

EXHIBIT A-1
PROPERTY DESCRIPTION

DESCRIPTION OF A 92.425 ACRE (4,026,033 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ORRAN WADE SURVEY NO. 540, ABSTRACT NO. 811, THE MATTHEW WILLIAMS SURVEY NO. 900, ABSTRACT NO. 823, THE I. & G.N.R.R. CO. SURVEY NO. 57, ABSTRACT NO. 2109, AND THE D. BOHLS SURVEY NO. 905, ABSTRACT NO. 129 IN TRAVIS COUNTY, TEXAS, SAID 92.425 ACRES BEING A PORTION OF THAT CALLED 126.55 ACRE TRACT OF LAND CONVEYED TO CASSANDRA INTERESTS, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2010054722 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 92.425 ACRE (4,026,033 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the approximate center line of Little Barton Creek, for the southerly corner of Lot 10, Block "A", Shops At The Galleria, a subdivision of record in Document No. 200600169 of the Official Public Records of Travis County, Texas, same being the southerly corner of that 0.914 acre City of Bee Cave Annexation Tract described in City of Bee Cave Annexation Ordinance No. 03-12-09-A, also being the easterly corner of that called 4.029 acre tract of land conveyed to CCNG Development Company, LP by instrument recorded in Document No. 2014042527 of the Official Public Records of Travis County, Texas, also being an angle point in the easterly boundary line of that 24.622 acre City of Bee Cave Annexation Tract described in City of Bee Cave Annexation Ordinance No. 266 filed in Document No. 2015199747 of the Official Public Records of Travis County, Texas, also being the northeasterly corner of that called 20.975 acre tract of land (a portion of said 126.55 acre tract), reference Document No. 2001047246, also being in the northerly boundary line of said 126.55 acre tract, for an angle point in the herein described tract, and from which a 1/2" iron rod found in rock in the common boundary between said Lot 10, Block "A" and said 4.029 acre tract, same being in the common City of Bee Cave Annexation tract boundaries between said 0.914 acre and said 24.622 acre tracts bears N 06°10'53" W at a distance of 133.28 feet;

THENCE, departing said 4.029 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, with the common boundary line between said Lot 10, Block "A", said 0.914 acre City of Bee Cave Annexation Tract and said 126.55 acre tract, same being in said approximate center line of Little Barton Creek, the following five (5) courses:

- 1) **N 50°03'52" E** for a distance of **135.83** feet to a calculated angle point;
- 2) **N 80°44'50" E** for a distance of **25.82** feet to a calculated angle point;
- 3) **N 41°57'50" E** for a distance of **43.22** feet to a calculated angle point;
- 4) **N 49°15'10" E** for a distance of **49.09** feet to a calculated angle point;
- 5) **N 68°10'10" E** for a distance of **8.50** feet to a calculated point, being in the southerly line of the original Village (City) of Bee Cave Corporate Limits (1,279.5 acre tract), same being in the southerly boundary line of said Lot 10, Block "A", for the most northerly corner of the herein described tract and a point of non-tangency of a curve to the right;

THENCE, departing said Lot 10, Block "A", same being said approximate center line of Little Barton Creek, through the interior of said 126.55 acre tract, with said original Village (City) of Bee Cave Corporate Limits, the following two (2) courses:

- 6) along said curve to the right having a delta angle of **10°36'59"**, a radius of **3319.73** feet, an arc length of **615.12** feet, and a chord which bears **S 56°38'07" E** at a distance of **614.24** feet, crossing said approximate center line of Little Barton Creek to a calculated point of tangency;

- 7) **S 51°19'39" E** for a distance of **127.88** feet to a calculated point, being in the westerly boundary line of Final Plat of Los Robles, a subdivision of record in Document No. 200100338 of the Official Public Records of Travis County, Texas, same being in the westerly boundary line of Lot 2, Block "A" of said subdivision conveyed to said CCNG Development Company, LP by instrument recorded in Document No. 2006079320 of the Official Public Records of Travis County, Texas, also being in the westerly boundary line of that City of Bee Cave Annexation of said Lot 2, Block "A" by Ordinance No. 05-07-26-A, for the northeasterly corner of the herein described tract;

