EIGHTH AMENDMENT
TO
COMMERCIAL CONTRACT – UNIMPROVED PROPERTY

This EIGHTH AMENDMENT to Commercial Contract-Unimproved Property (this "EIGHTH AMENDMENT") is entered into to be effective as of January 19, 2021 (the "Effective Date"), by and between **LAKEWAY MUNICIPAL UTILITY DISTRICT** ("Seller") and **HSD-LAKEWAY HOLDINGS, LTD, OR ASSIGNS** ("Buyer").

RECITALS:

A. Contract: Buyer and Seller are parties to a Commercial Contract-Unimproved Property dated effective March 31, 2016 (the "Original Contract"), as amended by First Amendment dated September 27, 2016 (the "First Amendment"); as further amended by Second Amendment dated June, 2017 (the "Second Amendment"); as further amended by Amended and Restated Third Amendment dated October 11, 2017 (the "Third Amendment"); as further amended by Fourth Amendment dated May 14, 2018 (the "Fourth Amendment"); as further amended by Fifth Amendment dated August 16, 2019 (the "Fifth Amendment"); as further amended by Sixth Amendment dated May 1, 2020 (the "Sixth Amendment"); and as further amended by Seventh Amendment dated July 24, 2020 (the "Sixth Amendment") (collectively, the "Contract") concerning certain real property situated at 1931 Lohmans Crossing, Lakeway, Texas, and being more particularly defined in the Contract (the "Property").

B. Amendment. Buyer and Seller desire to further amend the Contract as set forth below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Buyer and Seller agree and amend the Contract as follows:

1. Defined Terms. All capitalized terms in this EIGHTH AMENDMENT shall have the same meanings as in the Contract, unless otherwise defined herein.

2. Closing; Closing Extensions.

a. Seller and Buyer agree to revise Section 2(d)(ii) of the Seventh Amendment so that the January 2021 Closing (as therein defined) on the sale and purchase of Parcel 1 shall be extended to occur no later than March 31, 2021, and except as expressly provided to the contrary, any reference in the Seventh Amendment to "January 31, 2021" or the "January 2021 Closing", shall hereinafter mean and refer to March 31, 2021 and/or the March 2021 Closing, respectively. There shall be no extensions to the January 2022 Closing or the September 2022 Closing.

b. Buyer acknowledges that pursuant to Section 2(c) of the Seventh Amendment, all deferred Closing extension fees in the amount of $195,000.00 are due and payable in conjunction with the March 2021 Closing.

c. In accordance with the provisions of Section 2(d)(vi) of the Seventh Amendment, Buyer and Seller hereby approve the metes and bounds and survey plat description of Parcel 1 as attached as **Exhibit A** hereto, Parcel 2 as attached as **Exhibit B** hereto, and Parcel 3 as attached as **Exhibit C** hereto. Buyer and Seller acknowledge and agree that the legal description of Parcel 1 as attached as **Exhibit A** hereto does not include Lot 7 (as defined in Section 3(a)(ii) below), and that the legal description of Parcel 3 as attached as **Exhibit C** hereto includes the Added Land referenced in Section 3(b) below.

3. Waterline Relocation Area and Waterline Re-Use Easement Area.

a. Seller and Buyer stipulate and agree as follows:

i. Pursuant to the Original Contract, Seller reserved and specifically excepted from the legal description of the Property, that certain tract of land comprising approximately 3.648 acres of land out of the Jasper Woolridge Survey No. 196, being more particularly described on Exhibit A-2 attached to the Contract and defined as the "Waterline Relocation Area";

ii. In conjunction with plat recorded under Document No. 202000137 of the Official Public Records of Travis County, Texas (the "2020 Plat"), the parties platted a portion of the Waterline Relocation Area, as same is identified and described as Lot 7 ("Lot 7") on the 2020 Plat; and

iii. Pursuant to Section 2(d)(iii) of the Seventh Amendment, Buyer agreed (A) in conjunction with the January 2021 Closing (now the March 2021 Closing), to grant an easement to Seller, in form and with content reasonably acceptable to Seller, for the installation, operation, maintenance, repair, and/or replacement of a re-use waterline over a portion of Parcel 1 to be defined as "Waterline Re-Use Easement Area"), and (B) at Buyer's cost, up to $220,000.00, within three hundred sixty-five days after the date of the January 2021 Closing, to install a ten inch re-use water irrigation line within Lot 7 and the Waterline Re-Use Easement Area. Seller and Buyer approve the description of the Waterline Re-Use Easement Area described by metes and bounds and survey plat on **Exhibit D** attached hereto and incorporated herein for all purposes. Notwithstanding the extension of the January 2021 Closing, as provided in Section 2a of this Eighth Amendment, Buyer shall remain obligated to install the ten inch re-use water irrigation line within Lot 7 and the Waterline Re-Use Easement Area on or before the January 2022 Closing, and Section 2(d)(iii) is modified accordingly to reflect this.

b. Buyer has requested and Seller has agreed to allow Buyer to purchase that portion of the Waterline Relocation Area that is not included within Lot 7 of the 2020 Plat, consisting of approximately 1.473 acres of land (the "Added Land") and being more particularly depicted on **Exhibit E** attached hereto and incorporated herein for all purposes, on the following terms and conditions:

i. With effect from the Effective Date of this Eighth Amendment, the legal description of the Property is amended to include the Added Land;

ii. With effect from the Effective Date of this Eighth Amendment,, the Sales Price for Parcel 3 shall be increased by an amount of $236,892.00, for an aggregate Sales Price for Parcel 3 of $3,726,892.00; and

iii. All other terms and conditions of the Contract applicable to Parcel 3 shall apply to the Added Land.

