

STATE OF TEXAS	§	PETITION TO ESTABLISH CITY OF BEE CAVE
	§	PUBLIC IMPROVEMENT DISTRICT NO. 2
COUNTY OF TRAVIS	§	

TO THE HONORABLE GOVERNING BODY OF THE CITY OF BEE CAVE:

COMES NOW CCNG REAL ESTATE INVESTORS II, L.P., a Texas limited partnership (collectively with its successors and assigns, the "Petitioner"), and hereby requests and petitions the City of Bee Cave (the "City") to establish the City of Bee Cave Public Improvement District No. 2 (the "District") under and pursuant to the provisions of Chapter 372, Texas Local Government Code, on the hereinafter described property situated within the corporate limits of the City of Bee Cave, and in support thereof would respectfully show the following:

I.

The general nature of the proposed public improvements to be provided by the District is expected to include (a) acquisition, construction and improvements, and maintenance of the improvements, consisting of (1) landscaping; (2) erection of fountains, distinctive lighting, and signs; (3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way, including related landscaping, lighting, traffic control devices, screening walls and retaining walls; (4) construction or improvement of pedestrian malls; (5) acquisition and installation of pieces of art; (6) acquisition, construction, or improvement of libraries; (7) acquisition, construction, or improvement of off-street parking facilities; (8) acquisition, construction, improvement, or rerouting of mass transportation facilities; (9) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (10) the establishment or improvement of parks; (11) projects similar to those listed in (1)-(10) including but not limited to underground electric improvements; (12) acquisition, by purchase or otherwise, of real property or contract rights in connection with an authorized improvement; (13) special supplemental and maintenance services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, roadways, public safety, security, business recruitment, development, recreation, and cultural enhancement (collectively, the "Authorized Improvements"); and (b) the payment of expenses incurred in the establishment, administration, and operation of the District, including maintenance costs, costs of issuance, funding debt service and capitalized interest reserves and credit enhancement fees of any bonds issued by or on behalf of the District, if necessary.

II.

The estimated costs of constructing and acquiring all of the currently proposed Authorized Improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each

authorized improvement, is presently estimated to be a total of approximately \$18,000,000 based on the estimated current and future costs of the Authorized Improvements to serve the area within the District, as authorized by law. The total costs of the Authorized Improvements shall be paid from any revenues or assessments lawfully available to the City, anticipating that the costs of acquisition of the Authorized Improvements will be paid pursuant to a contractual reimbursement obligation or the issuance of bonds secured by and payable from a special assessment levied on all property within the District's boundaries for the Authorized Improvements.

### III.

The boundaries of the proposed District are fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

### IV.

The proposed method of assessment is to impose a special assessment to be paid in installments on all useable property within the District, net of any public right-of-way, according to the value of the property, without regard to the value of improvements on the property, or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. A report will be prepared showing the special benefits accruing to property within the District and how the costs of the Authorized Improvements are assessed to property on the basis of special benefit received by the property from the Authorized Improvements.

### V.

All costs incurred by the District shall be paid by the District, and there shall be no apportionment of costs between the District and the City as a whole. The City will not be obligated to provide any funds to finance the proposed improvements except from assessments generated by property within the District.

### VI.

Management and administration of the District shall be by the City. The City may contract from time to time with a private company for District administrative services.

### VII.

The individuals executing this Petition are duly authorized to execute this Petition, and the Petitioner requests the establishment of the District.

### VIII.

An Advisory Board may be established to develop and recommend an improvement plan to the City Council of the City of Bee Cave (the "Council"). The Petitioner requests that if the Council

establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioner or their designees.

IX.

This Petition has been executed for and on behalf of (i) the owners of more than 50% of the taxable real property described in said Exhibit A, representing all of the appraised value of taxable real property liable for assessment under this Petition as shown by the current roll of the Travis County Appraisal District, and (ii) the record owners of more than 50% of the real property liable for assessment under this Petition, and shall be filed with the Secretary of the City.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that the Council:

(1) duly consider this Petition and adopt a Resolution finding (i) that this Petition complies with all legal requirements; (ii) that the proposed Authorized Improvements are necessary, advisable and will provide a public use and benefit to the City; and (iii) that the estimated costs of the improvements, the method of assessment and the apportionment of costs between the District and the City of Bee Cave are reasonable and acceptable;

(2) call a public hearing, give notice thereof as required by law and hold such hearing on the advisability of the Authorized Improvements specified in this Petition; and

(3) grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner shall show itself to be entitled.