THENCE, departing said original Village (City) of Bee Cave Corporate Limits, with the common boundary line between said 126.55 acre tract, in part with said Lot 2, Block "A", and in part with that called 0.333 acre tract of land out of said Lot 2, Block "A" conveyed to the Lower Colorado River Authority (LCRA) by instrument recorded in Document No. 2009020974 and corrected in Document No. 2010116430, both of the Official Public Records of Travis County, Texas, same being said City of Bee Cave Annexation Tract (Ordinance No. 05-07-26-A), the following eight (8) courses:

- 8) **S 06°50'20" W** for a distance of **16.62** feet to a calculated angle point;
- 9) **S 14°17'40" W** for a distance of **438.56** feet to a calculated angle point;
- 10) **S 35°54'00" W** for a distance of **124.49** feet to a calculated angle point;
- 11) **S 65°15'20" W** for a distance of **121.27** feet to a calculated point on line;
- 12) **S 65°15'20" W** for a distance of **28.45** feet to a calculated angle point;
- 13) **S 12°54'30" W** for a distance of **347.10** feet to a calculated angle point;
- 14) **S 02°13'50" W** for a distance of **107.04** feet to a calculated angle point;
- 15) **S 20°43'20" E**, at a distance of 240.94 feet, pass the northwesterly corner of said 0.333 acre tract, and continuing for a total distance of **343.52** feet to a calculated ell corner, being the southwesterly corner of said 0.333 acre tract in the northerly boundary line of that called 2.1778 acre tract of land conveyed to said CCNG Development Company, LP by instrument recorded in Document No. 20140026872 of the Official Public Records of Travis County, Texas;

THENCE, departing said 0.333 acre tract, with the common boundary line of said 126.55 acre tract and said 2.1778 acre tract, the following five (5) courses:

- 16) **S 73°36'40" W** for a distance of **44.38** feet to a calculated angle point;
- 17) **S 64°54'10" W** for a distance of **136.60** feet to a calculated angle point;
- 18) **S 10°12'30" W** for a distance of **103.90** feet to a calculated angle point;
- 19) **S 09°02'40" E** for a distance of **33.75** feet to a calculated angle point;
- 20) **S 44°42'40" W** for a distance of **25.23** feet to a calculated angle point in the said approximate center line of Little Barton Creek;

THENCE, continuing with said common boundary line of said 126.55 acre tract and said 2.1778 acre tract, with said approximate center line of Little Barton Creek, the following four (4) courses:

- 21) **S 51°10'40" E** for a distance of **30.33** feet to a calculated angle point;
- 22) **N 70°14'40" E** for a distance of **68.80** feet to a calculated angle point;
- 23) **S 83°02'30" E** for a distance of **91.26** feet to a calculated angle point;

- 24) **S 49°14'50" E** for a distance of **130.01** feet to a calculated angle point, being the most southerly corner of said 2.1778 acre tract, same being the most southerly southwest corner of that called 7.401 acre tract of land (Exhibit "A-1") conveyed to said CCNG Development Company, LP by instrument recorded in Document No. 2012221803 of the Official Public Records of Travis County, Texas;

THENCE, with the common boundary line of said 126.55 acre tract and said 7.401 acre tract, with said approximate center line of Little Barton Creek, the following five (5) courses:

- 25) **S 69°01'20" E** for a distance of **119.41** feet to a calculated angle point;
- 26) **S 56°05'20" E** for a distance of **175.64** feet to a calculated angle point;
- 27) **S 40°29'50" E** for a distance of **153.43** feet to a calculated angle point;
- 28) **S 49°31'40" E** for a distance of **115.51** feet to a calculated angle point;
- 29) **S 44°33'00" E** for a distance of **142.22** feet to a calculated ell corner, being the southerly corner of said 7.401 acre tract, same being the southwesterly corner of that called 47.81 acre tract of land (Tract 1) conveyed to Limestone Springs Properties L.P. by instrument recorded in Volume 12661, Page 42 of the Real Property Records of Travis County, Texas, also being the northwesterly corner of Lot 27, Block "A" 11505 TX 71, Phase 1, a subdivision of record in Document No. 200100286 of the Official Public Records of Travis County, Texas, said Lot 27, Block "A" being the southerly portion of said 126.55 acre tract, for the southeasterly corner of the herein described tract;

THENCE, departing said 7.401 acre tract and said 47.81 acre tract, through the interior of said 126.55 acre tract, same being the northerly line of said Lot 27, Block "A", the following four (4) courses:

- 30) **S 33°02'09" W** for a distance of **29.64** feet to a calculated angle point;
- 31) **S 53°30'19" W** for a distance of **217.12** feet to a calculated angle point;
- 32) **S 64°38'40" W** for a distance of **53.84** feet to a calculated angle point;
- 33) **S 59°47'20" W** for a distance of **76.77** feet to a calculated angle point, being an ell corner in the easterly boundary line of that called 35.132 acre tract of land conveyed to Synchro Realty, L.L.C. by instrument recorded in Document No. 2011036476 of the Official Public Records of Travis County, Texas, for the most southerly corner of the herein described tract, and from which a calculated angle point in the said easterly boundary line of said 35.132 acre tract, same being an angle point in both said 126.55 acre tract and said Lot 27, Block "A", bears S 59°47'20" W at a distance of 67.45 feet;

THENCE, departing said Lot 27, Block "A", same being said southerly portion of the 126.55 acre tract, with the common boundary line between said 126.55 acre tract and said 35.132 acre tract, the following nine (9) courses:

- 34) **N 30°12'40" W** for a distance of **85.08** feet to a calculated angle point;
- 35) **N 49°20'40" W** for a distance of **136.63** feet to a calculated angle point;
- 36) **N 36°33'00" W** for a distance of **195.96** feet to a calculated angle point;
- 37) **N 46°33'50" W** for a distance of **225.56** feet to a calculated angle point;
- 38) **N 34°28'00" W** for a distance of **148.83** feet to a calculated angle point;
- 39) **N 52°11'50" W** for a distance of **90.70** feet to a calculated angle point;
- 40) **N 76°47'00" W** for a distance of **159.22** feet to a calculated angle point;
- 41) **S 58°38'20" W** for a distance of **62.11** feet to a calculated angle point;

42) **S 21°59'20" E** for a distance of **86.88** feet to a calculated angle point, being the most northerly northeast corner of that called remainder of 179.82 acre tract (Exhibit "E") of land conveyed to CCNG Golf, L.L.C. by instrument recorded in Document No. 2011036477 of the Official Public Records of Travis County, Texas;

THENCE, departing said 35.132 acre tract, with the common boundary line between said 126.55 acre tract and said remainder of 179.82 acre tract, the following twenty-two (22) courses:

43) **S 82°53'40" W** for a distance of **237.22** feet to a calculated angle point;

44) **S 89°27'50" W** for a distance of **192.72** feet to a calculated angle point;

45) **S 80°02'30" W** for a distance of **286.47** feet to a calculated angle point;

46) **N 77°36'30" W** for a distance of **110.59** feet to a calculated angle point;

47) **S 88°50'10" W** for a distance of **135.67** feet to a calculated angle point;

48) **S 66°45'10" W** for a distance of **115.95** feet to a calculated angle point;

49) **S 41°55'20" W** for a distance of **82.46** feet to a calculated angle point;

50) **S 65°48'40" W** for a distance of **237.59** feet to a calculated angle point;

51) **S 40°00'50" W** for a distance of **104.94** feet to a calculated angle point;

52) **S 23°48'10" W** for a distance of **47.13** feet to a calculated angle point;

53) **N 65°10'20" W** for a distance of **99.27** feet to a calculated angle point;

54) **N 06°17'10" E** for a distance of **58.04** feet to a calculated angle point;

55) **N 09°52'50" W** for a distance of **188.07** feet to a calculated angle point;

56) **N 00°34'20" W** for a distance of **151.61** feet to a calculated angle point;

57) **N 32°38'50" W** for a distance of **222.66** feet to a calculated angle point;

58) **N 05°02'20" W** for a distance of **66.52** feet to a calculated angle point;

59) **N 12°14'00" W** for a distance of **132.54** feet to a calculated angle point;

60) **N 25°38'20" W** for a distance of **75.19** feet to a calculated angle point;

61) **N 07°35'30" W** for a distance of **253.14** feet to a calculated angle point;

62) **N 17°07'00" W** for a distance of **70.47** feet to a calculated angle point;

63) **N 26°43'10" W** for a distance of **88.42** feet to a calculated angle point;

64) **N 60°19'30" W** for a distance of **55.75** feet to a calculated angle point, same being the southeasterly corner of that called 2.0000 acre tract of land (Tract 1, Exhibit "A") conveyed to Daniel B. Porter by instrument recorded in Document No. 2007142594 of the Official Public Records of Travis County, Texas;