3. Ratification. In all other respects, the Contract shall continue in full force and effect, unmodified except to the extent provided herein, and Seller and Buyer hereby RATIFY and AFIRM the same.

4. Counterparts. This EIGHTH AMENDMENT may be executed in any number of counterparts, each of which shall be deemed an original. Facsimile or electronic (email) copies of the signature pages to this EIGHTH AMENDMENT shall be deemed to be originals for all purposes of the EIGHTH AMENDMENT.

5. Conflict. In the event there is any conflict between the terms and provisions of the Contract and this EIGHTH AMENDMENT, the terms and provisions of this EIGHTH AMENDMENT shall control.

6. Modifications. This EIGHTH AMENDMENT and the Contract cannot be modified in any manner other than by written modification executed by Seller and Buyer.

7. Successors and Assigns. This EIGHTH AMENDMENT is binding upon and inures to the benefit of Seller and Buyer and their respective successors and assigns.

8. Representations and Warranties. Seller and Buyer represent and warrant to each other respectively that they have the requisite power and authority to enter into this EIGHTH AMENDMENT; that all necessary and appropriate approvals, authorizations and other steps have been taken to effect the legality of this EIGHTH AMENDMENT; and that the signatories executing this EIGHTH AMENDMENT on behalf of Seller and Buyer have been duly authorized and empowered to execute this Amendment on behalf of Seller and Buyer, respectively.

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Executed to be effective on the Effective Date of this EIGHTH AMENDMENT.

SELLER:

LAKEWAY MUNICIPAL UTILITY DISTRICT

By: _____
Name: _____
Title: _____

BUYER:

HSD-Lakeway Holdings, Ltd.,
a Texas limited partnership

By: HSD-Lakeway GP, Inc.,
A Texas corporation
Its General Partner

By: _____
Name: Haythem Bawcott
Title: President

K:\SJS\Lakeway MUD\Sale 82 acres\Contract\Eighth Amendment to MUD PSA sjs 1.21.21.docx

EXHIBIT A

METES AND BOUNDS DESCRIPTION AND SURVEY PLAT OF PARCEL 1

[SEE ATTACHED]

FIELD NOTES

BEING ALL OF THAT CERTAIN 39.145 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T.C. R.R. CO. SURVEY NUMBER 195, ABSTRACT NUMBER 2260 AND THE T.C. R.R. CO. SURVEY NUMBER 196, ABSTRACT NUMBER 2526, BOTH SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 1, LAKEWAY M.U.D E5 TANK SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200800329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 39.145 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron pipe found, being a southwestern corner of said Lot 1, and being also a northeastern corner of Lot 1B of The Amended Resubdivision of Lot 1, The Towers of Lakeway, a subdivision recorded in Document Number 200800045 (O.P.R.T.C.TX.), for the **POINT OF BEGINNING** of the herein described tract,

THENCE, crossing said Lot 1, the following nine (9) courses and distances, numbered 1 through 9,

1. N27°26'35"E, a distance of 19.81 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
2. N52°05'49"E, a distance of 120.15 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
3. N07°56'38"W, a distance of 328.24 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
4. N20°35'17"E, a distance of 89.97 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
5. N73°13'41"W, a distance of 24.81 feet to a capped ½" iron rod set stamped "CBD SETSTONE", at a point of curvature, for a curve to the left,
6. with said curve to the left, having a radius of 370.00 feet, an arc length of 214.95 feet, and whose chord bears N89°52'17"W, a distance of 211.94 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
7. S73°29'07"W, a distance of 250.49 feet to a capped ½" iron rod set stamped "CBD SETSTONE", at a point of curvature, for a curve to the right,
8. with said curve to the right, having a radius of 550.00 feet, an arc length of 166.84 feet, and whose chord bears S82°10'32"W, a distance of 166.20 feet to a capped ½" iron rod set stamped "CBD SETSTONE", and
9. N89°08'04"W, a distance of 248.55 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a point on a western boundary line of said Lot 1 and being also a point on an eastern right-of-way line of Lohmans Crossing Road (R.O.W. Varies),

THENCE, with the common boundary line of said Lot 1 and said Lohmans Crossing Road, N03°08'15"E, a distance of 100.08 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a point on a western boundary line of said Lot 1 and being also a point on a an eastern right-of-way line of said Lohmans Crossing Road,

THENCE, crossing said Lot 1, the following seven (7) courses and distances, numbered 1 through 7,

1. S89°08'04"E, a distance of 244.58 feet to a capped ½" iron rod set stamped "CBD SETSTONE", at a point of curvature, for a curve to the left,
2. with said curve to the left, having a radius of 450.00 feet, an arc length of 136.50 feet, and whose chord bears N82°10'32"E, a distance of 135.98 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
3. N73°29'07"E, a distance of 250.49 feet to a capped ½" iron rod set stamped "CBD SETSTONE", at a point of curvature, for a curve to the right,