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IN WITNESS WHEREOF, this Petition has been executed by the Petitioner, CCNG Real Estate Investors II, L.P. on May 21, 2021.

**CCNG REAL ESTATE INVESTORS II, L.P.**

By: [Signature]

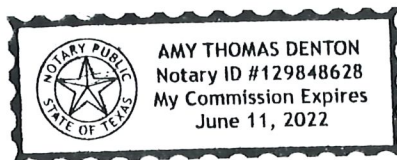
Printed Name: DANIEL B. PORTER

Title: MANAGER, CCNG R.E.I. GP II, L.L.C.  
GENERAL PARTNER

STATE OF TEXAS                   §  
  §  
COUNTY OF Travis           §

This instrument was acknowledged before me on the 21 day of May, 2021, by Daniel B. Porter, Manager of CCNG Real Estate Investors II, L.P., a Texas limited partnership, on behalf of said partnership.

(Seal)



[Signature]  
Notary Public, State of Texas

**EXHIBIT A**  
**LEGAL DESCRIPTION**

### FIELD NOTE DESCRIPTION

DESCRIPTION OF 80.370 ACRES OF LAND IN THE NANCY GIBSON SURVEY NO. 521, ABSTRACT NO. 322 AND THE JARRETT MEDLIN SURVEY NO. 520, ABSTRACT NO. 539, TRAVIS COUNTY, TEXAS, SAID 80.370 ACRES OF LAND, BEING A PORTION OF THAT CERTAIN CALLED 26.762 ACRES (28.613 ACRES, SAVE AND EXCEPT 1.821 ACRES), DESIGNATED AS EXHIBIT A-1, AND ALSO BEING ALL OF THAT CERTAIN CALLED 18.716 ACRES, DESIGNATED AS EXHIBIT A-5, AND, ALSO BEING ALL OF THAT CERTAIN CALLED 5.278 ACRES DESIGNATED AS TRACT 1, EXHIBIT A-4 AND ALL OF THAT CERTAIN CALLED 25.592 ACRES, DESIGNATED AS TRACT 2, EXHIBIT A-4 AND ALL DESCRIBED IN THE SPECIAL WARRANTY DEED TO CCNG REAL ESTATE INVESTORS II, L.P. IN DOCUMENT NO. 2006123897, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO SAID 80.370 ACRES, BEING ALL OF LOT 1 AND LOT 2, BLOCK 'A', DESIGNATED AS SPANISH OAKS CLUB BOULEVARD, A VARIABLE WIDTH PRIVATE STREET, AND SHOWN ON SPANISH OAKS, SECTION V, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 200300184, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING ALL OF LOT 1, BLOCK A, SPANISH OAKS OFFICE PARK PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 201200109, OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS; SAID 80.370 ACRES OF LAND, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON THE ACCOMPANYING SKETCH AS TRACT 1 (75.092 ACRES) AND TRACT 2 (5.278 ACRES), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

#### TRACT 1 ~ 75.092 ACRES:

**BEGINNING** at a 5/8-inch steel rod found in the intersecting south right-of-way line of State Highway No. 71 and the west right-of-way line of Great Divide Drive, a 70 foot right-of-way as shown on The Homestead, a subdivision according to the plat of record in Plat Book 75, Page 132, Plat Records of Travis County, Texas, at the northwest corner of the said 25.592 acre tract, for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** with the south right-of-way line of State Highway No. 71 and with the north lines of the said 25.592 acre tract, said Lot 1, Block A, Spanish Oaks, Section V, said Lot 1, Block A, Spanish Oaks Office Park Phase One, and the said 26.792 acre tract, with the north line of the tract described herein, the following five (5) courses and distances:

1. with an arc of curve to the left, having a radius of 2954.80 feet, an arc distance of 647.03 feet, and a chord which bears S 89°02'19" E, a distance 645.74 feet to a 1/2-inch steel rod with a cap stamped "LOOMIS" previously set for a point of curvature,
2. N 84°41'28" E, a distance 532.28 feet to a mag nail found in the intersecting south right-of-way line of State Highway No. 71 and the west line of said Spanish Oaks Club Boulevard, at the northwest corner of said Lot 1, Block A, Spanish Oaks, Section V and the northeast corner of the said 25.592 acre tract,
3. N 84°41'49" E, a distance 104.95 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at the northeast corner of said Lot 1, Block A, Spanish Oaks, Section V and the northwest corner of said Lot 1, Block A, Spanish Oaks Office Park Phase One;
4. N 84°41'28" E, a distance 516.01 feet to a 1/2-inch steel rod with a cap stamped "LOOMIS" previously set in the south right-of-way line of State Highway No. 71, same being the north line of the said 26.792 acre tract, for the northeast corner of said Lot 1, Block A, Spanish Oaks Office Park Phase One, and

5. N 84°41'28" E, a distance 488.25 feet to a 1/2-inch steel rod found at the northwest corner of that certain called 1.821 acres described in the Special Warranty Deed to Tosk, Inc. of record in Document No. 2005023259, Official Public Records of Travis County, Texas, for the most northerly northeast corner of the tract described herein;

**THENCE** leaving the south right-of-way line of State Highway No. 71, crossing the said 26.792 acre tract, with the west and south lines of the said 1.821 acre tract, with a northeast line of the tract described herein, the following three (3) courses and distances:

1. S 05°20'57" E, a distance 69.81 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
2. S 43°56'53" E, a distance 382.33 feet to a 1/2-inch steel rod found at an angle point, and
3. S 82°27'19" E, a distance 73.30 feet to a 1/2-inch steel rod found in the east line of the said 26.792 acre tract and the west line of Lot 1, Park Place, a subdivision according to the plat of record in Plat Book 94, Pages 47 and 48, Plat Records of Travis County, Texas, at the southeast corner of the 1.821 acre tract, for an angle point in the northeast line of the tract described herein;

**THENCE** with the east line of the said 26.792 acre tract and the west line of said Lot 1, Park Place, continuing with the northeast line of the tract described herein, the following two (2) courses and distances:

1. S 05°14'49" E, a distance 121.48 feet to a 1/2-inch steel rod found at an angle point, and
2. S 47°51'03" E, a distance 279.51 feet to a calculated point for the southeast corner of the said 26.792 acre tract, same being the north corner of Lot 3, Shops at the Galleria, a subdivision according to the plat of record in Document No. 200600169, Official Public records of Travis County, Texas, for the most easterly corner of the tract described herein;

**THENCE** S 42°08'57" W with the southeast line of the said 26.792 acre tract and the northwest line of Lot 3, Shops at the Galleria, with a southeast line of the tract described herein, a distance 285.43 feet to a calculated point in the approximate centerline of Little Barton Creek, for angle point in the north line of that certain called 22.083 acres described in the deed to West Travis Municipal Utility District No. 6 (MUD No. 6) of record in Document No. 2013219445, Official Public Records of Travis County, Texas, for the west corner of said Lot 3, Shops at the Galleria, for the southeast corner of the tract described herein;

**THENCE** with the approximate centerline of Little Barton Creek, with the south line of the said 26.792 acre tract and the north line of the said 22.083 acre MUD No. 6 tract, with a south line of the tract described herein, the following six (6) courses and distances:

1. N 59°55'12" W, a distance 5.46 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
2. N 75°55'38" W, a distance 195.72 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
3. N 80°10'09" W, a distance 248.06 feet to a calculated angle point,
4. S 59°30'39" W, a distance 262.05 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
5. S 31°38'55" W, a distance 99.41 feet to a calculated angle point, and

6. S 02°59'52" W, a distance 24.87 feet to a calculated point for the northeast corner of that certain called 2.0000 acres described in the deed to Stu Stubbs of record in Document No. 2006076446, Official Public Records of Travis County, Texas, for an angle point of the tract described herein;

**THENCE** continuing with the south and southeast lines of the said 26.792 acre tract and of the tract described herein, the following two (2) courses and distances:

1. N 87°00'20" W, a distance 133.97 feet to a 1/2-inch steel rod with cap stamped "M&S 1838" found at a re-entrant corner of the said 26.792 acre tract, at the northwest corner of the Stubbs Tract, for a re-entrant corner of the tract described herein, and
2. S 03°00'46" W, a distance 272.96 feet to a 1/2-inch steel rod with cap stamped "M&S 1838" found in the northeast line of Spanish Oaks Club Boulevard, same being the northeast line of said Lot 2, Block A, Spanish Oaks, Section V, at the southwest corner of the said 26.792 acre tract, same being a westerly southwest corner of that certain called 2.0000 acres described in the deed to Joseph A. Diquinzio, Jr. of record in Document No. 2002244048, Official Public Records of Travis County, Texas;

