



**Operating Permit to Produce Groundwater in
Southwestern Travis County Groundwater Conservation District**

Permit No.

Permittee/ Well Owner: Clancy Utility Holdings, LLC
c/o Shaun Miller, President

Permittee Mailing Address: 4143 Maple Avenue, Suite 400
Dallas, Texas 75219

Permit Type: Operating Permit for an Existing Non-Exempt Well

Number of Wells: 01

Well Identification: State Well Report Tracking No. 527548 (the "Well")

Well Description: A single (non-aggregate) Public Water Supply Well, to be equipped with a 5-horsepower pump, and an estimated rate of withdrawal of 25 gallons per minute.

*While the well will work conjunctively with four other proposed wells, those wells are located outside the Southwestern Travis County Groundwater Conservation District ("District"). Therefore, the Permittee's well system is not "aggregated" under the District Rules.

Well Location(s): Longitude W -98.133722, Latitude N 30.330440 (within the 168.845 acres in Travis County described below under "Place of Use").

Term: The Permit term is one year, beginning on the date of issuance listed below, and ending on ____, 2025, and is renewable under District Rule 3.4(D)(3).

Well Property Location and Place of Use: The well is located on the Travis County portion of 1,400.809 contiguous acres composed of 168.845 acres located in Travis County and 1,231.964 acres located in Hays County, more particularly described by the metes and bounds description and survey attached as Exhibit "A" ("Well Property"). The Place of Use is the Well Property.



Authorized Used: Municipal use (retail public water supply and wastewater service), subject to the Agreed Special Permit Conditions incorporated in this Permit.

Export Authorization: Export is authorized within the Place of Use, which overlays 168.845 acres within the District and 1,231.964 acres outside the District. The Export Fee is addressed below.

Authorized Production Amount:

The Permittee may withdraw up to 14.15 acre-feet of groundwater per annum from the Middle Trinity Aquifer and place it to beneficial use for the purpose stated in this Permit, subject to restrictions on withdrawals set forth in this Permit and the District Rules, which may be amended from time to time in the future. Upon demonstration of need for additional groundwater withdrawals, based on construction progress, the Permittee may withdraw up to 28.3 acre-feet of groundwater per annum from the Middle Trinity Aquifer and place it to beneficial use for the purpose of use stated in this Permit, subject to additional restrictions on withdrawals set forth in this Permit and the District Rules. The Permittee's authorized groundwater withdrawal is limited to only the amount of water which is required without being wasteful during the term of the Permit, but not to exceed the Authorized Production Amount in place at the time.

Fees

Production Fee:

- a) Permittee must pay a quarterly production fee based on the actual amount of groundwater withdrawn at the rate of \$0.20 per thousand gallons of water reported as actually withdrawn from the well in accordance with District Rule 3.4(D)(7) and the District's Fee Schedule.
- b) The aforementioned production fee rate is subject to future changes in accordance with the District Rules.

Export Fee:

Permittee agrees to pay an export fee equal to 30 percent of the production fee in this Permit, which export fee shall be paid quarterly simultaneously with the production fee.

Service Connection Fees:

Permittee must remit to the District a completed service connection form and a corresponding one-time Service Connection Fee for each new service connection made to the well system throughout the Place of Use, in advance of initial use in accordance with District Rule 3.8 and the District Fee Schedule at the rates in place at the time the service connection form is received by the District.



Standard Permit Conditions

Meter Requirements:

- a) Prior to producing any groundwater, the well must be equipped with a water meter, purchased, installed, and maintained at the Permittee's expense.
- b) The Permittee must register the meter with the District, and the meter must be approved by the District in accordance with District Rule 3.4(D)(6). The registration must identify the manufacturer and model of the meter, and the serial number of the particular meter installed.
- c) The meter must be a mechanically driven, digital, totalizing water meter and functioning at all times. The digital totalizer must not be resettable by the Permittee and must be capable of a maximum reading greater than the maximum expected pumpage and rate during the expected lifetime of the meter.
- d) Battery operated registers must have a minimum five-year life expectancy and must be permanently hermetically sealed. Battery operated registers must visibly display the expiration date of the battery.
- e) All meters must meet the requirements for registration accuracy set forth in the American Water Works Association standards for cold-water meters.
- f) Meters may be inspected for proper installation and operation, and they may be read by District personnel at any time between regular use reporting, subject to property access conditions set forth in District Rule 4.5

Reporting Requirements:

- a) Permittee shall report monthly meter readings indicating actual groundwater use on forms provided by the District. Meter readings must be read within five (5) days of the end of each reporting month and submitted to the District no later than ten (10) days after the end of the reporting month.
- b) False reporting or logging of meter readings, intentionally tampering with or disabling a meter, or similar actions to avoid accurate reporting of groundwater use and pumpage constitute a violation of the District Rule 3.4(D)(6) and this Permit, and will result in such penalties as the Board may assess, in accordance in Chapter 36 of the Texas Water Code and District Rule 7.4, as may be amended from time to time.
- c) The District may charge late fees for meter readings that are not timely provided by the Permittee in accordance with the District's Fee Schedule, in addition to or in lieu of assessing enforcement penalties for violating permit conditions.

Periodic Permit Review:

This Permit is subject to periodic review and enforcement by the General Manager or the General Manager's designees to assess and record the well's use, pumpage volume, and compliance for use in future permit renewal assessments and enforcement in accordance with District Rule 3.6(A).



Enforcement and Involuntary Amendment or Revocation:

This Permit is subject to all enforcement remedies available to the District under the laws of the State of Texas and the District Rules, including involuntary amendment or revocation for violation of District Rules, this Permit, Chapter 36 of the Texas Water Code, the District's Enabling Legislation, waste of groundwater, falsifying records or reports, or other actions the Board determines to be detrimental to the groundwater resources in the District.

Change of Well Ownership:

Any change of ownership in the well must be reported by the new owner by submitting the appropriate form to the General Manager within 90 days following the change of ownership in accordance with District rules 3.2(C)(1) and 3.6(C).

Change of Well Condition, Operation, or Status:

No person may change the type of use of a registered well; alter the size of a registered well, the well pump, or its production amount or capacity, including the elevation of the pump within the borehole; or plug a registered well without prior District authorization. Any such changes require the Permittee/Well Owner to submit the appropriate form to the District, which shall be processed in accordance District rules 3.2(C) and 3.6(D).

Notification Required Prior Pump Installation:

Permittee or Permittee's pump installer must notify the District either verbally or in writing no less than 24 hours before a pump is installed in the well in accordance with District Rule 4.1(A)(2).

Well Inspections:

- a) District employees, Board members, District consultants, or other District agents may access the Well and Well Property to conduct random or periodic inspections of wells for any District purpose, including enforcement, in accordance with Texas Water Code § 36.123, Texas Spec. Dist. Code § 8871.105, and District Rule 4.5.
- b) Permittee or Permittee's pump-installer shall equip the Well with an inspection port, inspection tube, or some other means that will allow free and clear vertical access to the water table for the purposes of measuring water levels or disinfecting the Well in accordance with District Rule 4.3(C).
- c) Permittee shall equip the Well with a water level transducer and will provide access to District personnel and their designees to collect groundwater data on a monthly basis, or upon request of the District's General Manager.

Laws, Policies, and Rules in Effect:

This Permit is issued contingent on Permittee's continued compliance with any future changes to the laws of the State of Texas, the District's Drought Curtailments and Contingency Plans, Groundwater Management Plan, and other applicable District Rules. The Permittee shall comply with all such laws, policies, and rules now in effect, and as may be amended from time to time in the future.



Avoidance of Waste:

By accepting this Permit, the Permittee acknowledges and agrees that the Permittee, and any successor(s) in interest, must avoid waste and achieve water conservation and shall comply with all the terms and conditions embodied in the Permit, and District Rules, District orders, and approved Management Plan, as may be amended from time to time, and to the continuing right of the District to manage the groundwater within the District.

Sealing, Capping, and Plugging Requirements:

By accepting this Permit, the Permittee acknowledges and agrees that the District may require the sealing, capping, or plugging of the Well for the reasons provided by District Rule 4.4.

Agreed Special Permit Conditions

Public Water Supply Requirements:

- a) This Permit is contingent on approval by the Texas Commission on Environmental Quality (“TCEQ”) of the well as a public water supply well, and Permittee’s compliance with the applicable federal, state, and local laws and regulations governing retail public water supply in Texas. Permittee agrees to provide a copy of a letter from the TCEQ that the above-identified well has been approved as a public water supply well prior to producing any water from the well.
- b) This Permit is contingent on approval of the Public Utility Commission of Texas (“PUC”) of Permittee’s application for a certificate of convenience and necessity over the Place of Use. Permittee agrees to provide a copy of a PUC-issued certificate of convenience and necessity and accompanying map(s) indicating that the Permittee or Well Owner has been granted the right to provide retail public water service throughout the Place of Use.
- c) This Permit is contingent on the successful issuance of a surface water diversion permit from the TCEQ, and Permittee agrees to not produce any groundwater under this Permit until all legally available surface water rights have been exhausted. Permittee agrees to store 1.5 million gallons of surface water and no withdrawals may be made under this Permit until it has first utilized all of the useable stored water.

Transition Production to Alternative Sources of Supply:

- a) Permittee agrees that any future request for an increase in the volume of groundwater authorized under this Permit, any request for a replacement well, or any request for a new well within the portion of the Place of Use located within the District requires a permit amendment under District Rules, and any such authorizations and the completion of any such wells will be limited to the Lower Trinity Aquifer.
- b) This Permit initially authorizes production from the Middle Trinity Aquifer, however, by January 1, 2026, the Permittee agrees to transition all production out of the Middle Trinity Aquifer to the Lower Trinity Aquifer to the extent groundwater is available to be



produced and production from the Lower Trinity Aquifer does not unreasonably affect existing groundwater and surface water resources or existing permit holders and will not result in failing to achieve the desired future condition for the Trinity Aquifer.

- c) Permittee agrees to develop and implement a Lower Trinity Aquifer, aquifer storage and recovery (“ASR”) pilot project to identify potential storage and recovery capabilities of the Lower Trinity Aquifer by January 1, 2026. Water to be stored in the project must come from surface water only. Water produced from the ASR system will not be subject to District drought curtailments.
- d) Permittee agrees to develop and implement a Managed Aquifer Recharge pilot project to identify potential site-specific Middle Trinity recharge capabilities by January 1, 2026.

Agreed Production Restrictions and Required Deed Restrictions:

- a) Permittee agrees that groundwater withdrawals under the Permit may not exceed 1/6th of the annual permitted allotment in any given month. Permittee agrees to pay a \$10/1000 gallon charge for overproduction of its monthly permitted amount and to faithfully pursue compliance with its groundwater production limitations to resolve violations.
- b) Permittee agrees that groundwater produced under this Permit is strictly prohibited from being used for landscape irrigation within the Place of Use.
- c) Permittee agrees that new exempt wells are strictly prohibited within the Place of Use, unless exclusively used for groundwater monitoring.
- d) Permittee agrees that no groundwater produced under this Permit may be used to fill or maintain ponds or other surface impoundments.
- e) Permittee agrees that rainwater will be collected on all roof structures throughout the Place of Use except for insignificant surface areas and will be used as potable water within the Place of Use, including for irrigation for home sites.
- f) Permittee agrees that no septic systems will be located within the Place of Use.
- g) The conditions in this subsection will be incorporated in the deed restrictions covering the Place of Use and will include minimum storage capacity for rainwater systems.

Monitoring and Reporting:

- a) Permittee agrees to work with the District to create and maintain a spring flow – monitor well level correlation model by January 2025.
- b) Permittee agrees to meter and report to the District surface water production on a quarterly basis (to be delivered along with the quarterly groundwater production report identified under the “Production Fees” section of this Permit).
- c) Permittee agrees to report to the District stored water levels on a quarterly basis (to be delivered along with the quarterly groundwater production report identified under the “Production Fees” section of this Permit).
- d) Permittee will provide surface water diversion reports to the District within 30 days of submitting such reports to the Texas Commission on Environmental Quality.



This Permit is hereby issued this the ___ day of _____, 2024, by the order of the Southwestern Travis County Groundwater Conservation District, and agreed to by the Permittee, who hereby binds himself to the duties outlined hereabove.