THENCE, departing said remainder of 179.82 acre tract, with the common boundary line between said 126.55 acre tract and said 2.0000 acre tract, the following six (6) courses:

- 65) **N 55°46'00" E** for a distance of **149.78** feet to a calculated angle point, for the most easterly corner of said 2.0000 acre tract;
- 66) **N 21°52'20" W** for a distance of **115.44** feet to a calculated angle point;
- 67) **N 29°52'40" W** for a distance of **210.32** feet to a calculated angle point, for the most northerly corner of said 2.0000 acre tract;
- 68) **S 63°50'10" W** for a distance of **149.12** feet to a calculated angle point;
- 69) **S 32°32'00" W** for a distance of **135.99** feet to a calculated angle point;
- 70) **S 00°04'00" E** for a distance of **123.06** feet to a calculated angle point, for the southwesterly corner of said 2.0000 acre tract in the northerly boundary line of said remainder of 179.82 acre tract;

THENCE, departing said 2.000 acre tract, with the common boundary line between said 126.55 acre tract and said remainder of 179.82 acre tract, the following five (5) courses:

- 71) **S 65°09'10" W** for a distance of **129.48** feet to a calculated angle point;
- 72) **N 86°17'20" W** for a distance of **80.86** feet to a calculated angle point, for the southwesterly corner of the herein described tract;
- 73) **N 02°43'10" E** for a distance of **301.02** feet to a calculated angle point;
- 74) **N 00°57'00" W** for a distance of **19.54** feet to a calculated angle point;
- 75) **N 16°14'10" E** for a distance of **28.81** feet to a calculated angle point, being the southeasterly corner of that called 0.689 acre tract of land (Exhibit "A") conveyed to SO Master Builder II. L.P. by instrument recorded in Document No. 2008150599 of the Official Public Records of Travis County, Texas, same being an angle point in the northerly boundary line of said remainder of 179.82 acre tract;
- 76) **THENCE**, departing said remainder of 179.82 acre tract, with the common boundary line of said 0.689 acre tract and said 126.55 acre tract, **N 16°14'10" E** for a distance of **111.66** feet to a calculated point, being the southwesterly corner of that called 0.2000 acre tract of land conveyed to said Daniel B. Porter by instrument recorded in Document No. 2009022306 of the Official Public Records of Travis County, Texas, for an ell corner;
- 77) **THENCE**, departing said 0.689 acre tract, with the southerly boundary of said 0.2000 acre tract, **S 73°45'50" E** for a distance of **108.12** feet to the southeasterly corner of said 0.2000 acre tract, for an ell corner;
- 78) **THENCE**, with the common boundary line between said 126.55 acre tract and the easterly boundary lines of those 0.2000 acre tracts conveyed to said Daniel B. Porter by instruments recorded in said Document No. 2009022306, Document No. 2009022305, Document No. 2009022304, Document No. 2009022303 and Document No. 2006152718, all of the Official Public Records of Travis County, Texas, **N 16°14'10" E** for a distance of **415.82** feet, being the northeasterly corner of said 0.2000 acre tract (Document No. 2006152718), same being an angle point in the easterly boundary line of that called 22.083 acre tract of land (Exhibit "C") conveyed to West Travis County Municipal Utility District No. 6 by instrument recorded in Document No. 2013219445 of the Official Public Records of Travis County, Texas, for a calculated angle point;

79) **THENCE**, with the common boundary line between said 126.55 acre tract and said 22.083 acre tract, **N 02°19'56" W** for a distance of **60.32** feet to a calculated point in the approximate center line of said Little Barton Creek, being the northeasterly corner of said 22.083 acre tract, same being the southwesterly corner of said 20.975 acre tract of land (a portion of said 126.55 acre tract), same being the most southerly southeast corner of the remainder of Lot 4, Block "A", said Shops At The Galleria (Document No. 200600169), also being the southwesterly corner of said 24.622 acre City of Bee Cave Annexation Tract, for the northwesterly corner of the herein described tract;

THENCE, departing said 22.083 acre tract, same being said remainder of Lot 4, Block "A", through the interior of said 126.55 acre tract, with the southerly boundary line of said 20.975 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, along the approximate center line of said Little Barton Creek, the following four (4) courses:

80) **S 69°48'56" E** for a distance of **234.94** feet to a calculated angle point;

81) **S 75°30'26" E** for a distance of **132.83** feet to a calculated angle point;

