



AGENDA

Special Meeting

City Council

Thursday, May 18, 2023

4:30 PM, City Hall

4000 Galleria Parkway

Bee Cave, Texas 78738-3104

THE CITY OF BEE CAVE COUNCIL MEETINGS ARE AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY. IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT KAYLYNN HOLLOWAY AT (512) 767-6641 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THANK YOU.

A quorum of the Planning and Zoning Commission and/or Development Board may be in attendance at this meeting. No action will be taken by the Commission or Board.

1. Call meeting to order
2. Roll Call
3. Discuss and consider taking action on amendments to the Interlocal Agreements between the City, LTISD, and Travis County regarding sections 1, 2 and 3 of Vail Divide Road to transfer the road to the City and allow for City annexation and regulation of the roadway.
4. Discuss and consider action accepting the conveyance of land and accompanying right-of-way located at Vail Divide from immediately south of the intersection with Los Flores to the intersection with Hamilton Pool Road.
5. Discuss and consider action on Resolution No. 2023-10 declaring the intent of the City of Bee Cave to annex into the city limits an approximately 12.901-acre tract of land located at Vail Divide from immediately south of the intersection with Los Flores to the intersection with Hamilton Pool Road.

6. Adjournment

The Council may go into closed session at any time when permitted by Chapters 418 or 551, Texas Government Code, or Section 321.3022 of the Texas Tax Code. Before going into closed session a quorum of the Council must be present, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551 or 418, Texas Government Code, or Section 321.3022 of the Texas Tax Code authorizing the closed session.

I certify that the above notice of meeting was posted at Bee Cave City Hall, 4000 Galleria Parkway, Bee Cave, Texas, on the 15th day of May, 2023 at 4:15 P.M. (Seal)

Kaylynn Holloway, City Secretary



City Council Meeting
5/18/2023
Agenda Item Transmittal

Agenda Item: 3.

Agenda Title: **Discuss and consider taking action on amendments to the Interlocal Agreements between the City, LTISD, and Travis County regarding sections 1, 2 and 3 of Vail Divide Road to transfer the road to the City and allow for City annexation and regulation of the roadway.**

Council Action: **Discussion and possible action**

Department: **City Manager**

Staff Contact: **Clint Garza**

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is to allow council to discuss potential collaboration with Travis County and Lake Travis Independent School District for the ongoing maintenance and operation of Vail Divide Drive between TX-71 and Hamilton Pool Road.

2. DESCRIPTION/JUSTIFICATION

a) Background

In February of 2019 Travis County and the City of Bee Cave executed an interlocal agreement related to road and bridge improvements on Great Divide Drive. In that agreement, Vail Divide roadway improvements were specifically mentioned as they were a part of ongoing discussions between the City, County, and ISD.

Travis County and LTISD have completed construction of the Vail Divide Southern extension and desire annexation by the City of Bee Cave. In order for annexation to take place, the attached ILA will need to be approved.

b) Issues and Analysis

LTISD is scheduled to take action on the ILA on May 17, 2023. If approved, the City can proceed with annexation of sections 2 & 3 of the roadway.

Once Travis County takes action on the ILA, the City can annex section 1.

Section 1 is already public right of way. Once sections 2&3 are annexed into the City, the southern extension can open to public traffic, including in advance of annexation of section 1.

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Interlocal Agreement for Vail Divide	Backup Material
<input type="checkbox"/> Exhibit	Backup Material

STATE OF TEXAS

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§
§
§

COUNTY OF TRAVIS

INTERLOCAL AGREEMENT REGARDING THE VAIL DIVIDE ROADWAY

THIS **INTERLOCAL AGREEMENT REGARDING THE VAIL DIVIDE ROADWAY** (“**Agreement**”) is entered into to be effective _____, 2023 by and among **TRAVIS COUNTY**, Texas, a political subdivision of the State of Texas (“**County**”), the **City of Bee Cave**, a home rule municipal corporation with its offices located at 4000 Galleria Parkway, Bee Cave, Texas 78738 (“**City**”), and the **LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT**, a Texas public independent school district and political subdivision of the State of Texas (“**LTISD**”). The County, the City and LTISD are referred to individually as a “**Party**” or collectively as the “**Parties**.”

RECITALS

WHEREAS, Travis County owns and operates Vail Divide from SH 71 West to just past Los Flores Lane and the Vail Divide Reconfiguration, as described below and as shown on the attached **Exhibit “A-1 and A-2”** and described by metes and bounds in the attached **Exhibit “B-1 and B-2”** (“**Segment 1**”);

WHEREAS, LTISD is the owner of an approximately 136-acre tract of land depicted in **Exhibit “C”**, attached hereto, (the “**LTISD Property**”) upon which LTISD has constructed its transportation and distribution center and its Middle School No.3 (“**MS#3**”);

WHEREAS, the City and the County requested LTISD to construct approximately 1,400 linear feet of the full cross section of a divided four lane Type B Minor Arterial across the LTISD Property, as described in the Site Plan Permit for MS#3 Phase 3B, Revision 2 as approved by the City and the County, as shown on the attached **Exhibit “A-2”** (“**Segment 2**”);

WHEREAS, the City and LTISD entered into a Road Construction and Improvement Agreement, dated the December 12, 2017 (“**Road Construction Agreement**”), regarding LTISD’s construction of Segment 2 and the reconfiguration of Vail Divide to create an intersection at Los Flores Lane, as shown on the attached **Exhibit “A-2”** (the “**Vail Divide Reconfiguration**”);

WHEREAS, LTISD constructed the Vail Divide Reconfiguration at LTISD’s sole cost and expense and conveyed the Vail Divide Reconfiguration to the County;

WHEREAS, LTISD at its sole expense constructed Segment 2 and retains ownership of Segment 2, as described by metes and bounds in the attached **Exhibit “D”** (“**Segment 2 Property**”);

WHEREAS, the City and the County inspected the completed Segment 2 and approved the construction of Segment 2 as compliant with the approved site plan and construction plans for Segment 2;

WHEREAS, the Road Construction Agreement provided that LTISD would design and construct Segment 2 so that the Segment 2 could be connected to a future public roadway extending from the southern property line of the LTISD Property to Hamilton Pool Road, as shown on the attached **Exhibit “A-2”** (“**Vail Divide Southern Extension**” or “**Segment 3**”);

WHEREAS, LTISD acquired approximately 6.31 acres of land, described by metes and bounds in the attached **Exhibit “E-1 to E-6,”** for the construction of the Vail Divide Southern Extension and associated ponds (“**Segment 3 Property**”);

WHEREAS, the City and the County entered into the Interlocal Agreement Regarding Road and Bridge Projects dated June 18, 2019 (“**City-County Agreement**”);

WHEREAS, in the City-County Agreement, the City agreed “to defer its regulatory oversight for the construction and approval of the Vail Divide Southern Extension project to the authority and regulations of the County;”

WHEREAS, the City and LTISD entered into the Development Agreement Regarding the Construction of the Vail Divide Southern Extension dated January 21, 2020, and recorded in Document No. 2020010017, Official Public Records of Travis County, Texas (“**City-LTISD Development Agreement**”);

WHEREAS, in the City-LTISD Development Agreement the City agreed to 1) waive “the applicability of the City’s Code of Ordinances to the design, engineering, and construction of the Vail Divide Southern Extension;” and 2) not annex the Property until the Vail Divide Southern Extension has been constructed and accepted by Travis County as a public road;

WHEREAS, the County and LTISD entered into the Interlocal Agreement Regarding the Vail Divide Southern Extension dated February 11, 2020 (“**County-LTISD ILA**”);

WHEREAS, the Road Construction Agreement, the City-County Agreement, the City-LTISD Development Agreement, and the County-LTISD ILA shall be referred to collective as the “**Vail Divide Agreements**;”

WHEREAS, pursuant to the County-LTISD ILA, the County and LTISD agreed to fund the construction of Segment 3 on the Segment 3 Property and the intersection of Vail Divide with Hamilton Pool Road (“**Intersection Improvements**”);

WHEREAS, the construction of the Segment 3 is near completion and LTISD has entered into an Advanced Funding Agreement with TxDOT for the completion of the Intersection Improvements;

WHEREAS, the County-LTISD ILA obligates LTISD to Segment 3 to Travis County;

WHEREAS, the City desires to assume the ownership and operational control of Segments 1, 2, and 3 (hereafter referred to collectively as “**Vail Divide**”);

WHEREAS, the Segment 1 Property, the Segment 2 Property and the Segment 3 Property shall be referred to collectively as the “**Vail Divide Property**;”

WHEREAS, at this stage, the City, County, and LTISD agree adjustments to the **Vail Divide Agreements** are appropriate, given the resulting constructions, approvals, positions of the Parties, input from the public, market changes, and factors affecting each Party separately in their overall performance of their governmental functions;

WHEREAS, the Interlocal Cooperation Act, Texas Government Code Chapter 791, (the “**Act**”) authorizes local governments to contract with one or more local governments to perform governmental functions and services under the terms of the Act; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to the Act in order to set forth the terms and conditions pursuant to which Travis County will allow the City to take ownership and maintenance and operational control of Segment 1, LTISD will allow the City to take ownership and full maintenance and operational control of Segment 2, and the County and LTISD will allow the City to take ownership and full maintenance and operational control of Segment 3, as hereinafter set forth.

NOW THEREFORE, in consideration of the above stated Recital, the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge, the County and LTISD agree as follows:

I. ANNEXATION AND CONVEYANCE OF VAIL DIVIDE TO THE CITY

1.01 ANNEXATION GENERALLY. Subject to the terms of this Agreement, the County and LTISD waive and release the City from all contractual obligations in the Vail Divide Agreements prohibiting the City from annexing Vail Divide.

1.02 SEGMENT 1. The County hereby agrees that the County’s execution of this Agreement shall constitute and does constitute a request and consent for the City to

annex Segment 1. To the extent legally required, the County declines any statutorily required offer by the City which prevents annexation and hereby consents to the City annexing the entirety of the Segment 1 Property to the extent the County is legally required to consent to such annexation. After the Effective Date of this Agreement, the City may initiate annexation proceedings for the annexation of Segment 1. Further, the County hereby agrees to convey to the City, in fee simple, the real property the County owns in fee within Segment 1. Upon conveyance, the County agrees the City may regulate Segment 1.

1.03 **SEGMENT 2.** LTISD hereby agrees that the LTISD’s execution of this Agreement shall constitute and does constitute a request and consent for the City to annex Segment 2. To the extent legally required, LTISD declines any statutorily required offer by the City which prevents annexation of Segment 2. In conjunction with the City’s annexation of Segment 2, LTISD will convey the Segment 2 roadway along with all such fee interests possessed by LTISD in the Segment 2 Property and associated easements to the City prior to initiation of the annexation process; provided, however, LTISD may reserve and retain such rights in the Segment 2 Property and associated easements that the City and LTISD have mutually agreed upon. The Board of Trustees of LTISD has adopted a resolution authorizing the conveyance of the Segment 2 Property and associated easements to the City in accordance with the terms of this Agreement. LTISD and the City agree to coordinate the timing and all other aspects of the execution of Segment 2 Conveyance Documents in conjunction with the annexation of the Segment 2 Property. Upon the conveyance of Segment 2, the City will accept and assume full maintenance and operational control of Segment 2. Once conveyed to the City, the City will initiate annexation proceedings to annex Segment 2. Further, to the extent legally required, the County hereby agrees that the County’s execution of this Agreement shall constitute and does constitute a request to annex Segment 2 to the extent the County’s request is legally required.

1.04 **SEGMENT 3.** As of the Effective Date of this Agreement, the County hereby releases LTISD of its obligations under the County-LTISD ILA to convey Segment 3 to the County. LTISD hereby agrees that the LTISD’s execution of this Agreement shall constitute and does constitute a request and consent for the City to annex Segment 3. To the extent legally required, LTISD declines any statutorily required offer by the City which prevents annexation of the Segment 3 Property. Pursuant to the County-LTISD ILA, LTISD will complete the construction of Segment 3 and the County will complete its administrative inspection and approval of Segment 3 (“**Administrative Approval of Segment 3**”). The County will notify the City and LTISD of the Administrative Approval of Segment 3. The Board of

Trustees of LTISD has adopted a resolution authorizing the conveyance of the Segment 3 Property and associated easements, if any, to the City. Within ten (10) Business Days of receipt of the notice of the Administrative Approval of Segment 3, LTISD will deliver to the City or its designee a duly executed instrument conveying the Segment 3 roadway to the City and a duly executed deed conveying all of LTISD's fee interests in the Segment 3 Property and associated easements to the City; provided, however, LTISD may reserve and retain such rights in the Segment 3 Property that the City and LTISD have mutually agreed upon. Upon the conveyance of Segment 3, the City will accept and assume full maintenance and operational control of Segment 3. Once conveyed to the City, the City will initiate annexation proceedings to annex Segment 3.

II. OBLIGATIONS OF THE CITY

2.01 CITY ANNEXATION AND ACCEPTANCE OF VAIL DIVIDE. The City hereby agrees to begin the annexation process to annex Segments 1, 2, and 3. The City and County acknowledge that Segment 1 has previously been accepted by the County. LTISD agrees to convey Segment 2 roadway, the Segment 2 Property, Segment 3 roadway, and the Segment 3 Property to the City, including ownership in fee, easements, and all rights-of-way in Segment 2 and Segment 3 all identified in Exhibit "A-2." The City agrees to accept such conveyances upon delivery of the conveyance instruments to the City and passage of all legally required City actions necessary to accept such conveyances. The City will accept Segments 1, 2, and 3 on an "As is Where is" basis.

III. AMENDED OBLIGATIONS OF THE COUNTY

3.01 NON-ACCEPTANCE OF SEGMENT 2 AND 3. The County shall not accept the conveyance of Segment 2 or Segment 3 from LTISD to the County, as the intent of this Agreement is that the City shall own, possess, and regulate Vail Divide and be responsible for Vail Divide as contemplated by this Agreement. This intent is further described in section IV. of this Agreement.

IV. OVERALL INTENTION OF THE PARTIES

4.01 It is the overall intent of the parties that after performance of all terms in this Agreement, the entirety of Vail Divide and all property identified in and contained in Exhibit "A-1 and A-2" to this Agreement shall be owned and possessed by the City. Further, LTISD and the County shall be divested of all ownership interest of Segment 1 and the Segment 1 Property; Segment 2 and the Segment 2 Property; and Segment 3 and the Segment 3 Property and shall have no further maintenance

or ownership responsibility over any portion or segment of Vail Divide. Further, Vail Divide and the Vail Divide Property shall be incorporated into the City's municipal limits and subject to its regulations.

