

LEGAL DESCRIPTION

FIELD NOTES FOR A 26.973 ACRE TRACT OF LAND OUT OF THE THOMAS P. DAVY SURVEY, ABSTRACT NO. 169 AND THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, BOTH OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 63.627 ACRE TRACT OF LAND AS CONVEYED TO IVALENE PEARSON BANKS BY DEEDS RECORDED IN DOCUMENT NUMBERS 2017006799, 2017006801, 2017006802 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 295.73 ACRE TRACT OF LAND AS CONVEYED TO IVALENE PEARSON BANKS (240.73/295.73 INTEREST), TO JEFFREY BANKS (25/295.73 INTEREST), TO IVALENE PEARSON BANKS AS TRUSTEE FOR BRIAN ELAM BANKS (25/295.73 INTEREST) AND FOR KYLE JEFFERY BANKS (5/295.73) BY PARTITION DEED RECORDED IN VOLUME 1844, PAGE 392 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE LAND ANNEXED BY THE CITY OF AUSTIN ORDINANCE NO. 841115-QQ, AND A PORTION OF THE LAND ANNEXED BY THE CITY OF AUSTIN ORDINANCE NO. 850725-I; SAID 26.973 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2-inch iron rod found on the north right-of-way line of State Highway No. 45 (RM 620) (width varies) as recorded in Volume 1587, Page 258, Volume 1592, Page 352, Volume 1592, Page 357 of the Official Records of Williamson County, Texas and in Document Numbers 2003084118 and 2006105739 of the Official Public Records of Williamson County, Texas, and on the northeast right-of-way line of a Southern Pacific Railroad as recorded in Volume 33, Page 565 of the Official Records of Williamson County, Texas, at the southwest corner of the above described Banks 63.627 acre tract, for the most southerly southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the northeast right-of-way line of said Southern Pacific Railroad and the southwest line of said Banks 63.627 acre tract, N 69°11'46" W a distance of 544.94 feet to a 1/2-inch iron rod found at a southwest corner of said 63.627 acre Banks tract and at the most southerly corner of **MUSTANG RANCH SUBDIVISION**, as recorded in Cabinet R, Slides 102-103 of the Plat Records of Williamson County, Texas, for the most westerly southwest corner of the herein described tract;

THENCE, with the west line of said Banks 63.627 acre tract and the east line of said **MUSTANG RANCH SUBDIVISION**, N 00°07'37" W a distance of 275.20 feet to a 1/2-inch iron rod found for the northwest corner of the herein described tract;

THENCE, over and across said Banks 63.627 acre tract S 69°12'29" E a distance of 479.82 feet to a calculated point for an interior corner of the herein described tract;

EXHIBIT "A"

THENCE, continuing over and across said Banks 63.627 acre tract, N 68°18'15" E a distance of 786.81 feet to a calculated angle point;

THENCE, continuing partly over and across said Banks 63.627 acre tract and partly over and across said Banks 295.73 acre remainder tract, N 67°32'45" E a distance of 2,478.38 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said Banks 295.73 acre remainder tract, along said curve to the right, an arc distance of 278.87 feet, having a radius of 6,229.58 feet, a central angle of 02°33'54" and a chord which bears N 68°49'42" E a distance of 278.85 feet to a calculated point on the east line of said Banks 295.73 acre remainder tract, on the west line of a called 27.030 acre tract of land described as Tract 1 as conveyed to JME-JFE Management LLC (1% interest) and JME-JFE Limited Partnership (99% interest) by Special Warranty Deed as recorded in Document Number 2012056980 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod found for the southwest corner of a called 2.0 acre tract of land as conveyed to Joseph F. England as Sole Trustee of the Joe. F. and Claretta P. England Living Trust by Special Warranty Deed as recorded in Document Number 2014081620 of the Official Public Records of Williamson County, Texas, bears N 10°37'39" W a distance of 152.37 feet;

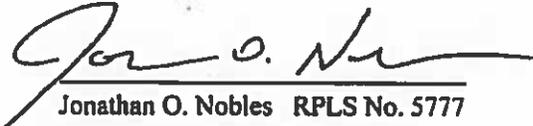
THENCE, with the east line of said Banks 295.73 acre remainder tract and the west line of said JME-JFE 27.030 acre tract, S 10°37'39" E a distance of 265.43 feet to a cotton spindle found on the north right-of-way line of said State Highway No. 45 (RM 620), at the southwest corner of said JME-JFE 27.030 acre tract and the most easterly southeast corner of said Banks 295.73 acre remainder tract, for the most easterly southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said State Highway No. 45 (RM 620) the following eight (8) courses:

- 1) S 68°28'07" W a distance of 95.43 feet to a type II monument with brass disk found for an interior corner of the herein described tract;
- 2) S 22°07'13" E a distance of 27.89 feet to a 1/2-inch iron rod with cap stamped "Landesign" found for the most southerly southeast corner of the herein described tract;
- 3) S 67°43'18" W a distance of 1,427.01 feet to a type II monument with brass disk found for an angle point;
- 4) S 65°11'03" W a distance of 228.71 feet to a type II monument with brass disk found at a point of curvature of a non-tangent curve to the right;
- 5) Along said curve to the right, an arc distance of 110.09 feet, having a radius of 2,844.79 feet, a central angle of 02°13'02" and a chord which bears S 66°14'43" W a distance of 110.08 feet to a type II monument with brass disk found for an angle point;

- 6) S 67°16'46" W a distance of 12.92 feet to a 1/2-inch iron rod found at the southwest corner of said Banks 295.73 acre remainder tract and the southeast corner of said Banks 63.627 acre tract for an angle point;
- 7) S 67°32'45" W a distance of 830.67 feet to a type II monument with brass disk found for an angle point; and
- 8) S 68°18'15" W a distance of 842.02 feet to the **POINT OF BEGINNING** and containing 26.973 acres (1,174,950 square feet) of land, more or less.

This description was prepared under 22 Texas Annotated Code 663.21 and reflects the results of an on the ground survey, and the assembly of instruments of record to describe the political boundary limits shown hereon and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


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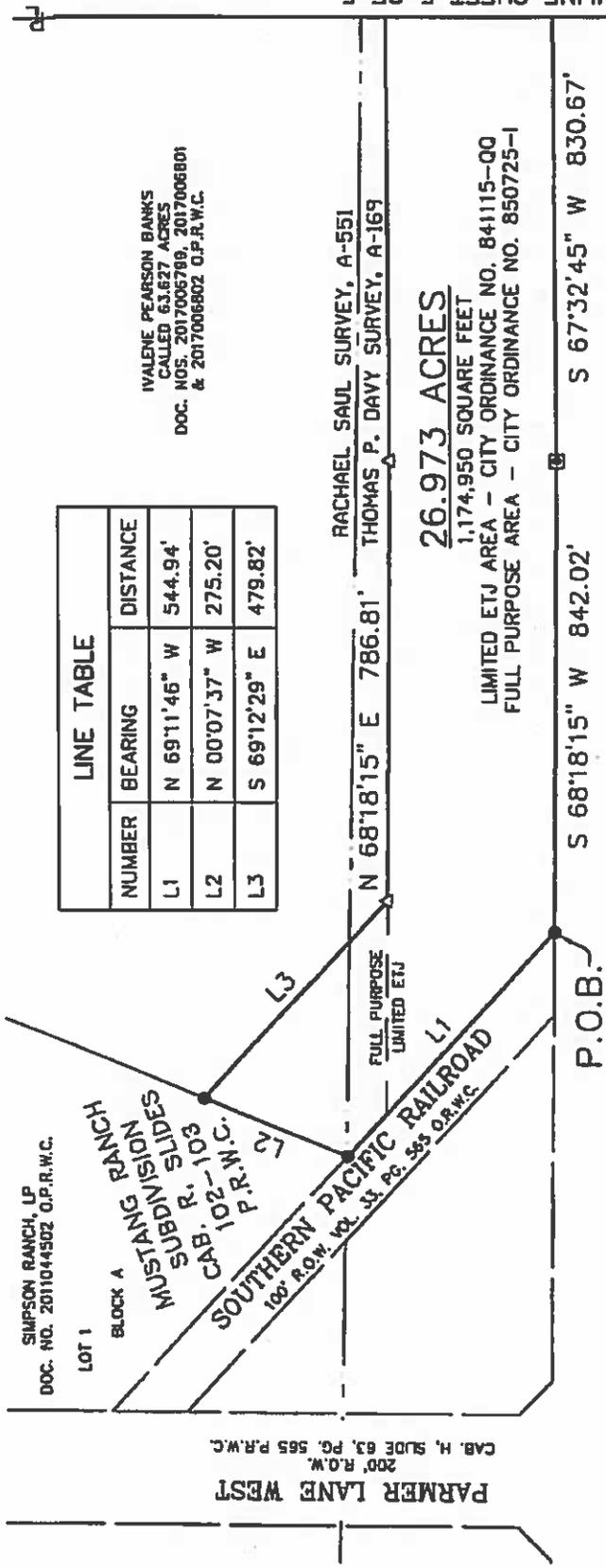
3/27/2019
Date