_____,
Richard Scadden, Board President
Southwestern Travis County Groundwater Conservation District

ATTEST:

_____,
Tim Van Ackeren, Secretary
Southwestern Travis County Groundwater Conservation District.

PERMITTEE:

_____,
Shaun Miller, President
Clancy Utility Holdings, LLC

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Exhibit "A"
Well Property Location and Place of Use

FIELD NOTES DESCRIPTION

DESCRIPTION OF 1400.809 ACRES OF LAND IN THE J.C. LITTLE SURVEY NO. 428, A-493, J.M. HAMMETT SURVEY NO. 534, A-420, J.B. HAMMETT SURVEY NO. 212, A-2438, W. HAMMETT SURVEY, A-2406 AND THE C. & M.R.R. SURVEY NO. 171, A- 2161, TRAVIS COUNTY, TEXAS AND ALSO IN THE J.B. HAMMETT SURVEY, A-636, W.J. MONCKTON SURVEY NO. 172, A-782, H.&O.B. R.R. CO. SURVEY NO. 3, A-553, P.H. CAMMANS SURVEY, A-129, AND THE A. RUESS SURVEY, A-562, HAYS COUNTY, TEXAS, SAID 1400.809 ACRES BEING ALL OF THAT CERTAIN CALLED 278.480 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO GEORGE H. NORSWORTHY OF RECORD IN VOLUME 1456, PAGE 691, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 278.480 ACRE TRACT BEING COMPRISED OF LOTS 2, 3 AND 4, BLOCK C, HURLBUT RANCH EAST, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGES 161 THRU 170, PLAT RECORDS OF HAYS COUNTY, TEXAS, ALSO SAID 1400.809 ACRES BEING ALL OF THAT CERTAIN CALLED 1121.464 ACRES, COMPRISED OF A CERTAIN CALLED 260.40 ACRES DESIGNATED PARCEL ONE, TRACT I AND 433.42 ACRES DESIGNATED AS PARCEL ONE, TRACT II, AND A CERTAIN CALLED 425.192 ACRES DESIGNATED AS PARCEL TWO AND AND A CERTAIN CALLED 2.452 ACRES DESIGNATED AS PARCEL THREE AND DESCRIBED IN THE DEED WITH GENERAL WARRANTY FROM BETTY MORONEY NORSWORTHY (95% INTEREST) TO NORSWORTHY RANCH, LTD OF RECORD IN VOLUME 1126, PAGE 381, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 12345, PAGE 607, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND FROM GEORGE H. NORSWORTHY, JR. (5% INTEREST) TO NORSWORTHY RANCH, LTD OF RECORD IN VOLUME 1126, PAGE 369, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 12345, PAGE 595, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1400.809 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON PLAN NO. 3603, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of Roy Creek Trail, a 60 foot road as shown on said Hurlbut Ranch East, at the southwest corner of the said 278.480 acre Norsworthy tract, same being the southwest corner of said Lot 2, Block C, Hurlbut Ranch East, and the northwest corner of Lot 1, Vista Ridge Estates, a subdivision according to the plat of record in Volume 6, Pages 51 and 52, Plat Records of Hays County, Texas, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE with the east right-of-way line of said Roy Creek Trail and the west line of the said 278.480 acre Norsworthy tract, with the west lines of Lot's 2, 3 and 4, Block C, Hurlbut Ranch East and with the west line of the tract described herein, the following forty (40) courses and distances:

1. N 22°56'16" W, a distance of 317.61 feet to a 1/2-inch iron rod found at a point of curvature,
2. with the arc of a curve to the left, having a radius of 430.75 feet, an arc distance of 105.21 feet, and a chord which bears N 29°29'19" W, a distance of 104.95 feet to a 1/2-inch iron rod found at a point of tangency,
3. N 37°01'58" W, a distance of 142.11 feet to a 1/2-inch iron rod found at a point of curvature,
4. with the arc of a curve to the right, having a radius of 225.00 feet, an arc distance of 123.93 feet, and a chord which bears N 20°53'29" W, a distance of 122.37 feet to a 60d nail found in fence post at a point of tangency,
5. N 05°18'57" W, a distance of 563.42 feet to a 1/2-inch iron rod found at a point of curvature,
6. with the arc of a curve to the left, having a radius of 275.00 feet, an arc distance of 333.65 feet, and a chord which bears N 39°55'47" W, a distance of 313.56 feet to a calculated point of tangency,

7. N 75°07'04" W, a distance of 114.52 feet to a 1/2-inch iron rod found at a point of curvature,
8. with the arc of a curve to the right, having a radius of 225.00 feet, an arc distance of 158.77 feet, and a chord which bears N 54°00'55" W, a distance of 155.50 feet to a 60d nail found in a fence post at a point of tangency,
9. N 34°32'58" W, a distance of 217.64 feet to a 1/2-inch iron rod found at a point of curvature,
10. with the arc of a curve to the right, having a radius of 225.00 feet, an arc distance of 71.49 feet, and a chord which bears N 25°01'11" W, a distance of 71.19 feet to a 1/2-inch iron rod found at an angle point,
11. N 15°57'42" W, a distance of 239.96 feet to a 1/2-inch iron rod found at a point of curvature,
12. with the arc of a curve to the left, having a radius of 276.00 feet, an arc distance of 123.19 feet, and a chord which bears N 28°45'35" W, a distance of 122.17 feet to a 1/2-inch iron rod found at a point of reverse curvature,
13. with the arc of a curve to the right, having a radius of 226.15 feet, an arc distance of 117.82 feet, and a chord which bears N 26°32'27" W, a distance of 116.50 feet to a 1/2-inch iron rod found at a point of reverse curvature,
14. with the arc of a curve to the left, having a radius of 276.00 feet, an arc distance of 86.41 feet, and a chord which bears N 20°45'42" W, a distance of 86.05 feet to a 1/2-inch iron rod found for a point of tangency,
15. N 29°36'13" W, a distance of 458.31 feet to a calculated angle point,
16. with the arc of a curve to the right, having a radius of 223.63 feet, an arc distance of 120.51 feet, and a chord which bears N 14°12'49" W, a distance of 119.06 feet to a 1/2-inch iron rod found at a point of tangency,
17. N 01°06'54" E, a distance of 526.33 feet to a calculated angle point,
18. N 03°08'41" E, a distance of 355.16 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 3, Block C, Hurlbut Ranch East, same being the southwest corner of Lot 4, Block C, Hurlbut Ranch East,
19. N 03°08'41" E, a distance of 177.76 feet to a calculated point of curvature,
20. with the arc of a curve to the right, having a radius of 400.00 feet, an arc distance of 100.31 feet, and a chord which bears N 10°16'09" E, a distance of 100.05 feet to a calculated point of reverse curvature,
21. with the arc of a curve to the left, having a radius of 400.00 feet, an arc distance of 105.13 feet, and a chord which bears N 09°55'28" E, a distance of 104.83 feet to a 1/2-inch iron rod found at a point of tangency,
22. N 02°28'44" E, a distance of 199.78 feet to a 1/2-inch iron rod found for a point of curvature,
23. with the arc of a curve to the left, having a radius of 161.96 feet, an arc distance of 226.84 feet, and a chord which bears N 37°40'42" W, a distance of 208.75 feet to a calculated point of reverse curvature,

24. with the arc of a curve to the right, having a radius of 240.98 feet, an arc distance of 162.93 feet, and a chord which bears N 58°26'02" W, a distance of 159.84 feet to a 1/2-inch iron rod found at a point of tangency,
25. N 39°22'28" W, a distance of 20.53 feet to a calculated point of curvature,
26. with the arc of a curve to the right, having a radius of 21.90 feet, an arc distance of 39.58 feet, and a chord which bears N 12°40'59" E, a distance of 34.41 feet to a calculated point of tangency,
27. N 64°27'41" E, a distance of 189.40 feet to a 1/2-inch iron rod found for a point of curvature,
28. with the arc of a curve to the left, having a radius of 415.00 feet, an arc distance of 104.73 feet, and a chord with bears N 57°13'49" E, a distance of 104.45 feet to a bolt found at a point of tangency,
29. N 50°01'36" E, a distance of 75.36 feet to a calculated point of curvature,
30. with the arc of a curve to the left, having a radius of 310.00 feet, an arc distance of 116.55 feet, and a chord which bears N 39°15'51" E, a distance of 115.86 feet to a 1/2-inch iron rod found at a point of tangency,
31. N 28°28'48" E, a distance of 247.42 feet to a 1/2-inch iron rod found at a point of curvature,
32. with the arc of a curve to the left, having a radius of 187.51 feet, an arc distance of 166.33 feet, and a chord which bears N 02°57'05" E, a distance of 160.93 feet to a 1/2-inch iron rod found at a point of tangency,
33. N 22°03'44" W, a distance of 41.42 feet to a 1/2-inch iron rod found at a point of curvature,
34. with the arc of a curve to the left, having a radius of 385.00 feet, an arc distance of 113.53 feet, and a chord which bears N 30°55'40" W, a distance of 113.12 feet to a 1/2-inch iron rod found at a point of tangency,
35. N 39°17'08" W, a distance of 254.67 feet to a calculated point of curvature,
36. with the arc of a curve to the right, having a radius of 126.65 feet, an arc distance of 87.09 feet, and a chord which bears N 19°35'34" W, a distance of 85.38 feet to a 1/2-inch iron rod found at a point of tangency,
37. N 00°12'36" E, a distance of 64.22 feet to a 1/2-inch iron rod found at a point of curvature,
38. with the arc of a curve to the right, having a radius of 101.33 feet, an arc distance of 101.85 feet, and a chord which bears N 28°54'10" E, a distance of 97.61 feet to a 1/2-inch iron rod found at a point of tangency,
39. N 57°44'59" E, a distance of 251.38 feet to a 1/2-inch iron rod found at a point of curvature, and
40. with the arc of a curve to the left, having a radius of 343.68 feet, an arc distance of 114.09 feet, and a chord which bears N 48°14'17" E, a distance of 113.57 feet to a calculated point in the southwest line of the said 1121.464 acre Norsworthy tract, for the northeast corner of said Roy Creek Trial and the northwest corner of the said 278.480 acre Norsworthy tract, same being the northwest corner of said Lot 4, Block C, Hurlbut Ranch East, for an angle point in the east line of the tract described herein;

THENCE N 67°01'54" W, with the southwest line of the said 1121.464 acre Norsworthy tract, a distance of 23.99 feet to cotton gin spindle found in the approximate center-line of the terminus of said Roy Creek Trail, at the most westerly southwest corner of the said 1121.464 acre Norsworthy tract, same being a re-entrant corner in the east line of Lot 2, Block E, said Hurlbut Ranch East, for an angle point in the east line of the tract described herein;

THENCE with the west line of the said 1121.464 acre Norsworthy tract, with the west line of said Parcel One, Tract II and the east line of said Lot 2, Block E, Hurlbut Ranch East, with the west line of the tract described herein, the following eighteen (18) courses and distances:

1. N 33°35'56" E, a distance of 87.90 feet to a 1/2-inch iron rod found at an angle point,
2. N 25°28'23" E, a distance of 84.37 feet to a 1/2-inch iron rod found at an angle point,
3. N 41°34'03" W, a distance of 21.81 feet to a 1/2-inch iron rod found at an angle point,
4. N 21°51'13" E, a distance of 111.91 feet to a cotton gin spindle found at an angle point,
5. N 13°03'19" E, at a distance of 300.03 feet passing a cotton gin spindle and continuing for a total distance of 761.58 feet to a calculated point of curvature,
6. with the arc of a curve to the left, having a radius of 1015.00 feet, an arc distance of 297.49 feet, and a chord with bears N 04°35'07" E, a distance of 296.43 feet to a calculated point of tangency,
7. N 03°40'11" W, a distance of 261.51 feet to a 1/2-inch iron rod found at an angle point,
8. N 11°08'12" W, a distance of 278.54 feet to a calculated angle point,
9. N 03°09'46" W, a distance of 905.36 feet to a cotton gin spindle found at an angle point,
10. N 40°39'34" E, a distance of 278.77 feet to a calculated angle point,
11. N 32°09'11" E, a distance of 553.07 feet to a 1/2-inch iron rod found at an angle point,
12. N 43°29'41" E, a distance of 487.74 feet to a 1/2-inch iron rod found at an angle point,
13. N 00°30'24" W, a distance of 712.96 feet to a 1/2-inch iron rod found at an angle point,
14. N 00°27'16" W, a distance of 296.00 feet to a 1/2-inch iron rod found at an angle point,
15. N 03°56'58" W, a distance of 121.84 feet to a 1/2-inch iron rod found at an angle point,
16. N 04°11'07" E, a distance of 164.58 feet to a 1/2-inch iron rod found at an angle point,
17. N 05°18'24" W, a distance of 75.10 feet to a calculated angle point, and
18. N 00°23'23" W, a distance of 227.07 feet to a calculated point in the approximate south bank of the Pedernales River, for the most westerly northwest corner of the said 1121.464 acre Norsworthy Tract, for the most westerly northwest corner of the tract described herein;

THENCE with the approximate south bank of the Pedernales River and a north line of the said 1121.464 acre Norsworthy tract, with a north line of the tract described herein, the following four (4) courses and distances:

1. N 89°28'10" E, a distance of 126.44 feet to a calculated angle point,

2. S 84°31'50" E, a distance of 481.79 feet to a calculated angle point,
3. S 83°50'50" E, a distance of 17.59 feet to a calculated angle point, and
4. S 83°50'50" E, a distance of 821.93 feet to an iron pipe found at a northeast corner of the said 1121.464 tract, for a northeast corner of the tract described herein;

THENCE with an interior east line of the said 1121.464 acre Norsworthy tract, with the east line of said Parcel One, Tract I, with the west line of the tract described herein, the following twelve (12) courses and distances:

1. S 02°56'17" E, a distance of 20.88 feet to an iron pipe found at an angle point,
2. S 01°40'54" E, a distance of 58.86 feet to an iron pipe found at an angle point,
3. S 00°19'13" W, a distance of 53.88 feet to a 1/2-inch iron rod found at an angle point,
4. S 00°23'34" W, a distance of 104.25 feet to a 1/2-inch iron rod found at an angle point,
5. S 00°20'16" E, a distance of 249.65 feet to a 1/2-inch iron rod found at an angle point,
6. S 00°42'08" E, a distance of 314.50 feet to an iron pipe in a rock mound found at an angle point,
7. S 00°26'33" E, a distance of 431.09 feet to an iron pipe in a rock mound found at an angle point,
8. S 00°18'45" E, a distance of 188.81 feet to an iron pipe in a rock mound found at an angle point,
9. S 02°24'10" E, a distance of 561.40 feet to a 1/2-inch iron rod found at an angle point,
10. S 02°30'07" E, a distance of 145.85 feet to a 1/2-inch iron rod found at an angle point,
11. S 00°37'20" E, a distance of 260.41 feet to an iron pipe found at an angle point, and
12. S 32°40'37" W, a distance of 266.65 feet to a cypress tree trunk found a re-entrant corner of the said 1121.464 acre Norsworthy tract, at the most westerly northwest corner of said Parcel Two, at the southwest corner of a certain called 24.86 acre tract described in the deed to Adams Management Trust of record in Volume 3204, Page 176, Deed Records of Hays County, Texas, for a re-entrant corner of the tract described herein;

THENCE with a north and northwest line of the said 1121.464 acre Norsworthy tract and the southeast line of the said 24.86 acre tract, with a north and northwest line of the tract described herein, the following eleven (11) courses and distances:

1. S 82°23'37" E, a distance of 87.39 feet to an iron pipe in a rock mound found at an angle point,
2. N 89°44'08" E, a distance of 310.37 feet to an iron pipe in a rock mound found at an angle point,
3. N 41°28'01" E, a distance of 349.73 feet to an iron pipe in a rock mound found at an angle point,
4. N 00°19'48" E, a distance of 385.57 feet to an iron pipe found at an angle point,
5. N 03°17'19" E, a distance of 129.62 feet to an iron pipe found at an angle point,
6. N 28°08'58" E, a distance of 299.66 feet to an iron pipe found at an angle point,
7. N 48°05'10" E, a distance of 111.56 feet to an iron pipe found at an angle point,

