



LEGAL DESCRIPTION: Being 7.119 acres of land, being all of Lots 1-8, of the Old Manchaca Subdivision recorded in Volume 98, Page 66 of the Travis County Plat Records, portions of Lot 1 of the Fulkerson Subdivision recorded in Volume 98, Page 57 of said Official Public Records and portions of Lot 2 of the Charles E. Garner Subdivision recorded in Volume 17, Page 17 of said Plat Records and also being all of that certain tract described in Doc. #2011046124 of the Official Public Records of said Travis County, Texas; Said 7.119 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services, Inc in July, 2016:

BEGINNING at a 1/2 inch iron rod found in the east line of Old Manchaca Road and the north line of that certain 1.265 acre tract described in Volume 98/66, Page 57 of said Official Public Records, for the southwest corner of said Old Manchaca Subdivision and the southwest corner hereof;

THENCE North 02°24'27" West a distance of 345.21 feet along the east line of said Old Manchaca Road to a 1/2 inch iron rod found in the south line of that certain 3.00 acre tract described in Volume 4546, Page 350 of said Official Public Records for the northwest corner of said Old Manchaca Subdivision and the northwest corner hereof;

THENCE South 75°07'40" East a distance of 599.32 feet along the south line of said 3.00 acre tract to a 1/2 inch iron rod found in the west line of Lot 9 of said Old Manchaca Subdivision, the northeast corner of said Lot 2 of said Old Manchaca Subdivision and a corner hereof;

THENCE South 23°10'47" West a distance of 227.13 feet along the common line of said Lot 9 and Lot 2, the west line of Lot 1 of said Garner Subdivision to a calculated point for the southwest corner of said Lot 1 of said Garner Subdivision, the northwest corner of said Lot 2 of said Garner Subdivision and a corner hereof;

THENCE South 74°42'45" East a distance of 478.36 feet along the south line of said Lot 1 of said Garner Subdivision to a 1/2 inch iron rod found in the west line of Manchaca Road for the northeast corner hereof;

THENCE along the west line of said Manchaca Road, the following 3 courses:

1. With a curve turning to the right with an arc length of 366.70 feet, a radius of 1362.39 feet and a chord of South 45°33'46" West a distance of 365.59 feet to a calculated point;
2. South 45°29'01" West a distance of 79.72 feet to a brass disk and concrete monument found;
3. thence South 61°37'08" West a distance of 35.19 feet to a calculated point for the east corner of Lot 2 of said Fulkerson Subdivision, the south corner of said Lot 1 of said Fulkerson Subdivision and the south corner hereof;

THENCE North 37°42'31" West a distance of 380.97 feet along the north line of said Lot 2 of said Fulkerson Subdivision to a 1/2 inch iron rod found in the east line of said 1.265 acre tract for the north corner of said Lot 2 of said Fulkerson Subdivision, the west corner of said Lot 1 of said Fulkerson Subdivision and a corner hereof;

THENCE North 37°42'58" East a distance of 110.37 feet along the east line of said 1.65 acre tract to a 1/2 inch iron rod found for the northeast corner of said 1.265 acre tract, the southeast corner of said Old Manchaca Subdivision and a corner hereof;

THENCE North 75°03'30" West a distance of 446.33 feet along the north line of said 1.265 acre tract to the **POINT OF BEGINNING** containing 7.119 acres more or less, and as shown on a certified plat therewith.

APPROVED
 By AER at 3:40 pm, Jul 18, 2016

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1362.39'	366.70'	365.59'	S 45°33'46" W	15°25'18"
RECORD					
C1	1362.39'	366.84'	365.74'	S 46°37'03" W	-

- ALTA/ASCM TABLE A NOTES**
1. AS SHOWN HEREON
 2. AS SHOWN HEREON
 3. AS SHOWN HEREON
 4. 7.119 ACRES OF LAND
 5. AS SHOWN HEREON
 - 11A. AS SHOWN HEREON
 13. AS SHOWN HEREON

NOTE:
 1. AS PER INFORMATION PROVIDED IN GF# 201601499, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 38/17, 17/17 & 98/66 T.C.P.R. 12B31/570 T.C.R.P.R. & #2013150406 T.C.O.P.R.

EASEMENTS:
 10B. AS SHOWN HEREON AND DOES APPLY.
 10C. AS SHOWN HEREON AND DOES APPLY.
 10D. AS SHOWN HEREON AND DOES APPLY.
 10E. AS SHOWN HEREON AND DOES APPLY.
 10F. AS SHOWN HEREON AND DOES APPLY.

FILE SATX\TRANS\Project\16-5000 - John East Harris - Manchaca Road.DWG

1197 NVE ALBERTI ROAD - NVE, TEXAS 78635
 (512) 734-0592

T.C. FIRM REG. # 160248-00
 www.cross-texas-land-services.com

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OR MEASUREMENT IS BASED UPON WORK IN ACCORDANCE WITH THE 2001 NATIONAL STANDARD SETBACK REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND ILLUSTRATED IN THE REAR OF TABLE A HEREOF; THE FIELD WORK WAS COMPLETED ON 7/8/2016.