4. with said curve to the right, having a radius of 470.00 feet, an arc length of 273.05 feet, and whose chord bears S89°52'17"E, a distance of 269.23 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
5. S73°13'41"E, a distance of 31.49 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
6. N20°35'17"E, a distance of 160.89 feet to a capped ½" iron rod set stamped "CBD SETSTONE", and
7. N03°14'34"E, a distance of 214.31 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a point on a northern boundary line of said Lot 1 and being also a point on a southern boundary line of a called 1.63 acre tract of land described as Tract 2 and conveyed to Lake Travis Independent School District in Volume 12086, Page 1476 of the Real Property Records of Travis County, Texas (R.P.R.T.C.TX.),

THENCE, with the common boundary line of said Lot 1 and said 1.63 acre tract, S64°44'42"E, a distance of 268.04 feet to a ½" iron rod found, being a northern corner of said Lot 1, same being the southernmost corner of said 1.63 acre tract and being also a western corner of Lot 7 of Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank – Phase 2, a subdivision recorded in Document Number 202000137 (O.P.R.T.C.TX.),

THENCE, with the common boundary line of said Lot 1 and said Lot 7, the following five (5) courses and distances, numbered 1 through 5,

1. S64°44'42"E, a distance of 50.02 feet to a capped ½" iron rod found stamped "CBD SETSTONE",
2. N26°47'50"E, a distance of 184.07 feet to a capped ½" iron rod found stamped "CBD SETSTONE",
3. N25°40'25"E, a distance of 128.58 feet to a capped ½" iron rod found stamped "CBD SETSTONE",
4. N24°16'24"E, a distance of 695.83 feet to a capped ½" iron rod found stamped "CBD SETSTONE", and
5. S61°33'32"E, a distance of 832.76 feet to a capped ½" iron rod found stamped "CBD SETSTONE", being a point on an eastern boundary line of said Lot 1, same being a southeastern corner of said Lot 7, and being also a point on a western boundary line of Lot 10, Block B of The Oaks at Lakeway Subdivision, a subdivision recorded in Document Number 201400156 (O.P.R.T.C.TX.),

THENCE, with the common boundary line of said Lot 1 and said The Oaks at Lakeway Subdivision, the following four (4) courses and distances, numbered 1 through 4,

1. S28°22'38"W, a distance of 580.39 feet to a ½" iron rod found,
2. S28°17'47"W, a distance of 108.20 feet to a ½" iron pipe found,
3. S28°41'06"W, a distance of 536.67 feet to a capped ½" iron rod found stamped "CHAPARRAL", and
4. S28°26'36"W, a distance of 504.20 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a point on a southeastern boundary line of said Lot 1, same being a point on northwestern boundary line of Lot 2, Block C of said The Oaks at Lakeway Subdivision, and being also the northeastern corner of Lot 6 of said Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank – Phase 2,

THENCE, with the common boundary line of said Lot 1 and said Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank – Phase 2, and crossing said Lot 1, the following two (2) courses and distances, numbered 1 and 2,

1. N77°36'49"W, a distance of 458.74 feet to a capped ½" iron rod set stamped "CBD SETSTONE", and
2. S87°41'24"W, a distance of 416.64 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a point on a western boundary line of said Lot 1 and being also a point on an eastern boundary line of said Lot 1B,

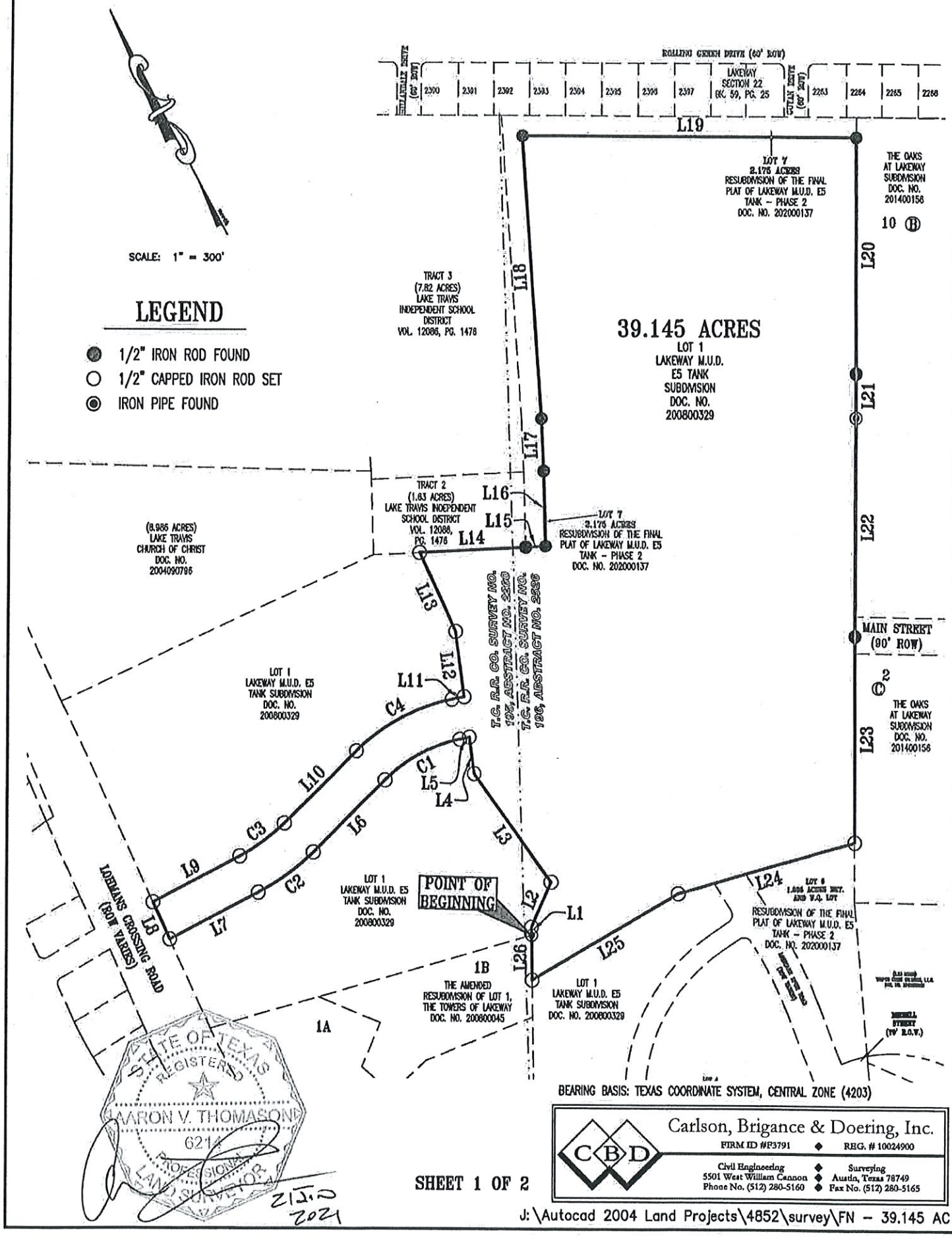
THENCE, with the common boundary line of said Lot 1 and said Lot 1B, N27°26'35"E, a distance of 109.46 feet to the **POINT OF BEGINNING** and containing 39.145 acres of land.