- 4.02** It is the further intent of the parties that this Agreement amend only those provisions necessary within the Vail Divide Agreements to fulfill the purpose of this Agreement. All other provisions of the Vail Divide Agreements which were applicable and enforceable immediately prior to the execution of this Agreement remain in full force and effect.
- 4.03** It is the further intent of the Parties that this Agreement is to be construed to result in the most efficient, expeditious and legally enforceable process to achieve the intended goal of having the entirety of the Vail Divide and Vail Divide Property identified in Exhibit "A 1 and A-2" being owned and regulated by the City.
- 4.04** It is not the intent of this Agreement for the City to assume responsibility for any areas or property other than the right-of-way upon which Vail Divide is located and associated easements. While the City takes possession of the real property interests, including easements, contemplated under this Agreement, such possession excludes any utilities or facilities utilizing or placed within any right-of-way easements or under any licenses, unless otherwise expressly listed in this Agreement.

V. MISCELLANEOUS TERMS

- 5.01** **Interlocal Cooperation Act.** This Agreement is made in part, under the authority conferred in the Act. The Parties expressly acknowledge that each Party to this Agreement is a local government as that term is defined in the Act. Nothing in this Agreement will be construed as a waiver or relinquishment by either Party of its right to claim such exemptions, privileges, and immunities as may be provided by the Constitution and the Laws of the State of Texas.
- 5.02** **Invalidity.** If any provision of this Agreement shall be held invalid, illegal, or unenforceable by a court or other tribunal of competent jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. The Parties shall use their best efforts to replace the respective provision or provisions of the Agreement with legal terms and conditions approximating the original intent of the Parties.
- 5.03** **Execution.** This Agreement may be simultaneously executed in any number of counterparts, each of which will serve as an original and, will constitute one and the same instrument.

- 5.04 Venue and Choice of Law.** This Agreement has been made under and shall be governed by the laws of the State of Texas. Performance and all matters related thereto shall be in Travis County, Texas, United States of America and venue shall be in any court having jurisdiction in said county.
- 5.05 Cooperation.** The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement. Without limitation, each Party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.
- 5.06 No Special Relationship.** The parties do not intend to create the relationship of principal and agent, partnership, joint venture, or any other special relationship by executing this Agreement.
- 5.07 No Third-Party Rights or Obligations.** No person or entity not a party to this Agreement shall have any third-party beneficiary or any other rights against the parties to this Agreement.
- 5.08 Waiver.** Failure of any Party, at any time, to enforce the provision of this Agreement, shall in no way constitute a waiver of that provision, nor in any way affect the validity of this Agreement, any part hereof, or the right of any Party thereafter to enforce each and every provision hereof. No term of this Agreement shall be deemed waived, or breach excused unless the waiver shall be in writing and signed by the Party claimed to have **waived** or excused a breach. Furthermore, any **consent** to or waiver of a breach will not constitute consent to or waiver of or excuse of any other, different or subsequent breach.
- 5.09 Effective Date.** This Agreement takes effect upon the last date of execution of the Agreement by the County, City and LTISD.
- 5.10 Other Instruments.** The Parties covenant and agree that they will execute other and further instruments and documents as may become necessary or convenient to effectuate and carry out the purposes of this Agreement.
- 5.11 Invalid Provision.** Any clause, sentence, provision, paragraph, or article of this agreement held by a court of competent jurisdiction to be invalid, illegal, or ineffective shall not impair, invalidate, or nullify the remainder of this Agreement, but the effect thereof shall be confined to the clause, sentence, provision, paragraph, or article so held to be invalid, illegal, or ineffective.
- 5.12 Multiple Originals.** It is understood and agreed that this Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

5-15-23

NOW THEREFORE, this Agreement is made and entered into by and between LTISD, the County and the City. This Agreement shall be effective when signed by the last party signing which makes the Agreement fully executed.

TRAVIS COUNTY, a political subdivision of the State of Texas

By: _____
Andy Brown, County Judge

Date: _____

LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT, a Texas public independent school district and political subdivision of the State of Texas

By: _____
Name: Paul Norton
Title: **Superintendent**

Date: _____

5-15-23

CITY OF BEE CAVE

By: _____
Kara King, Mayor

Attest:

Kaylynn Holloway, City Secretary

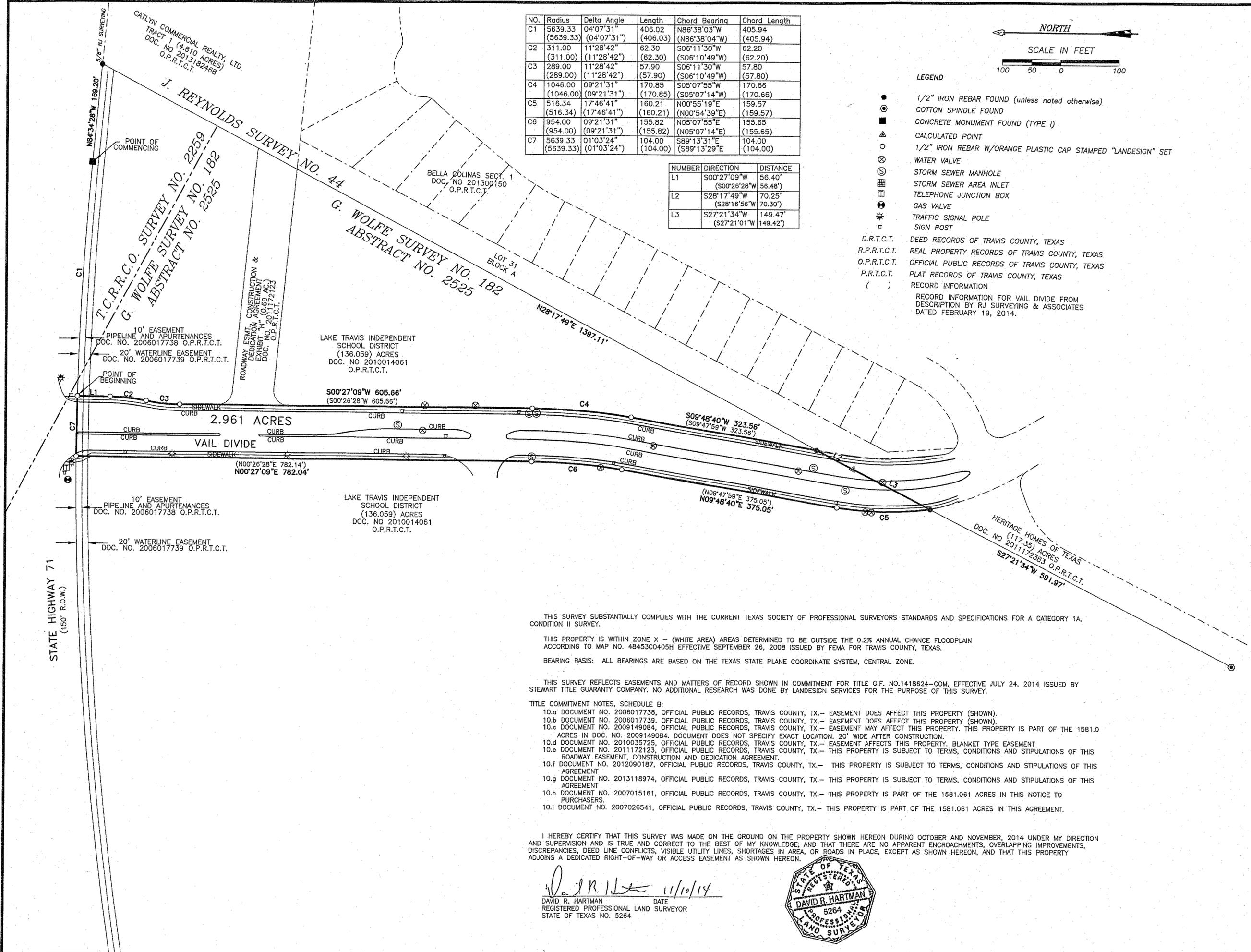
Approved as to Form:

City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

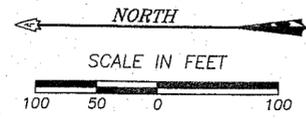
This instrument was acknowledged before me on the _____ day of _____, 2023, by Kara King, the Mayor of the **CITY OF BEE CAVE, TEXAS**, a home rule city, on behalf of said city.

NOTARY PUBLIC, State of Texas
My Commission Expires: _____



NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C1	5639.33 (5639.33)	04°07'31\"	406.02 (406.03)	N86°38'03\"W (N86°38'04\"W)	405.94 (405.94)
C2	311.00 (311.00)	11°28'42\"	62.30 (62.30)	S06°11'30\"W (S06°10'49\"W)	62.20 (62.20)
C3	289.00 (289.00)	11°28'42\"	57.90 (57.90)	S06°11'30\"W (S06°10'49\"W)	57.80 (57.80)
C4	1046.00 (1046.00)	09°21'31\"	170.85 (170.85)	S05°07'55\"W (S05°07'14\"W)	170.66 (170.66)
C5	516.34 (516.34)	17°46'41\"	160.21 (160.21)	N00°55'19\"E (N00°54'39\"E)	159.57 (159.57)
C6	954.00 (954.00)	09°21'31\"	155.82 (155.82)	N05°07'55\"E (N05°07'14\"E)	155.65 (155.65)
C7	5639.33 (5639.33)	01°03'24\"	104.00 (104.00)	S89°13'31\"E (S89°13'29\"E)	104.00 (104.00)

NUMBER	DIRECTION	DISTANCE
L1	S00°27'09\"W (S00°26'28\"W)	56.40' (56.48')
L2	S28°17'49\"W (S28°16'56\"W)	70.25' (70.30')
L3	S27°21'34\"W (S27°21'01\"W)	149.47' (149.42')



- LEGEND**
- 1/2" IRON REBAR FOUND (unless noted otherwise)
 - COTTON SPINDLE FOUND
 - CONCRETE MONUMENT FOUND (TYPE I)
 - △ CALCULATED POINT
 - 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
 - ⊗ WATER VALVE
 - ⊙ STORM SEWER MANHOLE
 - ⊠ STORM SEWER AREA INLET
 - ⊞ TELEPHONE JUNCTION BOX
 - ⊕ GAS VALVE
 - ⊛ TRAFFIC SIGNAL POLE
 - ⊞ SIGN POST
 - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - () RECORD INFORMATION
 - () RECORD INFORMATION FOR VAIL DIVIDE FROM DESCRIPTION BY RJ SURVEYING & ASSOCIATES DATED FEBRUARY 19, 2014.

LANDESIGN SERVICES, INC.
 512-238-7901
 1290 MCNEILL ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78681
 FIRM REGISTRATION NO. 10001800

LAND TITLE SURVEY OF 2.961 ACRES OF LAND OUT OF THE G. WOLFE SURVEY NO. 182, ABSTRACT NO. 2525 IN TRAVIS COUNTY, TEXAS AND BEING PART OF A CALLED 136.059 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NO. 20100140612 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS PROPERTY IS WITHIN ZONE X - (WHITE AREA) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP NO. 48453C0405H EFFECTIVE SEPTEMBER 26, 2008 ISSUED BY FEMA FOR TRAVIS COUNTY, TEXAS.

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN COMMITMENT FOR TITLE G.F. NO.1418624-COM, EFFECTIVE JULY 24, 2014 ISSUED BY STEWART TITLE GUARANTY COMPANY. NO ADDITIONAL RESEARCH WAS DONE BY LANDESIGN SERVICES FOR THE PURPOSE OF THIS SURVEY.

- TITLE COMMITMENT NOTES, SCHEDULE B:**
- 10.a DOCUMENT NO. 2006017738, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.- EASEMENT DOES AFFECT THIS PROPERTY (SHOWN).
 - 10.b DOCUMENT NO. 2006017739, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.- EASEMENT DOES AFFECT THIS PROPERTY (SHOWN).
 - 10.c DOCUMENT NO. 2009149084, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.- EASEMENT MAY AFFECT THIS PROPERTY. THIS PROPERTY IS PART OF THE 1581.0 ACRES IN DOC. NO. 2009149084. DOCUMENT DOES NOT SPECIFY EXACT LOCATION. 20' WIDE AFTER CONSTRUCTION.
 - 10.d DOCUMENT NO. 2010035725, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.- EASEMENT AFFECTS THIS PROPERTY. BLANKET TYPE EASEMENT.
 - 10.e DOCUMENT NO. 2011172123, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.- THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THIS ROADWAY EASEMENT, CONSTRUCTION AND DEDICATION AGREEMENT.
 - 10.f DOCUMENT NO. 2012090187, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.- THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THIS AGREEMENT.
 - 10.g DOCUMENT NO. 2013118974, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.- THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THIS AGREEMENT.
 - 10.h DOCUMENT NO. 2007015161, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.- THIS PROPERTY IS PART OF THE 1581.061 ACRES IN THIS NOTICE TO PURCHASERS.
 - 10.i DOCUMENT NO. 2007026541, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.- THIS PROPERTY IS PART OF THE 1581.061 ACRES IN THIS AGREEMENT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON THE PROPERTY SHOWN HEREON DURING OCTOBER AND NOVEMBER, 2014 UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS, VISIBLE UTILITY LINES, SHORTAGES IN AREA, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY OR ACCESS EASEMENT AS SHOWN HEREON.

