

TEXAS TRANSPORTATION COMMISSION

WILLIAMSON County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the city of Leander, WILLIAMSON COUNTY, on US 183, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 259, Pages 561 and 36, Deed Records of Williamson County, Texas, and the state used other land for highway purposes to which there is no record title.

Portions of the land (surplus land), described in Exhibits A and B, are no longer needed for highway purposes.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner and may recommend, if there is no record title, the quitclaim of any interest that might have accrued to the state to abutting landowners at the request of the county or municipality.

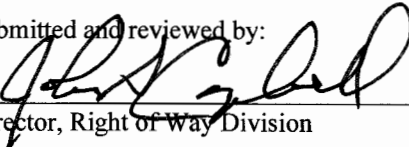
American Bank of Commerce is the abutting landowner and has requested that the surplus land shown in Exhibit A as Tracts 1 and 2 be sold to the bank for \$82,548.

The city has requested that the surplus land shown in Exhibit B as Tract 3 be quitclaimed to the abutting landowner.

The commission finds \$82,548 to be a fair and reasonable value of the state's rights, title and interest in Tracts 1 and 2.

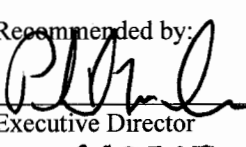
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in Tracts 1 and 2 to American Bank of Commerce for \$82,548, and that Tract 3 be quitclaimed to American Bank of Commerce; **SAVE AND EXCEPT**, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from Tracts 1 and 2.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

113217 JUL 26 12

Minute Date
Number Passed



EXHIBIT A

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

TRACT 1
0.451 ACRES, S.H. 29 R.O.W. RELEASE
WILLIAM MANSIL SURVEY, ABS. NO. 437

A DESCRIPTION OF 0.451 ACRES (APPROXIMATELY 19,649 SQUARE FEET) IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF 1.33 ACRES DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS FROM R.J. BRYSON, DATED JUNE 30, 1931, OF RECORD IN VOLUME 259, PAGE 561 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND LYING WITHIN THE PERIMETER OF A 22.252 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED TO AMERICAN BANK OF COMMERCE, DATED SEPTEMBER 6, 2011, OF RECORD IN DOCUMENT NUMBER 2011059264 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.451 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south right-of-way line of U.S. Highway 183 (120' right-of-way width), being the north line of the said 22.252 acre tract, and in the east line of said 1.33 acre tract, from which a 1/2" rebar with a Chaparral cap found in the south right-of-way line of said U.S. Highway 183, and for the northwest corner of the 22.252 acre tract, being the southwest corner of a portion of a 34.9 acre tract of record in Volume 525, Page 64 of the Deed Records of Williamson County, Texas, bears North 11°41'00" East, along a curve to the left, a chord distance of 253.61 feet;

THENCE with the east line of the 1.33 acre tract, over and across the 22.252 acre tract the following two (2) distances and courses:

1. South 20°43'58" East, a distance of 873.41 feet to a calculated point;
2. Along a curve to the right, having an arc of 119.17 feet, a radius of 178.35 feet, a chord which bears South 01°35'23" East, a distance of 116.97 feet, to a calculated point in the south line of the 22.252 acre tract, being the north line of a 320.38 acre tract described in Volume 511, Page 54, of the Deed Records of Williamson County, Texas, per the Boundary Agreement described in Document No. 2005050819, Official Public Records, Williamson County, Texas and superseded by Document No. 2007004724 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar found in the south line of the 22.252 acre tract and the north line

of the said 320.38 acre tract, with said boundary agreement line, bears North 66°28'50" East, a distance of 512.35 feet;

THENCE South 66°28'50" West, with the south line of the 22.252 acre tract, being the north line of the 320.38 acre tract, with the boundary agreement line, and over and across the 1.33 acre tract, a distance of 27.95 feet to a calculated point, from which a 3/8" rebar found for the southwest corner of the 22.252 acre tract and the northwest corner of the 320.38 acre tract, bears South 66°28'50" West, a distance of 94.77 feet;

THENCE with the west line of the 1.33 acre tract, over and across the 22.252 acre tract the following two (2) distances and courses:

1. Along a curve to the left, having an arc of 124.22 feet, a radius of 158.35 feet, a chord which bears North 01°44'26" East, a distance of 121.05 feet, to a calculated point;
2. North 20°43'58" West, a distance of 848.89 feet to a calculated point in the south right-of-way line of U.S. Highway 183 and the north line of the 22.252 acre tract, from which a concrete highway monument found in the south right-of-way line of U.S. Highway 183 and an angle point in the north line of the 22.252 acre tract bears South 21°34'24" West, along a curve to the right, a chord distance of 99.05 feet;

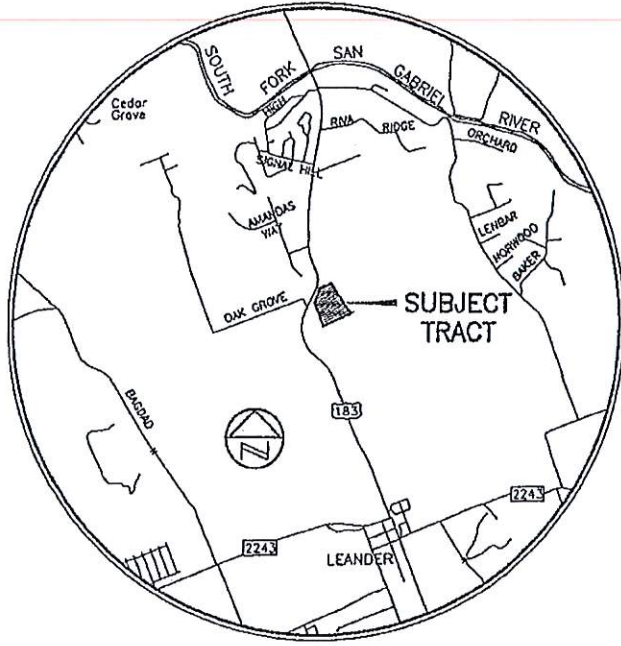
THENCE along a curve to the left, with the south right-of-way line of U.S. Highway 183 and the north line of the 22.252 acre tract, crossing the 1.33 acre tract, an arc of 31.64 feet, a radius of 1206.28 feet, a chord which bears North 18°28'08" East, a distance of 31.64 feet, to the **POINT OF BEGINNING**, containing 0.451 acres of land, more or less.

Surveyed on the ground October, 2004, Updated in February, 2007. Bearing Basis: Grid Azimuth for the Texas Central Zone, NAD 1983/93 HARN values from the LCRA Control Network. Attachments: Survey Drawing 247-021-ROW1.

rw 6-28-12

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No 4995





maps

6-28-12

LINE TABLE

No.	BEARING	LENGTH
L1	S66°28'50"W	27.95'
L2	S23°49'21"W	109.42'
L3	N66°08'45"W	120.06'
L4	S66°28'50"W	94.77'

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	1°30'10"	1206.28'	15.82'	31.64'	31.64'	N18°28'08"E
C2	38°17'07"	178.35'	61.91'	119.17'	116.97'	S01°35'23"E
C3	44°56'41"	158.35'	65.50'	124.22'	121.05'	N01°44'26"E
C4	4°42'22"	1206.28'	49.57'	99.08'	99.05'	S21°34'24"W
C5	12°04'06"	1206.28'	127.51'	254.08'	253.61'	N11°41'00"E

DATE OF SURVEY: FEB. 2007
 PLOT DATE: 06/28/12
 DRAWING NO.: 247-021-ROW1
 PROJECT NO.: 247-021
 PAGE 1 OF 3

Chaparral



Mansil

6-28-12



1"=200'

STA. 698+76.44
PORTION OF
34.9 ACRES
LOUIE BRYSON AND WIFE,
RUBY BRYSON
525/64

3/8"
453.34'
N67°50'40"E 454.24'
W/CAP
SEE DETAIL "B"

WILLIAM MANSIL SURVEY, ABS. NO. 437

STA. 690+75.44
STA. 690+75.44
SEE DETAIL "A"
STA. 688+26.87

APPROXIMATE LOCATION
OF 100' R.O.W.
OLD S.H. HIGHWAY 29
NOT IN USE

U.S. HIGHWAY 183A
(400' R.O.W.)
(2005012314)

22.252 ACRES
AMERICAN BANK OF COMMERCE
(2011059264)

0.451 ACRES
(259/561) (511/54)
BOUNDARY LINE AGREEMENT
DOC. NO. 2005050819,
SUPERCEDED BY DOC.
2007004724
(SAME LINE AS DESCRIBED IN
DOC. NO. 9926685)