8. N 26°25'14" E, a distance of 389.87 feet to an iron pipe in a rock mound found at an angle point,
9. N 34°20'18" E, a distance of 499.40 feet to a 1/2-inch iron rod found at an angle point,
10. N 04°29'23" E, a distance of 319.53 feet to a 1/2-inch iron rod found at an angle point, and
11. N 09°08'32" W, a distance of 249.20 feet to a calculated point in the approximate south bank of the Pedernales River, for a northwest corner of the said 1121.464 acre Norsworthy tract, same being a northwest corner of said Parcel Two, for a northwest corner of the tract described herein;

THENCE with the approximate south and east bank of the Pedernales River, with a west line of the said 1121.464 acre Norsworthy tract, with a west line of said Parcel Two, with a west line of the tract described herein, the following twenty-one (21) courses and distances:

1. S 49°35'45" E, a distance of 27.13 feet to a calculated angle point,
2. S 85°28'55" E, a distance of 168.06 feet to a calculated angle point,
3. S 88°37'06" E, a distance of 199.92 feet to a calculated angle point,
4. S 88°50'27" E, a distance of 82.05 feet to a calculated angle point,
5. N 88°36'18" E, a distance of 157.74 feet to a calculated angle point,
6. N 85°47'50" E, a distance of 85.56 feet to a calculated angle point,
7. N 80°40'55" E, a distance of 106.22 feet to a calculated angle point,
8. N 65°25'04" E, a distance of 132.14 feet to a calculated angle point,
9. N 60°26'14" E, a distance of 180.72 feet to a calculated angle point,
10. N 31°35'25" E, a distance of 99.30 feet to a calculated angle point,
11. N 35°55'59" E, a distance of 135.62 feet to a calculated angle point,
12. N 13°01'10" E, a distance of 235.17 feet to a calculated angle point,
13. N 00°08'37" E, a distance of 114.13 feet to a calculated angle point,
14. N 14°19'41" E, a distance of 156.09 feet to a calculated angle point,
15. N 02°03'39" W, a distance of 281.76 feet to a calculated angle point,
16. N 01°42'46" W, a distance of 360.78 feet to a calculated angle point,
17. N 21°29'08" W, a distance of 67.11 feet to a calculated angle point,
18. N 52°04'28" W, a distance of 122.72 feet to a calculated angle point,
19. N 12°45'20" W, a distance of 274.04 feet to a calculated angle point,
20. N 13°42'36" E, a distance of 102.49 feet to a calculated angle point, and

21. N 01°24'02" E, a distance of 401.78 feet to a calculated point in the approximate east bank of the Pedernales River and the south right-of-way line of Hamilton Pool Road, for northwest corner of the said 1121.464 acre Norsworthy tract, same being the most northerly northwest corner of said Parcel Two, for a northwest corner of the tract described herein,

THENCE with the south right-of-way line of Hamilton Pool Road and a north line of the said 1121.464 acre Norsworthy tract, with the north line of said Parcel Two, with a north line of the tract described herein, the following twenty-seven (27) courses and distances:

1. N 69°32'38" E, a distance of 182.83 feet to a calculated angle point,
2. N 61°43'12" E, a distance of 100.52 feet to a calculated angle point,
3. N 52°16'37" E, a distance of 87.43 feet to a calculated angle point,
4. N 38°55'24" E, a distance of 78.60 feet to a calculated angle point,
5. N 28°55'27" E, a distance of 84.03 feet to a calculated angle point,
6. N 18°26'20" E, a distance of 281.11 feet to a calculated angle point,
7. N 27°26'55" E, a distance of 35.28 feet to a calculated angle point,
8. N 76°01'49" E, a distance of 19.29 feet to a calculated angle point,
9. S 49°36'18" E, a distance of 10.91 feet to a calculated angle point,
10. S 18°15'16" E, a distance of 17.21 feet to a calculated angle point,
11. S 01°08'10" W, a distance of 58.85 feet to a calculated angle point,
12. S 05°28'14" W, a distance of 72.37 feet to a calculated angle point,
13. S 04°37'52" W, a distance of 183.53 feet to a calculated angle point,
14. S 01°23'24" W, a distance of 113.24 feet to a calculated angle point,
15. S 07°58'07" E, a distance of 139.61 feet to a calculated angle point,
16. S 39°58'32" E, a distance of 76.10 feet to a calculated angle point,
17. S 70°46'22" E, a distance of 55.48 feet to a calculated angle point,
18. N 71°29'25" E, a distance of 262.66 feet to a calculated angle point,
19. N 72°06'25" E, a distance of 12.05 feet to a calculated angle point,
20. N 34°37'10" E, a distance of 313.39 feet to a calculated angle point,
21. N 58°53'29" E, a distance of 85.58 feet to a calculated angle point,
22. S 83°48'41" E, a distance of 109.55 feet to a calculated angle point,
23. S 79°54'39" E, a distance of 121.13 feet to a calculated angle point,

24. S 59°22'14" E, a distance of 57.06 feet to a calculated angle point,
25. S 56°12'17" E, a distance of 371.87 feet to a calculated angle point,
26. S 70°14'37" E, a distance of 231.76 feet to a calculated angle point, and
27. N 87°22'28" E, a distance of 52.36 feet to a calculated point of curvature in the intersecting south right-of-way line of Hamilton Pool Road and the west right-of-way line of a 60 foot road, known as Stagecoach Ranch Road and described in the Street Dedication of record in Volume 10446, Page 673, Real property Records of Travis County, Texas, for the most northerly northeast corner of the said 1121.464 acre Norsworthy tract, for the most northerly northeast corner of the tract described herein;

THENCE with the west right-of-way line of said Stagecoach Ranch Road and the east line of the said 1121.464 acre Norsworthy tract, with the east line of the tract described herein, the following seventeen (17) courses and distances:

1. with the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 43.25 feet, and a chord with bears S 43°04'11" E, a distance of 38.05 feet to a calculated point of tangency,
2. S 06°29'11" W, a distance of 788.53 feet to a 3/8-inch iron rod found at an angle point,
3. S 14°11'02" E, a distance of 153.11 feet to a 3/8-inch iron rod found at an angle point,
4. S 22°28'53" E, a distance of 94.89 feet to a 3/8-inch iron rod found at an angle point,
5. S 04°34'39" W, a distance of 62.09 feet to a 3/8-inch iron rod found at an angle point,
6. S 26°32'18" W, a distance of 318.87 feet to a 3/8-inch iron rod found at an angle point,
7. S 23°10'37" W, a distance of 104.42 feet to a 3/8-inch iron rod found at an angle point,
8. S 09°42'27" W, a distance of 107.98 feet to a calculated angle point,
9. S 08°06'50" E, a distance of 106.54 feet to a calculated angle point,
10. S 15°17'10" E, a distance of 105.02 feet to a calculated angle point,
11. S 26°42'43" E, a distance of 299.98 feet to a 3/8-inch iron rod found at an angle point,
12. S 16°42'00" E, a distance of 93.13 feet to a 3/8-inch iron rod found at an angle point,
13. S 00°44'43" W, a distance of 91.28 feet to a 3/8-inch iron rod found at an angle point,
14. S 13°00'40" W, a distance of 93.02 feet to a 3/8-inch iron rod found at an angle point,
15. S 28°06'24" W, a distance of 202.58 feet to a 3/8-inch iron rod found at an angle point,
16. S 00°10'37" E, a distance of 744.26 feet to a calculated angle point, and
17. S 00°42'32" E, a distance of 698.37 feet to a 3/8-inch iron rod found at a re-entrant corner of the said 60 foot road dedication, at the intersecting west right-of-way line of Stagecoach Ranch Road and the north right-of-way line of Overland Stage Road, same being southeast corner of the said 1121.464 acre Norsworthy Tract, for a southeast corner of the tract described herein;

THENCE with the north and west right-of-way lines of Overland Stage Road and a south and east line of the said 1121.464 acre Norsworthy tract, with a south and east line of the tract described herein, the following seven (7) courses and distances:

1. S 47°25'35" W, a distance of 291.97 feet to a 3/8-inch iron rod found at an angle point,
2. N 71°40'53" W, a distance of 200.05 feet to a 1/2-inch iron rod found at an angle point,
3. N 71°36'18" W, a distance of 250.63 feet to a calculated angle point,
4. S 06°27'21" W, a distance of 423.78 feet to a calculated angle point,
5. S 20°49'44" E, a distance of 695.38 feet to a 1/2-inch iron rod found at an angle point,
6. S 08°20'46" E, a distance of 512.04 feet to a 1/2-inch iron rod found at an angle point, and
7. S 07°53'16" E, a distance of 604.47 feet to a 3/8-inch iron rod found at a southeast corner of the said 1121.464 acre Norsworthy tract, same being the southwest corner of said Parcel Two, same being the northeast corner of Lot 24 W, Stage coach Ranch Section Two, a subdivision according to the plat of record in Volume 2, Page 357, Plat Records of Hays County, Texas, for a southeast corner of the tract described herein;

THENCE S 89°29'52" W, with a south line of the said 1121.464 acre Norsworthy tract, with the south line of said Parcel Two and the north line of said Lot 24 W, Stagecoach Ranch Section Two, with a south line of the tract described herein, a distance of 1713.06 feet to a calculated point for a re-entrant corner of the said 1121.464 acre Norsworthy tract, at the most easterly northeast corner of said Parcel One, Tract I, same being the northwest corner of said Lot 24 W, Stagecoach Ranch Section Two, for re-entrant corner in the east line of the tract described herein;

THENCE with an east line of the said 1121.464 acre Norsworthy tract and the west line of Lot's 24 W thru 1A W, Stagecoach Ranch Section Two, with an east line of the tract described herein, the following seven (7) courses and distances:

1. S 33°26'09" E, a distance of 390.12 feet to a 1/2-inch iron rod found at an angle point,
2. S 00°33'27" E, a distance of 1185.72 feet to a 3/8-inch iron rod found at an angle point,
3. S 00°51'31" E, a distance of 885.25 feet to a 3/8-inch iron rod found at an angle point,
4. S 00°58'22" E, a distance of 564.44 feet to a 3/8-inch iron rod found at an angle point,
5. S 00°33'24" E, a distance of 2376.11 feet to a 3/8-inch iron rod found at an angle point,
6. S 00°37'29" E, a distance of 969.57 feet to a 3/8-inch iron rod found at an angle point, and
7. S 00°45'59" E, a distance of 746.66 feet to a 1/2-inch iron rod found at angle point in the north line of a certain called 200.01 acre tract of land described in a deed to Lance Clawson and Kathleen Clawson of record in Document No. 17035142, Official Public Records of Hays County, Texas, same being the most southerly southeast corner of the said 1121.464 acre Norsworthy tract, at the southeast corner of said Parcel One, Tract II, same being the southwest corner of said Lot 1A W, Stagecoach Ranch Section Two, for the most southerly southeast corner of the tract described herein;

THENCE with the south line of the said 1121.464 acre Norsworthy tract, with the north lines of the said 200.01 acre Clawson tract and said Lot 1, Vista Ridge Estates, with the south line of the tract described herein, the following five (5) courses and distances:

1. S 63°30'31" W, a distance of 235.90 feet to a 1/2-inch iron rod found at an angle point,
2. S 89°03'23" W, a distance of 1038.76 feet to a 1/2-inch iron rod found at an angle point,
3. S 89°27'59" W, a distance of 1173.83 feet to a 1/2-inch iron rod found at an angle point,
4. S 88°26'57" W, a distance of 231.36 feet to a 1/2-inch iron rod found at the northwest corner of the said 200.01 acre Clawson Tract and the northeast corner of said Lot 1, Vista Ridge Estate, at an angle point of the tract described herein, and
5. S 89°16'24" W, a distance of 1319.83 feet to the **POINT OF BEGINNING** and containing 1400.809 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN2110(km)

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

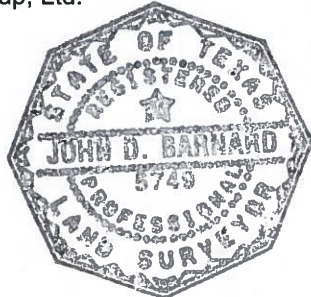
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That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of November and December 2017 and January 2018 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 14th day of March 2018 A.D.