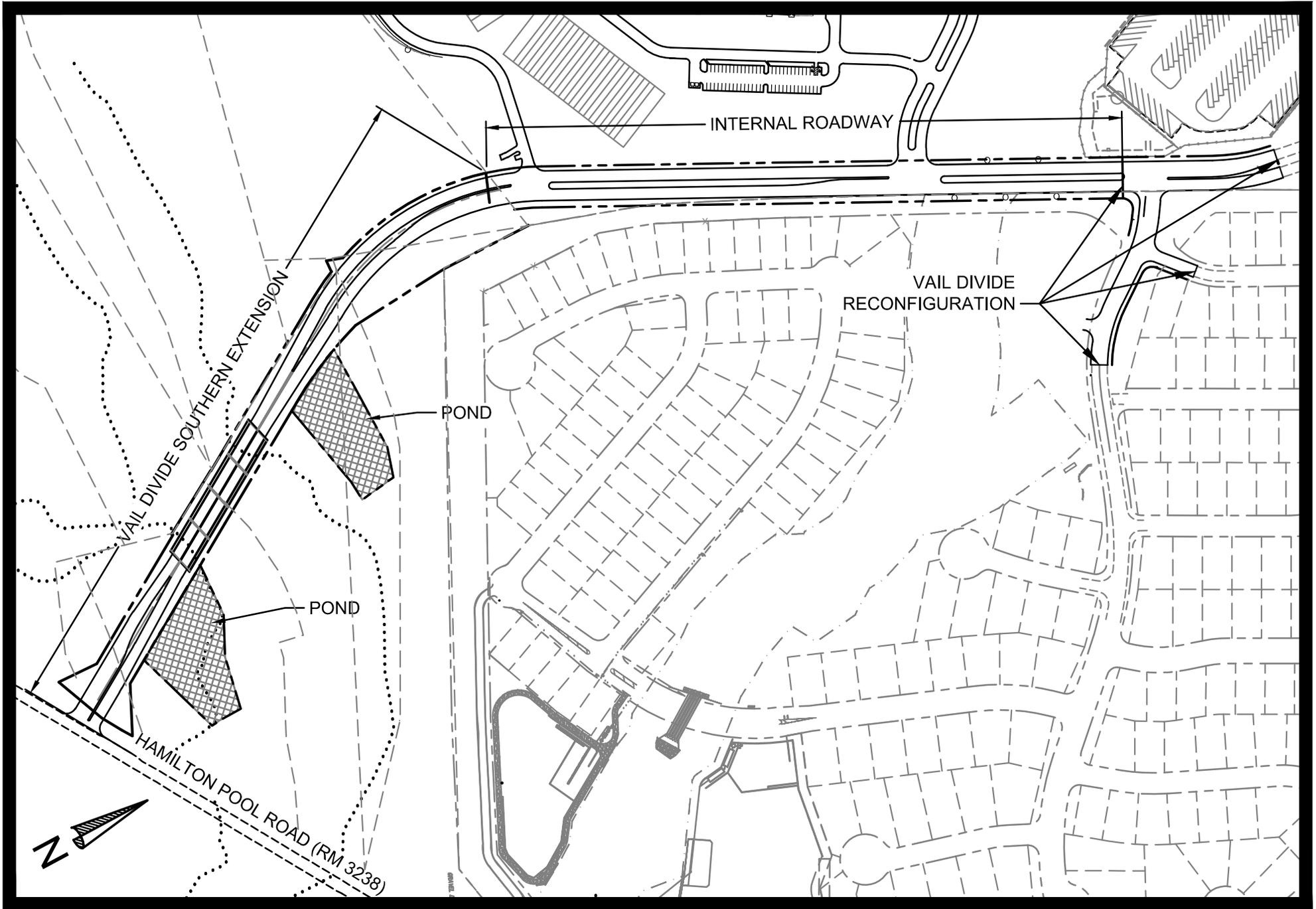
David R. Hartman 11/10/14
 DAVID R. HARTMAN DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5264



PROJECT NAME: BELLA COLINAS
 JOB NUMBER: 321-13-1
 DATE: 11-06-14 SCALE: 1"=100'
 DRAWING FILE PATH: L:\L&C\BELLA COLINAS\DWG
 FIELDNOTE FILE PATH: L:\L&C\BELLA COLINAS\NOTES\VAIL DIVIDE.DOC
 PLS: DRH TECH: DH PARTYCHIEF: AG
 CHECKED BY: JB FIELDBOOKS: 239/25

DRAWING NAME:
 3210111VAILDIVIDE.DWG

SHEET
 01 of 01



0 300'
SCALE: 1" = 300'

EXHIBIT "A-2"



CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT

5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786



Landesign Services, Inc.
1220 McNeil Road
Suite 200
Round Rock, Texas 78681
512-238-7901 office
512-238-7902 fax
Firm Registration No. 10001800

METES AND BOUNDS DESCRIPTION – VAIL DIVIDE

BEING 2.961 ACRES OF LAND, SURVEYED BY LANDEIGN SERVICES, INC., OUT OF THE G. WOLFE SURVEY NO. 182, ABSTRACT NO. 2525 IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 136.059 ACRE TRACT DESCRIBED IN DEED TO LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT OF RECORD IN DOCUMENT NO. 2010014061 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Type I highway right-of-way monument found in the existing south right-of-way line of State Highway 71 (SH 71)(150' right-of-way width) and the north line of said 136.059 acres;

THENCE along a curve to the left having a radius of 5639.33 feet, a delta angle of $04^{\circ}07'31''$, a length of 406.02 feet and a chord which bears North $86^{\circ}38'03''$ West a distance of 405.94 feet with the existing south right-of-way line of said SH 71 and the north line of said 136.059 acres to a 1/2" iron rod with plastic cap stamped "Landesign" set for the **POINT OF BEGINNING**;

THENCE crossing through said 136.059 acres the following six (6) courses:

1. South $00^{\circ}27'09''$ West a distance of 56.40 feet to a 1/2" iron rod with plastic cap stamped "Landesign" set;
2. Along a curve to the right having a radius of 311.00 feet, a delta angle of $11^{\circ}28'42''$, a length of 62.30 feet and a chord which bears South $06^{\circ}11'30''$ West a distance of 62.20 feet to a 1/2" iron rod with plastic cap stamped "Landesign" set;
3. Along a curve to the left having a radius of 289.00 feet, a delta angle of $11^{\circ}28'42''$, a length of 57.90 feet and a chord which bears South $06^{\circ}11'30''$ West a distance of 57.80 feet to a 1/2" iron rod with plastic cap stamped "Landesign" set;
4. South $00^{\circ}27'09''$ West a distance of 605.66 feet to a 1/2" iron rod with plastic cap stamped "Landesign" set;

EXHIBIT "B-1"

5. Along a curve to the right having a radius of 1046.00 feet, a delta angle of $09^{\circ}21'31''$, a length of 170.85 feet and a chord which bears South $05^{\circ}07'55''$ West a distance of 170.66 feet to a 1/2" iron rod with plastic cap stamped "Landesign" set;
6. South $09^{\circ}48'40''$ West a distance of 323.56 feet to a 1/2" iron rod found in the east line of the 136.059 acres, the west line of Lot 31, Block A of Bella Colinas Section 1, a subdivision of record in Document No. 2013001150 of the O.P.R.T.C.T. and the northeast corner of Vail Divide by plat of said Bell Colinas Section 1, from which a 1/2" iron rod found at the northeast corner of the 136.059 acres bears North $28^{\circ}17'49''$ East a distance of 1397.11 feet;

THENCE with the east line of the 136.059 acres and the north end of Vail Divide by plat of Bella Colinas Section 1 the following two (2) courses:

1. South $28^{\circ}17'49''$ West a distance of 70.25 feet to a calculated point;
2. South $27^{\circ}21'34''$ West a distance of 149.47 feet to a 1/2" iron rod found at the northwest corner of Vail Divide by plat of Bella Colinas Section 1 and the northernmost corner of a called 117.35 acre tract described in deed to Heritage Homes of Texas recorded in Document No. 2011172383 of the O.P.R.T.C.T., from which a spindle found at an angle point in the east line of the 136.059 acres and the west line of said 117.35 acres bears South $27^{\circ}21'34''$ West a distance of 591.97 feet;

THENCE crossing through the 136.059 acres the following four (4) courses:

1. Along a curve to the right having a radius of 516.34 feet a delta angle of $17^{\circ}46'41''$, a length of 160.21 feet and a chord which bears North $00^{\circ}55'19''$ East a distance of 159.57 feet to a 1/2" iron rod with plastic cap stamped "Landesign" set;
2. North $09^{\circ}48'40''$ East a distance of 375.05 feet to a 1/2" iron rod with plastic cap stamped "Landesign" set;
3. Along a curve to the left having a radius of 954.00 feet, a delta angle of $09^{\circ}21'31''$, a length of 155.82 feet and a chord which bears North $05^{\circ}07'55''$ East a distance of 155.65 feet to a 1/2" iron rod with plastic cap stamped "Landesign" set;
4. THENCE North $00^{\circ}27'09''$ East a distance of 782.04 feet to 1/2" iron rod with plastic cap stamped "Landesign" set in the north line of the 136.059 acres and the existing south right-of-way line of SH 71;

THENCE along a curve to the right having a radius 5639.33 feet, a delta angle of 01°03'24", a length of 104.00 feet and a chord which bears South 89°13'31" East a distance of 104.00 feet with the north line of the 136.059 acres and the existing south right-of-way line of SH 71 to the POINT OF BEGINNING.

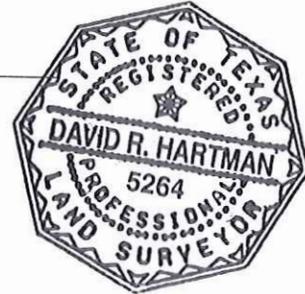
This parcel contains 2.961 acres of land, out of the G. Wolfe Survey No. 182, Abstract No. 2525 in Travis County, Texas. Description prepared from an on-the-ground survey made during October and November, 2014. All bearings are based on the Texas State Plane Coordinate System, Central Zone 4203.

David R. Hartman

11/10/14

David R. Hartman
Registered Professional Land Surveyor
State of Texas No. 5264
Firm Reg. No. 10001800

Date



Job Number: 321-13-1

Attachments: Survey Drawing L:\L&C\Bella Colinas\DWGS\3210111VailDivide.dwg

Vail Divide
0.35 Acre

DESCRIPTION OF A 0.35 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN SEPTEMBER 2018, LOCATED IN THE G. WOLFE SURVEY NO. 182, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 136.059 ACRE TRACT CONVEYED TO LAKE TRAVIS I.S.D. IN DOCUMENT NUMBER 2010014061, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.35 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with "R-J" cap found in the east line of said 136.059 acre tract, for the northernmost corner of the remainder of a called 117.35 acre tract, same being the northwest terminus of Vail Divide (right-of-way varies), for the **POINT OF BEGINNING**;

THENCE with the east line of said 136.059 acre tract, same being the west line of said remainder tract, S27°20'35"W, a distance of 109.14 feet to a ½ inch iron rod with "Delta Survey" cap set, from which a cotton spindle found in said common line bears S27°20'35"W, a distance of 482.71 feet;

THENCE leaving the west line of said remainder tract, and crossing said 136.059 acre tract, the following five (5) courses and distances:

1. N62°38'59"W, a distance of 81.15 feet to a ½ inch iron rod with "Delta Survey" cap set,
2. N27°21'01"E, a distance of 213.45 feet to a ½ inch iron rod with "Delta Survey" cap set,
3. with the arc of a curve to the left an arc distance of 139.19 feet, through a central angle of 17°33'58", having a radius of 454.00 feet, and whose chord bears N18°34'01"E, a distance of 138.65 feet to a ½ inch iron rod with "Delta Survey" cap set,
4. S09°45'57"W, a distance of 102.99 feet to an iron rod with "R-J" cap found, and

EXHIBIT "B-2"

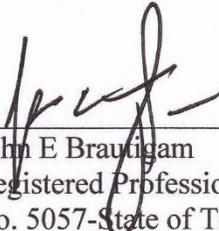
Vail Divide
0.35 Acre

5. with the arc of a curve to the left an arc distance of 160.53 feet, through a central angle of $17^{\circ}48'47''$, having a radius of 516.34 feet, and whose chord bears $S00^{\circ}54'36''W$, a distance of 159.88 feet to the **POINT OF BEGINNING** and containing 0.35 acre of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

09-04-18

Date



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



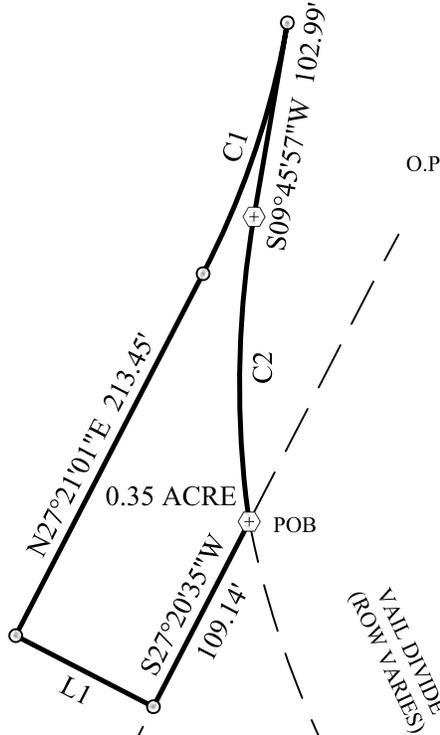
Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	454.00'	139.19'	138.65'	N18°34'01"E	17°33'58"
C2	516.34'	160.53'	159.88'	S00°54'36"W	17°48'47"

LINE	BEARING	DISTANCE
L1	N62°38'59"W	81.15'



136.059 ACRE TRACT
 LAKE TRAVIS I.S.D.
 DOC. NO. 2010014061
 O.P.R.T.C.TX.



LEGEND

- IRON ROD WITH "R-J" CAP FOUND
- 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET
- COTTON SPINDLE FOUND
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- POB POINT OF BEGINNING

LOT 19, BLOCK H,
 BELLA COLINAS SECTION 1
 DOC. NO. 201300150
 O.P.R.T.C.TX.