Surveyed by: _____ 21 JAN 2021

AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

SKETCH TO ACCOMPANY FIELD NOTES



STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

2/3/2021

SHEET 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #P3791 ◆ REG. # 10024900
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5501 West William Cannon ◆ Austin, Texas 78749
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SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	19.81	N27°26'35"E
L2	120.15	N52°05'49"E
L3	328.24	N07°56'38"W
L4	89.97	N20°35'17"E
L5	24.81	N73°13'41"W
L6	250.49	S73°29'07"W
L7	248.55	N89°08'04"W
L8	100.08	N03°08'15"E
L9	244.58	S89°08'04"E
L10	250.49	N73°29'07"E
L11	31.49	S73°13'41"E
L12	160.89	N20°35'17"E
L13	214.31	N03°14'34"E

Line Table		
Line #	Length	Direction
L14	268.04	S64°44'42"E
L15	50.02	S64°44'42"E
L16	184.07	N26°47'50"E
L17	128.58	N25°40'25"E
L18	695.83	N24°16'24"E
L19	832.76	S61°33'32"E
L20	580.39	S28°22'38"W
L21	108.20	S28°17'47"W
L22	536.67	S28°41'06"W
L23	504.20	S28°26'36"W
L24	458.74	N77°36'49"W
L25	416.64	S87°41'24"W
L26	109.46	N27°26'35"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	214.95	370.00	N89°52'17"W	211.94	110.61	33°17'11"
C2	166.84	550.00	S82°10'32"W	166.20	84.06	17°22'49"
C3	136.50	450.00	N82°10'32"E	135.98	68.78	17°22'49"
C4	273.05	470.00	S89°52'17"E	269.23	140.50	33°17'11"

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

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EXHIBIT B

METES AND BOUNDS DESCRIPTION AND SURVEY PLAT OF PARCEL 2

[SEE ATTACHED]

FIELD NOTES

BEING ALL OF THAT CERTAIN 7.041 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T.C. R.R. CO. SURVEY NUMBER 196, ABSTRACT NUMBER 2526, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 1, LAKEWAY M.U.D E5 TANK SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200800329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 7.041 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

COMMENCING, at a ½" iron pipe found, being a southwestern corner of said Lot 1, and being also a northeastern corner of Lot 1B of The Amended Resubdivision of Lot 1, The Towers of Lakeway, a subdivision recorded in Document Number 200800045 (O.P.R.T.C.TX.), for the **POINT OF COMMENCEMENT** of the herein described tract,

THENCE, with the common boundary line of said Lot 1 and said Lot 1B, S27°26'35"W, a distance of 109.46 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a point on a western boundary line of said Lot 1 and being also a point on an eastern boundary line of said Lot 1B, for the **POINT OF BEGINNING** of the herein described tract,

THENCE, crossing said Lot 1, the following two (2) courses and distances, numbered 1 and 2,

1. N87°41'24"E, a distance of 416.64 feet to a capped ½" iron rod set stamped "CBD SETSTONE", and
2. S77°36'49"E, a distance of 93.16 feet to a capped ½" iron rod found stamped "CBD SETSTONE, being a northwestern terminus corner of Lohmans Spur Road (R.O.W. Varies),

THENCE, with the common boundary line of Lot 1 and said Lohmans Spur Road, the following two (2) courses and distances, numbered 1 and 2,