82) **N 74°52'34" E** for a distance of **73.04** feet to a calculated angle point;

83) **S 53°04'06" E** for a distance of **205.86** feet to a 5/8 inch iron rod found, for an angle point;

THENCE, departing said approximate center line of said Little Barton Creek, continuing through the interior of said 126.55 acre tract, with the southerly boundary line of said 20.975 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, the following twelve (12) courses:

84) **N 26°23'04" E** for a distance of **95.97** feet to a boat spike found for an angle point;

85) **S 73°07'16" E** for a distance of **33.46** feet to a 1/2 inch iron rod in rock found for an angle point;

86) **S 26°25'04" W** for a distance of **58.90** feet to a 1/2 inch iron rod in rock found for an angle point;

87) **S 49°11'16" E** for a distance of **156.12** feet to an 80d nail found for an angle point;

88) **S 47°06'36" E** for a distance of **83.42** feet to an 80d nail found for an angle point;

89) **S 48°13'06" E** for a distance of **138.83** feet to an 80d nail found for an angle point;

90) **S 39°33'36" E** for a distance of **210.21** feet to an 80d nail found for an angle point;

91) **S 37°37'46" E** for a distance of **216.03** feet to an 80d nail found for an angle point;

92) **S 51°22'36" E** for a distance of **226.83** feet to an 80d nail found for an angle point;

93) **S 84°31'36" E** for a distance of **123.75** feet to an 80d nail found for an angle point;

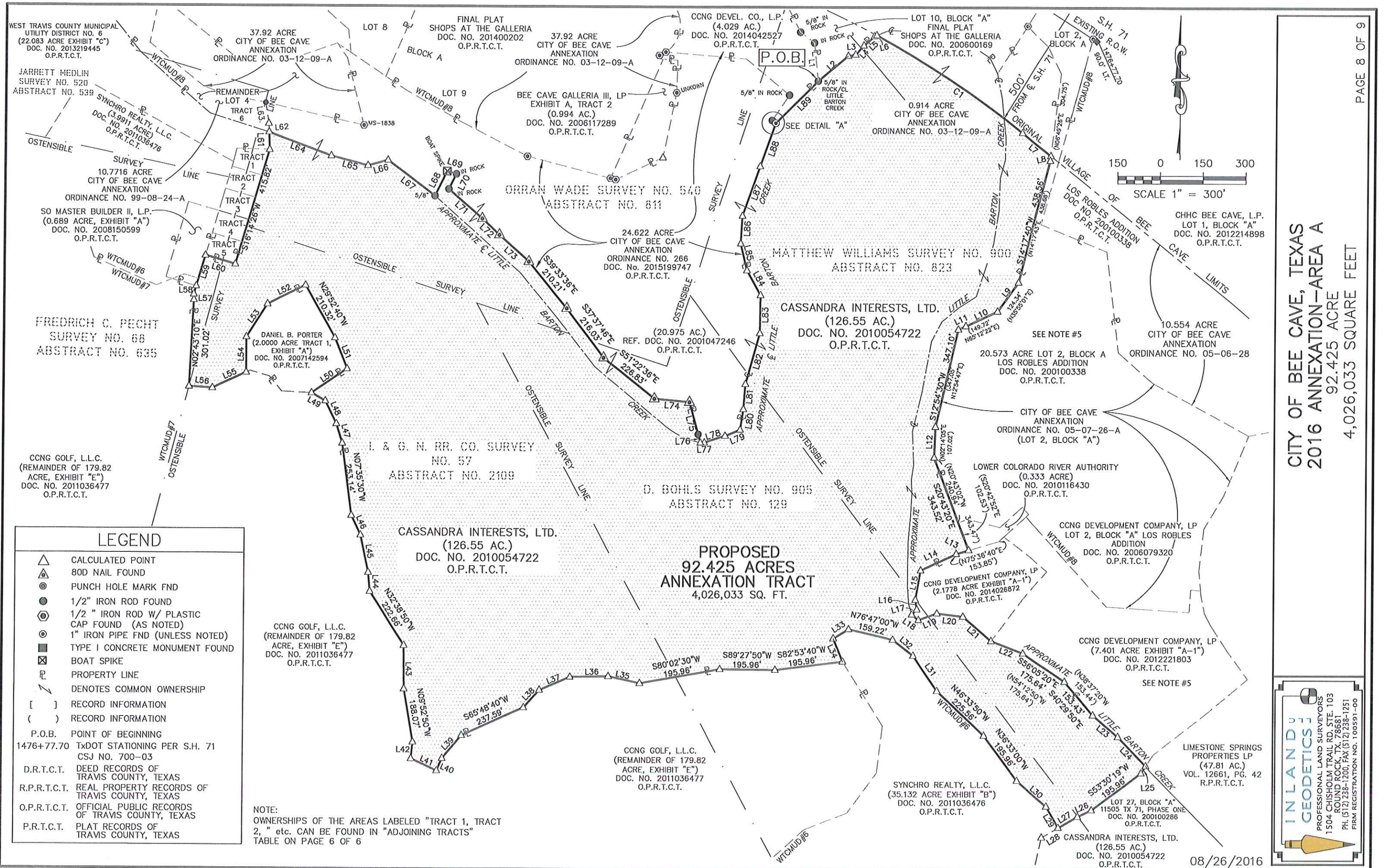
94) **S 15°36'36" E** for a distance of **115.88** feet to a 1/2 inch iron rod found for a point on line;