GRAPHIC SCALE
 1" = 100'

- SKETCH TO ACCOMPANY FIELD NOTES -

G. WOLFE SUR. NO. 182
 JOSEPH REYNOLDS SUR. NO. 44
 REMAINDER OF 117.35 ACRES
 DOC. NO. 2011172383
 O.P.R.T.C.TX.

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS



Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
 OFFICE: 512.282.5200 FAX: 512.282.5230
 WWW.DELTASURVEYGROUP.COM
 TBPLS FIRM NO. 10004700

QUAD SHINGLE HILLS
 PROJECT LTISD VAIL DIVIDE
 DWG. 0.35 AC ROW

DESCRIPTION OF A 136.06 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC., IN APRIL 2017 AND LOCATED IN THE J. C. DEGMAN SURVEY NO. 537, THE J. W. KAY SURVEY NO. 111 AND THE G. WOLFE SURVEY NO. 182, ALL IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 136.059 ACRE TRACT CONVEYED TO LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT AND DESCRIBED IN DOCUMENT NUMBER 2010014061, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 136.06 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PLAT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with “Delta Survey” cap found in the south right-of-way (R.O.W) line of State Highway 71 (S.H. 71) (R.O.W varies), same being the northwest corner of Lot 1, Block AA of Bella Colinas Section 1 a subdivision of record in Document Number 201300150, Official Public Records, Travis County, Texas, also being the northeast corner of said 136.059 acre tract, for the **POINT OF BEGINNING**;

THENCE leaving the south right-of-way line of said S.H. 71 and with the west lines of said Bella Colinas and a remainder portion of a called 117.35 acres tract conveyed to Meritage Homes of Texas, LLC., and described in Document Number 2011172383, Official Public Records, Travis County, Texas, same being an east lines of said 136.059 acre tract the following five (5) courses and distances:

1. S28°16'40"W a distance of 1467.37 feet to a magnail with “Delta Survey” shiner set,
2. S27°20'35"W a distance of 741.44 feet to a cotton spindle with “Delta Survey” shiner set,,
3. S26°43'24"W a distance of 341.44 feet to a 1/2 inch iron rod with “Delta Survey” cap set,
4. S25°37'09"W a distance of 291.31 feet to a 1/2 inch iron rod with “Delta Survey” cap found, and
5. S18°28'45"W a distance of 297.91 feet to a fence post found for the southwest corner of said remainder of 117.35 acres tract, same being a north corner of a called 8.862 acre tract conveyed to Cecil D. Perkins and described in Volume 6859, Page 9, Deed Records, Travis County, Texas, also being a southeast corner of said 136.059 acre tract, and also being a northwest corner of a called 5.81 acre tract conveyed to Camelot Real Estate and described in Document Number 2015006142, Official Public Records, Travis County, Texas;

THENCE with north and west lines of said 8.862 acre tract, same being southeast lines of said 136.059 acre tract the following two (2) courses and distances:

1. S80°09'50"W a distance of 824.45 feet to a ½ inch iron rod with “Delta Survey” cap set, and

2. S19°01'52"W a distance of 407.06 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found for a southeast corner of said 136.059 acre tract, same being the northeast corner of a called 10.658 acre tract conveyed to WS-COS Investments, LLC., and described in Document Number 2011110728, from which a 1/2 inch iron rod found bears S19°01'52"W a distance of 484.62 feet;

THENCE leaving the west line of said 8.862 acre tract with a south line of said 136.059 acre tract, same being north lines of said 10.658 acres tract the following three (3) courses and distances:

1. N70°38'29"W a distance of 275.62 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
2. S87°22'51"W a distance of 686.46 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found, and
3. N63°14'26"W a distance of 76.66 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found in an east line of a remainder portion of a called 392.847 acres tract conveyed to WS-COS Investments, LLC., and described in Document Number 2011110728, Official Public Records, Travis County, Texas, same being the northwest corner of said 10.658 acre tract, and also being the southwest corner of said 136.059 acre tract;

THENCE with the west line of said 136.059 acre tract, same being an east line of said remainder of 392.847 acres tract the following two (2) courses and distances:

1. With the arc of a curve to the right a distance of 1718.22 feet, through a central angle of 18°38'43", with a radius of 5280.00 feet, and whose chord bears N19°24'23"E, a distance of 1710.65 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found, and
2. N28°43'45"E a distance of 1737.58 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found in the south right-of-way line of said S.H. 71, same being a northeast corner of said remainder of 392.847 acres tract and also being the northwest corner of said 136.059 acre tract;

THENCE with the south right-of-way line of said S.H. 71, same being the north line of said 136.059 acre tract the following three (3) courses and distances:

1. N79°54'05"E a distance of 276.48 feet to a concrete TXDoT monument found,
2. With the arc of a curve to the right a distance of 1531.04 feet, through a central angle of 15°33'19", with a radius of 5639.33 feet, and whose chord bears N87°39'02"E, a distance of 1526.34 feet to a concrete TXDoT monument found, and

L.T.I.S.D.
136.06 Acres

3 of 3

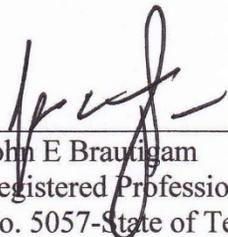
3. S84°33'47"E a distance of 168.86 feet to the **POINT OF BEGINNING** and containing 136.06 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

I, John E. Brautigam, hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during August 2016, and is true and correct to the best of my knowledge and belief.

04-12-17

Date



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

Vail Divide
3.28 Acres

DESCRIPTION OF A 3.28 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN SEPTEMBER 2018, LOCATED IN THE G. WOLFE SURVEY NO. 182, J. W. KAY SURVEY NO. 111, J. C. DEGMAN SURVEY NO. 537, AND THE JOSEPH REYNOLDS SURVEY NO. 44, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 136.059 ACRE TRACT CONVEYED TO LAKE TRAVIS I.S.D. IN DOCUMENT NUMBER 2010014061, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING ALL OF A CALLED 0.34 ACRE TRACT CONVEYED TO LAKE TRAVIS I.S.D.. IN DOCUMENT NUMBER 2018052811, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 3.28 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 12 inch diameter wood fence post found for the southeast corner of said 136.059 acre tract, same being a southwest corner of a 117.35 acre remainder tract conveyed to Meritage Homes of Texas, LLC in Document Number 2011172383, Official Public Records, Travis County, Texas, also being the northernmost corner of a 5.81 acre tract described in Document Number 2017169723, Official Public Records, Travis County, Texas, also being the northeast corner of an 8.85 acre tract described in Document Number 2017173698, Official Public Records, Travis County, Texas, for the **POINT OF COMMENCEMENT**;

THENCE with the south line of said 136.059 acre tract, same being a north line of said 8.85 acre tract, S80°09'50"W a distance of 48.94 feet to a 1/2 inch iron rod with "Delta Survey" cap set for the **POINT OF BEGINNING**;

THENCE continuing with said common line, S80°09'50"W, a distance of 109.78 feet to a 1/2 inch iron rod with "Delta Survey" cap set;

THENCE leaving the north line of said 8.85 acre tract, and crossing said 136.059 acre tract, and with the east line of said 0.34 acre tract, the following six (6) courses and distances:

1. with the arc of a curve to the right an arc distance of 130.58 feet, through a central angle of 11°39'14", having a radius of 642.00 feet, and whose chord bears N21°31'23"E, a distance of 130.36 feet to a 1/2 inch iron rod with "Delta Survey" cap set,
2. N27°21'01"E, a distance of 1375.90 feet to a 1/2 inch iron rod with "Delta Survey" cap set,
3. S62°38'59"E, a distance of 97.08 feet to a 1/2 inch iron rod with "Delta Survey" cap set,
4. with the arc of a curve to the left an arc distance of 1.97 feet, through a central angle of 04°31'02", having a radius of 25.00 feet, and whose chord bears S29°32'05"W, a distance of 1.97 feet to a 1/2 inch iron rod with "Delta Survey" cap set, from which an iron rod with "R-J" cap found in the east line of said remainder tract, for the westernmost corner of Lot 19, Block H, Bella Colinas Section 1, a subdivision of record in Document Number 201300150, Official Public Records, Travis County, Texas, same being a northwest corner of Lot 18, Block H, Bella Colinas Sections 7, 8 & 9, a subdivision of record in Document Number 201400227, Official Public Records, Travis County, Texas, bears S21°09'55"W, a distance of 278.18 feet;
5. S27°21'01"W, a distance of 1373.93 feet to a 1/2 inch iron rod with "Delta Survey" cap

EXHIBIT "D"

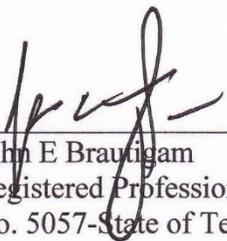
Vail Divide
3.28 Acres

- set, and
- with the arc of a curve to the left an arc distance of 63.48 feet, through a central angle of $06^{\circ}40'24''$, having a radius of 545.00 feet, and whose chord bears $S24^{\circ}00'48''W$, a distance of 63.44 feet to the **POINT OF BEGINNING** and containing 3.28 acres of land, more or less.

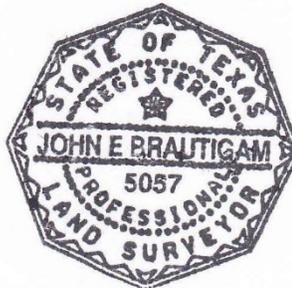
BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

09-04-18

Date



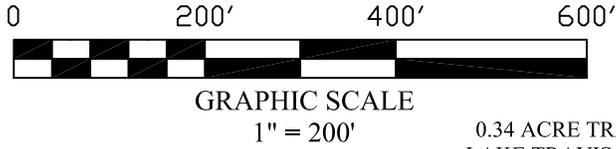
John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

G. WOLFE SURVEY NO. 182
 J. W. KAY SURVEY NO. 111
 J. C. DEGMAN SURVEY NO. 537
 JOSEPH REYNOLDS SURVEY NO. 44
 TRAVIS COUNTY, TEXAS
 SEPTEMBER 2018
 PAGE 3 OF 3

2.91 ACRES
 VAIL DIVIDE EASEMENT
 (92' ROW)
 DOC. NO. 2011172123
 O.P.R.T.C.TX.



LEGEND

- ⊕ IRON ROD WITH "R-J" CAP FOUND
- ⊙ 12" DIAMETER WOOD FENCE POST FOUND
- 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

0.34 ACRE TRACT
 LAKE TRAVIS I.S.D.
 DOC. NO. 2018052811
 O.P.R.T.C.TX.

LOT 19, BLOCK H,
 BELLA COLINAS
 SECTION 1
 DOC. NO. 201300150
 O.P.R.T.C.TX.

LOT 18, BLOCK H

REMAINDER OF 117.35 ACRES
 MERITAGE HOMES OF TEXAS, LLC
 DOC. NO. 2011172383
 O.P.R.T.C.TX.

BELLA COLINAS SECTIONS 7, 8 & 9
 DOC. NO. 201400227
 O.P.R.T.C.TX.

136.059 ACRE TRACT
 LAKE TRAVIS I.S.D.
 DOC. NO. 2010014061
 O.P.R.T.C.TX.

G. WOLFE SUR. NO. 182
 N27°21'01"E 1375.90'

3.28 ACRES
 S27°21'01"W 1373.93'

J. W. KAY SUR. NO. 111
 J. C. DEGMAN SUR. NO. 537

JOSEPH REYNOLDS SUR. NO. 44

LINE	BEARING	DISTANCE
L1	S80°09'50"W	48.94'
L2	S80°09'50"W	109.78'
L3	S62°38'59"E	97.08'
L4	S21°09'55"W	278.18'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	642.00'	130.58'	130.36'	N21°31'23"E	11°39'14"
C2	25.00'	1.97'	1.97'	S29°32'05"W	4°31'02"
C3	545.00'	63.48'	63.44'	S24°00'48"W	6°40'24"

CECIL D. PERKINS
 8.85 ACRES
 DOC. NO. 2017173698
 O.P.R.T.C.TX

5.81 ACRES
 SERIES 4
 DOC. NO. 2017169723
 O.P.R.T.C.TX

- SKETCH TO ACCOMPANY FIELD NOTES -

Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
 OFFICE: 512.282.5200 FAX: 512.282.5230
 WWW.DELTASURVEYGROUP.COM
 TBPLS FIRM NO. 10004700

QUAD SHINGLE HILLS
 PROJECT LTISD VAIL DIVIDE
 DWG. 3.28 AC ROW

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS

DESCRIPTION OF A 0.20 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN NOVEMBER 2017, LOCATED IN THE WILLIAM CONRADI SURVEY NUMBER 70, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 0.723 ACRE TRACT CONVEYED TO CECIL D. PERKINS, DESCRIBED IN VOLUME 12830, PAGE 433, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.20 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDoT type I concrete monument found in the north right-of-way line of Hamilton Pool Road (ROW varies) same being a south corner of said 0.723 acre tract;

THENCE with a south line of said 0.723 acre tract, same being the north ROW line of said Hamilton Pool Road, S68°04'38"W a distance of 132.62 feet to a 1/2 inch iron rod with "Delta Survey" cap set for a south corner of said 0.723 acre tract, same being a northeast corner of a remainder of a called 36.92 acres tract conveyed to Cecil D. Perkins and Mozelle W. Perkins, described in Volume 5935, Page 1990, Real Property Records, Travis County, Texas, and also being in the north ROW line of said Hamilton Pool Road from which a 1/2 inch iron rod bears N86°13'41"W a distance of 62.22 feet;

THENCE leaving the north ROW line of said Hamilton Pool Road and crossing said 0.723 acre tract, N02°16'43"E a distance of 99.64 feet to a 1/2 inch iron rod with "Delta Survey" cap set in the north line of said 0.723 acre tract, same being in a south line of a called 5.2389 acre tract conveyed to Cecil D. Perkins, described in Document Number 2009188320, Official Public Records, Travis County, Texas, from which a 1/2 inch iron rod bears N82°26'17"W a distance of 77.65 feet;

THENCE with said common line, S82°26'17"E a distance of 167.73 feet to a 1/2 inch iron rod with "Delta Survey" cap set in the north ROW line of said Hamilton Pool Road, same being the northeast corner of said 0.723 acres tract, and also being the southeast corner of said 5.2389 acre tract;

EXHIBIT E-1

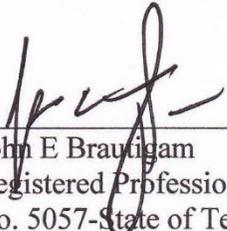
Perkins 0.723 Acre
Vail Divide
0.20 Acres

THENCE with the north ROW line of said Hamilton Pool Road, same being a south line of said 0.723 acre tract, S59°20'41"W a distance of 54.87 feet to the **POINT OF BEGINNING** and containing 0.20 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