**THENCE** with the northeast line of Spanish Oaks Club Boulevard, with the northeast line of said Lot 2, Block A, Spanish Oaks, Section V and with the southwest line of the said 2.0000 acre Diquinzio tract, with a northeast line of the tract described herein, the following two (2) courses and distances:

1. with an arc of a curve to the right, having a radius of 24.00 feet and an arc distance of 34.24 feet, with a chord which bears S 14°17'18" E, a distance 31.41 feet to a calculated point of non-tangency, and
2. S 63°47'25" E, a distance 128.81 feet to a calculated point for the east corner of said Lot 2, Block A, Spanish Oaks, Section V and the southeast corner of the said 2.0000 acre Diquinzio tract, for a southeast corner of the tract described herein;

**THENCE** S 36°57'30" W, crossing Spanish Oaks Club Boulevard, with the southeast line of said Lot 2, Block A, Spanish Oaks, Section V and the northwest line of Lot 3, Block A, said Spanish Oaks, Section V, with a southeast line of the tract described herein, a distance 61.01 feet to a calculated point in the west line of Spanish Oaks Club Boulevard and the east line of the said 18.716 acre tract, for the south corner of said Lot 2, Block A, Spanish Oaks, Section V and the west corner of said Lot 3, Block A, Spanish Oaks, Section V, for a re-entrant corner of the tract described herein;

**THENCE** S 63°47'25" E with the west line of Spanish Oaks Club Boulevard and the east line of the said 18.716 acre tract, with a northeast line of the tract described herein, a distance 10.50 feet to a calculated point in the approximate centerline of Little Barton Creek, for the southeast corner of the said 18.716 acre tract, same being the northeast corner of that certain called 5.846 acres described in the deed to West Travis Municipal Utility District No. 6 (MUD No. 6) of record in Document No. 2013219445, Official Public Records of Travis County, Texas, for the most southerly southeast corner of the tract described herein;

**THENCE** with the approximate centerline of Little Barton Creek, with the south line of the said 18.716 acre tract and the north line of the said 5.846 acre MUD No. 6 tract, with the south line of the tract described herein, the following six (6) courses and distances:

1. S 31°32'35" W, a distance 27.33 feet to a 1/2-inch steel rod found at an angle point,
2. S 63°00'35" W, a distance 129.30 feet to a 1/2-inch steel rod found at an angle point,
3. S 80°14'28" W, a distance 265.18 feet to a 1/2-inch steel rod found at an angle point,

4. N 87°20'45" W, a distance 270.10 feet to a 1/2-inch steel rod found at an angle point,
5. N 77°06'02" W, a distance 361.92 feet to a 1/2-inch steel rod found at an angle point, and
6. N 75°18'11" W, a distance 175.51 feet to a 5/8-inch steel rod found at the southwest corner of the said 18.716 acre tract, same being the southeast corner of the said 25.592 acre tract, same being the northwest corner of the said 5.846 acre MUD No. 6 tract, same being the northeast corner of Lot 3, Block A, The Homestead Section Three, a subdivision according to the plat of record in Plat Book 78, Pages 165 thru 167, Plat Records of Travis County, Texas, for an angle point in the south line of the tract described herein;

**THENCE** continuing with the approximate centerline of Little Barton Creek, with the south line of the said 25.592 acre tract, with the north lines of Lot 3, Lot 2, Lot 1-A and Lot 1, said Block A, The Homestead Section Three, continuing with the south line of the tract described herein, the following seven (7) courses and distances:

1. N 79°52'21" W, a distance 149.09 feet to a 1/2-inch steel rod found at an angle point,
2. N 78°20'19" W, a distance 169.00 feet to a 1/2-inch steel rod found at an angle point,
3. N 62°38'03" W, a distance 170.19 feet to a 1-inch steel axel found at the northwest corner of said Lot 2, Block A, same being the northeast corner of said Lot 1-A, Block A,
4. N 55°41'08" W, a distance 309.14 feet to a 1/2-inch steel rod found at an angle point,
5. N 68°30'38" W, a distance 174.23 feet to a 1/2-inch steel rod found at an angle point,
6. S 88°51'51" W, a distance 186.06 feet to a 5/8-inch steel rod found at an angle point, and
7. S 55°33'31" W, a distance 130.70 feet to a 1/2-inch steel rod found in the east right-of-way line of Great Divide Drive, at the southwest corner of the said 25.592 acre tract, same being the northwest corner of said Lot 1, Block A, The Homestead Section Three, for an angle point in the south line of the tract described herein;