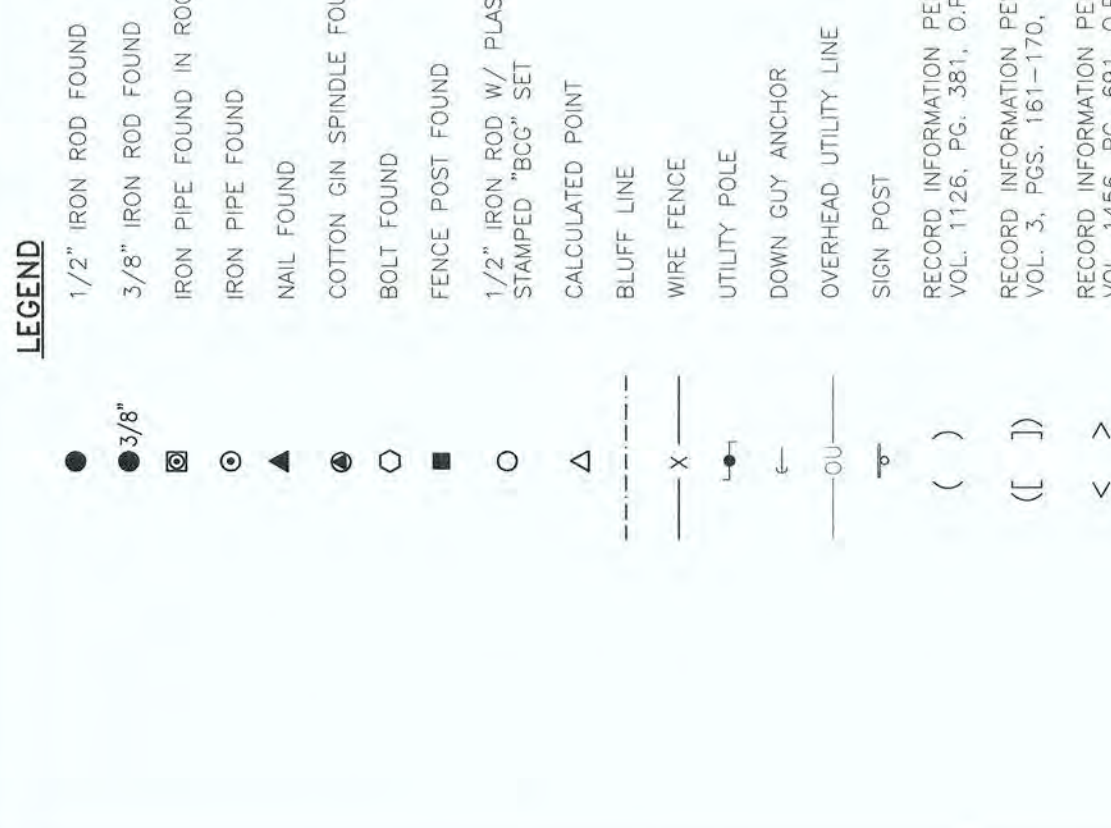
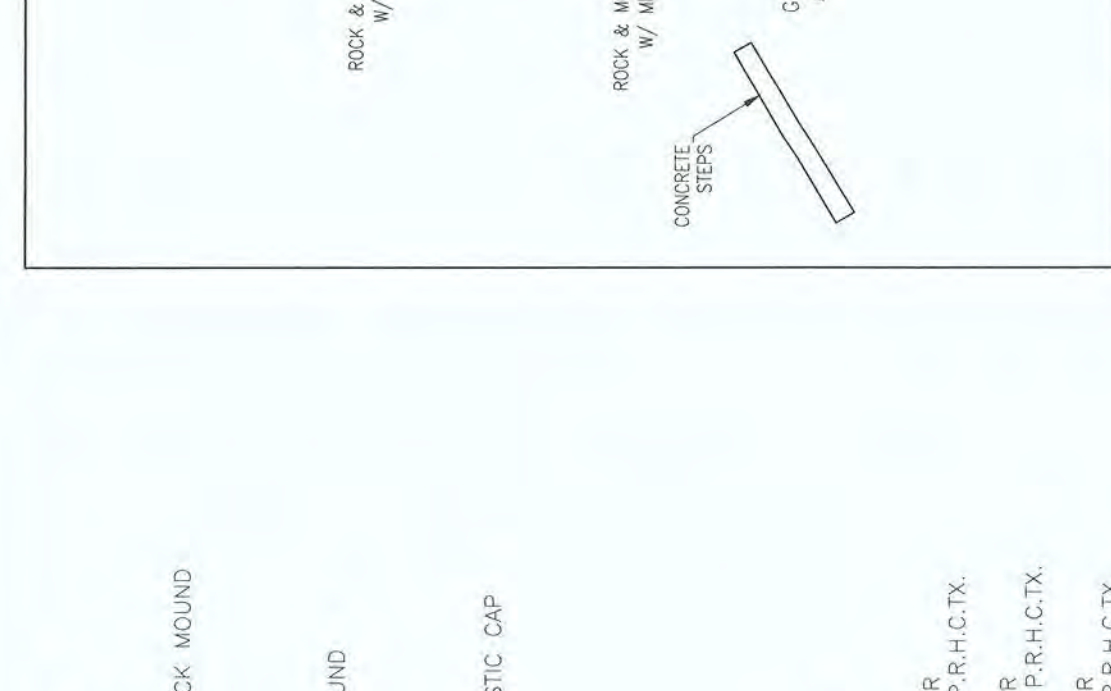
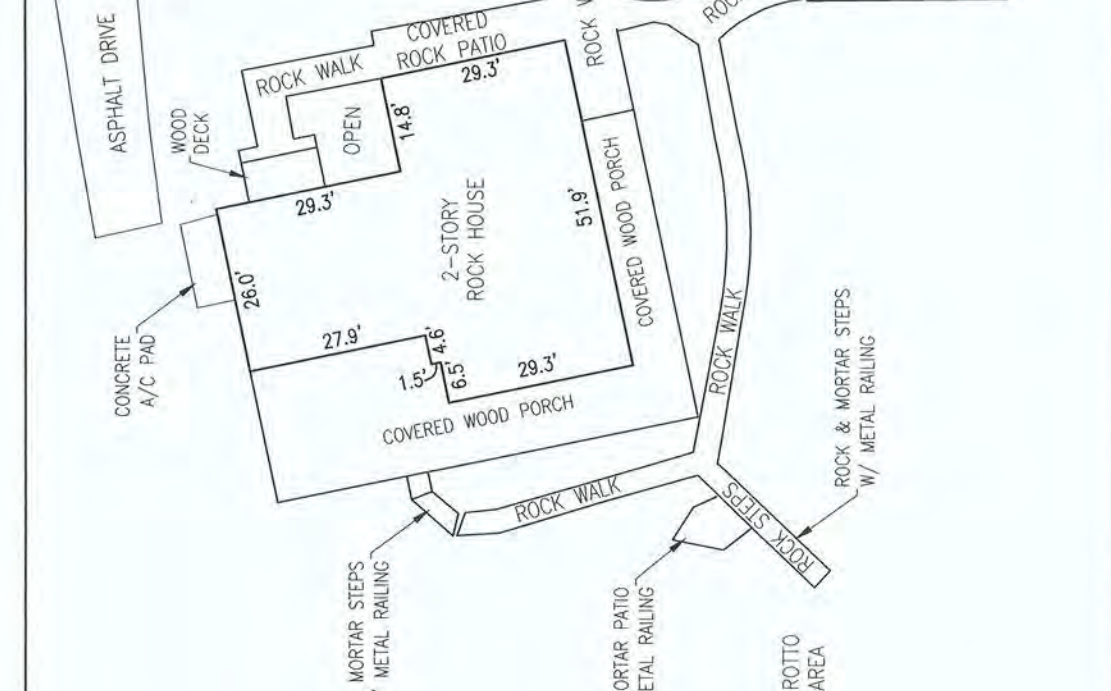
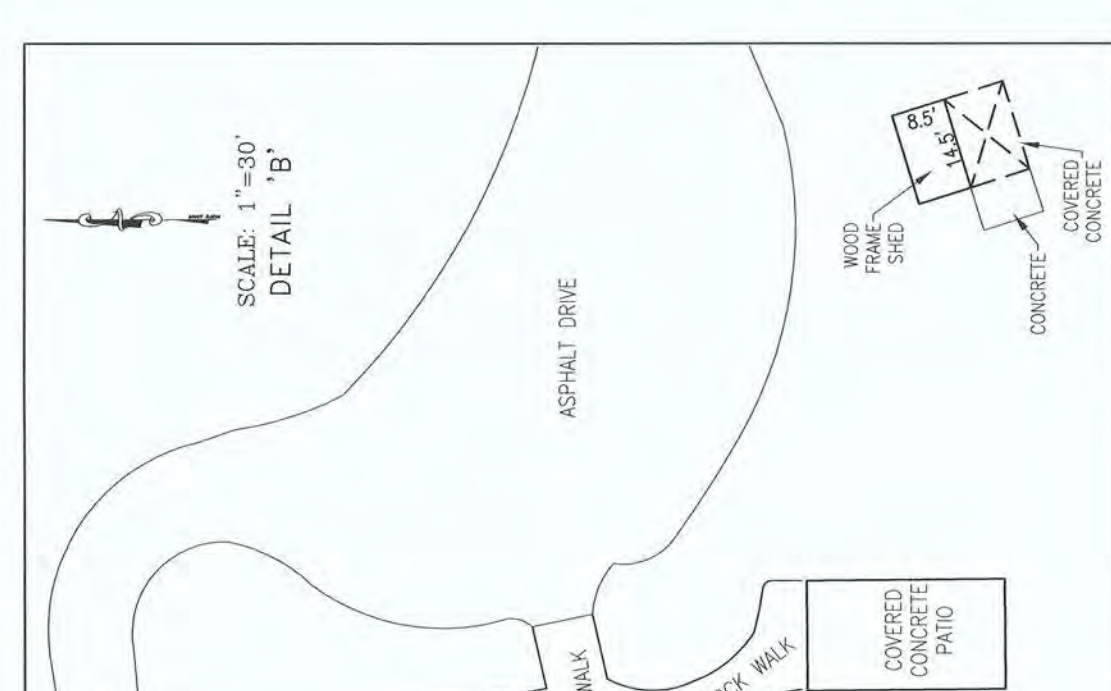
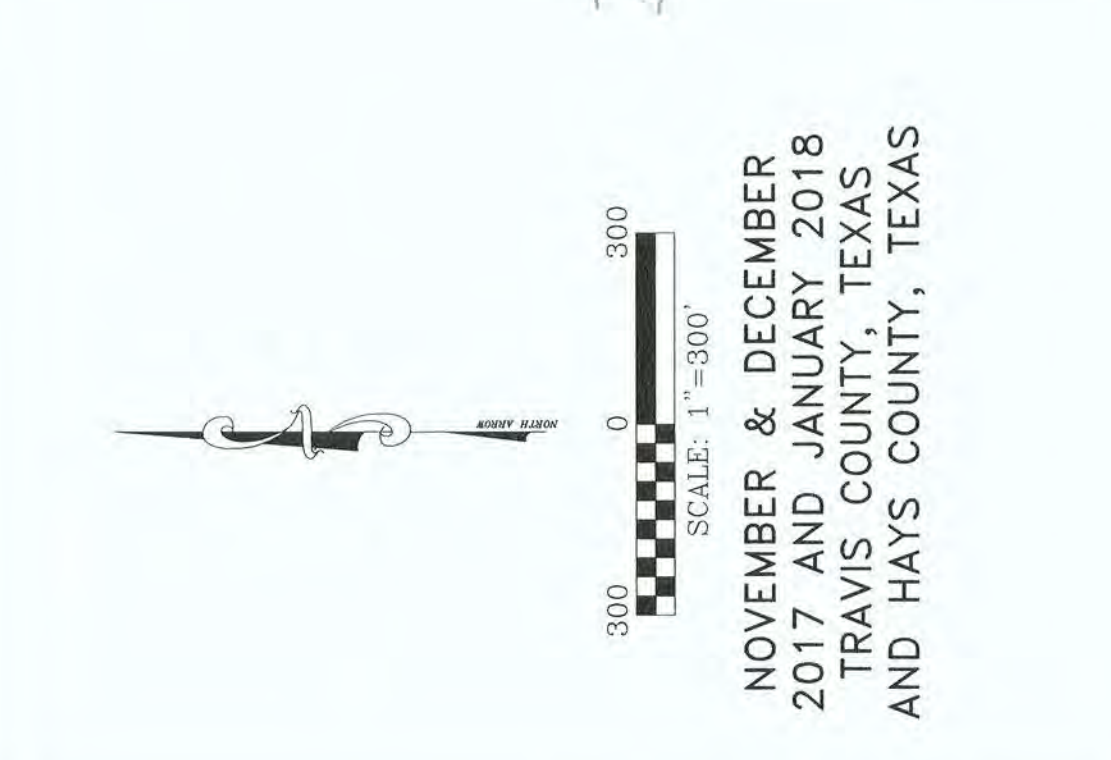
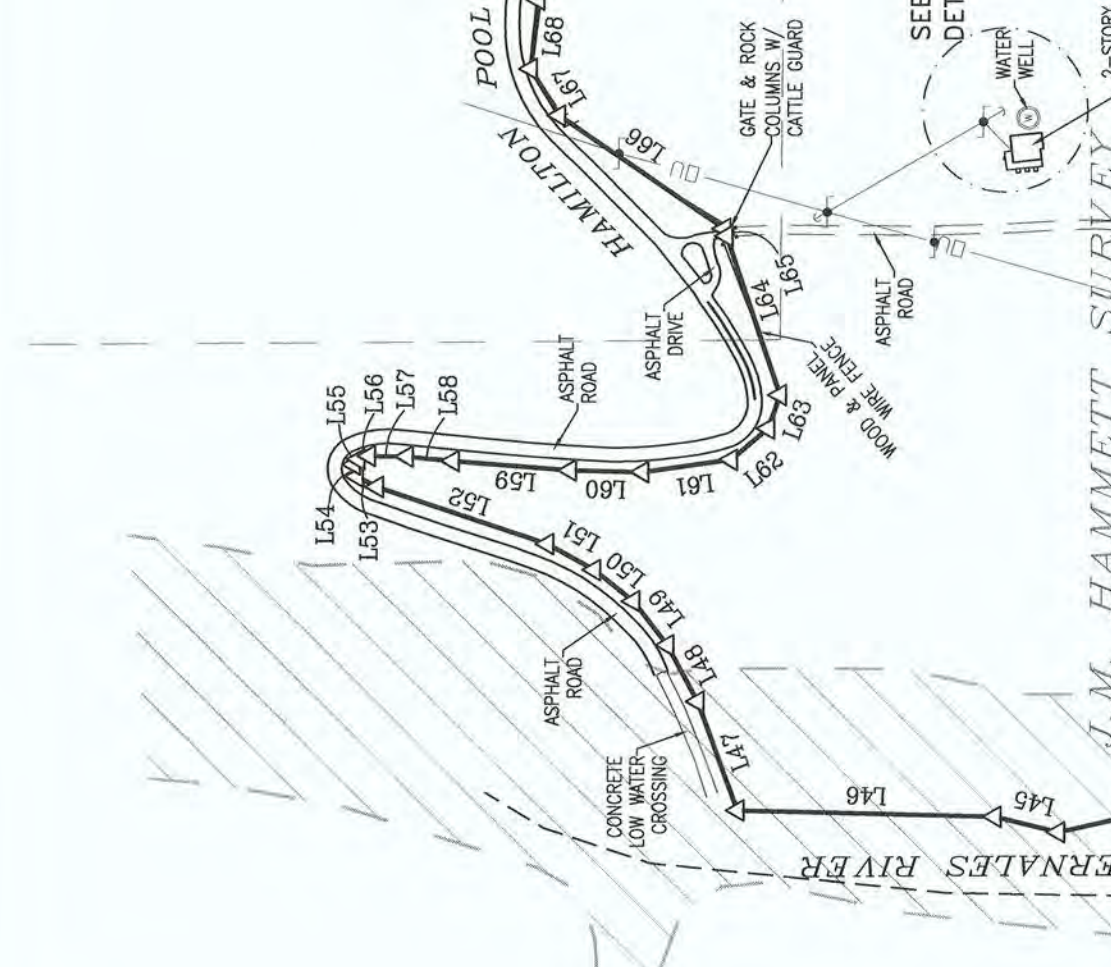
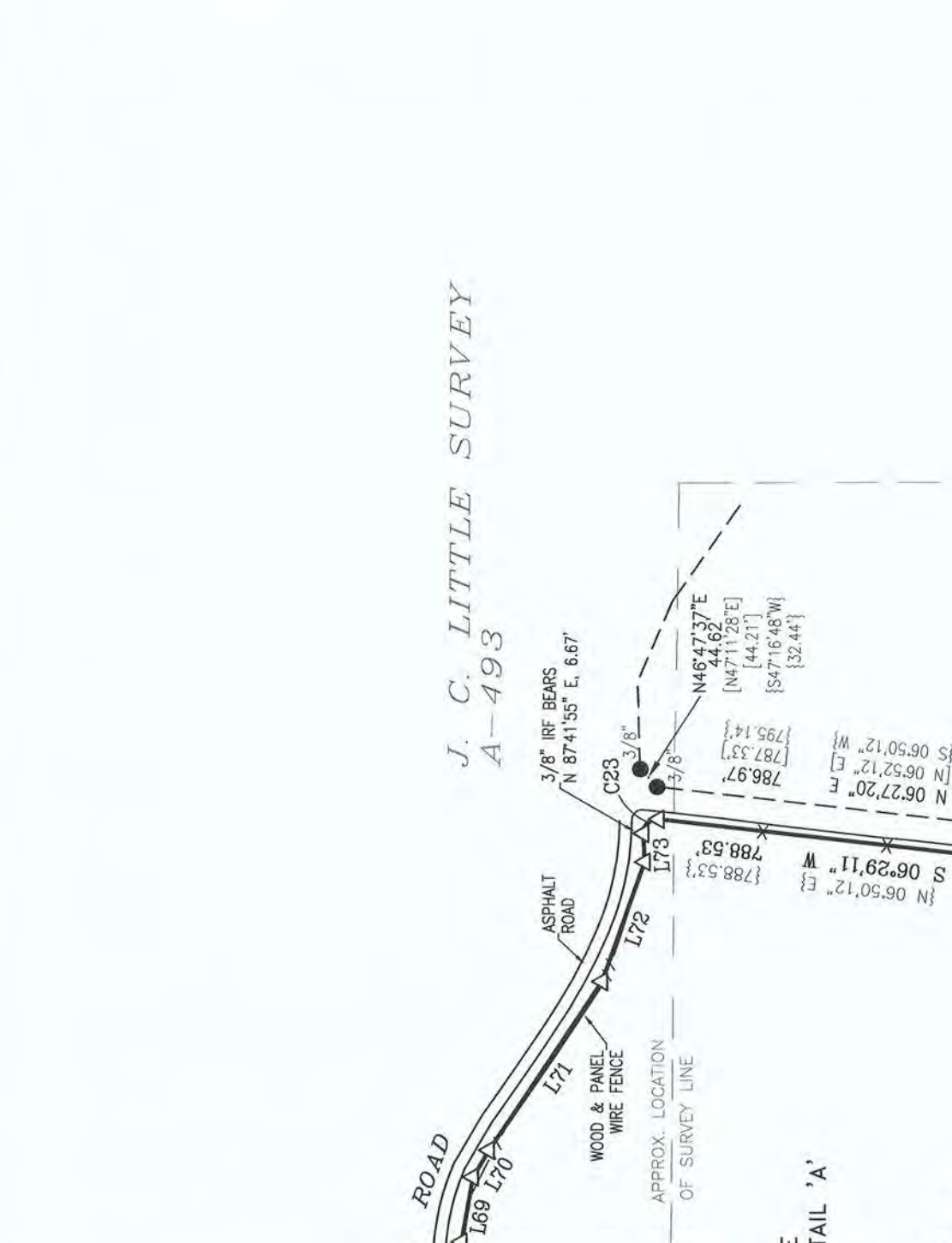
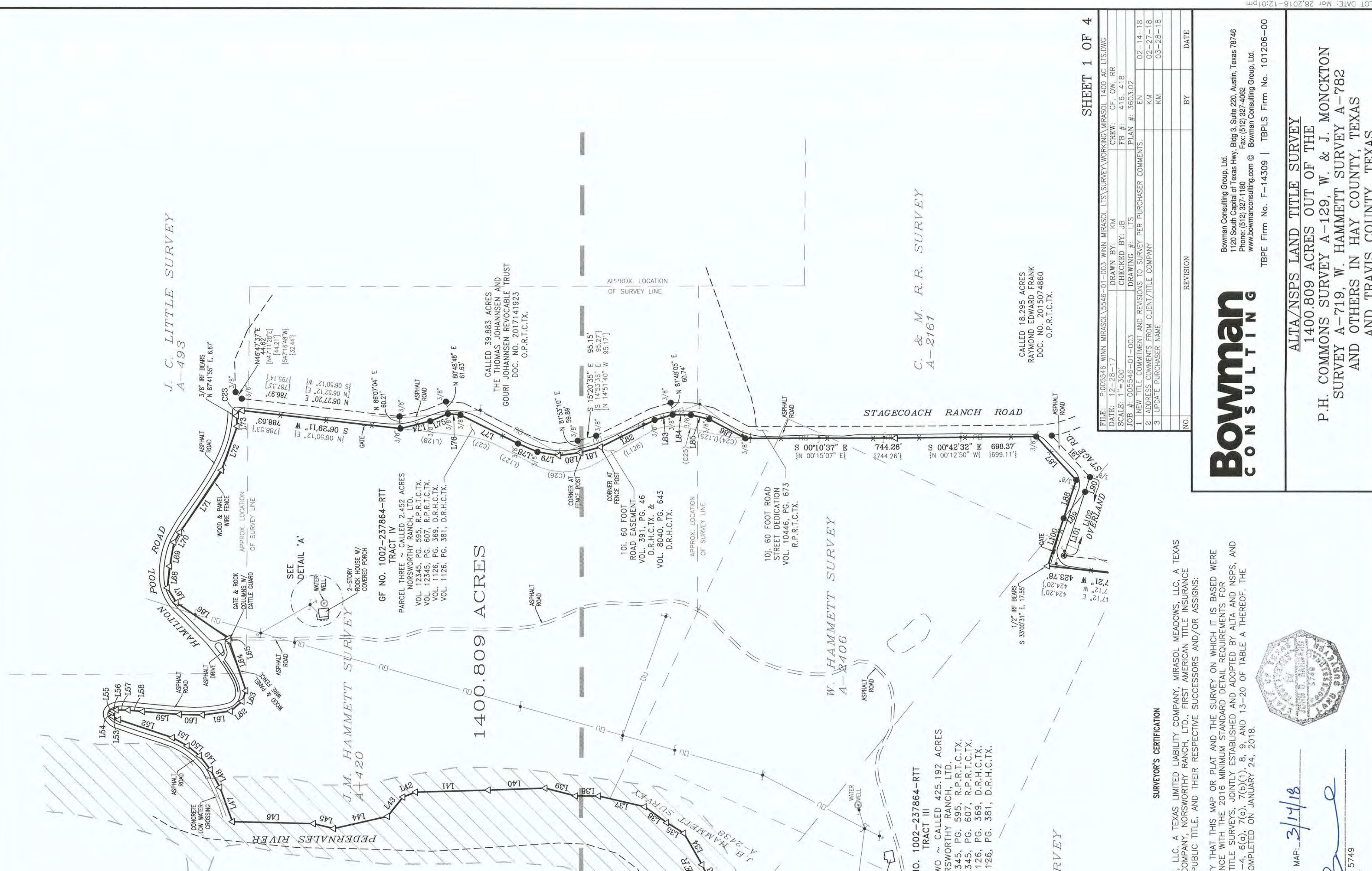
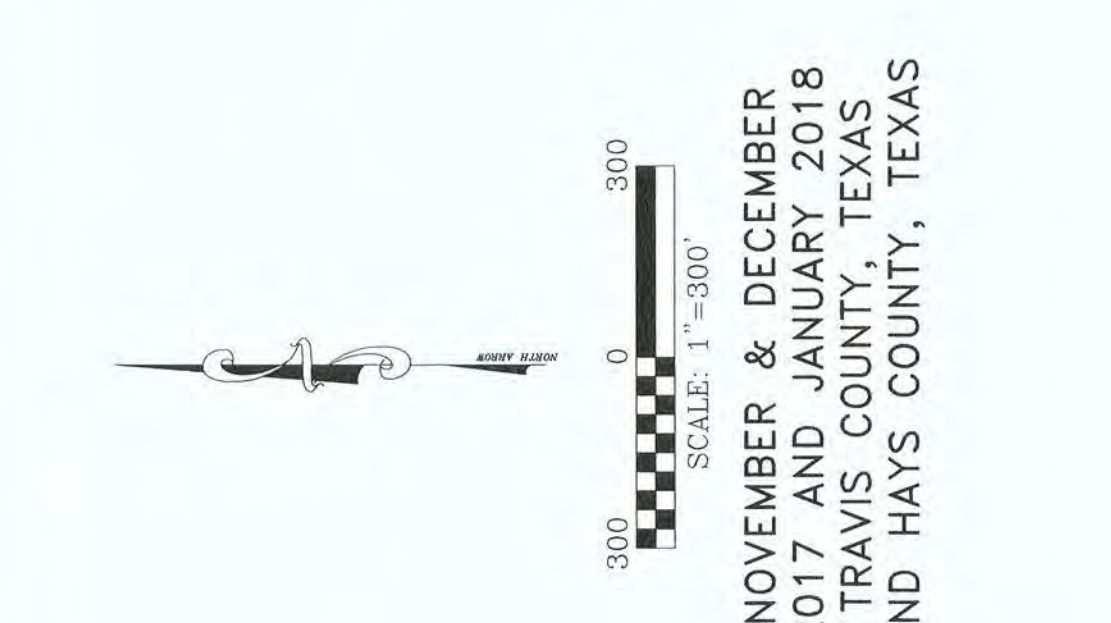
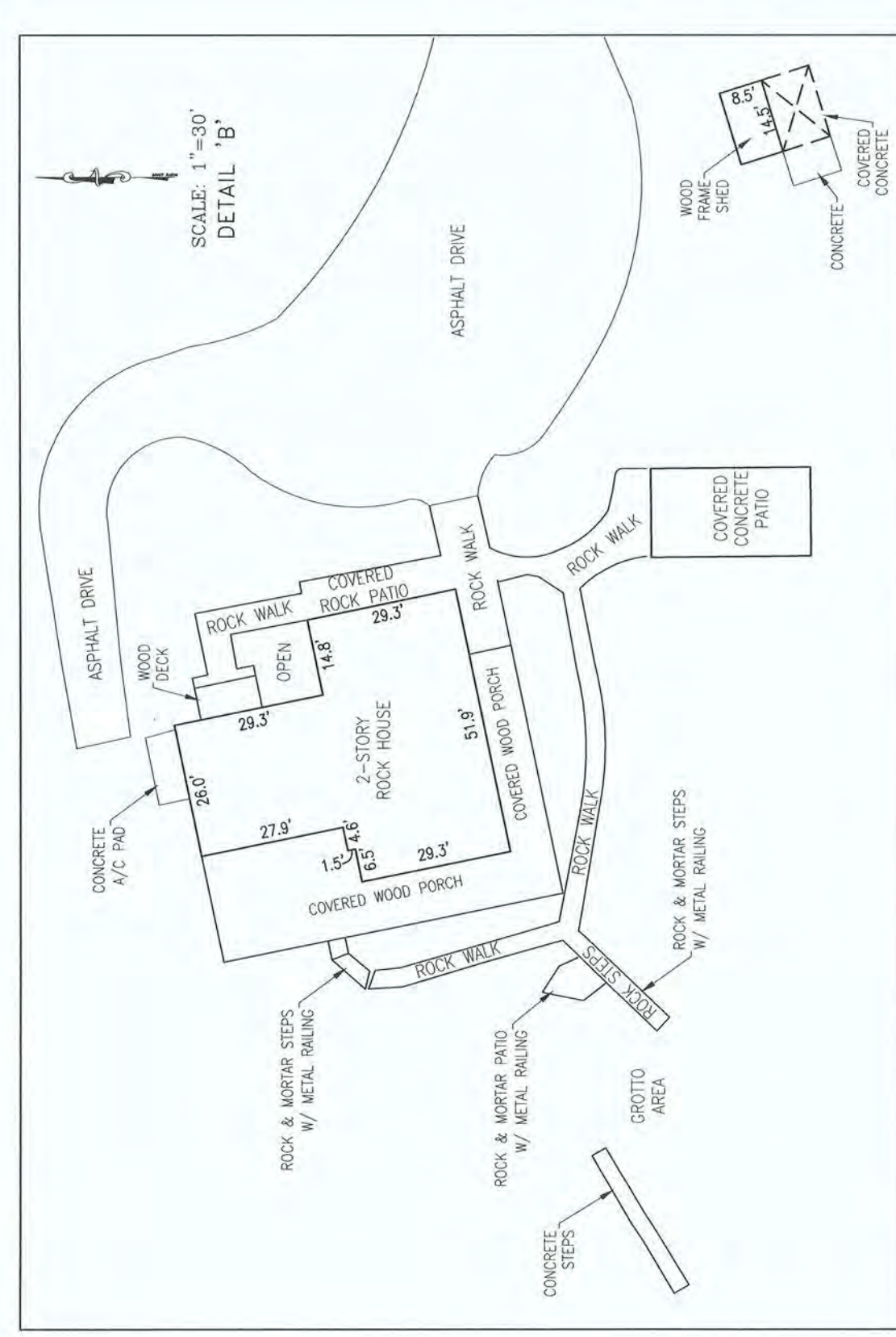
Bowman Consulting Group, Ltd.
Austin, Texas 78746