1. S05°08'38"E, a distance of 80.28 feet to a capped ½" iron rod found stamped "CBD SETSTONE", at a point of curvature, for a curve to the right, and
2. with said curve to the right, having a radius of 20.00 feet, an arc length of 31.42 feet, and whose chord bears S39°51'22"W, a distance of 28.28 feet to a capped ½" iron rod found stamped "CBD SETSTONE", being a point on a western right-of-way line of said Lohmans Spur Road, and being also a point on a northern right-of-way line of Bella Toscana Boulevard (R.O.W. Varies),

THENCE, with the common boundary line of said Lot 1 and said Bella Toscana Boulevard, the following five (5) courses and distances, numbered 1 through 5,

1. S84°51'22"W, a distance of 53.74 feet to a capped ½" iron rod found stamped "CBD SETSTONE", at a point of curvature, for a curve to the left,
2. with said curve to the left, having a radius of 475.00 feet, an arc length of 501.05 feet, and whose chord bears S54°38'12"W, a distance of 478.15 feet to a capped ½" iron rod found stamped "CBD SETSTONE",
3. S24°25'03"W, a distance of 264.47 feet to a capped ½" iron rod found stamped "CBD SETSTONE", at a point of curvature, for a curve to the right,
4. with said curve to the right, having a radius of 2975.00 feet, an arc length of 192.31 feet, and whose chord bears S26°16'10"W, a distance of 192.28 feet to a capped ½" iron rod found stamped "CBD SETSTONE", and
5. S77°42'55"W, a distance of 12.61 feet to a capped ½" iron rod found stamped "CBD SETSTONE", being a western corner of said Bella Toscana Boulevard, and being also a northeastern corner of

Lot 1, Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank, a subdivision recorded in Document Number 201700243 (O.P.R.T.C.TX.), for the southernmost corner of the herein described tract,

THENCE, with the common boundary line of said Lot 1 and said Lot 1 of the Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank, N60°30'17"W, a distance of 232.66 feet to a capped ½" iron rod found stamped "RING", being a point on a western boundary line of said Lot 1, same being the northernmost corner of said Lot 1 of the Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank, and being also a point on an eastern boundary line of Lot 2C of The Resubdivision of Lot 2, The Towers of Lakeway, a subdivision recorded in Document Number 200600291 (O.P.R.T.C.TX.), for the westernmost corner of the herein described tract,

THENCE, with the common boundary line of said Lot 1, said Lot 2C, Lot 2B of said The Resubdivision of Lot 2, The Towers of Lakeway and said Lot 1B, the following two (2) courses and distances, numbered 1 and 2,

1. N27°11'09"E, a distance of 164.42 feet to a ½" iron rod found, and
2. N27°26'35"E, a distance of 610.19 feet to the **POINT OF BEGINNING** and containing 5.555 acres of land.

BEING ALL OF THAT CERTAIN 7.041 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T.C. R.R. CO. SURVEY NUMBER 196, ABSTRACT NUMBER 2526, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 1, LAKEWAY M.U.D E5 TANK SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200800329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 7.041 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 2

BEGINNING, at a capped ½" iron rod found stamped "CBD SETSTONE", being a point on a southern boundary line of said Lot 1, same being a point on a northern right-of-way line of Lohmans Crossing Road (R.O.W. Varies), and being also a southeastern terminus corner of Bella Toscana Boulevard (R.O.W. Varies), for the **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Lot 1 and said Bella Toscana Boulevard, the following two (2) courses and distances, numbered 1 and 2,

1. N29°29'12"E, a distance of 137.45 feet to a capped ½" iron rod found stamped "CBD SETSTONE", at a point of curvature, for a curve to the left, and
2. with said curve to the left, having a radius of 3025.00 feet, an arc length of 136.97 feet, and whose chord bears N28°11'22"E, a distance of 136.96 feet to a capped ½" iron rod found stamped "CBD SETSTONE", being a point on an eastern right-of-way line of said Bella Toscana Boulevard, and being also a southwestern corner of Lot 4 of the Resubdivision of the Final Plat of Lakeway M.U.D. E 5 Tank – Phase 2, a subdivision recorded in Document Number 202000137 (O.P.R.T.C.TX.), for the northernmost corner of the herein described tract,

THENCE, with the common boundary line of said Lot 1 and said Lot 4, S60°11'44"E, a distance of 239.48 feet to a capped ½" iron rod found stamped "CBD SETSTONE", being the southeastern corner of said Lot 4, same being a point on a western boundary line of Lot 2, Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank, a subdivision recorded in Document Number 201700243 (O.P.R.T.C.TX.),

THENCE, with the common boundary line of said Lot 1 and said Lot 2, S29°40'33"W, a distance of 273.05 feet to a capped ½" iron rod found stamped "CBD SETSTONE", being a point on a southern boundary line of said Lot 1, same being a southwestern corner of said Lot 2, and being also a point on a northern right-of-way line of said Lohmans Crossing Road, for the southernmost corner of the herein described tract,

THENCE, with the common boundary line of said Lot 1 and said Lohmans Crossing Road, N60°30'47"W, a distance of 235.47 feet to the **POINT OF BEGINNING** and containing 1.486 acres of land.