95) **N 15°36'36" W** for a distance of **29.92** feet to a calculated point in the said approximate center line of Little Barton Creek, for an angle point;

THENCE, with said approximate center line of said Little Barton Creek, continuing through the interior of said 126.55 acre tract, with the southerly boundary line of said 20.975 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, the following thirteen (13) courses:

96) **N 87°28'34" E** for a distance of **14.56** feet to a calculated angle point;

97) **N 72°32'04" E** for a distance of **76.36** feet to a calculated angle point;



**CITY OF BEE CAVE, TEXAS
2016 ANNEXATION—AREA A
92.425 ACRES
4,026,033 SQUARE FEET**

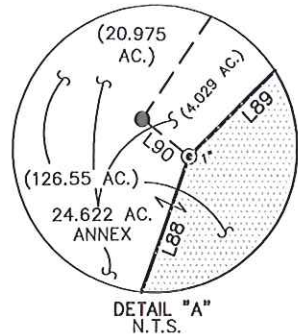
INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

LEGEND

- △ CALCULATED POINT
- ▲ 80D NAIL FOUND
- ⊙ PUNCH HOLE MARK FND
- 1/2" IRON ROD FOUND
- ⊕ 1/2" IRON ROD W/ PLASTIC CAP FOUND (AS NOTED)
- ⊙ 1" IRON PIPE FND (UNLESS NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ⊠ BOAT SPIKE
- PROPERTY LINE
- DENOTES COMMON OWNERSHIP
- [] RECORD INFORMATION
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
1476+77.70 TxDOT STATIONING PER S.H. 71
CSJ NO. 700-03
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

NOTE:
OWNERSHIPS OF THE AREAS LABELED "TRACT 1, TRACT 2," etc. CAN BE FOUND IN "ADJOINING TRACTS" TABLE ON PAGE 6 OF 6

08/26/2016



NO.	BEARING	DISTANCE
L1	N 06°10'53" W	133.28'
(L1)	(S04°20'10"E)	(133.27')
L2	N 50°03'52" E	135.83'
(L2)	(S50°03'53"W)	(135.83')
L3	N 80°44'50" E	25.82'
(L3)	(S80°40'07"W)	(25.74')
L4	N 41°57'50" E	43.22'
(L4)	(S41°58'03"W)	(43.22')
L5	N 49°15'10" E	49.09'
(L5)	(S49°15'40"W)	(49.11')
L6	N 68°10'10" E	8.50'
(L6)	(S68°10'40"W)	
L7	S 51°19'39" E	127.88'
L8	S 06°50'20" W	16.62'
(L8)	(N06°49'26"E)	
L9	S 35°54'00" W	124.49'
L10	S 65°15'20" W	121.27'
L11	S 65°15'20" W	28.45'
L12	S 02°13'50" W	107.04'
(L12)	(N02°14'05"E)	(107.02')
L13	S 73°36'40" W	44.38'
L14	S 64°54'10" W	136.60'
(L14)	(N66°46'50"E)	(136.59')
L15	S 10°12'30" W	103.90'
(L15)	(N12°05'00"E)	(103.90')
L16	S 09°02'40" E	33.75'
(L16)	(N07°10'10"W)	(33.75')
L17	S 44°42'40" W	25.23'
(L17)	(N46°35'20"E)	
L18	S 51°10'40" E	30.33'
(L18)	(N49°18'00"W)	(30.33')
L19	N 70°14'40" E	68.80'
(L19)	(S72°07'20"W)	(68.80')
L20	S 83°02'30" E	91.26'
(L20)	(N81°09'50"W)	(91.26')
L21	S 49°14'50" E	130.01'
(L21)	(N47°22'20"W)	(130.01')