11-06-17

Date

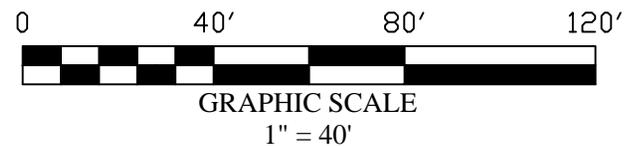


John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

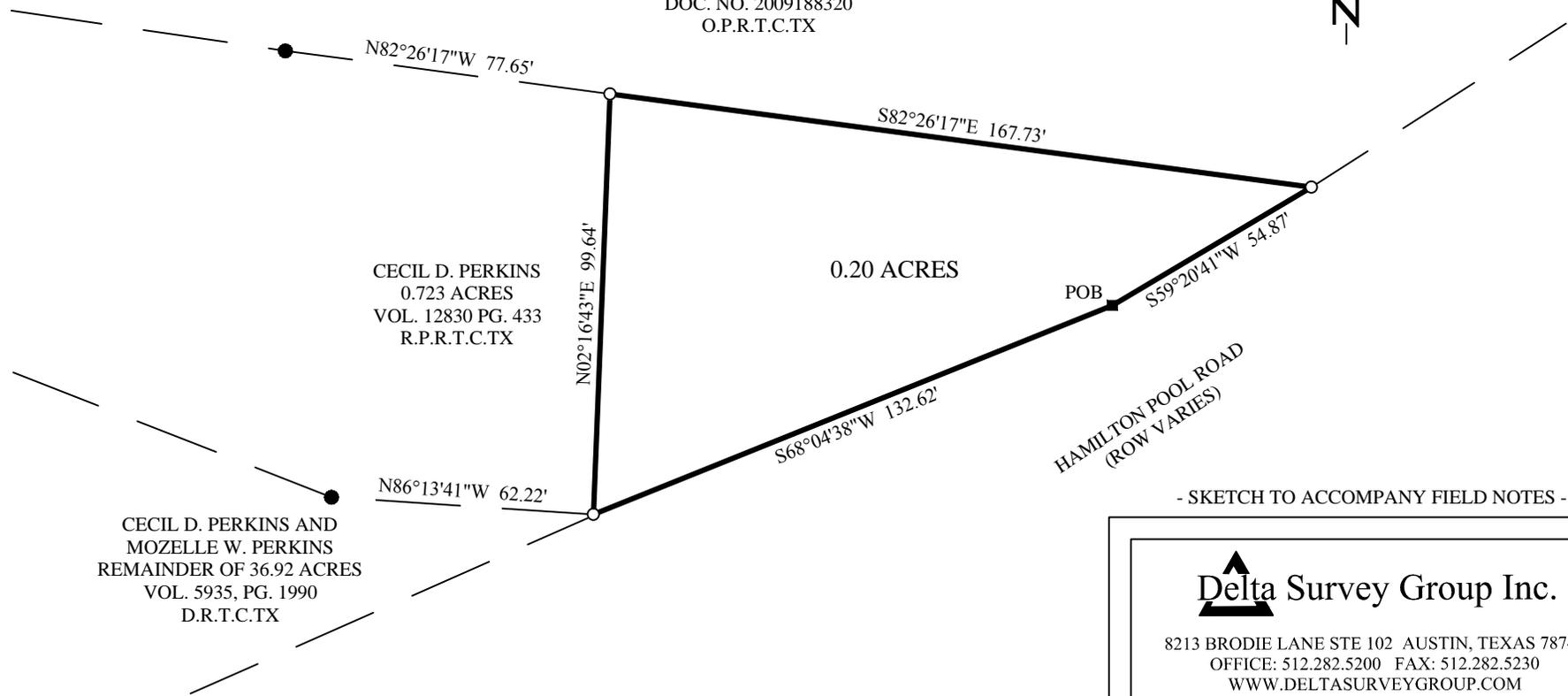
WILLIAM CONRADI SURVEY NO. 70
 TRAVIS COUNTY, TEXAS
 NOVEMBER 2017
 3 OF 3



LEGEND

- CONCRETE MONUMENT FOUND
- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX DEED RECORDS, TRAVIS COUNTY, TEXAS
- POB POINT OF BEGINNING

CECIL D. PERKINS
 5.2389 AC
 DOC. NO. 2009188320
 O.P.R.T.C.TX



CECIL D. PERKINS
 0.723 ACRES
 VOL. 12830 PG. 433
 R.P.R.T.C.TX

CECIL D. PERKINS AND
 MOZELLE W. PERKINS
 REMAINDER OF 36.92 ACRES
 VOL. 5935, PG. 1990
 D.R.T.C.TX

HAMILTON POOL ROAD
 (ROW VARIES)

- SKETCH TO ACCOMPANY FIELD NOTES -

Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
 OFFICE: 512.282.5200 FAX: 512.282.5230
 WWW.DELTASURVEYGROUP.COM
 TBPLS FIRM NO. 10004700

QUAD SHINGLE HILLS
 PROJECT LTISD VAIL DIVIDE
 DWG. 0.20 ACRES

ALL CORNERS ARE CALCULATED UNLESS OTHERWISE NOTED.
 BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS

DESCRIPTION OF A 1.12 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN DECEMBER 2017, LOCATED IN THE WILLIAM CONRADI SURVEY NUMBER 70, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.2389 ACRE TRACT CONVEYED TO CECIL D. PERKINS, DESCRIBED IN DOCUMENT NUMBER 2009188320, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.11 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron rod with “Doucet” cap found for a southeast corner of a called 15.406 acre tract conveyed to John and Kathryn Welbourne, described in Document Number 2016212564, Official Public Records, Travis County, Texas, same being a northeast corner of a portion of a remainder of a called 36.92 acres tract conveyed to Cecil D. Perkins and Mozelle W. Perkins, described in Volume 5935, Page 1990, Deed Records, Travis County, Texas, and also being in a west line of said 5.2389 acre tract for the **POINT OF COMMENCEMENT**;

THENCE with a west line of said 5.2389 acre tract, same being an east line of said remainder of 36.92 acres tract, S14°49'38"W a distance of 156.79 feet to a 1/2 inch iron rod with “Delta Survey” cap set for the southwest corner of said 5.2389 acre tract, same being the northwest corner of a called 0.723 acre tract conveyed to Cecil D. Perkins, described in Volume 12830, Page 433, Real Property Records, Travis County, Texas;

THENCE with the north line of said 0.723 acre tract, same being the south line of said 5.2389 acre tract the following two (2) courses and distances:

1. S81°38'54"E a distance of 181.30 feet to a ½ inch iron rod found, and
2. S82°26'17"E a distance of 77.65 feet to a 1/2 inch iron rod with “Delta Survey” cap set for the **POINT OF BEGINNING**;

THENCE leaving said common line and crossing said 5.2389 acre tract the following two (2) courses and distances:

1. N31°04'14"W a distance of 354.17 feet to a ½ inch iron rod with “Delta Survey” cap set, and
2. S58°55'46"W a distance of 4.08 feet to a ½ inch iron rod with “Delta Survey cap set for an east corner of said 15.406 acre tract, same being a west corner of said 5.2389 acre tract;

THENCE with an east line of said 15.406 acre tract, same being a west line of said 5.2389 acre tract, N30°08'41"W a distance of 112.74 feet to a 1/2 inch iron rod with “Delta Survey” cap set for the northwest corner of said 5.2389 acre tract, same being a south corner of a remainder of a called 15.954 acre tract conveyed to Cecil D. Perkins, described in Volume 4223, Page 1454, Deed Records, Travis County, Texas;

THENCE with a south line of said remainder of 15.954 acres tract, same being a north line of said 5.2389 acre tract the following two (2) courses and distances:

1. N72°16'16"E a distance of 76.87 feet to a 1/2 inch iron rod with "Delta Survey" cap set, and
2. N82°31'16"E a distance of 21.24 feet to a 1/2 inch iron rod with "Delta Survey" cap set;

THENCE leaving said common line and crossing said 5.2389 acre tract the following two (2) courses and distances:

1. S31°04'14"E a distance of 440.66 feet to a 1/2 inch iron rod with "Delta Survey" cap set, and
2. S64°25'10"E a distance of 124.37 feet to a 1/2 inch iron rod with "Delta Survey" cap set in the north right-of-way (ROW) line of Hamilton Pool Road (ROW varies) same being a southeast line of said 5.2389 acre tract;

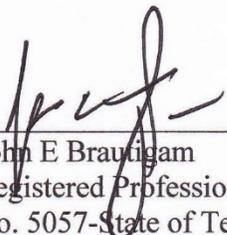
THENCE with said common line, S57°19'23"W a distance of 29.36 feet to a 1/2 inch iron rod with "Delta Survey" cap set for a southeast corner of said 5.2389 acre tract, same being the northeast corner of said 0.723 acre tract from which a TxDOT type I concrete monument bears S59°20'41"W a distance of 54.87 feet;

THENCE with the north line of said 0.723 acre tract, same being a south line of said 5.2389 acre tract, N82°26'17"W a distance of 167.73 feet to the **POINT OF BEGINNING** and containing 1.12 acre of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

12-07-17

Date



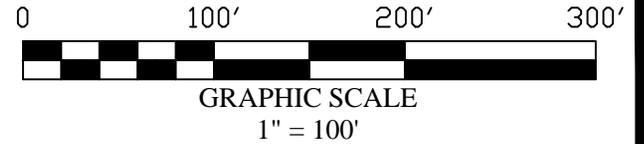
John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

WILLIAM CONRADI SURVEY NO. 70
 TRAVIS COUNTY, TEXAS
 DECEMBER 2017
 3 OF 3

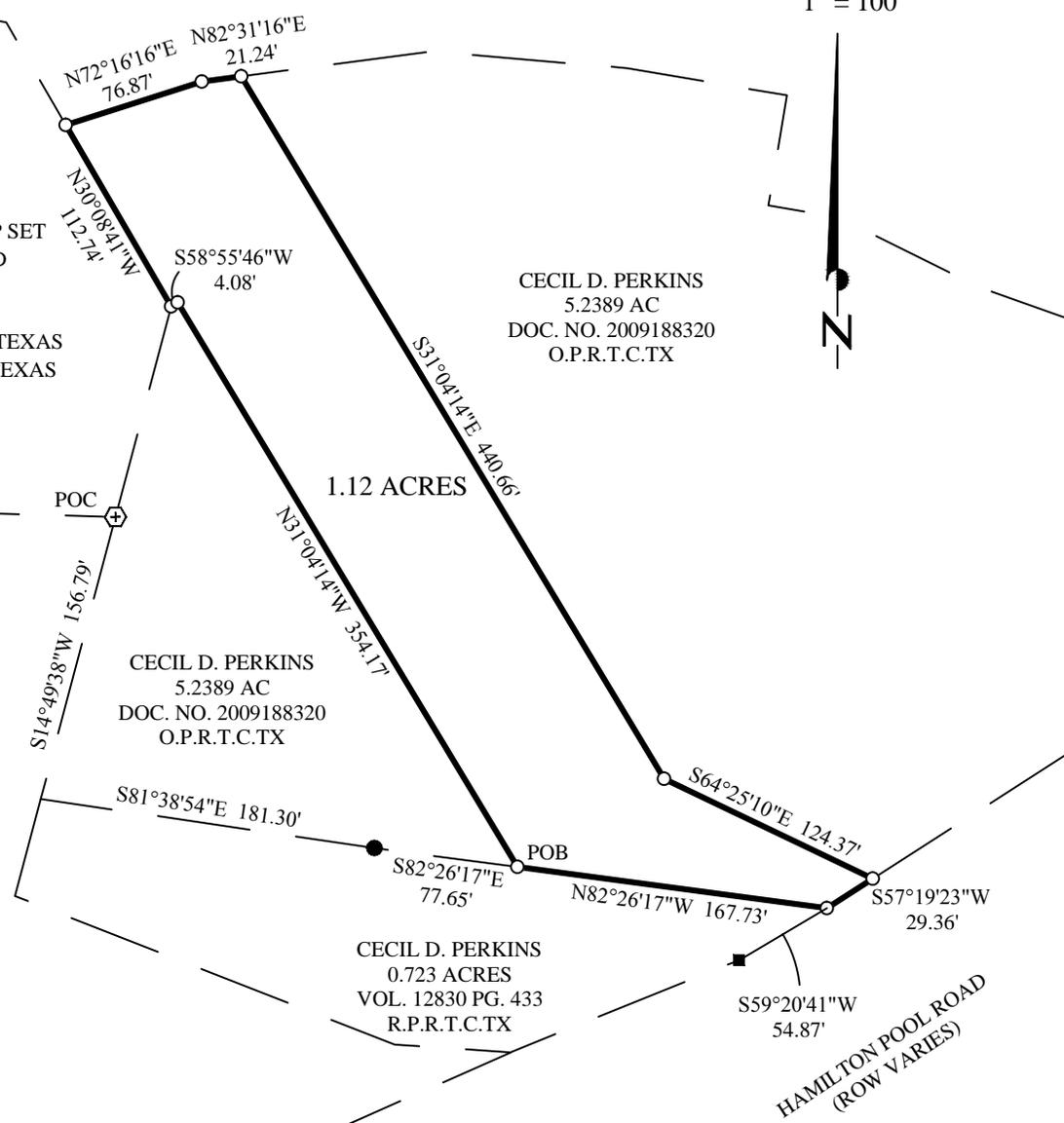
CECIL D. PERKINS
 REMAINDER OF 15.954 ACRES
 VOL. 4223 PG. 1454
 D.R.T.C.TX



JOHN AND KATHRYN WELBOURNE
 15.406 ACRES
 DOC. NO. 2016212564
 O.P.R.T.C.TX

LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- ⊕ 1/2 INCH IRON ROD WITH "DOUCET" CAP FOUND
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- 1/2 INCH IRON ROD FOUND
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX DEED RECORDS, TRAVIS COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



CECIL D. PERKINS AND
 MOZELLE W. PERKINS
 REMAINDER OF 36.92 ACRES
 VOL. 5935, PG. 1990
 O.P.R.T.C.TX

CECIL D. PERKINS
 5.2389 AC
 DOC. NO. 2009188320
 O.P.R.T.C.TX

CECIL D. PERKINS
 0.723 ACRES
 VOL. 12830 PG. 433
 R.P.R.T.C.TX

- SKETCH TO ACCOMPANY FIELD NOTES -



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 TBPLS FIRM NO. 10004700

QUAD SHINGLE HILLS
 PROJECT LTISD VAIL DIVIDE
 DWG. 1.12 ACRES

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS

DESCRIPTION OF A 0.91 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN DECEMBER 2017, LOCATED IN THE J. C. DEGMAN SURVEY NUMBER 537, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.85 ACRE TRACT CONVEYED TO CECIL D. PERKINS, DESCRIBED IN DOCUMENT NUMBER 2017173698, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.91 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 12 inch fence post found at the northeast corner of said 8.35 acre tract, same being a west corner of a remainder of a called 117.35 acres tract conveyed to Meritage Homes of Texas, LLC., described in Document Number 2011172383, Official Public Records, Travis County, Texas, same being the southwest corner of a called 136.059 acre tract conveyed to Lake Travis Independent School District, described in Document Number 2010014061, Official Public Records, Travis County, Texas, and also being the northwest corner of a called 5.81 acre tract conveyed to Camelot Real Estate Holdings, described in Document Number 2015066142, Official Public Records, Travis County, Texas, for the **POINT OF BEGINNING**;

THENCE with an east line of said 8.85 acre tract, same being a west line of said 5.81 care tract, S18°23'46"W a distance of 445.73 feet to a 1/2 inch iron rod with "Delta Survey" cap set from which a 1/2 inch iron rod found bears S18°23'46"W a distance of 39.30 feet;

THENCE leaving said common line and crossing said 8.35 acre tract, with the arc of a curve to the right a distance of 402.72 feet, through a central angle of 35°56'29", having a radius of 642.00 feet, and whose chord bears N02°16'28"W, a distance of 396.15 feet to a 1/2 inch iron rod with "Delta Survey" cap set in the north line of said 8.35 acre tract, same being a south line of said 136.059 acre tract;

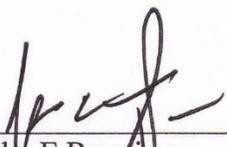
Perkins 8.85 Acre
Vail Divide
0.91 Acres

THENCE with said common line, N80°09'50"E a distance of 158.72 feet to the **POINT OF BEGINNING** and containing 0.91 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

12-06-17

Date

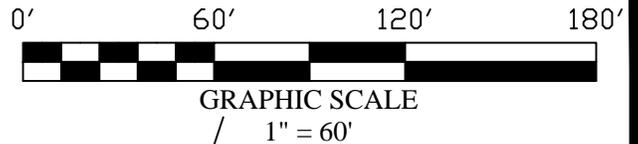


John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

J. C. DEGMA SURVEY NO. 537
 TRAVIS COUNTY, TEXAS
 DECEMBER 2017
 3 OF 3



136.059 ACRES
 LAKE TRAVIS INDEPENDENT SCHOOL
 DISTRICT
 DOC. NO. 2010014061
 O.P.R.T.C.TX.

N80°09'50"E 158.72'

POB



A=402.72'
 R=642.00'
 D=35°56'29"
 B=N02°16'28"W
 C=396.15'

0.91 ACRES

REMAINDER OF 117.35 ACRES
 MERITAGE HOMES OF TEXAS, LLC
 DOC. NO. 2011172383
 O.P.R.T.C.TX.