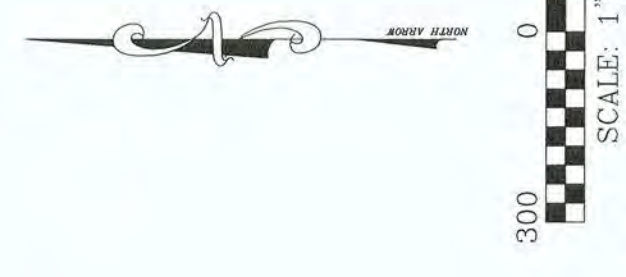




John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas

- LEGEND**
- 1/2" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - IRON PIPE FOUND IN ROCK MOUND
 - IRON PIPE FOUND
 - NAIL FOUND
 - COTTON GIN SPINDLE FOUND
 - BOLT FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP
 - STAMPED "BOB" SET
 - CALCULATED POINT
 - BLUFF LINE
 - WIRE FENCE
 - UTILITY POLE
 - DOWN GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - SIGN POST
 - () RECORD INFORMATION PER VOL. 1126, PG. 381, O.P.R.H.C.T.X.
 - ([]) RECORD INFORMATION PER VOL. 3, PGS. 161-170, P.R.H.C.T.X.
 - (< >) RECORD INFORMATION PER VOL. 1456, PG. 691, O.P.R.H.C.T.X.
 - { } RECORD INFORMATION PER VOL. 10446, PG. 678, P.R.T.C.T.X.
 - * [] RECORD INFORMATION PER VOL. 280, PG. 81, D.R.H.C.T.X.
 - [] OTHER RECORD INFORMATION
 - D.R.T.C.T.X. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.T.C.T.X. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - D.R.H.C.T.X. DEED RECORDS OF HAYS COUNTY, TEXAS
 - P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
 - R.P.R.H.C.T.X. REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
 - O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - IRF IRON ROD FOUND