N66°28'50"E 512.35'
N66°28'50"E 635.07'
(N66°28'50"E 635.03')
S67°23'39"W 385.68'
(S69°41'17"W 385.57')

320.38 ACRES
J. SAM WINTERS AND ROY A. BUTLER
511/54

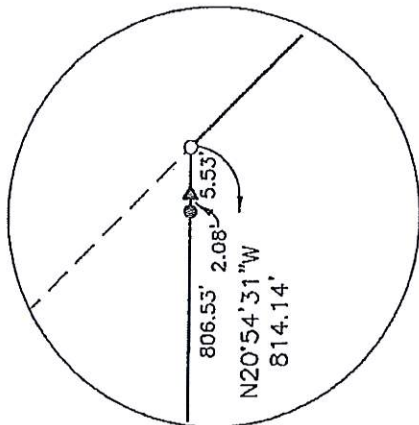
CITY OF AUSTIN RAILROAD R.O.W. (1417/282)
806.53'
N20°54'31"W 814.14'
(N18°36'53"W 808.42')
N20°43'58"W 848.89'
S20°43'58"E 873.41'

L4
L3
L2
L1
C3
C2
C1
P.O.B.

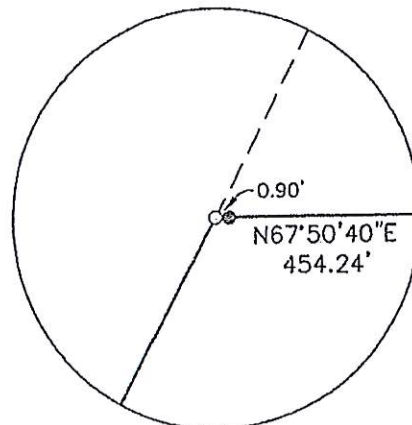
DATE OF SURVEY: FEB. 2007
PLOT DATE: 06/28/12
DRAWING NO.: 247-021-ROW1
PROJECT NO.: 247-021
PAGE 2 OF 3

Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.451 ACRES (APPROXIMATELY 19,649 SQUARE FEET) IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF 1.33 ACRES DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS FROM R.J. BRYSON, DATED JUNE 30, 1931, OF RECORD IN VOLUME 259, PAGE 561 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND LYING WITHIN THE PERIMETER OF A 22.252 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED TO AMERICAN BANK OF COMMERCE, DATED SEPTEMBER 6, 2011, OF RECORD IN DOCUMENT NUMBER 2011059264 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)

LEGEND

- ⊙ 1/2" REBAR FOUND
- 1/2" REBAR WITH CHAPARRAL CAP FOUND
- CALCULATED POINT
- CONC. HIGHWAY MON. FOUND
- △ 60/D NAIL FOUND

Matt

6-28-12

BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE STATE PLANE COORDINATES,
BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS)
ON-LINE POSITIONING USER SERVICE
(OPUS).

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 247-021-ROW1

DATE OF SURVEY: FEB. 2007
PLOT DATE: 06/28/12
DRAWING NO.: 247-021-ROW1
PROJECT NO.: 247-021
PAGE 3 OF 3

Chaparral

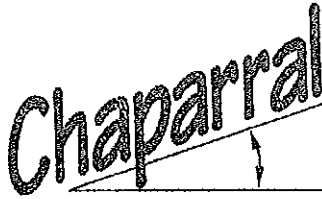


EXHIBIT A

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

TRACT 2
0.496 ACRES, S.H. 29 R.O.W. RELEASE
WILLIAM MANSIL SURVEY, ABS. NO. 437

A DESCRIPTION OF 0.496 ACRES (APPROXIMATELY 21,625 SQUARE FEET) IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF 2.33 ACRES DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS FROM MRS. J.C. BRYSON, DATED JUNE 04, 1931, OF RECORD IN VOLUME 259, PAGE 36 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND LYING WITHIN THE PERIMETER OF A 22.252 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED TO AMERICAN BANK OF COMMERCE, DATED SEPTEMBER 6, 2011, OF RECORD IN DOCUMENT NUMBER 2011059264 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.496 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south right-of-way line of U.S. Highway 183 (120' right-of-way width), and in the east line of said 2.33 acre tract, and in the north line of the said 22.252 acre tract, from which a 1/2" rebar with a Chaparral cap found in the south right-of-way line of said U.S. Highway 183, and for the northwest corner of the 22.252 acre tract, being the southwest corner of a portion of a 34.9 acre tract of record in Volume 525, Page 64 of the Deed Records of Williamson County, Texas, bears North 08°22'53" East, along a curve to the left, a chord distance of 115.00 feet;