5.81 ACRES
 CAMELOT REAL ESTATE HOLDINGS
 DOC. NO. 2015066142
 O.P.R.T.C.TX.

LEGEND

- ⊙ 12 INCH FENCE POST FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- 1/2 INCH IRON ROD FOUND
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- POB POINT OF BEGINNING

CECIL D. PERKINS
 8.85 ACRES
 DOC. NO. 2017173698
 O.P.R.T.C.TX

S18°23'46"W
 39.30'

- SKETCH TO ACCOMPANY FIELD NOTES -

Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
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 WWW.DELTASURVEYGROUP.COM
 TBPLS FIRM NO. 10004700

QUAD SHINGLE HILLS
 PROJECT LTISD VAIL DIVIDE
 DWG. 0.91 ACRES

ALL CORNERS ARE CALCULATED UNLESS OTHERWISE NOTED.
 BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS

DESCRIPTION OF A 0.92 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN NOVEMBER 2017, LOCATED IN THE WILLIAM CONRADI SURVEY NUMBER 70, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 15.954 ACRE TRACT CONVEYED TO CECIL D. PERKINS, DESCRIBED IN VOLUME 4223, PAGE 1454, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.92 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron rod found at an east corner of a called 8.35 acre tract conveyed to Cecil D. Perkins, described in Document Number 2017173698, Official Public Records, Travis County, Texas, same being the southwest corner of a called 5.81 acre tract conveyed to Camelot Real Estate Holdings, described in Document Number 2015066142, Official Public Records, Travis County, Texas, and also being the northwest corner of said remainder of 15.954 acres tract, for the **POINT OF COMMECEMENT**;

THENCE with a south line of said 5.81 acre tract, same being a north line of said remainder of 15.954 acres tract, S86°05'45"E a distance of 243.37 feet to a 1/2 inch iron rod found;

THENCE leaving said common line and crossing said remainder of 15.954 acres tract, S36°46'48"W a distance of 83.24 feet to a 1/2 inch iron rod with "Delta Survey" cap set for the **POINT OF BEGINNING**;

THENCE continuing across said remainder of 15.954 acres tract the following eight (8) courses and distances:

1. N89°33'43"E a distance of 263.57 feet to a 1/2 inch iron rod with "Delta Survey" cap set,
2. S72°58'29"E a distance of 73.02 feet to a 1/2 inch iron rod with "Delta Survey" cap set,
3. S07°37'46"E a distance of 41.47 feet to a 1/2 inch iron rod with "Delta Survey" cap set,
4. S07°10'37"E a distance of 49.26 feet to a 1/2 inch iron rod with "Delta Survey" cap set,
5. S86°09'20"W a distance of 50.15 feet to a 1/2 inch iron rod with "Delta Survey" cap set,
6. S78°25'53"W a distance of 218.95 feet to a 1/2 inch iron rod with "Delta Survey" cap set,
7. N31°04'14"W a distance of 25.66 feet to a 1/2 inch iron rod with "Delta Survey" cap set,
and

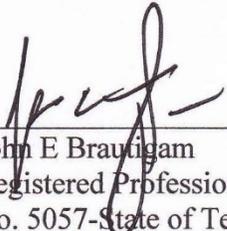
EXHIBIT "E-4"

8. with the arc of a curve to the right a distance of 150.66 feet, through a central angle of $09^{\circ}02'54''$, having a radius of 954.00 feet, and whose chord bears $N26^{\circ}32'47''W$, a distance of 150.50 feet to the **POINT OF BEGINNING** and containing 0.92 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

11-08-17

Date

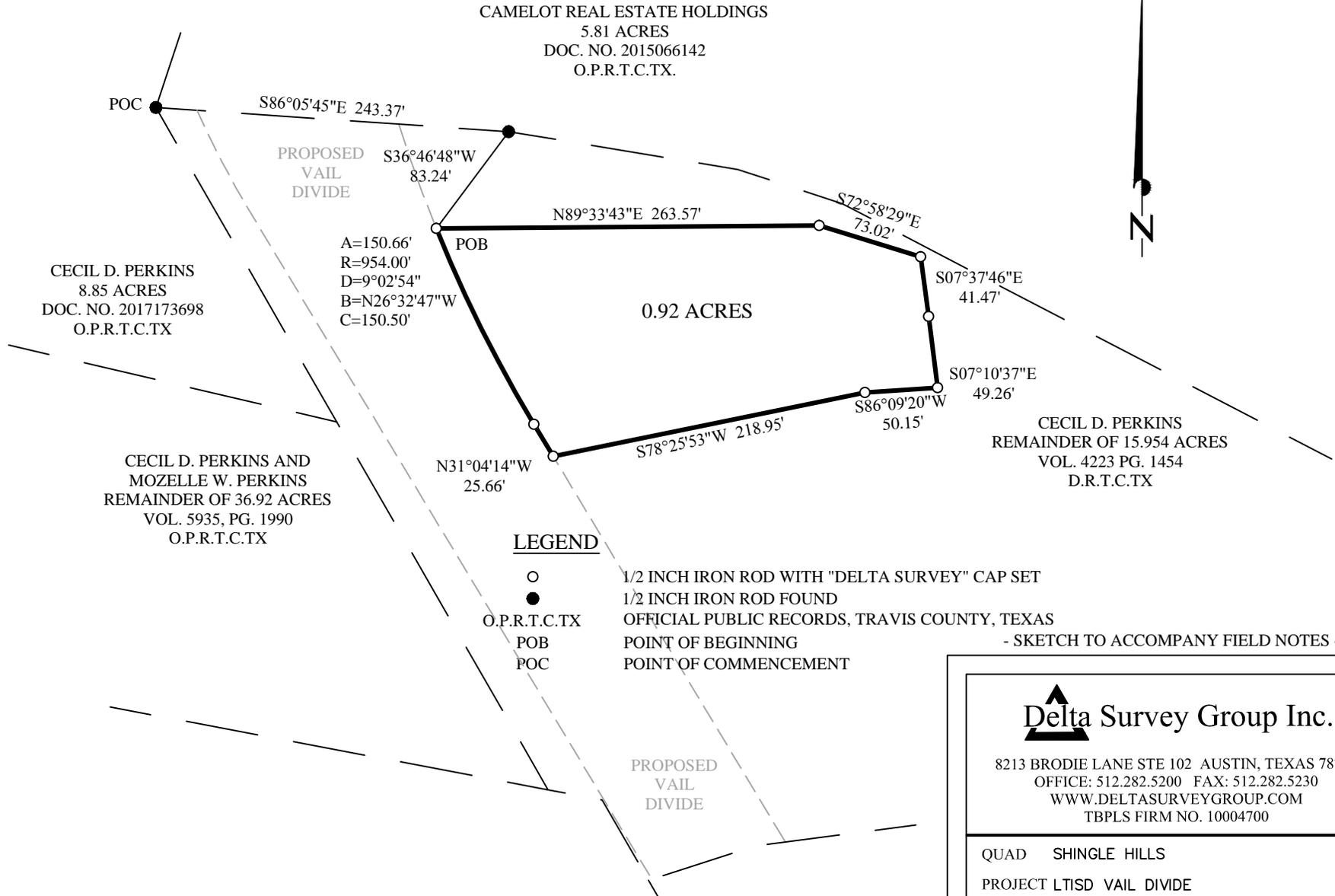
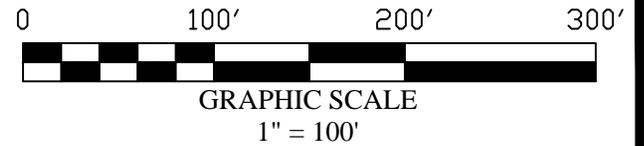


John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

WILLIAM CONRADI SURVEY NO. 70
 TRAVIS COUNTY, TEXAS
 NOVEMBER 2017
 3 OF 3



LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- 1/2 INCH IRON ROD FOUND
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

- SKETCH TO ACCOMPANY FIELD NOTES -

Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
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 WWW.DELTASURVEYGROUP.COM
 TBPLS FIRM NO. 10004700

QUAD SHINGLE HILLS
 PROJECT LTISD VAIL DIVIDE
 DWG. 0.92 ACRE POND ESMT

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS

DESCRIPTION OF A 1.01 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN NOVEMBER 2017, LOCATED IN THE WILLIAM CONRADI SURVEY NUMBER 70, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.2389 ACRE TRACT CONVEYED TO CECIL D. PERKINS, DESCRIBED IN DOCUMENT NUMBER 2009188320, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.01 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron rod with “Doucet” cap found for a southeast corner of a called 15.406 acre tract conveyed to John and Kathryn Welbourne, described in Document Number 2016212564, Official Public Records, Travis County, Texas, same being a northeast corner of a portion of a remainder of a called 36.92 acres tract conveyed to Cecil D. Perkins and Mozelle W. Perkins, described in Volume 5935, Page 1990, Deed Records, Travis County, Texas, and also being in a west line of said 5.2389 acre tract for the **POINT OF COMMENCEMENT**;

THENCE with a west line of said 5.2389 acre tract, same being an east line of said 15.406 acres tract, N14°49'38"W a distance of 117.03 feet to a 1/2 inch iron rod with “Doucet” cap found for an east corner of said 15.406 acre tract, same being a west corner of said 5.2389 acre tract;

THENCE crossing said 5.2389 acre tract, N75°25'26"E a distance of 100.21 feet to a 1/2 inch iron rod with “Delta Survey” cap set for the **POINT OF BEGINNING**;

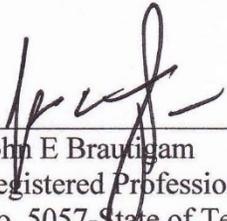
THENCE continuing across said 5.2389 acre tract the following seven (7) courses and distances:

1. S87°03'07"E a distance of 130.13 feet to a 1/2 inch iron rod with “Delta Survey” cap set,
 2. S63°27'16"E a distance of 99.05 feet to a 1/2 inch iron rod with “Delta Survey” cap set,
 3. S78°46'17"E a distance of 128.50 feet to a 1/2 inch iron rod with “Delta Survey” cap set,
 4. S00°25'27"E a distance of 54.69 feet to a 1/2 inch iron rod with “Delta Survey” cap set,
 5. S06°11'13"E a distance of 24.32 feet to a 1/2 inch iron rod with “Delta Survey” cap set,
 6. S72°04'42"W a distance of 223.71 feet to a 1/2 inch iron rod with “Delta Survey” cap set,
- and

7. N31°04'14"W a distance of 261.16 feet to the **POINT OF BEGINNING** and containing 1.01 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

11-13-17
Date



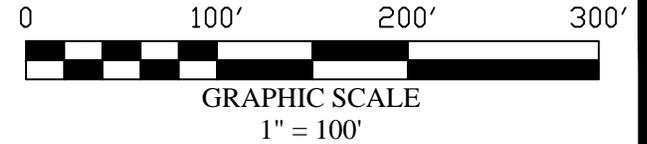
John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



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8213 Brodie Lane, Suite 102
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TBPLS Firm No. 10004700

WILLIAM CONRADI SURVEY NO. 70
 TRAVIS COUNTY, TEXAS
 NOVEMBER 2017
 3 OF 3

CECIL D. PERKINS
 REMAINDER OF 15.954 ACRES
 VOL. 4223 PG. 1454
 D.R.T.C.TX



JOHN AND KATHRYN WELBOURNE
 15.406 ACRES
 DOC. NO. 2016212564
 O.P.R.T.C.TX

CECIL D. PERKINS
 5.2389 AC
 DOC. NO. 2009188320
 O.P.R.T.C.TX

CECIL D. PERKINS AND
 MOZELLE W. PERKINS
 REMAINDER OF 36.92 ACRES
 VOL. 5935, PG. 1990
 O.P.R.T.C.TX

- SKETCH TO ACCOMPANY FIELD NOTES -

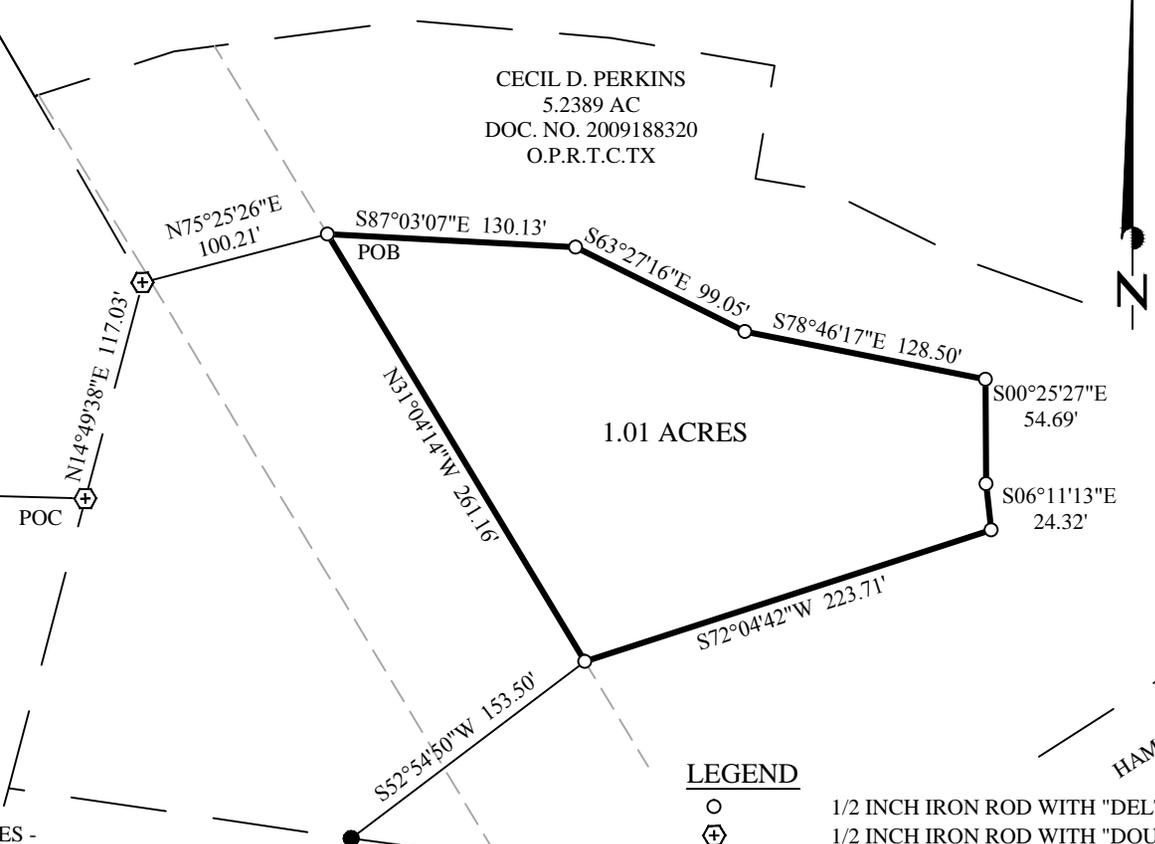


Delta Survey Group Inc.