NOVEMBER & DECEMBER
2017 AND JANUARY 2018
TRAVIS COUNTY, TEXAS
AND HAYS COUNTY, TEXAS

- LEGEND**
- 1/2" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - IRON PIPE FOUND IN ROCK MOUND
 - IRON PIPE FOUND
 - NAIL FOUND
 - COTTON GIN SPINDLE FOUND
 - BOLT FOUND
 - FENCE POST FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
 - CALCULATED POINT
 - BLUFF LINE
 - WIRE FENCE
 - UTILITY POLE
 - DOWN GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - SIGN POST
 - () RECORD INFORMATION PER VOL. 1126, PG. 381, D.R.H.C.T.X.
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 - < > RECORD INFORMATION PER VOL. 1456, PG. 691, O.P.R.H.C.T.X.
 - { } RECORD INFORMATION PER VOL. 18446, PG. 678, R.P.R.T.C.T.X.
 - * [] RECORD INFORMATION PER VOL. 285, PG. 61, D.R.H.C.T.X.
 - [] OTHER RECORD INFORMATION
 - () DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - ([]) PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - ([]) REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - ([]) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - ([]) DEED RECORDS OF HAYS COUNTY, TEXAS
 - ([]) PLAT RECORDS OF HAYS COUNTY, TEXAS
 - ([]) REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
 - ([]) OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - IRF IRON ROD FOUND
 - BOUNDARY LINE
 - INTERIOR TRACT BOUNDARY LINE
 - ADJOINER LINE
 - SURVEY ABSTRACT LINE
 - EASEMENT LINE
 - SHEET MATCH-LINE
 - P.O.B. POINT OF BEGINNING

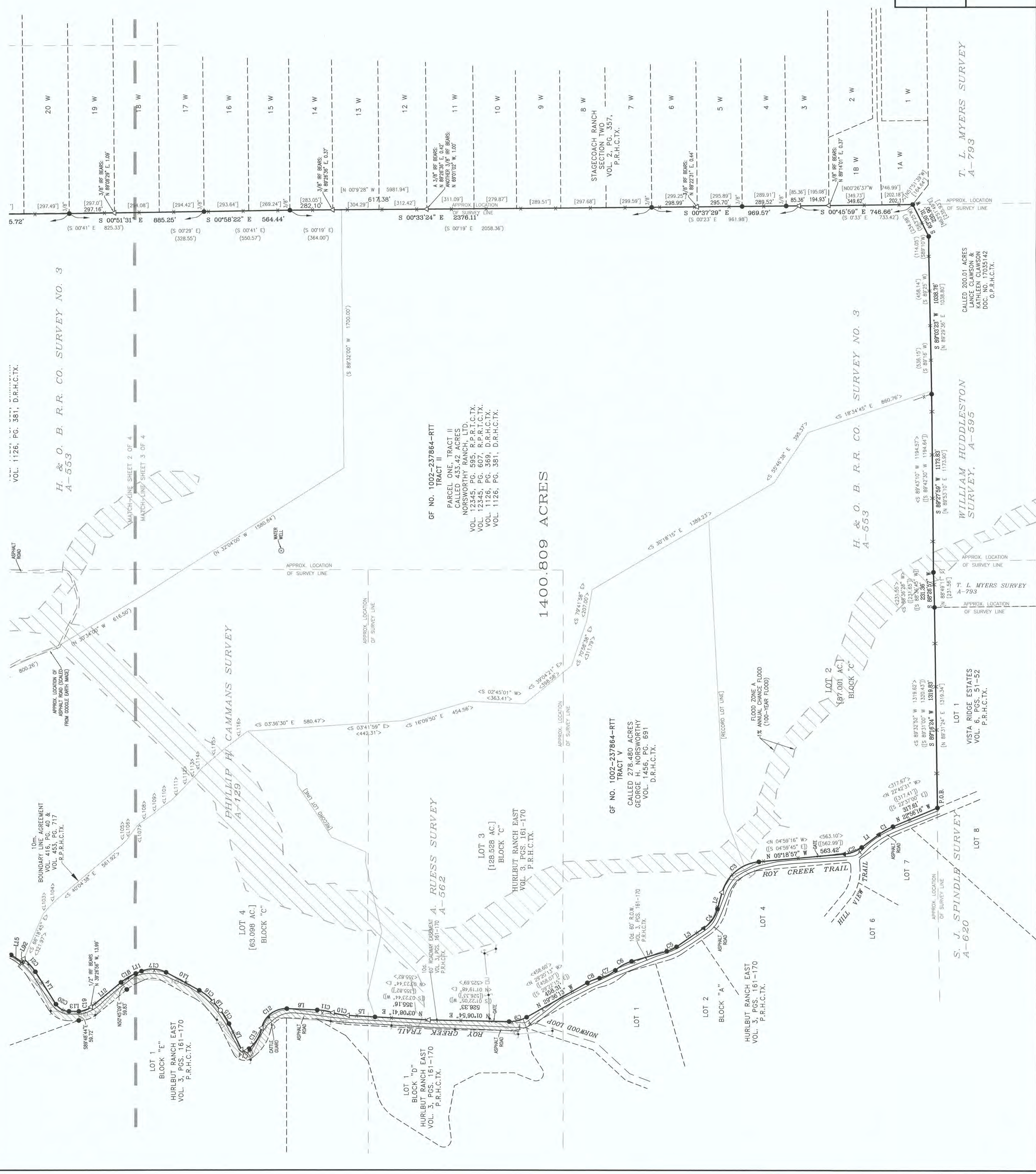
SHEET 3 OF 4

FILE:	P:005546 WNN WIRASOL\546-01-003 WNN WIRASOL, LVS SURVEY WORKING\WIRASOL_1400 AC, LVS.DWG		
DATE:	12-28-17	DRAWN BY:	KM
SCALE:	1"=300'	CHECKED BY:	JLB
		DATE:	4.16.218
		PLAN #:	03.02
		1. NEW TITLE COMMENT AND REVISIONS TO SURVEY PER PURCHASER COMMENTS:	02-14-18
		2. ADDRESS COMMENTS FROM CLIENT/TITLE COMPANY:	02-27-18
		3. UPDATE PURCHASER NAME:	03-28-18
NO.	REVISION	BY	DATE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
10000 West Loop West, Suite 200, Austin, Texas 78748
Phone: (512) 321-1180 Fax: (512) 321-4865
www.bowmanconsulting.com
Bowman Consulting Group, Ltd.
TPE Firm No. F-14309 | TPLS Firm No. 101206-00

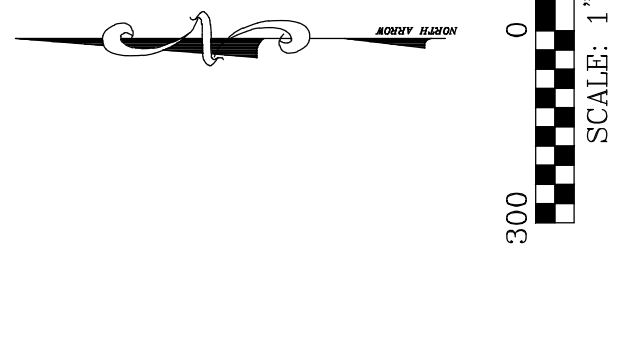
ALTA/NSPS LAND TITLE SURVEY
1400.809 ACRES OUT OF THE
P.H. COMMONS SURVEY A-129, W. & J. MONCKTON
SURVEY A-719, W. HAMMETT SURVEY A-782
AND OTHERS, HAY COUNTY, TEXAS
AND TRAVIS COUNTY, TEXAS
PLAN #: 3603.03



LINE #	BEARING	DISTANCE
L1	N 97°01'59" W (S 36°40'00" E) (N 141.857) (S 142.85)	142.11' (141.857) (142.85)
L2	N 75°07'04" W (S 14°43'50" E) (N 114.452) (S 114.529)	114.452' (114.452) (114.529)
L3	N 34°32'58" W (S 33°45'00" E) (N 217.057) (S 217.057)	217.057' (217.057) (217.057)
L4	N 15°57'49" W (S 34°17'51" W) (N 199.961) (S 199.961)	199.961' (199.961) (199.961)
L5	N 69°01'41" E (S 69°01'41" E) (N 177.761) (S 177.761)	177.761' (177.761) (177.761)
L6	N 02°08'44" E (S 87°51'16" W) (N 198.781) (S 198.781)	198.781' (198.781) (198.781)
L7	N 89°22'28" W (S 1°01'32" E) (N 200.531) (S 200.531)	200.531' (200.531) (200.531)
L8	N 64°27'41" W (S 64°27'41" W) (N 188.401) (S 188.401)	188.401' (188.401) (188.401)
L9	N 69°01'36" E (S 59°16'32" W) (N 175.251) (S 175.251)	175.251' (175.251) (175.251)
L10	N 28°28'48" E (S 28°44'00" E) (N 247.482) (S 247.382)	247.482' (247.382) (247.382)
L11	N 22°03'44" W (S 23°11'27" W) (N 141.661) (S 141.661)	141.661' (141.661) (141.661)
L12	N 09°17'09" W (S 39°01'15" E) (N 254.971) (S 254.971)	254.971' (254.971) (254.971)
L13	N 00°12'36" E (S 00°22'45" W) (N 164.481) (S 164.351)	164.481' (164.481) (164.351)
L14	N 57°44'59" E (S 58°00'45" W) (N 251.291) (S 251.311)	251.291' (251.291) (251.311)
L15	N 33°56'56" E (S 33°53'15" W) (N 87.901) (S 87.831)	87.901' (87.831) (87.831)
L16	N 25°28'23" E (S 25°42'30" W) (N 84.371) (S 84.431)	84.371' (84.431) (84.431)
L17	N 41°34'03" W (S 41°11'00" E) (N 111.911) (S 111.861)	111.911' (111.861) (111.861)
L18	N 21°51'13" E (S 22°06'45" W) (N 111.661) (S 111.661)	111.661' (111.661) (111.661)
L19	N 03°40'11" W (S 03°29'29" E) (N 261.511) (S 261.511)	261.511' (261.511) (261.511)
L20	N 11°08'12" W (S 10°54'00" E) (N 276.541) (S 276.541)	276.541' (276.541) (276.541)
L21	N 03°56'59" W (S 03°37'00" E) (N 121.741) (S 121.741)	121.741' (121.741) (121.741)
L22	N 04°11'07" E (S 04°28'30" W) (N 164.601) (S 164.601)	164.601' (164.601) (164.601)
L23	N 05°18'24" W (S 05°01'01" E) (N 175.101) (S 175.101)	175.101' (175.101) (175.101)
L24	N 82°23'37" E (S 81°53'54" E) (N 85.291) (S 85.291)	85.291' (85.291) (85.291)
L25	N 09°08'35" W (S 08°47'42" W) (N 246.591) (S 246.591)	246.591' (246.591) (246.591)
L26	N 34°35'45" E (S 49°12'03" E) (N 271.131) (S 271.131)	271.131' (271.131) (271.131)
L27	N 55°28'55" E (S 55°05'13" E) (N 168.061) (S 168.061)	168.061' (168.061) (168.061)
L28	N 88°37'06" E (S 88°13'24" E) (N 199.921) (S 199.921)	199.921' (199.921) (199.921)
L29	N 89°50'27" E (S 89°26'45" E) (N 82.051) (S 82.051)	82.051' (82.051) (82.051)
L30	N 89°38'18" E (S 89°00'00" E) (N 157.741) (S 157.741)	157.741' (157.741) (157.741)
L31	N 85°47'50" E (S 85°11'32" E) (N 85.561) (S 85.561)	85.561' (85.561) (85.561)
L32	N 80°40'55" E (S 80°04'37" E) (N 106.221) (S 106.221)	106.221' (106.221) (106.221)
L33	N 65°25'04" E (S 65°48'46" E) (N 132.141) (S 132.141)	132.141' (132.141) (132.141)
L34	N 26°42'43" E (S 60°49'56" E) (N 180.721) (S 180.721)	180.721' (180.721) (180.721)
L35	N 31°35'25" E (S 31°59'07" E) (N 99.301) (S 99.301)	99.301' (99.301) (99.301)
L36	N 85°56'59" E (S 85°13'24" E) (N 135.621) (S 135.621)	135.621' (135.621) (135.621)
L37	N 13°01'10" E (S 13°24'52" E) (N 235.171) (S 235.171)	235.171' (235.171) (235.171)
L38	N 00°08'29" E (S 00°12'19" E) (N 114.131) (S 114.131)	114.131' (114.131) (114.131)
L39	N 14°13'41" E (S 14°53'23" E) (N 156.091) (S 156.091)	156.091' (156.091) (156.091)
L40	N 02°03'39" W (S 01°39'57" W) (N 200.051) (S 200.051)	200.051' (200.051) (200.051)