7/8/2016
 DATE

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- RECORD CALL
- MAILBOX
- CALC POINT
- MONUMENT FOUND
- MONUMENT SET
- A/C UNITS
- UTILITY POLE/RISER
- WATER VALVE/METER
- MANHOLE/VALVE
- ELECTRIC BOX/METER
- DRAINAGE FEATURE
- FIRE HYDRANT
- TELEPHONE/CABLE PEDESTAL
- SEPTIC/SEWER/CLEAN OUT
- SIGN
- T.C.P.R. - TRAVIS COUNTY PLAT RECORDS
- T.C.D.R. - TRAVIS COUNTY DEED RECORDS
- T.C.O.P.R. - TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
- T.C.R.P.R. - TRAVIS COUNTY REAL PROPERTY RECORDS

THE UNDERSIGNED DOES FURTHER CERTIFY THAT ALL AND/OR PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE 4, AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 484530000E, EFFECTIVE 8/28/2008

NOTE:
 1. BEARINGS, DISTANCES & ACREAGE ARE GIVEN AND AS TO THE CONTINENTAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.

REFERENCE: MHSP LTD.
 ADDRESS: 10481 OLD MANCHACA ROAD
 LEGAL DESCRIPTION: 7.119 ACRES OF LAND BEING PORTIONS OF LOT 1, FULKERSON SUBDIVISION 38/17 T.C.P.R., PORTIONS OF LOT 2, CHARLES E. GARNER SUBDIVISION 17/17 T.C.P.R. & LOT 1-8 BLOCK A, OLD MANCHACA SUBDIVISION 98/66 T.C.P.R. IN TRAVIS COUNTY, TEXAS
 JOB NO. 16-30009 REV. 0
 DRAWN BY: MWV FIELD BOOK: -----

2/3

EXHIBIT "A"

DATED: July 11, 2016

Being 7.119 acres of land, more or less, being all of Lots 1 through 8, Block A, of OLD MANCHACA SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 98, Page(s) 66-67 of the Plat Records of Travis County, Texas; portions of Lot 1, of FULKERSON SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 38, Page 17 of the Plat Records of Travis County, Texas; and portions of Lot 2, of CHARLES E. GARNER SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 17, Page 17 of the Plat Records of Travis County, Texas; being more particularly described by metes and bounds shown in Exhibit "A" attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION: Being 7.119 acres of land, being all of Lots 1-8, of the Old Manchaca Subdivision recorded in Volume 98, Page 66 of the Travis County Plat Records, portions of Lot 1 of the Fulkerson Subdivision recorded in Volume 38, Page 17 of said Plat Records and portions of Lot 2 of the Charles E. Garner Subdivision recorded in Volume 17, Page 17 of said Plat Records and also being all of that certain tract described in Doc. #2011046124 of the Official Public Records of said Travis County, Texas; Said 7.119 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services, Inc in July,2016; BEGINNING at a 1/2 inch iron rod found in the east line of Old Manchaca Road and the north line of that certain 1.265 acre tract described in Volume 9388, Page 957 of said Official Public Records, for the southwest corner of said Old Manchaca Subdivision and the southwest corner hereof;

THENCE North 02°24'27" West a distance of 345.21 feet along the east line of said Old Manchaca Road to a 1/2 inch iron rod found in the south line of that certain 3.00 acre tract described in Volume 4546, Page 350 of said Official Public Records for the northwest corner of said Old Manchaca Subdivision and the northwest corner hereof;

THENCE South 75°07'40" East a distance of 599.32 feet along the south line of said 3.00 acre tract to a 1/2 inch iron rod found in the west line of Lot 9 of said Old Manchaca Subdivision, the northeast corner of said Lot 2 of said Old Manchaca Subdivision and a corner hereof;

THENCE South 23°10'47" West a distance of 227.13 feet along the common line of said Lot 9 and Lot 2, the west line of Lot 1 of said Garner Subdivision to a calculated point for the southwest corner of said Lot 1 of said Garner Subdivision, the northwest corner of said Lot 2 of said Garner Subdivision and a corner hereof;

THENCE South 74°42'45" East a distance of 478.36 feet along the south line of said Lot 1 of said Garner Subdivision to a 1/2 inch iron rod found in the west line of Manchaca Road for the northeast corner hereof;

THENCE along the west line of said Manchaca Road, the following 3 courses:

1. With a curve turning to the right with an arc length of 366.70 feet, a radius of 1362.39 feet and a chord of South 45°33'46" West a distance of 365.59 feet to a calculated point;

2. South $45^{\circ}29'01''$ West a distance of 79.72 feet to a brass disk and concrete monument found;
3. thence South $61^{\circ}37'08''$ West a distance of 35.19 feet to a calculated point for the east corner of Lot 2 of said Fulkerson Subdivision, the south corner of said Lot 1 of said Fulkerson Subdivision and the south corner hereof;

THENCE North $39^{\circ}42'14''$ West a distance of 350.97 feet along the north line of said Lot 2 of said Fulkerson Subdivision to a 1/2 inch iron rod found in the east line of said 1.265 acre tract for the north corner of said Lot 2 of said Fulkerson Subdivision, the west corner of said Lot 1 of said Fulkerson Subdivision and a corner hereof;

THENCE North $37^{\circ}42'58''$ East a distance of 110.37 feet along the east line of said 1.65 acre tract to a 1/2 inch iron rod found for the northeast corner of said 1.265 acre tract, the southeast corner of said Old Manchaca Subdivision and a corner hereof;

THENCE North $75^{\circ}03'30''$ West a distance of 446.33 feet along the north line of said 1.265 acre tract to the POINT OF BEGINNING containing 7 .119 acres more or less, and as shown on a certified plat herewith.