NO.	BEARING	DISTANCE
L22	S 69°01'20" E	119.41'
(L22)	(N67°08'50"W)	(119.41')
L23	S 49°31'40" E	115.51'
(L23)	(N47°39'20"W)	(115.52')
L24	S 44°33'00" E	142.22'
(L24)	(N42°40'20"W)	142.21'
L25	S 33°02'09" W	29.64'
(L25)	(N33°01'32"E)	(29.63')
L26	S 64°38'40" W	53.84'
(L26)	(N64°59'07"E)	(45.46')
(L26)	(N62°47'50"E)	(8.39')
L27	S 59°47'20" W	76.77'
(L27)	(N59°47'16"E)	
L28	S 59°47'20" W	67.45'
(L28)	(N59°47'20"W)	(67.45')
L29	N 30°12'40" W	85.08'
L30	N 49°20'40" W	136.63'
L31	N 34°28'00" W	148.83'
L32	N 52°11'50" W	90.70'
L33	S 58°38'20" W	62.11'
L34	S 21°59'20" E	86.88'
L35	N 77°36'30" W	110.59'
L36	S 88°50'10" W	135.67'
L37	S 66°45'10" W	115.95'
L38	S 41°55'20" W	82.46'
L39	S 40°00'50" W	104.94'
L40	S 23°48'10" W	47.13'
L41	N 65°10'20" W	99.27'
L42	N 06°17'10" E	58.04'
L43	N 00°34'20" W	151.61'
L44	N 05°02'20" W	66.52'
L45	N 12°14'00" W	132.54'
L46	N 25°38'20" W	75.19'
L47	N 17°07'00" W	70.47'
L48	N 26°43'10" W	88.42'
L49	N 60°19'30" W	55.75'
L50	N 55°46'00" E	149.78'

NO.	BEARING	DISTANCE
L51	N 21°52'20" W	115.44'
L52	S 63°50'10" W	149.12'
L53	S 32°32'00" W	135.99'
L54	S 00°04'00" E	123.06'
L55	S 65°09'10" W	129.48'
L56	N 86°17'20" W	80.86'
L57	N 00°57'00" W	19.54'
L58	N 16°14'10" E	28.81'
L59	N 16°14'10" E	111.66'
(L59)	(S16°14'10"W)	(111.84')
L60	S 73°45'50" E	108.12'
L61	N 02°19'56" W	60.32'
(L61)	(S02°13'05"E)	(60.06')
L62	N 02°19'56" W	30.82'
(L62)	(N02°19'40"W)	(30.82')
L63	N 09°01'36" W	73.48'
(L63)	(N09°01'20"W)	(73.48')
L64	S 69°48'56" E	234.94'
(L64)	(N69°48'40"W)	(234.94')
L65	S 75°30'26" E	132.83'
(L65)	(N75°30'10"W)	(132.83')
L66	N 74°52'34" E	73.04'
(L66)	(S74°52'50"W)	(73.04')
L67	S 53°04'06" E	205.86'
(L67)	(N53°03'50"W)	(205.86')
L68	N 26°23'04" E	95.97'
(L68)	(S26°23'20"W)	(95.97')
L69	S 73°07'16" E	33.46'
(L69)	(N73°07'00"W)	(33.46')
L70	S 26°25'04" W	58.90'
(L70)	(N26°25'20"E)	(58.90')
L71	S 49°11'16" E	156.12'
(L71)	(N49°11'00"W)	(156.12')
L72	S 47°06'36" E	83.42'
(L72)	(N47°06'20"W)	(83.42')
L73	S 48°13'06" E	138.83'
(L73)	(N48°12'50"W)	(138.83')