THENCE with the east line of the 2.33 acre tract, over and across the 22.252 acre tract the following two (2) distances and courses:

1. South 20°43'58" East, a distance of 987.04 feet to a calculated point;
2. Along a curve to the right, having an arc of 109.05 feet, a radius of 258.35 feet, a chord which bears South 08°38'23" East, a distance of 108.25 feet to a calculated point in the south line of the 22.252 acre tract, being the north line of a 320.38 acre tract described in Volume 511, Page 54, of the Deed Records of Williamson County, Texas, per the Boundary Agreement described in Document No. 2005050819, Official Public Records, Williamson County, Texas and superseded by Document No. 2007004724 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar found in the south line of the 22.252 acre tract and the north line

of the said 320.38 acre tract, with said boundary agreement line, bears North 66°28'50" East, a distance of 416.55 feet;


THENCE South 66°28'50" West, with the south line of the 22.252 acre tract and the north line of the 320.38 acre tract, with the boundary agreement line, over and across the 2.33 acre tract, a distance of 22.69 feet to a calculated point, from which a 3/8" rebar found for the southwest corner of the 22.252 and the northwest corner of the 320.38 acre tract, bears South 66°28'50" West, a distance of 195.82 feet;

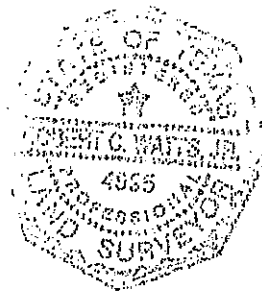
THENCE with the west line of the 2.33 acre tract, over and across the 22.252 acre tract the following two (2) distances and courses:

1. Along a curve to the left, having an arc of 110.91 feet, a radius of 238.35 feet, a chord which bears North 07°24'07" West, a distance of 109.91 feet, to a calculated point;
2. North 20°43'58" West, a distance of 955.91 feet to a calculated point in the south right-of-way line of U.S. Highway 183 and the north line of the 22.252 acre tract, from which a concrete highway monument found in the south right-of-way line of U.S. Highway 183 and an angle point in the north line of the 22.252 acre tract bears South 18°23'55" West, along a curve to the right, a chord distance of 232.40 feet;

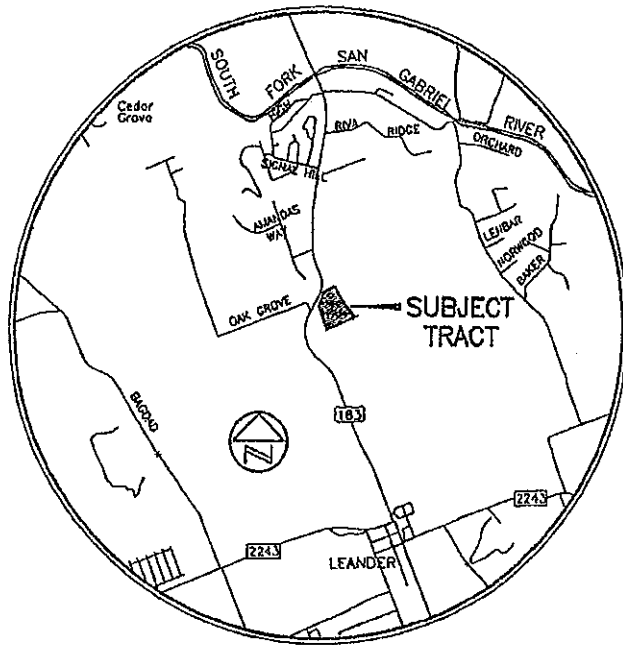
THENCE along a curve to the left, with the south right-of-way line of U.S. Highway 183 and the north line of the 22.252 acre tract, over and across the 2.33 acre tract, an arc of 37.00 feet, a radius of 1206.28 feet, a chord which bears North 11°59'32" East, a distance of 37.00 feet, to the **POINT OF BEGINNING**, containing 0.496 acres of land, more or less.