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 TBPLS FIRM NO. 10004700

QUAD SHINGLE HILLS
 PROJECT LTISD VAIL DIVIDE
 DWG. 1.01 ACRES

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS



LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- ⊕ 1/2 INCH IRON ROD WITH "DOUCET" CAP FOUND
- 1/2 INCH IRON ROD FOUND
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX DEED RECORDS, TRAVIS COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

DESCRIPTION OF A 1.31 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN DECEMBER 2017, LOCATED IN THE WILLIAM CONRADI SURVEY NUMBER 70, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 15.954 ACRE TRACT CONVEYED TO CECIL D. PERKINS, DESCRIBED IN VOLUME 4223, PAGE 1454, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.31 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron rod found at an east corner of a called 8.35 acre tract conveyed to Cecil D. Perkins, described in Document Number 2017173698, Official Public Records, Travis County, Texas, same being the southwest corner of a called 5.81 acre tract conveyed to Camelot Real Estate Holdings, described in Document Number 2015066142, Official Public Records, Travis County, Texas, and also being the northwest corner of said remainder of 15.954 acres tract, for the **POINT OF COMMENCEMENT**;

THENCE with an south line of said 5.81 acre tract, same being a north line of said remainder of 15.954 acres tract, S86°05'45"E a distance of 28.42 feet to a 1/2 inch iron rod with "Delta Survey" cap set for the **POINT OF BEGINNING**;

THENCE continuing with said common line, S86°05'45"E a distance of 139.16 feet to a 1/2 inch iron rod with "Delta Survey" cap set from which a ½ inch iron rod found bears S86°05'45"E a distance of 75.78 feet ;

THENCE leaving said common line and crossing said remainder of 15.954 acres tract the following two (2) courses and distances:

1. with the arc of a curve to the left a distance of 226.99 feet, through a central angle of 13°37'58", having a radius of 954.00 feet, and whose chord bears S24°15'15"E, a distance of 226.46 feet to a 1/2 inch iron rod with "Delta Survey" cap set, and
2. S31°04'14"E a distance of 335.37 feet to a 1/2 inch iron rod with "Delta Survey" cap set in the south line of said remainder of 15.954 acres tract, same being the north line of a called 5.2389 acre tract conveyed to Cecil D. Perkins, described in Document Number 2009188320, Official Public Records, Travis County, Texas;

THENCE with said common line the following two (2) courses and distances:

1. S82°31'16"W a distance of 21.24 feet to a 1/2 inch iron rod with "Delta Survey" cap set, and
2. S72°16'16"W a distance of 76.87 feet to a 1/2 inch iron rod with "Delta Survey" cap set in the east line of a called 15.406 acre tract conveyed to John and Kathryn Welbourne, described in Document Number 2016212564, Official Public Records, Travis County, Texas, same being the northwest corner of said 5.2389 acre tract, and also being the southwest corner of said remainder of 15.954 acres tract;

THENCE with an east line of said 15.406 acre tract, same being a west line of said remainder of 15.954 acres tract, N30°08'41"W a distance of 63.83 feet to a ½ inch iron rod with "Delta Survey" cap set for the northeast corner of said 15.406 acre tract, same being a west corner of said remainder of 15.954 acres tract;

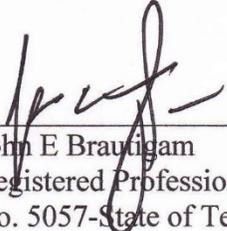
THENCE crossing said remainder of 15.954 acres tract the following three (3) courses and distances:

1. S79°18'28"E a distance of 1.65 feet to a ½ inch iron rod with "Delta Survey" cap set,
2. N31°04'14"W a distance of 472.30 feet to a 1/2 inch iron rod with "Delta Survey" cap set, and
3. with the arc of a curve to the right a distance of 78.94 feet, through a central angle of 07°02'43", having a radius of 642.00 feet, and whose chord bears N27°32'52"W, a distance of 78.89 feet to the **POINT OF BEGINNING** and containing 1.31 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

12-07-17

Date

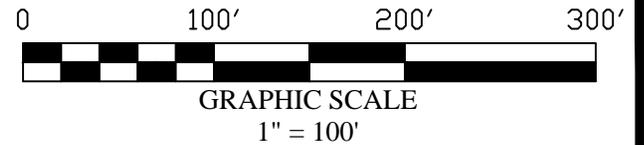


John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



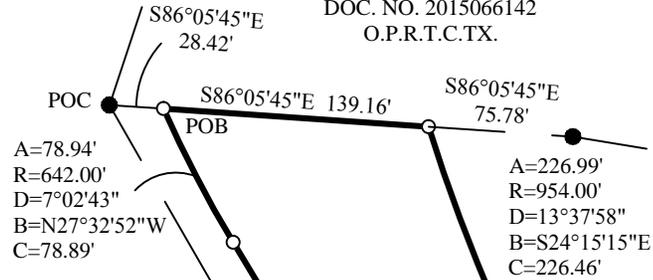
Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

WILLIAM CONRADI SURVEY NO. 70
 TRAVIS COUNTY, TEXAS
 DECEMBER 2017
 3 OF 3



CAMELOT REAL ESTATE HOLDINGS
 5.81 ACRES
 DOC. NO. 2015066142
 O.P.R.T.C.TX.

CECIL D. PERKINS
 8.85 ACRES
 DOC. NO. 2017173698
 O.P.R.T.C.TX



1.31 ACRES

CECIL D. PERKINS AND
 MOZELLE W. PERKINS
 REMAINDER OF 36.92 ACRES
 VOL. 5935, PG. 1990
 O.P.R.T.C.TX

CECIL D. PERKINS
 REMAINDER OF 15.954 ACRES
 VOL. 4223 PG. 1454
 D.R.T.C.TX

LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- 1/2 INCH IRON ROD FOUND
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

- SKETCH TO ACCOMPANY FIELD NOTES -

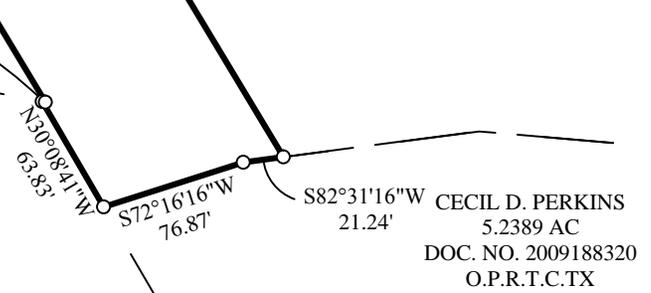


Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
 OFFICE: 512.282.5200 FAX: 512.282.5230
 WWW.DELTASURVEYGROUP.COM
 TBPLS FIRM NO. 10004700

QUAD SHINGLE HILLS
 PROJECT LTISD VAIL DIVIDE
 DWG. 1.31 ACRES

JOHN AND KATHRYN WELBOURNE
 15.406 ACRES
 DOC. NO. 2016212564
 O.P.R.T.C.TX



CECIL D. PERKINS
 5.2389 AC
 DOC. NO. 2009188320
 O.P.R.T.C.TX

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS

DESCRIPTION OF A 0.84 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN JANUARY 2019, LOCATED IN THE JOSEPH REYNOLDS SURVEY NUMBER 44, ABSTRACT NUMBER 664, AND THE W. CONRADI SURVEY NUMBER 70, ABSTRACT NUMBER 211, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.81 ACRE TRACT CONVEYED TO SERIES 4, DESCRIBED IN DOCUMENT NUMBER 2017169723, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.84 ACRE TRACT, AS SHOWN ON THE ATTACHED PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod with “Delta Survey” cap found for the north corner of said 5.81 acre tract, same being the northeast corner of a called 8.85 acre tract conveyed to Cecil D. Perkins, described in Document Number 2017173698, Official Public Records, Travis County, Texas, same being the southeast corner of a called 136.059 acre tract conveyed to Lake Travis Independent School District, described in Document Number 2010014061, Official Public Records, Travis County, Texas, also being a corner in the west line of a remainder of a called 117.35 acre tract conveyed to Meritage Homes of Texas, LLC., described in Document Number 2011172383, Official Public Records, Travis County, Texas, for the **POINT OF BEGINNING**;

THENCE with the east line of said 5.81 acre tract, same being the west line of said remainder of 117.35 acre tract, S01°05'55"W, a distance of 223.15 feet to a 12 inch wood fence post found for the southwest corner of said remainder of 117.35 acre tract, same being a corner in the north line of said 5.81 acre tract;

THENCE leaving said common line, and crossing said 5.81 acre tract, S04°14'08"E, a distance of 249.23 feet to a ½ inch iron rod with “Delta Survey” cap found in the south line of said 5.81 acre tract, also being a corner in the north line of a remainder of a called 15.954 acre tract conveyed to Cecil D. Perkins, described in Volume 4223, Page 1454, Deed Records, Travis County, Texas;

THENCE with the south line of said 5.81 acre tract, same being the north line of said remainder of 15.954 acre tract, N86°05'45"W, a distance of 167.59 to a ½ inch iron rod found for the southwest corner of said 5.81 acre tract, same being the northwest corner of said remainder of a 15.954 acre tract, also being a corner in the east line of said 8.85 acre tract;

Joseph Reynolds Survey No. 44, Abs. No. 664
W. Conradi Survey No.70, Abs. No. 211
0.84 Acre

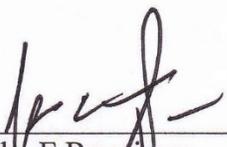
Page 2 of 2

THENCE with the west line of said 5.81 acre tract, same being the east line of said 8.85 acre tract, N18°23'46"E, a distance of 485.03 feet to the **POINT OF BEGINNING** and containing 0.84 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

01-07-19

Date

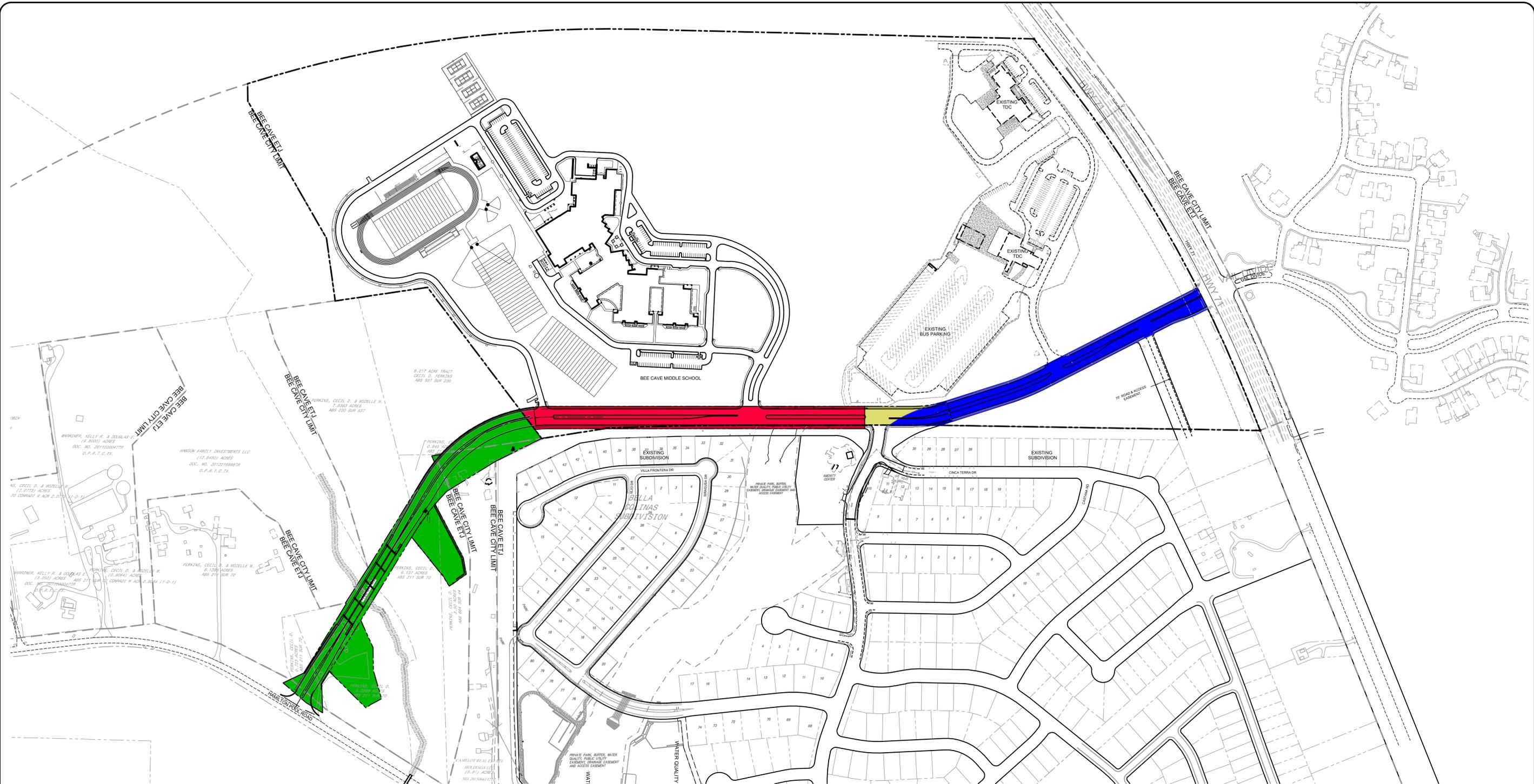


John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



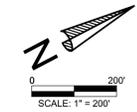
Delta Survey Group, Inc.
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Austin, Texas 78745
TBPLS Firm No. 10004700

FILED OVERALL PROJECTS 15-015 LTISD MIDDLE SCHOOL 3 DESIGN DRAWINGS VISUAL ACCEPTANCE EXHIBIT DWG. 5/16/2023, MW



LEGEND

- ACCEPTANCE 2.961 ACRES.
- ACCEPTANCE 0.35 ACRES.
- ACCEPTANCE 3.28 ACRES.
- ACCEPTANCE 6.31 ACRES.