**THENCE** with an east, southeast, south and east line of Great Divide Drive and a west, northwest, north and west line of the said 25.592 acre tract, with the west line of the tract described herein, the following five (5) courses and distances:

1. N 00°54'20" W, a distance of 211.89 feet to a 5/8-inch steel pin found at a point of curvature,
2. with an arc of a curve to the right, having a radius of 276.99 feet and an arc distance of 308.09 feet, with a chord which bears N 31°03'10" E, a distance 292.46 feet to a 5/8-inch steel pin found at point of tangency,
3. N 62°54'10" E, a distance of 147.33 feet to a 5/8-inch steel pin found at a point of curvature,
4. with an arc of a curve to the left, having a radius of 363.19 feet and an arc distance 397.42 feet, with a chord which bears N 31°34'40" E a distance of 377.92 feet to a 5/8-inch steel pin found at a point of tangency, and
5. N 00°08'31" E, a distance of 128.08 feet to the **POINT OF BEGINNING** of the herein described tract, containing 75.092 acres of land, more or less.

**TRACT 2 ~ 5.278 ACRES:**

**BEGINNING** at a 5/8-inch steel pin found at the intersection of the curving south right-of-way line of State Highway No. 71 and the west right-of-line of said Great Divide Drive, at the northeast corner of the said 5.278 acre tract, for the northeast corner and the **POINT OF BEGINNING** the tract described herein;

**THENCE** with the west right-of-way line of said Great Divide Drive and the east line of the said 5.278 acre tract, with the east line of the tract described herein, the following five (5) courses and distances:

1. S 0°10'13" W, a distance of 137.59 feet to a 5/8-inch steel pin found at point of curvature,
2. with a curve to the right an arc distance of 320.59 feet, said curve having a radius of 293.19 feet and a chord of which bears S 31°35'20" W, a distance of 304.86 feet to a 5/8-inch steel pin found at point of tangency,
3. S 62°53'18" W, a distance of 147.49 feet to a 5/8-inch steel pin found at point of curvature,
4. with a curve to the left an arc distance of 385.89 feet, said curve having a radius of 346.99 feet and chord of which bears S 31°03'02" W 366.31 feet to a 5/8-inch steel pin found at point of tangency, and
5. S 00°52'16" E, a distance of 350.74 feet to a 1/2" steel pin found at the southeast corner of the said CCNG Real Estate Investors II, L.P. 5.278 acre tract and a northeast corner of Lot 12, Block B, The Homestead, Section Four, a subdivision of according to the plat of record in Plat Book 84, Pages 80C, 80D, 81A, 81B, Plat Records of Travis County, Texas, for the southeast corner of the herein described tract;

**THENCE** S 88°20'53" W, a distance of 5.65 feet to a 1/2-inch steel pin found at the southwest corner of the said 5.278 acre tract, same being an angle point in the north line of said Lot 12, Block B, The Homestead, Section Four, said 1/2-inch steel pin found being also the southeast corner of that certain called 44.9 acre tract described in a deed from Marcia Brown to Lamar William Brown in Volume 11673, Page 138, Real Property Records of Travis County, Texas, for the southwest corner of the tract described herein;

**THENCE** N 00°56'22" W, with the west line of the said 5.278 acre tract and the east line of the said Brown 44.9 acre tract, with the west line of the tract described herein, a distance of 789.17 feet to 1/2-inch steel pin found at the northeast corner of the said Brown 44.9 acre tract, same being an angle point in the west line of the said 5.278 acre tract, said 1/2-inch steel pin found being also the southeast corner of said Lot 3, Lake Travis Plaza, a subdivision according to the plat of record in Plat Book 97, Pages 396 and 397, Plat Records of Travis County, Texas;

**THENCE** continuing with the west line of the said 5.278 acre tract, with the east line of said Lot 3, Lake Travis Plaza, continuing with the west line of the tract described herein, the following three (3) courses and distances:

1. N 09°00'22" E, a distance of 157.10 feet to a 60d nail found in the west side of a 13" cedar tree;
2. N 10°30'34" E, a distance of 97.24 feet to a 60d nail found in the west side of a 15" cedar tree and from which 60d nail found, a second 60d nail found bears S 02°28'16" W 0.43 of one foot, and

80.370 Acres of Land  
Nancy Gibson Survey No. 521, A-322  
Jarrett Medlin Survey No. 520, A-539  
City of Bee Cave, Travis County, Texas

Bowman Job No. 5562-01-009  
FN2162R1(km)

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3. N 15°48'24" E, a distance of 178.43 feet to a 5/8-inch steel pin found in the south right-of-way line of State High No. 71, at the northwest corner of the said 5.278 acre tract, same being the northeast corner of said Lot 3, Lake Travis Plaza, for the northwest corner of the tract described herein;

**THENCE** with the south right-of-way line of State Highway No. 71 and the north line of the said 5.278 acre tract, with a north line of the tract described herein, the following two (2) courses and distances:

1. S 77°27'57" E, a distance of 210.07 feet to a calculated point of curvature, and from which calculated point a Texas Department of Transportation concrete monument found bears N 12°32'03" E, 0.35 of one foot, and
2. with an arc of a curve to the left, having a radius of 2954.80 feet, an arc distance of 201.01 feet, and a chord which bears S 79°27'45" E, a distance 200.97 feet to the **POINT OF BEGINNING** and containing 5.278 acres of land, more or less

BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID, BASED ON NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) SOLUTIONS GENERATED FROM GLOBAL POSITIONING SYSTEM (GPS) FIELD MEASUREMENTS MADE NOVEMBER 30, 2011.


BOWMAN WORD FILE: FN2162R1(km)

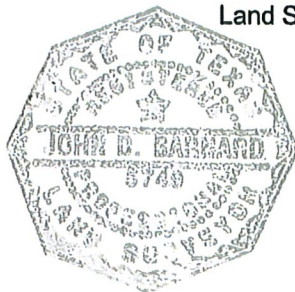
THE STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground in June 2018, under my direction and supervision.

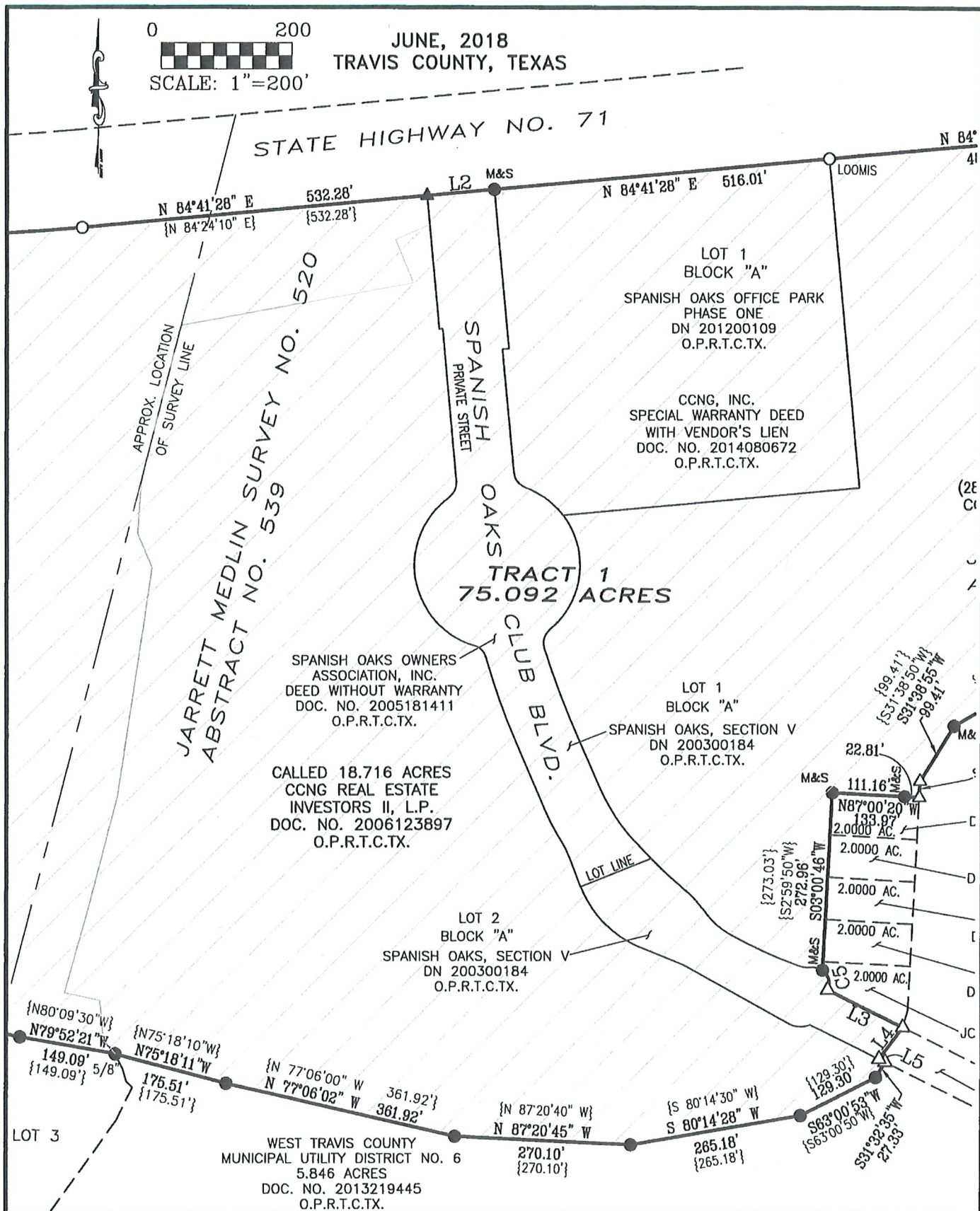
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 31<sup>st</sup> day of August 2018 A.D.