Surveyed on the ground October, 2004, Updated in February, 2007. Bearing Basis: Grid Azimuth for the Texas Central Zone, NAD 1983/93 HARN values from the LCRA Control Network. Attachments: Survey Drawing 247-021-ROW2.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No 4995



6-28-12



LINE TABLE		
No.	BEARING	LENGTH
L1	S66°28'50"W	22.69'
L2	S23°49'21"W	109.42'
L3	N66°08'45"W	120.06'
L4	S66°28'50"W	195.82'

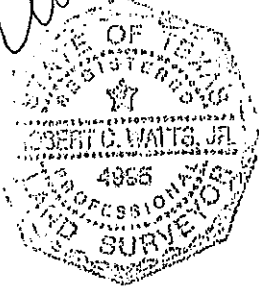
Mut 5

6-28-12

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	1°45'27"	1206.28'	18.50'	37.00'	37.00'	N11°59'32"E
C2	24°11'08"	258.35'	55.35'	109.05'	108.25'	S08°38'23"E
C3	26°39'39"	238.35'	56.48'	110.91'	109.91'	N07°24'07"W
C4	11°03'20"	1206.28'	116.74'	232.76'	232.40'	S18°23'55"W
C5	5°27'51"	1206.28'	57.56'	115.04'	115.00'	N08°22'53"E

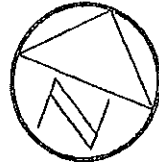
DATE OF SURVEY: FEB. 2007
 PLOT DATE: 06/28/12
 DRAWING NO.: 247-021-ROW2
 PROJECT NO.: 247-021
 PAGE 1 OF 3

Chaparral



Mansil

6-28-12



1"=200'

STA. 698+76.44
PORTION OF
34.9 ACRES
LOUIE BRYSON AND WIFE,
RUBY BRYSON
525/64

3/8"
453.34'
N67°50'40"E 454.24'
W/CAP
SEE DETAIL "B"

STA. 690+75.44

STA. 690+75.44

SEE DETAIL "A"

STA.
688+26.87

CITY OF AUSTIN RAILROAD R.O.W. (1417/282)
806.53'

N20°54'31"W 814.14'
(N18°36'53"W 808.42')

N20°43'58"W 955.91'

S20°43'58"E 987.04'

0.496 ACRES
(259/36)

(511/54)
BOUNDARY LINE AGREEMENT
DOC. NO. 2005050819,
SUPERCEDED BY DOC.
2007004724
(SAME LINE AS DESCRIBED IN
DOC. NO. 9926685)

N66°28'50"E 416.55'
N66°28'50"E 635.07'
(N66°28'50"E 635.03')

S67°23'39"W 385.68'
(S69°41'17"W 385.57')

320.38 ACRES
J. SAM WINTERS AND ROY A. BUTLER
511/54

P.O.B. WILLIAM MANSIL SURVEY,
ABS. NO. 437

APPROXIMATE LOCATION
OF 100' R.O.W.
OLD S.H. HIGHWAY 29
NOT IN USE

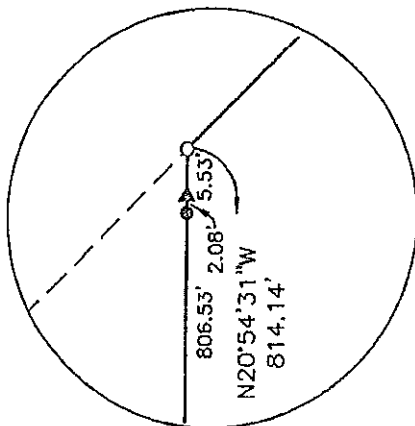
22.252 ACRES
AMERICAN BANK OF COMMERCE
(2011059264)

U.S. HIGHWAY 183A
(400' R.O.W.)
(2005012514)

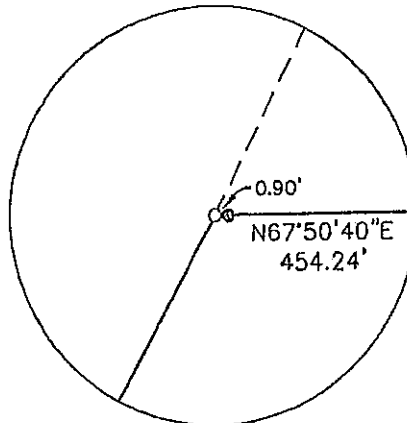
DATE OF SURVEY: FEB. 2007
PLOT DATE: 06/28/12
DRAWING NO.: 247-021-ROW2
PROJECT NO.: 247-021
PAGE 2 OF 3

Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.496 ACRES (APPROXIMATELY 21,625 SQUARE FEET) IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF 2.33 ACRES DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS FROM MRS. J.C. BRYSON, DATED JUNE 04, 1931, OF RECORD IN VOLUME 259, PAGE 36 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND LYING WITHIN THE PERIMETER OF A 22.252 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED TO AMERICAN BANK OF COMMERCE, DATED SEPTEMBER 6, 2011, OF RECORD IN DOCUMENT NUMBER 2011059264 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CHAPARRAL CAP FOUND
○	CALCULATED POINT
■	CONC. HIGHWAY MON. FOUND
▲	60/D NAIL FOUND

num 7

6-28-12

BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE STATE PLANE COORDINATES,
BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS)
ON-LINE POSITIONING USER SERVICE
(OPUS).

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 247-021-ROW1

DATE OF SURVEY: FEB. 2007
PLOT DATE: 06/28/12
DRAWING NO.: 247-021-ROW2
PROJECT NO.: 247-021
PAGE 3 OF 3

Chaparral



EXHIBIT B

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

TRACT 3
1.416 ACRES, S.H. 29 R.O.W. RELEASE
WILLIAM MANSIL SURVEY, ABS. NO. 437

A DESCRIPTION OF 1.416 ACRES (APPROXIMATELY 61,678 SQUARE FEET) IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE ORIGINAL 60 FOOT RIGHT-OF-WAY OF STATE HIGHWAY 29, LYING BETWEEN A PORTION OF 2.33 ACRES DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS FROM MRS. J.C. BRYSON, DATED JUNE 04, 1931, OF RECORD IN VOLUME 259, PAGE 36 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF 1.33 ACRES DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS FROM R.J. BRYSON, DATED JUNE 30, 1931, OF RECORD IN VOLUME 259, PAGE 561 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND LYING WITHIN THE PERIMETER OF A 22.252 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED TO AMERICAN BANK OF COMMERCE, DATED SEPTEMBER 6, 2011, OF RECORD IN DOCUMENT NUMBER 2011059264 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.416 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south right-of-way line of U.S. Highway 183 (120' right-of-way width), being the north line of the said 22.252 acre tract, and in the west line of said 2.33 acre tract, from which a 1/2" rebar with a Chaparral cap found in the south right-of-way line of said U.S. Highway 183, and for the northwest corner of the 22.252 acre tract, being the southwest corner of a portion of a 34.9 acre tract of record in Volume 525, Page 64 of the Deed Records of Williamson County, Texas, bears North 09°15'36" East, along a curve to the left, a chord distance of 151.94 feet;

THENCE with the west line of the 2.33 acre tract, over and across the 22.252 acre tract, the following two (2) distances and courses:

1. South 20°43'58" East, a distance of 955.91 feet to a calculated point;
2. Along a curve to the right, having an arc of 110.91 feet, a radius of 238.35 feet, a chord which bears South 07°24'07" East, a distance of 109.91 feet to a calculated point in the south line of the 22.252 acre tract and the north line of a 320.38 acre tract described in Volume 511, Page 54, of the Deed Records of Williamson County, Texas, per the Boundary Agreement

described in Document No. 2005050819, Official Public Records, Williamson County, Texas and superseded by Document No. 2007004724 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar found in the south line of the 22.252 acre tract and the north line of the said 320.38 acre tract, with said boundary agreement line, bears North 66°28'50" East, a distance of 439.24 feet;

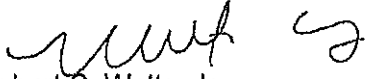
THENCE South 66°28'50" West, with the south line of the 22.252 acre tract and the north line of the 320.38 acre tract, with the boundary agreement line, a distance of 73.10 feet to a calculated point in the east line of the 1.33 acre tract, from which a 3/8" rebar found for the southwest corner of the 22.252 acre tract and the northwest corner of the 320.38 acre tract, bears South 66°28'50" West, a distance of 122.72 feet;

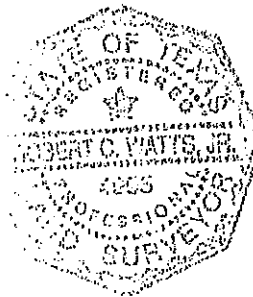
THENCE with the east line of the 1.33 acre tract, over and across the 22.252 acre tract the following two (2) distances and courses:

1. Along a curve to the left, having an arc of 119.17 feet, a radius of 178.35 feet, a chord which bears North 01°35'23" West, a distance of 116.97 feet, to a calculated point;
2. North 20°43'58" West, a distance of 873.41 feet to a calculated point in the south right-of-way line of U.S. Highway 183 and the north line of the 22.252 acre tract, from which a concrete highway monument found in the south right-of-way line of U.S. Highway 183 and an angle point in the north line of the 22.252 acre tract bears South 20°49'19" West, along a curve to the right, a chord distance of 130.65 feet;

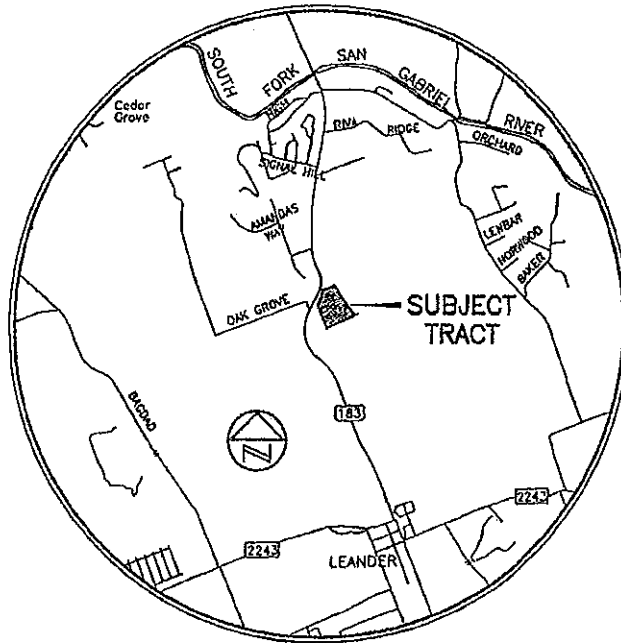
THENCE along a curve to the left, with the south right-of-way line of U.S. Highway 183 and the north line of the 22.252 acre tract, an arc of 102.04 feet, a radius of 1206.28 feet, a chord which bears North 15°17'39" East, a distance of 102.01 feet, to the **POINT OF BEGINNING**, containing 1.416 acres of land, more or less.

Surveyed on the ground October, 2004, Updated in February, 2007. Bearing Basis: Grid Azimuth for the Texas Central Zone, NAD 1983/93 HARN values from the LCRA Control Network. Attachments: Survey Drawing 247-021-ROW3.

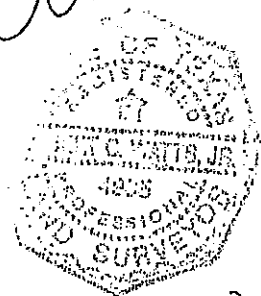

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No 4995



6.20-12



Mud &
 6-78-12



LINE TABLE		
No.	BEARING	LENGTH
L1	S66°28'50"W	73.10'
L2	S23°49'21"W	109.42'
L3	N66°08'45"W	120.06'
L4	S66°28'50"W	122.72'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	4°50'48"	1206.28'	51.05'	102.04'	102.01'	N15°17'39"E
C2	26°39'39"	238.35'	56.48'	110.91'	109.91'	S07°24'07"E
C3	38°17'07"	178.35'	61.91'	119.17'	116.97'	N01°35'23"W
C4	6°12'32"	1206.28'	65.42'	130.72'	130.65'	S20°49'19"W
C5	7°13'18"	1206.28'	76.12'	152.04'	151.94'	N09°15'36"E

DATE OF SURVEY: FEB. 2007
 PLOT DATE: 06/28/12
 DRAWING NO.: 247-021-ROW3
 PROJECT NO.: 247-021
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Chaparral



Winters
6.28-12



1"=200'

STA. 698+76.44

PORTION OF
34.9 ACRES
LOUIE BRYSON AND WIFE,
RUBY BRYSON
525/64

3/8"
453.34'
N67°50'40"E 454.24'
W/CAP
SEE DETAIL "B"

WILLIAM MANSIL SURVEY, ABS. NO. 437

STA. 690+75.44

STA. 690+75.44

SEE DETAIL "A"