NO.	BEARING	DISTANCE
L74	S 84°31'36" E	123.75'
(L74)	(N84°31'20"W)	(123.75')
L75	S 15°36'36" E	115.88'
(L75)	(N15°36'20"W)	(115.88')
L76	S 15°36'36" E	29.92'
(L76)	(N15°36'20"W)	(29.92')
L77	N 87°28'34" E	14.56'
(L77)	(S87°28'50"W)	(14.56')
L78	N 72°32'04" E	76.36'
(L78)	(S72°32'20"W)	(76.36')
L79	N 67°34'54" E	57.18'
(L79)	(S67°35'10"W)	(57.18')
L80	N 08°59'44" E	72.16'
(L80)	(S09°00'00"W)	(72.16')
L81	N 04°10'24" E	87.48'
(L81)	(S04°10'40"W)	(87.48')
L82	N 15°31'44" E	183.41'
(L82)	(S15°32'00"W)	(183.41')
L83	N 00°31'24" E	132.29'
(L83)	(S00°31'40"W)	(132.29')
L84	N 29°07'06" W	97.98'
(L84)	(S29°06'50"E)	(97.98')
L85	N 13°28'36" W	96.43'
(L85)	(S13°28'20"E)	(96.43')
L86	N 03°10'24" E	96.39'
(L86)	(S03°10'40"W)	(96.39')
L87	N 19°21'14" E	184.11'
(L87)	(S19°21'30"W)	(184.11')
L88	N 19°23'14" E	158.84'
(L88)	(S19°22'30"W)	(158.84')
L89	N 45°06'39" E	208.19'
(L89)	(S47°00'00"W)	(208.25')
L90	N 52°08'53" W	15.84'
(L90)	(S52°15'40"E)	(15.92')
(L90)	(N50°22'40"W)	(15.92')

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
- 2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.
- 3) THE DANIEL B. PORTER 2.00 ACRE TRACT DEPICTED HEREON HAS A BLANKET ACCESS EASEMENT AS PER DOCUMENT No. 2002192635 OF THE OFFICIAL PUBLIC RECORDS THAT AFFECTS THE PROPOSED ANNEXATION AREA SHOWN HEREON.
- 4) EASEMENTS PLATTED OR OTHERWISE WERE NOT ADDRESSED HEREON.
- 5) ADJOINER LOTS - LOT 2, BLOCK "A", FINAL PLAT OF LOS ROBLES OWNED BY CCNG DEVELOPMENT COMPANY, LP, - CCNG DEVELOPMENT COMPANY, LP 7.401 ACRE TRACT AND - CCNG DEVELOPMENT COMPANY, LP 2.1778 AC TRACT ARE NOW SUBJECT TO "DECLARATION OF CONDOMINIUM REGIME" RECORDED IN DOCUMENT No. 2014059249 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	10°36'59"	3319.73'	615.12'	614.24'	S56°38'07"E

ADJOINING TRACTS			
TRACT	OWNER	ACREAGE	RECORD INFO.
TRACT 1	DANIEL B. PORTER	0.2000 ACRES	DOC. No. 2006152718 O.P.R.T.C.T.
TRACT 2	DANIEL B. PORTER	0.2000 ACRES	DOC. No. 2009022303 O.P.R.T.C.T.
TRACT 3	DANIEL B. PORTER	0.2000 ACRES	DOC. No. 2009022304 O.P.R.T.C.T.
TRACT 4	DANIEL B. PORTER	0.2000 ACRES	DOC. No. 2009022305 O.P.R.T.C.T.
TRACT 5	DANIEL B. PORTER	0.2000 ACRES	DOC. No. 2009022306 O.P.R.T.C.T.
TRACT 6	REMAINDER LOT 4, BLOCK "A" SHOPS AT THE GALLERIA		DOC. No. 201400202 O.P.R.T.C.T.

LEGEND	
	CALCULATED POINT
	80D NAIL FOUND
	PUNCH HOLE MARK FND
	1/2" IRON ROD FOUND
	1/2" IRON ROD W/ PLASTIC CAP FOUND (AS NOTED)
	1" IRON PIPE FND (UNLESS NOTED)
	TYPE I CONCRETE MONUMENT FOUND
	BOAT SPIKE
	PROPERTY LINE
	DENOTES COMMON OWNERSHIP
[]	RECORD INFORMATION
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE PARTIALLY ON THE GROUND AND PARTIALLY FROM RECORD INFORMATION UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo 09/09/2016
 LAWRENCE M. RUSSO DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
 INLAND GEODETICS, LLC
 FIRM REGISTRATION NO. 100591-00
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TX 78681



08/26/2016



CITY OF BEE CAVE, TEXAS
 2016 ANNEXATION - AREA A
 92.425 ACRE

4,026,033 SQUARE FEET