LTISD
VAIL DIVIDE ACCEPTANCE



CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT

5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786



City Council Meeting
5/18/2023
Agenda Item Transmittal

Agenda Item: 4.

Agenda Title: Discuss and consider action accepting the conveyance of land and accompanying right-of-way located at Vail Divide from immediately south of the intersection with Los Flores to the intersection with Hamilton Pool Road.

Council Action: Discussion and possible action

Department: City Manager

Staff Contact: Clint Garza

1. INTRODUCTION/PURPOSE

The purpose of this item is to consider acceptance of conveyance of property and right-of-way related to the Vail Divide Southern extension from Los Flores Lane to Hamilton Pool Road.

2. DESCRIPTION/JUSTIFICATION

a) Background

Staff has been in communications with Lake Travis Independent School District and Travis County regarding future responsibilities of traffic and safety improvements for the section of Vail Divide south of TX-71 to Hamilton Pool Road.

b) Issues and Analysis

This item is linked to the following agenda item related to the intent to annex the aforementioned area. Upon acceptance of dedication and recordation of conveyance instruments the City can initiate annexation proceedings.

3. FINANCIAL/BUDGET

Amount Requested
Cert. Obligation
Other source
Addtl tracking info

Fund/Account No.
GO Funds
Grant title

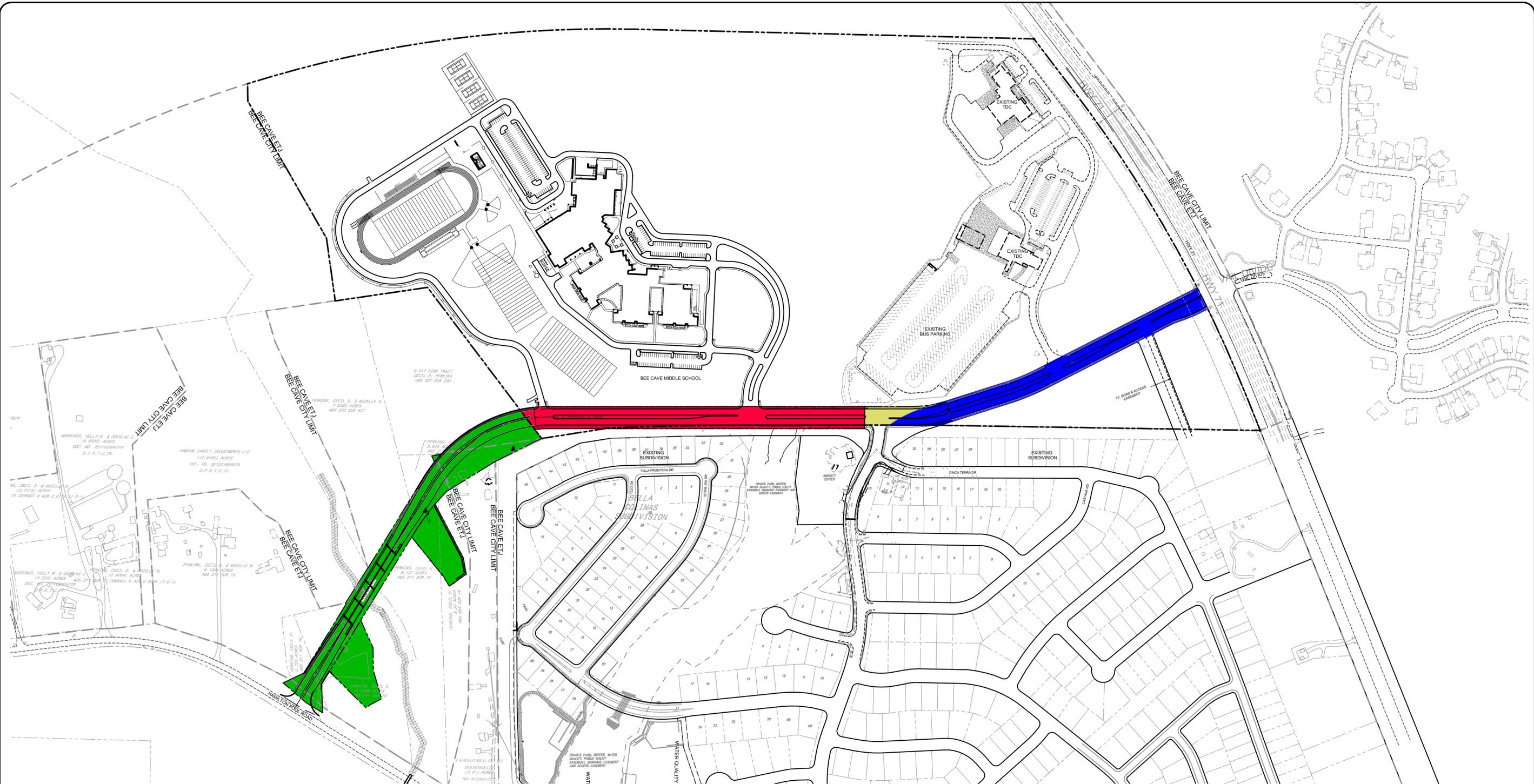
4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

ATTACHMENTS:

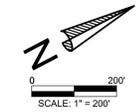
Description	Type
📎 Exhibit	Backup Material

FILED OVERALL PROJECTS 15-015 LTISD MIDDLE SCHOOL 3 DESIGN DRAWINGS VISUAL ACCEPTANCE EXHIBIT DWG. 5/16/2023, MW



LEGEND

- ACCEPTANCE 2.961 ACRES.
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Firm Registration No. F-786



City Council Meeting
5/18/2023
Agenda Item Transmittal

Agenda Item: 5.

Agenda Title: Discuss and consider action on Resolution No. 2023-10 declaring the intent of the City of Bee Cave to annex into the city limits an approximately 12.901-acre tract of land located at Vail Divide from immediately south of the intersection with Los Flores to the intersection with Hamilton Pool Road.

Council Action: Discussion and possible action

Department: City Manager

Staff Contact: Clint Garza

1. INTRODUCTION/PURPOSE

The purpose of this item is to initiate annexation of property related to the southern portion of Vail Divide Drive from TX-71 to Hamilton Pool Road.

2. DESCRIPTION/JUSTIFICATION

a) Background

b) Issues and Analysis

3. FINANCIAL/BUDGET

Amount Requested
Cert. Obligation
Other source
Addtl tracking info

Fund/Account No.
GO Funds
Grant title

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

ATTACHMENTS:

Description	Type
☐ Resolution No. 2023-10	Resolution Letter
☐ Exhibit	Backup Material

RESOLUTION NO. 2023-10

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF BEE CAVE, TEXAS, ACCEPTING A DONATION FROM THE ("LTISD") OF VAIL DIVIDE ROAD AND DECLARING AN INTENT TO ANNEX THE DONATION, OF AN APPROXIMATE TOTAL OF 12.901 ACRES; AUTHORIZING CITY STAFF TO POST AND SEND THE REQUIRED PUBLIC NOTICES, ORDERING THE SCHEDULING OF PUBLIC HEARINGS, DIRECTING CITY STAFF TO PREPARE A DRAFT ANNEXATION ORDINANCE FOR CITY COUNCIL'S CONSIDERATION AND DECLARING AN EFFECTIVE DATE.

WHEREAS, The City hereby accepts the donation of approximately 12.901 acres of land described in the attachments to this resolution, incorporated for all purposes; and

WHEREAS, after acceptance of the conveyance, the City recognizes the area accepted, lies outside of the City's municipal limits and in the City's extraterritorial jurisdiction; and

WHEREAS, the City Council finds it is in the best interest of the citizens and public to annex such property into the City's municipal limits; and

WHEREAS, the City is authorized to annex an area of land which it owns; and

WHEREAS, the City hereby approves amendments to the Interlocal Agreements between the City, LTISD, and Travis County allowing the City to annex the property; and

WHEREAS, the City Council hereby shall schedule public hearings, order notice be published and otherwise complying with the legal requirements for annexation; and

WHEREAS, the area proposed for annexation is contiguous to the city limits of the City; and

WHEREAS, the area proposed for annexation, if annexed, would not exceed the maximum amount of area allowed for annexation per year by the City; and

WHEREAS, the City Council finds that proceeding forward with the annexation process is in the best interest of the public and the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:

SECTION 1.

The Council hereby adopts and finds to be true the recitals set out in the preamble to this resolution and they are incorporated for all purposes giving effect to this resolution.

SECTION 2.

Council expressly declares Council's intention to commence with public hearings required to commence the annexation process.

SECTION 3.

Council authorizes and orders the city manager to give written notice of the proposed annexation as required by law.

SECTION 4.

Council authorizes and orders the city manager to schedule one (1) public hearing to allow for the opportunity of persons interested in the proposed annexation to be heard. Such public hearing shall be scheduled for June 7, 2023 at 4:30 p.m.

SECTION 5.

Council authorizes and orders the city manager to post notice of one (1) scheduled public hearing in a newspaper of general circulation in the municipality and area proposed for annexation as well as on the City's web site.

SECTION 6.

Council authorizes and orders the city manager to prepare or have prepared such other documents as legally required for the proposed f annexation.

DULY PASSED AND APPROVED, on the ____ day of _____, 202____ at a regular meeting of the City Council of Bee Cave, Texas, which was held in compliance with the Open Meetings Act, Tex. Gov't Code § 551.001, et. Seq. at which meeting a quorum was present and voting.

CITY OF BEE CAVE, TEXAS

Kara King, *Mayor*

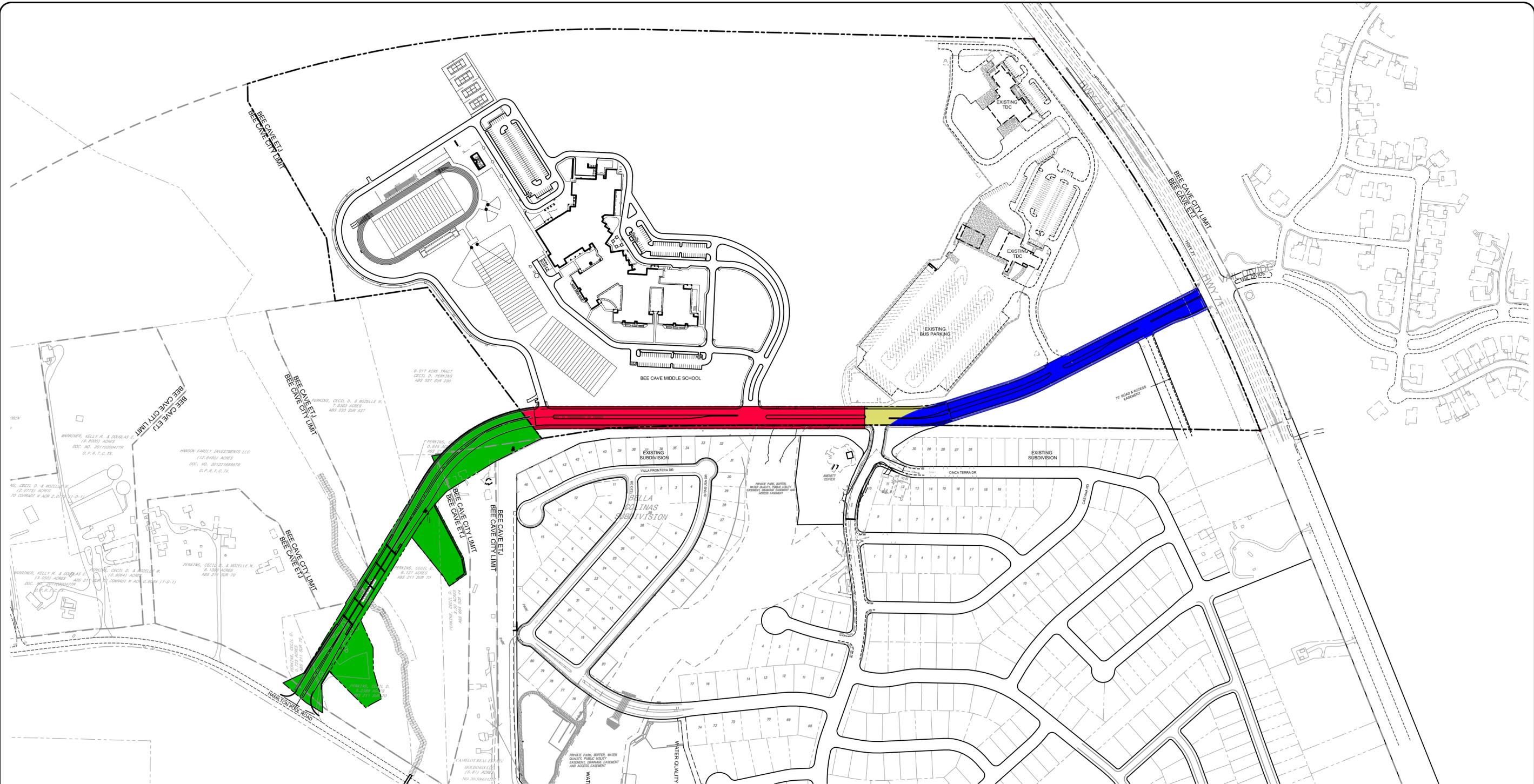
ATTEST:

Kaylyn Holloway, *City Secretary*

APPROVED:

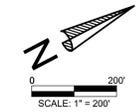
Ryan S. Henry, *City Attorney*

FILED OVERALL PROJECTS 15-015 LTISD MIDDLE SCHOOL 3 DESIGN DRAWINGS VISUAL ACCEPTANCE EXHIBIT DWG. 5/16/2023, MW



LEGEND

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LTISD
VAIL DIVIDE ACCEPTANCE



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