TRACT 1 = 5.555 ACRES
TRACT 2 = 1.486 ACRES
TOTAL = 7.041 ACRES

Surveyed by: _____ 12/4/2020

AARON V. THOMASON, R.P.L.S. NO. 6214
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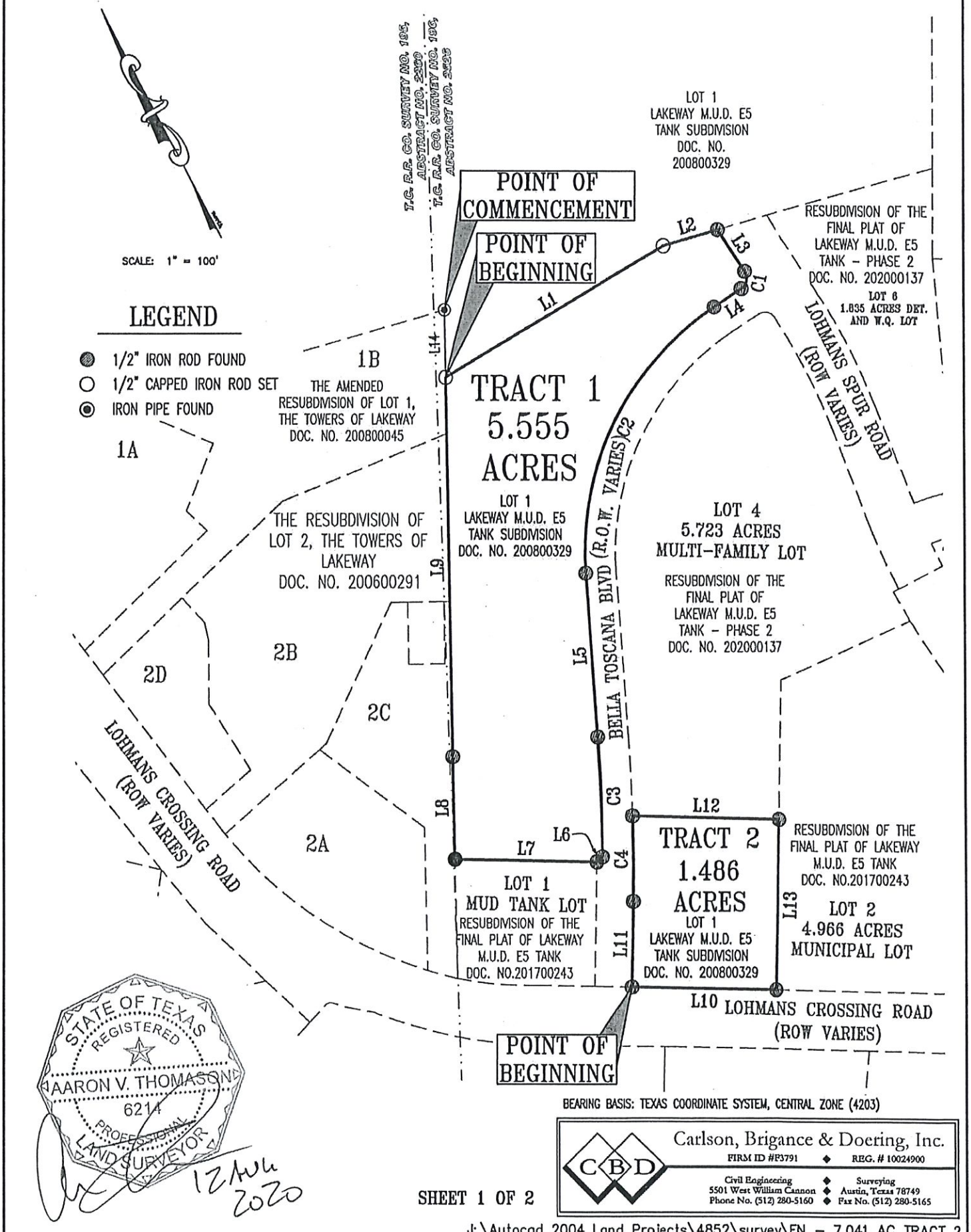
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

SKETCH TO ACCOMPANY FIELD NOTES



STATE OF TEXAS
REGISTERED
AARON V. THOMASSON
6214
PROFESSIONAL
LAND SURVEYOR

12/14/2020

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SHEET 1 OF 2

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SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	416.64	N87°41'24"E
L2	93.16	S77°36'49"E
L3	80.28	S05°08'38"E
L4	53.74	S84°51'22"W
L5	264.47	S24°25'03"W
L6	12.61	S77°42'55"W
L7	232.66	N60°30'17"W
L8	164.42	N27°11'09"E
L9	610.19	N27°26'35"E
L10	235.47	N60°30'47"W
L11	137.45	N29°29'12"E
L12	239.48	S60°11'44"E
L13	273.05	S29°40'33"W
L14	109.46	S27°26'35"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	31.42	20.00	S39°51'22"W	28.28	20.00	90°00'00"
C2	501.05	475.00	S54°38'12"W	478.15	276.67	60°26'19"
C3	192.31	2975.00	S26°16'10"W	192.28	96.19	3°42'13"
C4	136.97	3025.00	N28°11'22"E	136.96	68.50	2°35'40"

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\Autocad 2004 Land Projects\4852\survey\FN - 7.041 AC TRACT 2

EXHIBIT C

METES AND BOUNDS DESCRIPTION AND SURVEY PLAT OF PARCEL 3

[SEE ATTACHED]

17.773 ACRES
T.C. R.R. CO. SURVEY NUMBER 196, ABSTRACT NUMBER 2526
T.C. R.R. CO. SURVEY NUMBER 195, ABSTRACT NUMBER 2260
TRAVIS COUNTY, TEXAS
BOUNDARY