Bowman Consulting Group, Ltd.  
1120 S. Capital of Texas Hwy.  
Building 3, Ste. 220  
Austin, Texas 78746

  
John D. Barnard  
Texas Registered Professional  
Land Surveyor #5749







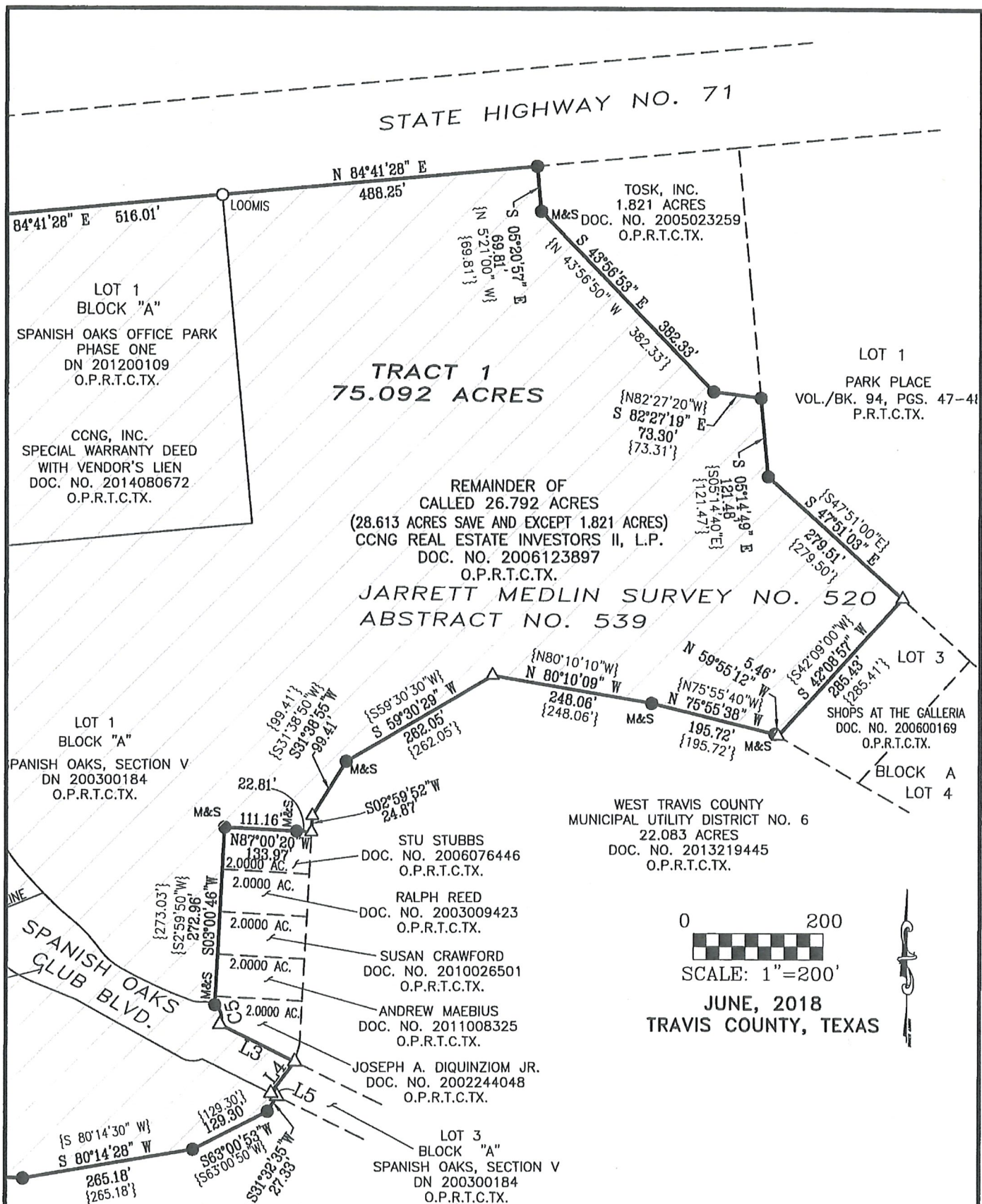
**Bowman**  
CONSULTING

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY  
FIELD NOTES FN2162R1

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**Bowman**  
CONSULTING

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**EXHIBIT TO ACCOMPANY**  
**FIELD NOTES FN2162R1**

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### CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2954.80'	201.01'	S 79°27'45" E	200.97'
C2	2954.80'	647.03'	S 89°02'19" E	645.74'
C3	293.19'	320.59'	S 31°35'20" W	304.86'
C4	346.99'	385.89'	S 31°03'02" W	366.31'
C5	24.00'	34.24'	S 14°17'18" E	31.41'
C6	276.99'	308.14'	N 31°03'24" E	292.49'
C7	363.19'	397.42'	N 31°34'27" E	377.89'

### LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 82°04'48" E	70.50'
L2	N 84°41'49" E	104.95'
L3	S 63°47'25" E	128.81'
L4	S 36°57'30" W	61.01'
L5	S 63°47'25" E	10.50'
L6	N 00°55'02" W	211.90'
L7	N 62°54'25" E	147.32'
L8	N 00°08'31" E	128.08'
L9	S 00°10'13" W	137.59'
L10	S 62°53'18" W	147.49'