LINE #	BEARING	DISTANCE
L41	N 01°42'46" W (S 01°19'04" W) (N 860.761) (S 860.761)	860.761' (860.761) (860.761)
L42	N 21°29'08" W (S 21°05'26" W) (N 67.111) (S 67.111)	67.111' (67.111) (67.111)
L43	N 62°04'28" W (S 51°40'46" W) (N 122.721) (S 122.721)	122.721' (122.721) (122.721)
L44	N 12°45'20" W (S 12°12'38" W) (N 274.041) (S 274.041)	274.041' (274.041) (274.041)
L45	N 13°42'36" E (S 14°05'18" E) (N 102.481) (S 102.481)	102.481' (102.481) (102.481)
L46	N 01°24'02" E (S 01°24'02" E) (N 401.761) (S 401.761)	401.761' (401.761) (401.761)
L47	N 69°39'39" E (S 69°53'39" E) (N 182.831) (S 182.831)	182.831' (182.831) (182.831)
L48	N 61°43'12" E (S 62°04'13" E) (N 100.521) (S 100.521)	100.521' (100.521) (100.521)
L49	N 62°16'37" E (S 62°37'38" E) (N 87.431) (S 87.431)	87.431' (87.431) (87.431)
L50	N 38°55'24" E (S 39°16'25" E) (N 76.801) (S 76.801)	76.801' (76.801) (76.801)
L51	N 28°55'27" E (S 29°16'28" E) (N 84.031) (S 84.031)	84.031' (84.031) (84.031)
L52	N 18°26'20" E (S 18°47'21" E) (N 281.111) (S 281.111)	281.111' (281.111) (281.111)
L53	N 27°26'55" E (S 27°47'56" E) (N 35.281) (S 35.281)	35.281' (35.281) (35.281)
L54	N 76°01'49" E (S 76°22'50" E) (N 19.291) (S 19.291)	19.291' (19.291) (19.291)
L55	N 49°36'18" E (S 49°15'17" E) (N 10.911) (S 10.911)	10.911' (10.911) (10.911)
L56	N 18°16'16" E (S 17°54'15" E) (N 17.211) (S 17.211)	17.211' (17.211) (17.211)
L57	N 01°08'10" W (S 01°29'11" W) (N 56.851) (S 56.851)	56.851' (56.851) (56.851)
L58	N 05°28'14" W (S 05°49'15" W) (N 72.371) (S 72.371)	72.371' (72.371) (72.371)
L59	N 04°37'52" W (S 04°58'53" W) (N 183.531) (S 183.531)	183.531' (183.531) (183.531)
L60	N 01°23'24" W (S 01°44'25" W) (N 113.241) (S 113.241)	113.241' (113.241) (113.241)
L61	N 07°58'07" E (S 07°37'08" E) (N 139.611) (S 139.611)	139.611' (139.611) (139.611)
L62	N 39°56'39" E (S 39°37'31" E) (N 76.101) (S 76.101)	76.101' (76.101) (76.101)
L63	N 70°46'29" E (S 70°25'21" E) (N 55.481) (S 55.481)	55.481' (55.481) (55.481)
L64	N 71°28'28" E (S 71°50'28" E) (N 262.661) (S 262.661)	262.661' (262.661) (262.661)
L65	N 72°06'25" E (S 72°27'26" E) (N 12.051) (S 12.051)	12.051' (12.051) (12.051)
L66	N 34°39'10" E (S 34°55'11" E) (N 313.381) (S 313.381)	313.381' (313.381) (313.381)
L67	N 58°53'29" E (S 59°14'30" E) (N 65.561) (S 65.561)	65.561' (65.561) (65.561)
L68	N 69°46'41" E (S 69°27'40" E) (N 109.551) (S 109.551)	109.551' (109.551) (109.551)
L69	N 79°54'39" E (S 79°33'38" E) (N 121.131) (S 121.131)	121.131' (121.131) (121.131)
L70	N 59°22'14" E (S 59°01'13" E) (N 57.061) (S 57.061)	57.061' (57.061) (57.061)
L71	N 59°19'11" E (S 59°51'16" E) (N 971.871) (S 971.871)	971.871' (971.871) (971.871)
L72	N 70°14'37" E (S 69°53'36" E) (N 231.761) (S 231.761)	231.761' (231.761) (231.761)
L73	N 87°22'28" W (S 87°45'29" W) (N 52.361) (S 52.361)	52.361' (52.361) (52.361)
L74	N 14°11'06" E (S 14°00'50" W) (N 153.111) (S 153.111)	153.111' (153.111) (153.111)
L75	N 22°28'53" E (S 22°08'04" W) (N 94.891) (S 94.891)	94.891' (94.891) (94.891)
L76	N 04°34'39" W (S 04°49'30" E) (N 61.611) (S 61.611)	61.611' (61.611) (61.611)
L77	N 26°32'18" W (S 26°57'08" E) (N 319.441) (S 319.441)	319.441' (319.441) (319.441)
L78	N 23°10'37" W (S 23°30'59" E) (N 104.501) (S 104.501)	104.501' (104.501) (104.501)
L79	N 09°42'29" W (S 09°56'00" E) (N 107.981) (S 107.981)	107.981' (107.981) (107.981)
L80	N 09°06'50" E (S 09°45'37" W) (N 168.541) (S 168.541)	168.541' (168.541) (168.541)
L81	N 15°17'10" E (S 14°53'36" W) (N 105.021) (S 105.021)	105.021' (105.021) (105.021)
L82	N 26°42'43" E (S 26°18'34" W) (N 300.231) (S 300.231)	300.231' (300.231) (300.231)
L83	N 16°42'00" E (S 16°25'49" W) (N 192.711) (S 192.711)	192.711' (192.711) (192.711)
L84	N 00°44'03" W (S 00°11'21" E) (N 91.841) (S 91.841)	91.841' (91.841) (91.841)
L85	N 13°00'40" W (S 13°30'15" E) (N 92.641) (S 92.641)	92.641' (92.641) (92.641)
L86	N 29°08'24" W (S 29°32'06" E) (N 202.681) (S 202.681)	202.681' (202.681) (202.681)
L87	N 47°56'56" W (S 47°46'20" E) (N 291.671) (S 291.671)	291.671' (291.671) (291.671)
L88	N 71°40'53" W (S 71°12'49" W) (N 432.481) (S 432.481)	432.481' (432.481) (432.481)

LINE #	BEARING	DISTANCE
L89	S 69°52'28" E (S 50°28'00" E) (N 169.501) (S 169.501)	169.431' (169.501) (169.501)
L90	N 71°36'18" W (S 71°36'17" W) (N 76.891) (S 76.871)	76.891' (76.871) (76.871)
L91	N 47°23'17" E (S 47°42'30" W) (N 280.241) (S 279.331)	279.291' (280.241) (279.331)
L92	N 67°01'54" W (S 66°18'45" W) (N 233.841) (S 233.841)	233.841' (233.841) (233.841)
L93	N 00°23'23" W (S 00°06'00" W) (N 227.071) (S 227.071)	227.071' (227.071) (227.071)
L94	N 89°28'10" E (S 89°53' E) (N 126.641) (S 126.641)	126.641' (126.641) (126.641)
L95	N 89°50'50" E (S 83°28" E) (N 17.691) (S 17.691)	17.691' (17.691) (17.691)
L96	N 02°56'17" E (S 02°51" E) (N 20.881) (S 20.881)	20.881' (20.881) (20.881)
L97	N 01°40'54" E (S 01°07" E) (N 53.881) (S 53.881)	53.881' (53.881) (53.881)
L98	N 00°19'13" W (S 00°28" W) (N 53.301) (S 53.301)	53.301' (53.301) (53.301)
L99	N 00°23'34" W (S 00°37" W) (N 103.771) (S 103.771)	103.771' (103.771) (103.771)
L100	N 71°36'16" W (S 71°12'46" W) (N 335.061) (S 335.061)	335.061' (335.061) (335.061)
L101	N 71°36'16" W (S 71°36'17" E) (N 411.061) (S 411.061)	411.061' (411.061) (411.061)
L102	N 49°56'30" E (S 44°27'30" E) (N 49.381) (S 49.381)	49.381' (49.381) (49.381)
L103	N 44°10'56" E (S 43°50'50" E) (N 46.221) (S 46.221)	46.221' (46.221) (46.221)
L104	N 47°30'29" E (S 47°30'29" E) (N 44.941) (S 44.941)	44.941' (44.941) (44.941)
L105	N 34°46'11" E (S 34°46'11" E) (N 104.151) (S 104.151)	104.151' (104.151) (104.151)
L106	N 49°47'52" E (S 49°47'52" E) (N 60.851) (S 60.851)	60.851' (60.851) (60.851)
L107	N 40°13'00" E (S 40°13'00" E) (N 192.451) (S 192.451)	192.451' (192.451) (192.451)
L108	N 37°04'50" E (S 37°04'50" E) (N 273.301) (S 273.301)	273.301' (273.301) (273.301)
L109	N 45°52'28" E (S 45°52'28" E) (N 126.221) (S 126.221)	126.221' (126.221) (126.221)
L110	N 30°12'10" W (S 30°12'10" W) (N 377.631) (S 377.631)	377.631' (377.631) (377.631)
L111	N 18°32'04" W (S 18°32'04" W) (N 83.951) (S 83.951)	83.951' (83.951) (83.951)
L112	N 13°02'44" E (S 13°02'44" E) (N 148.801) (S 148.801)	148.801' (148.801) (148.801)
L113	N 30°15'58" W (S 27°43'59" E) (N 181.611) (S 181.611)	181.611' (181.611) (181.611)
L114	N 06°50'12" E (S 06°50'12" E) (N 432.481) (S 432.481)	432.481' (432.481) (432.481)



NOVEMBER & DECEMBER
2017 AND JANUARY 2018
TRAVIS COUNTY, TEXAS
AND HAYS COUNTY, TEXAS

- LEGEND**
- 1/2" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - ⊙ IRON PIPE FOUND IN ROCK MOUND
 - ⊙ IRON PIPE FOUND
 - ▲ NAIL FOUND
 - COTTON GIN SPINDLE FOUND
 - BOLT FOUND
 - FENCE POST FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
 - CALCULATED POINT
 - BLUFF LINE
 - WIRE FENCE
 - UTILITY POLE
 - DOWN GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - SIGN POST
 - () RECORD INFORMATION PER VOL. 1126, PG. 381, D.R.H.C.T.X.
 - ([]) RECORD INFORMATION PER VOL. 3, PGS. 161-170, P.R.H.C.T.X.
 - (< >) RECORD INFORMATION PER VOL. 1456, PG. 691, O.P.R.H.C.T.X.
 - { } RECORD INFORMATION PER VOL. 1046, PG. 678, R.P.R.T.C.T.X.
 - * [] RECORD INFORMATION PER VOL. 286, PG. 61, D.R.H.C.T.X.
 - [] OTHER RECORD INFORMATION
 - () DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - ([]) PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - (< >) REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - ({ }) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - (* []) DEED RECORDS OF HAYS COUNTY, TEXAS
 - ([]) PLAT RECORDS OF HAYS COUNTY, TEXAS
 - (< >) REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
 - ({ }) OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - (IRF) IRON ROD FOUND
 - (—) BOUNDARY LINE
 - (—) INTERIOR TRACT BOUNDARY LINE
 - (—) ADJOINER LINE
 - (—) SURVEY ABSTRACT LINE
 - (—) EASEMENT LINE
 - (—) SHEET MATCH-LINE
 - (—) POINT OF BEGINNING
 - (—) P.O.B.