Client: Inspire Development
Date: March 26, 2019
Job No: 6073-00

BASIS OF BEARING:

Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone. All distances herein are in surface and can be converted to grid by dividing by a combined scale factor of 1.0001153260.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 69°11'46" W	544.94'
L2	N 00°07'37" W	275.20'
L3	S 69°12'29" E	479.82'

26.973 ACRES
 1,174,950 SQUARE FEET
 LIMITED ETJ AREA - CITY ORDINANCE NO. 841115-QQ
 FULL PURPOSE AREA - CITY ORDINANCE NO. 850725-1

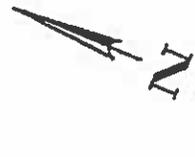
IVALENE PEARSON BANKS
 CALLED 63.627 ACRES
 DOC. NOS. 2017006789, 2017006801
 & 2017006802 O.P.R.W.C.

MATCHLINE SHEET 5 OF 5

LEGEND

- DOC. NO. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C. PAGE
- PG. POINT OF BEGINNING
- P.O.B. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C. RETAINING WALL
- R.W. RIGHT-OF-WAY
- R.O.W. VOLUME
- VOL. CALCULATED POINT
- △ FOUND 1/2" IRON ROD
- FOUND TYPE II MONUMENT
- ⊗ FOUND COTTON SPINDLE

BEARING BASIS NOTE:
 BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.0001153260



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SCALE: 1"=300'
 SHEET **4**
 OF **5**

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NUMBER	BEARING	DISTANCE
L4	S 10°37'39" E	265.43'
L5	S 68°28'07" W	95.43'
L6	S 22°07'13" E	27.89'
L7	S 65°11'03" W	228.71'
L8	S 67°16'46" W	12.92'
L9	N 10°37'39" W	152.37'

MATCHLINE SHEET 4 OF 5

N 67°32'45" E 2,478.38'

26.973 ACRES

1,174,950 SQUARE FEET

LIMITED ETJ AREA - CITY ORDINANCE NO. 841115-00
 FULL PURPOSE AREA - CITY ORDINANCE NO. 850725-1

S 67°43'18" W 1,427.01'

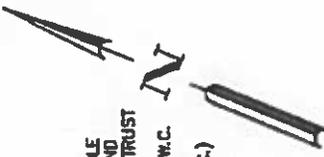
STATE HIGHWAY 45 (RM 620)

R.O.W. VARIES
 VOL. 1587, PG. 258, VOL. 1592, PG. 352, VOL. 1592, PG. 357 O.R.W.C.
 DOC. NOS. 2003084118 & 2006105739 O.P.R.W.C.

JOSEPH F. ENGLAND AS SOLE TRUSTEE OF THE JOE F. AND CLARETTA P. ENGLAND LIVING TRUST CALLED 2.0 ACRES (AS DESCRIBED IN DOC. NO. 2014081620 O.P.R.W.C. VOL. 637, PG. 344 O.R.W.C.)

IVALENE PEARSON BANKS (240.73/285.73 INTEREST), JEFFREY BANKS (25/285.73 INTEREST) AND IVALENE PEARSON BANKS AS TRUSTEE FOR BRIAN ELAM BANKS (25/285.73 INTEREST) AND FOR KYLE JEFFERY BANKS (5/285.73 INTEREST) REMAINDER OF A CALLED 285.73 ACRES VOLUME 1844, PG. 392 O.R.W.C.

RACHAEL SAUL SURVEY, A-55] THOMAS P. DAVY SURVEY, A-169
 JME-JFE MANAGEMENT LLC (1% INTEREST) & JME-JFE LIMITED PARTNERSHIP (99% INTEREST)
 CALLED 27.030 ACRES (TRACT 1)
 DOC. NO. 2012056980 O.P.R.W.C.



NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	278.87'	6,229.58'	2°33'54"	N 68°49'42" E	278.85'
C2	110.09'	2,844.79'	2°13'02"	S 66°14'43" W	110.08'



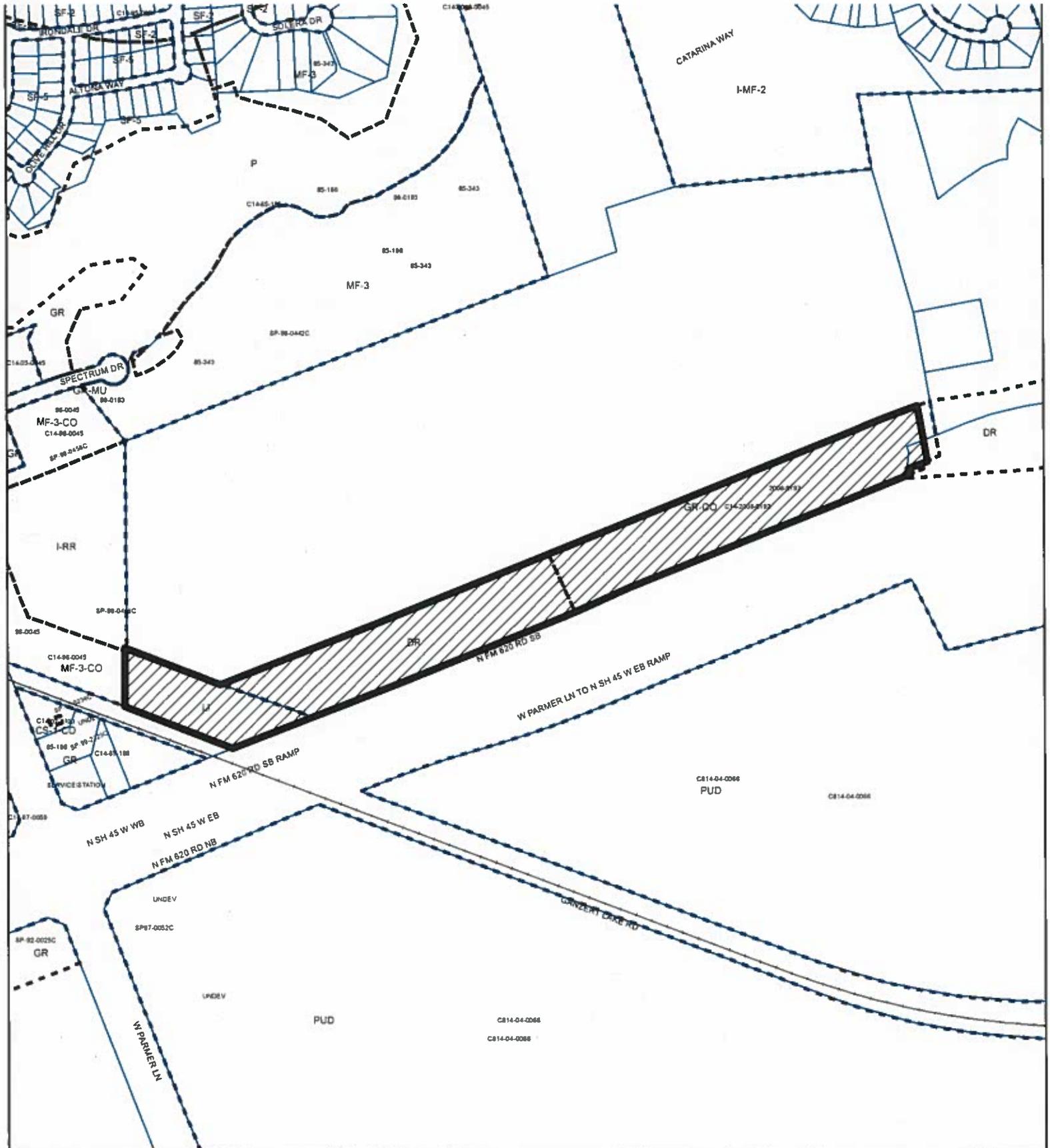
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SCALE: 1"=300'
 SHEET 5
 OF 5

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 600'

ZONING

ZONING CASE#: C14-2019-0068

EXHIBIT "B"

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/3/2019