STA.
688+26.87

CITY OF AUSTIN RAILROAD R.O.W. (1417/282)

806.53'

N20°54'31"W 814.14'
(N18°36'53"W 808.42')

N20°43'58"W 873.41'

S20°43'58"E 955.91'

APPROXIMATE LOCATION
OF 100' R.O.W.
OLD S.H. HIGHWAY 29
NOT IN USE

22.252 ACRES
AMERICAN BANK OF COMMERCE
(2011059264)

PORTION OF 2.33 ACRE TRACT
(259/36)

1.416 ACRES

PORTION OF
1.33 ACRE TRACT
(259/561)

(511/54)
BOUNDARY LINE AGREEMENT
DOC. NO. 2005050819,
SUPERCEDED BY DOC.
2007004724
(SAME LINE AS DESCRIBED IN
DOC. NO. 9926685)

320.38 ACRES
J. SAM WINTERS AND ROY A. BUTLER
511/54

N66°28'50"E 439.24'
N66°28'50"E 635.07'
(N68°46'54"E 635.03')

S67°23'39"W 385.68'
(S69°41'17"W 385.57')

L4

L1

L2

L3

C3

C2

C1

C4

C5

P.O.B.

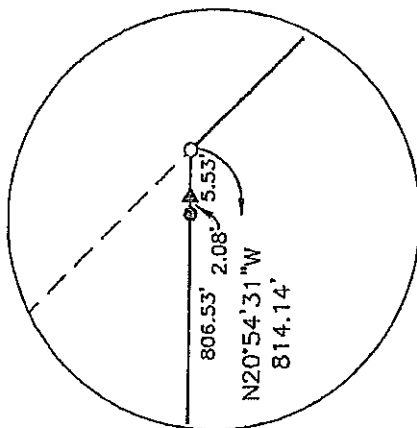
U.S. HIGHWAY 183A
(400' R.O.W.)
(2005012314)

U.S. HIGHWAY 183
(120' R.O.W.)

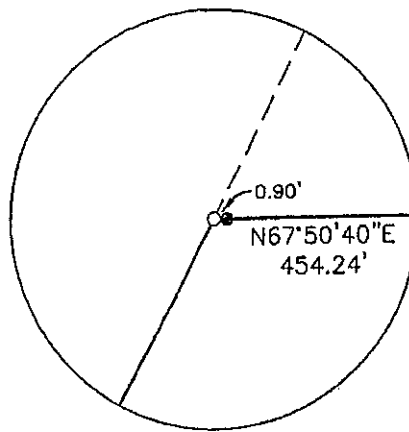
DATE OF SURVEY: FEB. 2007
PLOT DATE: 06/28/12
DRAWING NO.: 247-021-ROW3
PROJECT NO.: 247-021
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Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF 1.416 ACRES (APPROXIMATELY 61,678 SQUARE FEET) IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE ORIGINAL 60 FOOT RIGHT-OF-WAY OF STATE HIGHWAY 29, LYING BETWEEN A PORTION OF 2.33 ACRES DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS FROM MRS. J.C. BRYSON, DATED JUNE 04, 1931, OF RECORD IN VOLUME 259, PAGE 36 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF 1.33 ACRES DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS FROM R.J. BRYSON, DATED JUNE 30, 1931, OF RECORD IN VOLUME 259, PAGE 561 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND LYING WITHIN THE PERIMETER OF A 22.252 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED TO AMERICAN BANK OF COMMERCE, DATED SEPTEMBER 6, 2011, OF RECORD IN DOCUMENT NUMBER 2011059264 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CHAPARRAL CAP FOUND
○	CALCULATED POINT
■	CONC. HIGHWAY MON. FOUND
▲	60/D NAIL FOUND

metes &

 6-78-12

BEARING BASIS: GRID AZIMUTH FOR TEXAS
 CENTRAL ZONE STATE PLANE COORDINATES,
 BASED ON GPS SOLUTIONS FROM THE
 NATIONAL GEODETIC SURVEY (NGS)
 ON-LINE POSITIONING USER SERVICE
 (OPUS).

ATTACHMENTS: METES AND BOUNDS
 DESCRIPTION 247-021-ROW3

DATE OF SURVEY: FEB. 2007
 PLOT DATE: 06/28/12
 DRAWING NO.: 247-021-ROW3
 PROJECT NO.: 247-021
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Chaparral