SHEET 3 OF 4

FILE: P:\05546 WANN WIRSON\05546-01-003 WANN WIRSON\115 SURVEY\WORKING\MRSON_1400 AC\115.DWG			
DATE: 12-28-17	DRAWN BY: KM	CREW: CF, OW, RR	
SCALE: 1"=300'	CHECKED BY: JB	FB #: 415, 418	
JOB #: 005546-01-003	DRAWING #: LITS	PLAN #: 3603.02	
1. DATE OF SURVEY: 12/28/17	2. ADDRESS COMMENTS FROM CLIENT/TITLE COMPANY:	3. DATE OF PREVIOUS SURVEY: 02-14-18	
4. ADD 50 FT ROAD W/Y ESMT CROSSING TRACT II TO TRACT I	5. REMOVE TRACT V RESTRICTIVE COVENANTS	6. DATE OF PREVIOUS SURVEY: 02-27-18	
NO.	REVISION	BY	DATE

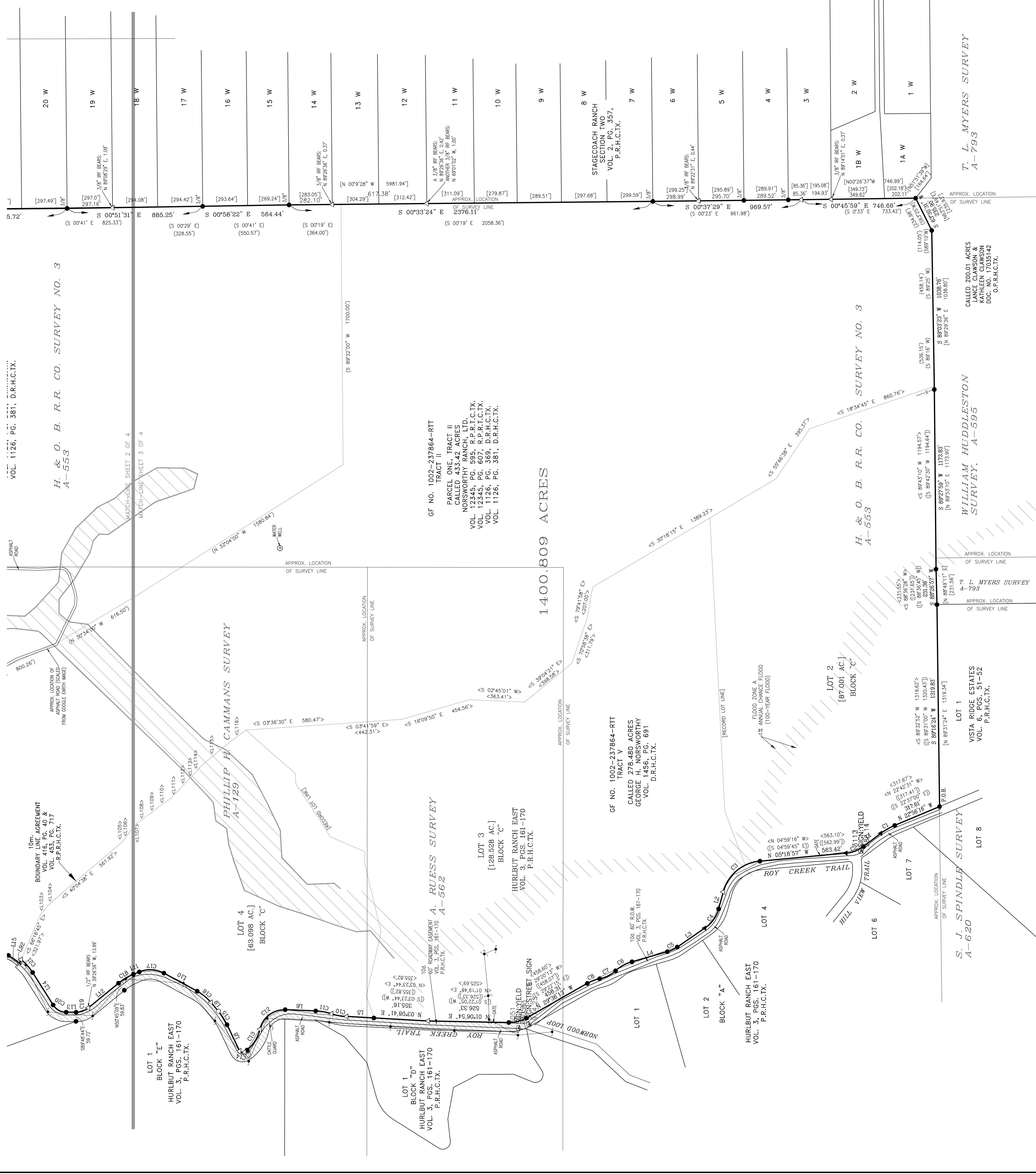
Bowman
CONSULTING

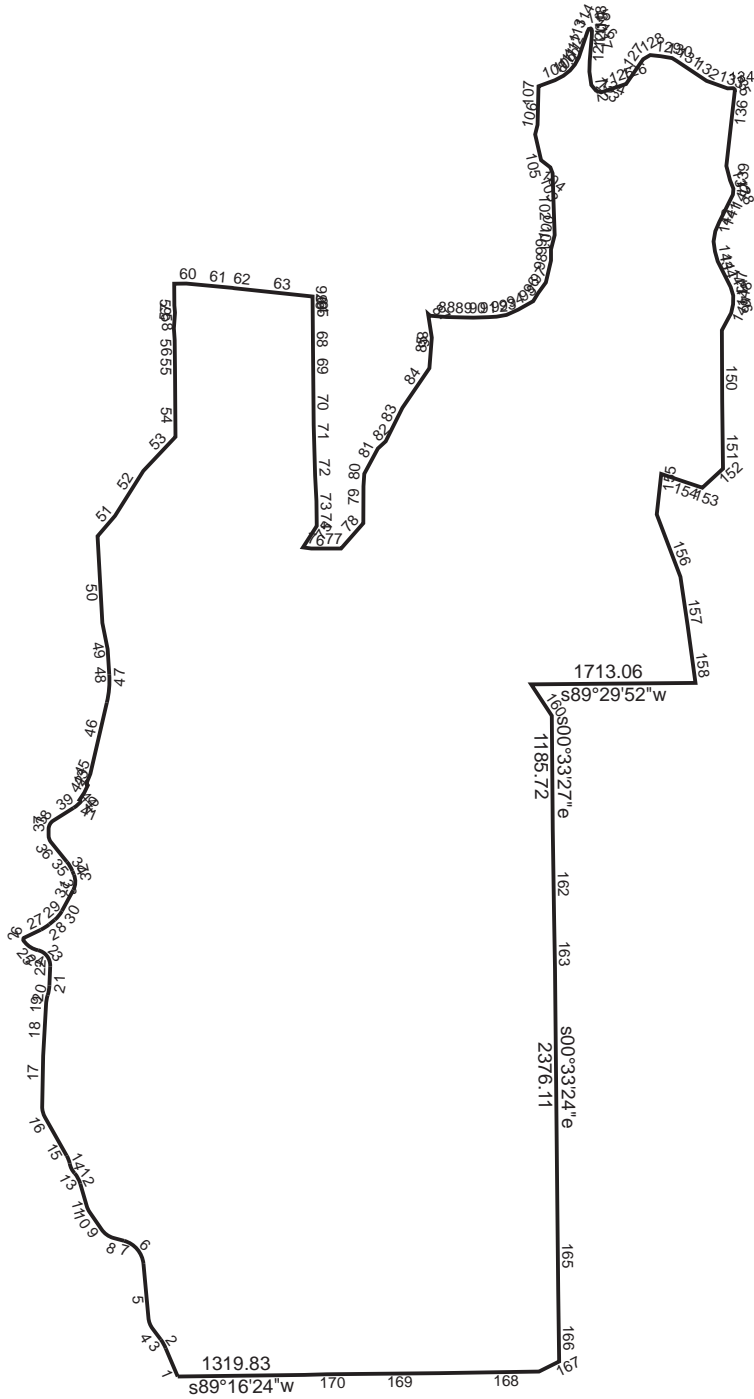
Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 200, Austin, Texas 78746
(512) 252-2666
www.bowmanconsulting.com

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

ALTA/NSPS LAND TITLE SURVEY
1400.809 ACRES OUT OF THE
P. H. COMMONS SURVEY A-129, W. & J. MONCKTON
SURVEY A-719, W. HAMMETT SURVEY A-782
AND OTHERS, HAY COUNTY, TEXAS
AND TRAVIS COUNTY, TEXAS

PLAN #: 3603.05





9/1/2021

Scale: 1 inch= 2000 feet

File:

Tract 1: 1400.8095 Acres, Closure: s22.0004w 0.02 ft. (1/999999), Perimeter=46745 ft.

005540047003

Tract Data and Deed Calls

Tract 01: 1400.8095 Acres, Closure: s22.0004w 0.02 ft. (1/999999), Perimeter=46745 ft.

- 1: n22.5616w 317.61
- 2: curve left radius 430.75 arc 105.21 chord dir n29.2919w chord dist 104.95
- 3: n37.0158w 142.11
- 4: curve right radius 225 arc 123.93 chord dir n20.5329w chord dist 122.37
- 5: n05.1857w 563.42
- 6: curve left radius 275 arc 333.65 chord dir n39.5547w chord dist 313.56
- 7: n75.0704w 114.52
- 8: curve right radius 225 arc 158.77 chord dir n54.0055w chord dist 155.5
- 9: n34.3258w 217.64
- 10: curve right radius 225 arc 71.49 chord dir n25.0111w chord dist 71.19
- 11: n15.5742w 239.96
- 12: curve left radius 276 arc 123.19 chord dir n28.4535w chord dist 122.17
- 13: curve right radius 226.15 arc 117.82 chord dir n26.3227w chord dist 116.5
- 14: curve left radius 276 arc 86.41 chord dir n20.4542w chord dist 86.05
- 15: n29.3613w 458.31
- 16: curve right radius 223.63 arc 120.51 chord dir n14.1249w chord dist 119.06
- 17: n01.0654e 526.33
- 18: n03.0841e 355.16
- 19: n03.0841e 177.76
- 20: curve right radius 400 arc 100.31 chord dir n10.1609e chord dist 100.05
- 21: curve left radius 400 arc 105.13 chord dir n09.5528e chord dist 104.83
- 22: n02.2844e 199.78
- 23: curve left radius 161.96 arc 226.84 chord dir n37.4042w chord dist 208.75
- 24: curve right radius 240.98 arc 162.93 chord dir n58.2602w chord dist 159.84
- 25: n39.2228w 20.53
- 26: curve right radius 21.9 arc 39.58 chord dir n12.4059e chord dist 34.41
- 27: n64.2741e 189.4
- 28: curve left radius 415 arc 104.73 chord dir n57.1349e chord dist 104.45
- 29: n50.0136e 75.36
- 30: curve left radius 310 arc 116.55 chord dir n39.1551e chord dist 115.86
- 31: n28.2848e 247.42
- 32: curve left radius 187.51 arc 166.33 chord dir n02.5705e chord dist 160.93
- 33: n22.0344w 41.42
- 34: curve left radius 385 arc 113.53 chord dir n30.5540w chord dist 113.12
- 35: n39.1708w 254.67
- 36: curve right radius 126.65 arc 87.09 chord dir n19.3534w chord dist 85.38
- 37: n00.1236e 64.22
- 38: curve right radius 101.33 arc 101.85 chord dir n28.5410e chord dist 97.61
- 39: n57.4459e 251.38
- 40: curve left radius 343.68 arc 114.09 chord dir n48.1417e chord dist 113.57
- 41: n67.0154w 23.99
- 42: n33.3556e 87.9
- 43: n25.2823e 84.37
- 44: n41.3403w 21.81
- 45: n21.5113e 111.91
- 46: n13.0319e 761.58
- 47: curve left radius 1015 arc 297.49 chord dir n04.3507e chord dist 296.43
- 48: n03.4011w 261.51
- 49: n11.0812w 278.54
- 50: n03.0946w 905.36
- 51: n40.3934e 278.77
- 52: n32.0911e 553.07
- 53: n43.2941e 487.74
- 54: n00.3024w 712.96
- 55: n00.2716w 296
- 56: n03.5658w 121.84
- 57: n04.1107e 164.58
- 58: n05.1824w 75.1
- 59: n00.2323w 227.07



Tract Data and Deed Calls

60: n89.2810e 126.44
61: s84.3150e 481.79
62: s83.5050e 17.59
63: s83.5050e 821.93
64: s02.5617e 20.88
65: s01.4054e 58.86
66: s00.1913w 53.88
67: s00.2334w 104.25
68: s00.2016e 249.65
69: s00.4208e 314.5
70: s00.2633e 431.09
71: s00.1845e 188.81
72: s02.2410e 561.4
73: s02.3007e 145.85
74: s00.3720e 260.41
75: s32.4037w 266.65
76: s82.2337e 87.39
77: n89.4408e 310.37
78: n41.2801e 349.73
79: n00.1948e 385.57
80: n03.1719e 129.62
81: n28.0858e 299.66
82: n48.0510e 111.56
83: n26.2514e 389.87
84: n34.2018e 499.4
85: n04.2923e 319.53
86: n09.0832w 249.2
87: s49.3545e 27.13
88: s85.2855e 168.06
89: s88.3706e 199.92
90: s88.5027e 82.05
91: n88.3618e 157.74
92: n85.4750e 85.56
93: n80.4055e 106.22
94: n65.2504e 132.14
95: n60.2614e 180.72
96: n31.3525e 99.3
97: n35.5559e 135.62
98: n13.0110e 235.17
99: n00.0837e 114.13
100: n14.1941e 156.09
101: n02.0339w 281.76
102: n01.4246w 360.78
103: n21.2908w 67.11
104: n52.0428w 122.72
105: n12.4520w 274.04
106: n13.4236e 102.49
107: n01.2402e 401.78
108: n69.3238e 182.83
109: n61.4312e 100.52
110: n52.1637e 87.43
111: n38.5524e 78.6
112: n28.5527e 84.03
113: n18.2620e 281.11
114: n27.2655e 35.28
115: n76.0149e 19.29
116: s49.3618e 10.91
117: s18.1516e 17.21
118: s01.0810w 58.85
119: s05.2814w 72.37
120: s04.3752w 183.53



Tract Data and Deed Calls

121: s01.2324w 113.24
122: s07.5807e 139.61
123: s39.5832e 76.1
124: s70.4622e 55.48
125: n71.2925e 262.66
126: n72.0625e 12.05
127: n34.3710e 313.39
128: n58.5329e 85.58
129: s83.4841e 109.55
130: s79.5439e 121.13
131: s59.2214e 57.06
132: s56.1217e 371.87
133: s70.1437e 231.76
134: n87.2228e 52.36
135: curve right radius 25 arc 43.25 chord dir s43.0411e chord dist 38.05
136: s06.2911w 788.53
137: s14.1102e 153.11
138: s22.2853e 94.89
139: s04.3439w 62.09
140: s26.3218w 318.87
141: s23.1037w 104.42
142: s09.4227w 107.98
143: s08.0650e 106.54
144: s15.1710e 105.02
145: s26.4243e 299.98
146: s16.4200e 93.13
147: s00.4443w 91.28
148: s13.0040w 93.02
149: s28.0624w 202.58
150: s00.1037e 744.26
151: s00.4232e 698.37
152: s47.2535w 291.97
153: n71.4053w 200.05
154: n71.3618w 250.63
155: s06.2721w 423.78
156: s20.4944e 695.38
157: s08.2046e 512.04
158: s07.5316e 604.47
159: s89.2952w 1713.06
160: s33.2609e 390.12
161: s00.3327e 1185.72
162: s00.5131e 885.25
163: s00.5822e 564.44
164: s00.3324e 2376.11
165: s00.3729e 969.57
166: s00.4559e 746.66
167: s63.3031w 235.9
168: s89.0323w 1038.76
169: s89.2759w 1173.83
170: s88.2657w 231.36
171: s89.1624w 1319.83

