- N.T.S. NOT TO SCALE
- INST. INSTRUMENT
- DOC. DOCUMENT
- IRF IRON ROD FOUND
- - - - - APPROXIMATE SURVEY LINE
- ===== EXISTING R.O.W. LINE
- ===== PROPOSED R.O.W. LINE
- (164) PARCEL NUMBER FOR R.O.W. ACQUISITION
- () RECORD INFORMATION

CALCULATED ACRES	TAKING AC. (S.F.)	REMAINDER ACRES	
		LEFT	RIGHT
0.8014	0.0153 (666)	0.0000	0.7861



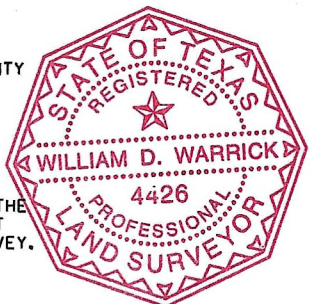
PARCEL 164
PARENT TRACT INSET
N.T.S.

CALCULATED 0.8014 ACRE TRACT
BRENT GARRETT WILLIAMSON
TO
GLENN E. BORKLAND AND ELIZABETH ANNE BORKLAND
DOC. NO. 2004002975, O.P.R.T.C.T.
RECORDED: JANUARY 06, 2004
LOT 8, CARDINAL HILLS
ESTATES UNIT 13
VOL. 52, PG 37. P.R.T.C.T.
RECORDED: DECEMBER 14, 1970
T.C.A.D. NO. 150162

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. BEARINGS AND COORDINATES ARE BASED ON TxDOT PROVIDED CONTROL POINTS 227-1023, 227-1024, AND 227-1025.
2. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A TxDOT SURFACE ADJUSTMENT FACTOR OF 1.00009.
3. FIELD INFORMATION SHOWN HERE ON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. FROM JANUARY, 2019, TO JANUARY, 2020 AND SEPTEMBER, 2023, TO OCTOBER, 2023
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY G.F. NO. 19050396ROW EFFECTIVE DATE JULY 24, 2023

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



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

William D. Warrick JAN. 17, 2024

WILLIAM D. WARRICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 4426

DATE

REVISION	DESCRIPTION	DATE

TEXAS DEPARTMENT OF TRANSPORTATION

CobbFendley
TBPELS Eng. Firm No. 274 | LS Firm No. 10046700
 605 Huntland Drive, Suite 100
 Austin, Texas 78752
 512.834.9798 | fax 512.834.7727 | www.cobbhendley.com

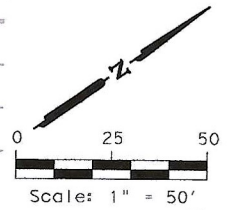
PARCEL PLAT
SHOWING
PARCEL 164
RM 620
TRAVIS COUNTY
CSJ: 0683-02-066
RCSJ: 0683-02-083
DATED: JANUARY 17, 2024

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

$\Delta=5^{\circ}55'38''$
 $R=622.25'$
 $L=64.37'$
 $CHB=N10^{\circ}19'41''E$
 $CHL=64.34'$

RM 620
(WIDTH VARIES)

PROJECT BASELINE
427+00 428+00 C1



C1

NORTHING	=	10,111,828.07
EASTING	=	3,050,460.74
PI STATION	=	426+78.13
DELTA	=	27° 24' 26" (LT)
DEGREE OF CURVE	=	5° 00' 00"
TANGENT	=	279.42'
LENGTH	=	548.15'
RADIUS	=	1145.92'
PC STATION	=	423+98.71
PT STATION	=	429+46.85
CHORD BEARING	=	N21°02'13"E
CHORD DISTANCE	=	542.94'

STA. 427+40.82'
81.83' RT.

TXDOT TYPE II
BRONZE DISK
IN CONCRETE - EXISTING R.O.W.

0.0153 AC
(666 SQ.FT.)

PROPOSED
R.O.W. L2
MAGNETIC NAIL
STA. 427+77.17
84.76' RT.

25' BUILDING
SETBACK LINE
VOL. 52, PG. 37
P.R.T.C.T.

P.O.B. PARCEL 164
N = 10,111,973.07
E = 3,050,558.23
STA. 428+31.94
84.37 RT.

WILLIAM A. GOULDIE
DOC. NO. 2021112653
RECORDED: MAY 19, 2021
O.P.R.T.C.T.
LOTS 7, 21, AND 22
CARDINAL HILLS ESTATES UNIT 13
VOL. 52, PG. 37, P.R.T.C.T.
RECORDED: DECEMBER 14, 1970
T.C.A.D. NO. 150161

CALCULATED 0.8014 ACRE TRACT
BRENT GARRETT WILLIAMSON
TO
GLENN E. BORKLAND AND
ELIZABETH ANNE BORKLAND
DOC. NO. 2004002975, O.P.R.T.C.T.
RECORDED: JANUARY 06, 2004
LOT 8, CARDINAL HILLS ESTATES UNIT 13
VOL. 52, PG. 37, P.R.T.C.T.
RECORDED: DECEMBER 14, 1970
T.C.A.D. NO. 150162

CALCULATED 8.145-ACRE TRACT
LOTS 9, 10, 15, 16, 17, 18,
19 AND 20
VINEYARD BUSINESS CENTER LIMITED
DOC. NO. 1999132136,
O.P.R.T.C.T.
RECORDED: NOVEMBER 01, 1999
LOTS 9, CARDINAL HILLS
ESTATES UNIT 13
VOL. 52, PG. 37, P.R.T.C.T.
RECORDED: DECEMBER 14, 1970
T.C.A.D. NO. 150164

5' PUBLIC UTILITY
EASEMENT
VOL. 52, PG. 37
P.R.T.C.T.

LOT 7, CARDINAL HILLS
ESTATES UNIT 13


LOT 9, CARDINAL HILLS
ESTATES UNIT 13

P.O.C.
PARCEL 164
1/2" IRF


LOTS 20, CARDINAL HILLS
ESTATES UNIT 13

LOTS 19, CARDINAL HILLS
ESTATES UNIT 13

LINE TABLE	
L1	S14° 03' 59" W - 58.81'
L2	S21° 00' 59" W - 39.10'
L3	N07° 23' 41" E - 32.14'
L4	S82° 39' 49" E - 12.75'



**TEXAS
DEPARTMENT
OF TRANSPORTATION**



TBPELS Eng. Firm No. 274 | LS Firm No. 10046700
505 Huntland Drive, Suite 100
Austin, Texas 78752
512.834.9798 | fax 512.834.7727 | www.cobbhendley.com

**PARCEL PLAT
SHOWING
PARCEL 164
RM 620
TRAVIS COUNTY
CSJ: 0683-02-066
RCSJ: 0683-02-083
DATED: JANUARY 17, 2024**

PAGE 5 OF 5

SCALE: 1"=50'