FIELD NOTES

BEING ALL OF THAT CERTAIN 17.773 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T.C. R.R. CO. SURVEY NUMBER 196, ABSTRACT NUMBER 2526, T.C. R.R. CO. SURVEY NUMBER 195, ABSTRACT NUMBER 2260, BOTH SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 1, LAKEWAY M.U.D E5 TANK SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200800329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 17.773 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEGINNING, at a ½" iron pipe found, being a southwestern corner of said Lot 1, and being also a northeastern corner of Lot 1B of The Amended Resubdivision of Lot 1, The Towers of Lakeway, a subdivision recorded in Document Number 200800045 (O.P.R.T.C.TX.), for the southernmost corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Lot 1, said Lot 1B, and Lot 1A of said The Amended Resubdivision of Lot 1, The Towers of Lakeway, N77°36'49"W, a distance of 831.33 feet to a ½" iron rod found, being a western corner of said Lot 1, same being a northwestern corner of Lot 1A of said The Amended Resubdivision of Lot 1, The Towers of Lakeway, and being also a point on an eastern right-of-way line of Lohmans Crossing Road, for the westernmost corner of the herein described tract,

THENCE, with the common boundary line of said Lot 1 and said Lohmans Crossing Road, N03°08'15"E, a distance of 240.31 feet to a capped ½" iron rod set stamped "CBD SETSTONE",

THENCE, crossing said Lot 1, the following nine (9) courses and distances, numbered 1 through 9,

1. S89°08'04"E, a distance of 248.55 feet to a capped ½" iron rod set stamped "CBD SETSTONE", at a point of curvature, for a curve to the left,
2. with said curve to the left, having a radius of 550.00 feet, an arc length of 166.84 feet, and whose chord bears N82°10'32"E, a distance of 166.20 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
3. N73°29'07"E, a distance of 250.49 feet to a capped ½" iron rod set stamped "CBD SESTONE", at a point of curvature, for a curve to the right, for the northernmost corner of the herein described tract,
4. with said curve to the right, having a radius of 370.00 feet, an arc length of 214.95 feet, and whose chord bears S89°52'17"E, a distance of 211.94 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
5. S73°13'41"E, a distance of 24.81 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
6. S20°35'17"W, a distance of 89.97 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
7. S07°56'38"E, a distance of 328.24 feet to a capped ½" iron rod set stamped "CBD SETSTONE", for the easternmost corner of the herein described tract,
8. S52°05'49"W, a distance of 120.15 feet to a capped ½" iron rod set stamped "CBD SETSTONE", and
9. S27°26'35"W, a distance of 19.81 feet to the **POINT OF BEGINNING** and containing 7.612 acres of land.

BEING ALL OF THAT CERTAIN 17.773 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T.C. R.R. CO. SURVEY NUMBER 196, ABSTRACT NUMBER 2526, T.C. R.R. CO. SURVEY NUMBER 195, ABSTRACT NUMBER 2260, BOTH SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 1, LAKEWAY M.U.D E5 TANK SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200800329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 17.773 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 2

BEGINNING, at a mag nail found in sidewalk, being a western corner of said Lot 1, same being a point on an eastern right-of-way line of Lohmans Crossing Road (R.O.W. Varies), and being also a southwestern corner of Lot 1, Lake Travis Church of Christ Subdivision, a subdivision recorded in Document Number 200600095 (O.P.R.T.C.TX.), for the northernmost corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Lot 1 and said Lot 1, Lake Travis Church of Christ Subdivision, S86°35'12"E, a distance of 856.19 feet to a ⅝" iron rod found, being a northern corner of said Lot 1, same being a southeastern corner of said Lot 1, Lake Travis Church of Christ Subdivision, and being also a southwestern corner of a called 1.63 acre tract of land, described as Tract 2 and conveyed to Lake Travis Independent School District in Volume 12086, Page 1476 of the Real Property Records of Travis County, Texas (R.P.R.T.C.TX.),

THENCE, with the common boundary line of said Lot 1 and said 1.63 acre tract, S64°44'42"E, a distance of 114.10 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a point on a northern boundary line of said Lot 1 and being also a point on a southern boundary line of said 1.63 acre tract,

THENCE, crossing said Lot 1, the following seven (7) courses and distances, numbered 1 through 7,

1. S03°14'34"W, a distance of 214.31 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
2. S20°35'17"W, a distance of 160.89 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
3. N73°13'41"W, a distance of 31.49 feet to a capped ½" iron rod set stamped "CBD SETSTONE", at a point of curvature, for a curve to the left,
4. with said curve to the left, having a radius of 470.00 feet, an arc length of 273.05 feet, and whose chord bears N89°52'17"W, a distance of 269.23 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
5. S73°29'07"W, a distance of 250.49 feet to a capped ½" iron rod set stamped "CBD SETSTONE", at a point of curvature, for a curve to the right,
6. with said curve to the right, having a radius of 450.00 feet, an arc length of 136.50 feet, and whose chord bears S82°10'32"W, a distance of 135.98 feet to a capped ½" iron rod set stamped "CBD SETSTONE", and
7. N89°08'04"W, a distance of 244.58 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a point on a western boundary line of said Lot 1 and being also a point on an eastern right-of-way line of said Lohmans Crossing Road, for the westernmost corner of the herein described tract,

THENCE, with the common boundary with said Lot 1 and said Lohmans Crossing Road, N03°08'15"E, a distance of 541.38 feet to the **POINT OF BEGINNING** and containing 10.161 acres of land.