L11	S 00°52'16" E	350.74'
L12	S 88°20'53" W	5.65'

### LEGEND

● CSCI 1/2" IRON ROD W/ PLASTIC CAP STAMPED  
"CAPITAL SURVEYING CO., INC." FOUND

● M&S 1/2" IRON ROD W/ PLASTIC CAP  
STAMPED "M & S 1838" FOUND

○ LOOMIS 1/2" IRON ROD W/ PLASTIC CAP  
STAMPED "LOOMIS" FOUND

● 1/2" IRON ROD FOUND UNLESS  
OTHERWISE NOTED

⊗ COTTON GIN SPINDLE FOUND

▲ MAG NAIL FOUND

○ 1/2" IRON ROD W/ PLASTIC CAP  
STAMPED "BCG" SET

{ } RECORD INFORMATION PER  
DOC. NO. 2006123897, O.P.R.T.C.TX.

[ ] RECORD ADJOINER

P.O.B. POINT OF BEGINNING

D.R.T.C.TX. DEED RECORDS OF  
TRAVIS COUNTY, TEXAS

P.R.T.C.TX. PLAT RECORDS OF TRAVIS  
COUNTY, TEXAS

R.P.R.T.C.TX. REAL PROPERTY RECORDS OF  
TRAVIS COUNTY, TEXAS

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS

#### NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID, BASED ON NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) SOLUTIONS GENERATED FROM GLOBAL POSITIONING SYSTEM (GPS) FIELD MEASUREMENTS MADE NOVEMBER 30, 2011.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999916.

**Bowman**  
CONSULTING

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY  
FIELD NOTES FN2162R1

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