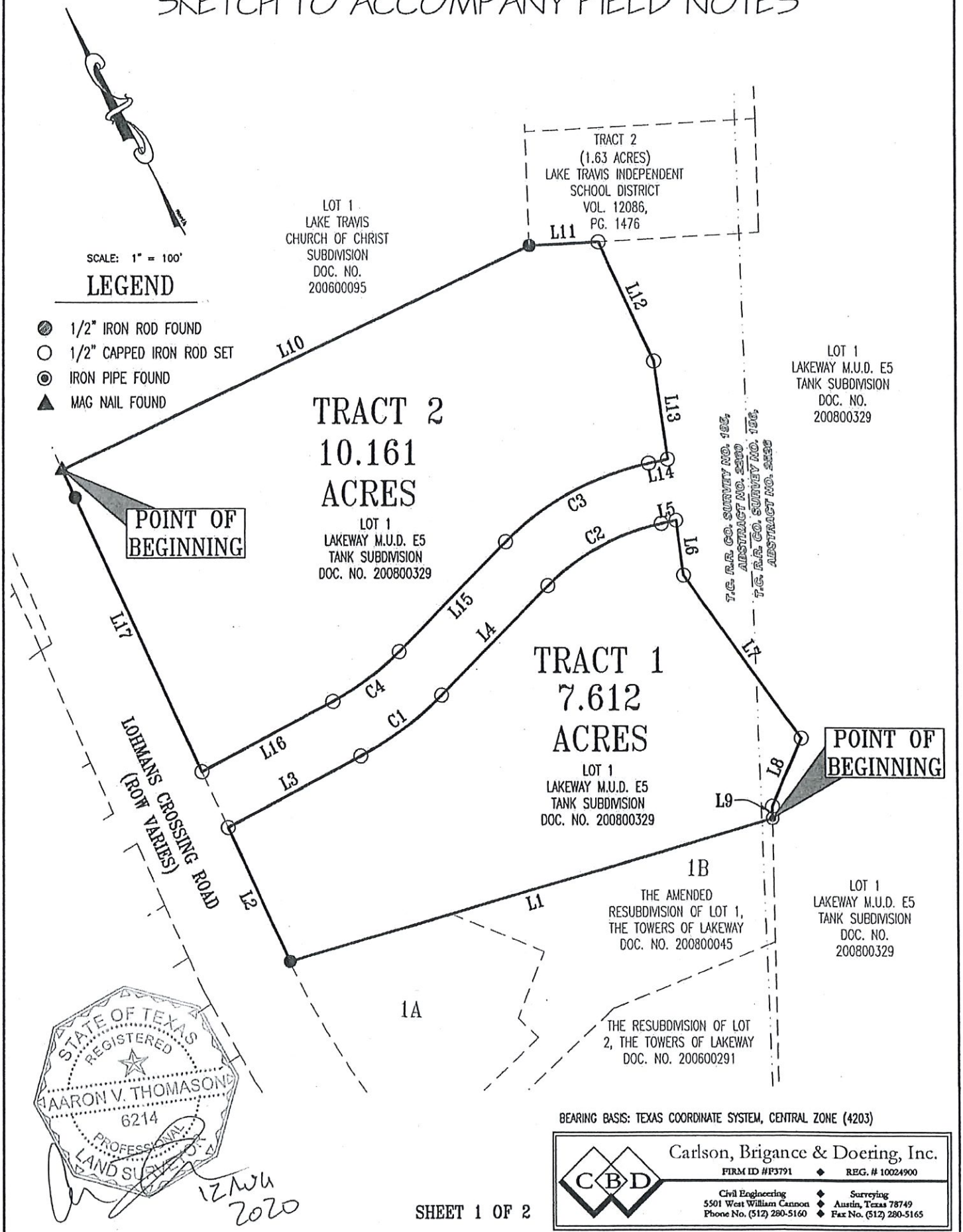
TRACT 1 = 7.612 ACRES
TRACT 2 = 10.161 ACRES
TOTAL = 17.773 ACRES

Surveyed by: _____ 12/4/2020

AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

SKETCH TO ACCOMPANY FIELD NOTES



STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

12/14/2020

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

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SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	831.33	N77°36'49"W
L2	240.31	N03°08'15"E
L3	248.55	S89°08'04"E
L4	250.49	N73°29'07"E
L5	24.81	S73°13'41"E
L6	89.97	S20°35'17"W
L7	328.24	S07°56'38"E
L8	120.15	S52°05'49"W
L9	19.81	S27°26'35"W
L10	856.19	S86°35'12"E
L11	114.10	S64°44'42"E
L12	214.31	S03°14'34"W
L13	160.89	S20°35'17"W
L14	31.49	N73°13'41"W
L15	250.49	S73°29'07"W
L16	244.58	N89°08'04"W
L17	541.38	N03°08'15"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	166.84	550.00	N82°10'32"E	166.20	84.06	17°22'49"
C2	214.95	370.00	S89°52'17"E	211.94	110.61	33°17'11"
C3	273.05	470.00	N89°52'17"W	269.23	140.50	33°17'11"
C4	136.50	450.00	S82°10'32"W	135.98	68.78	17°22'49"

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

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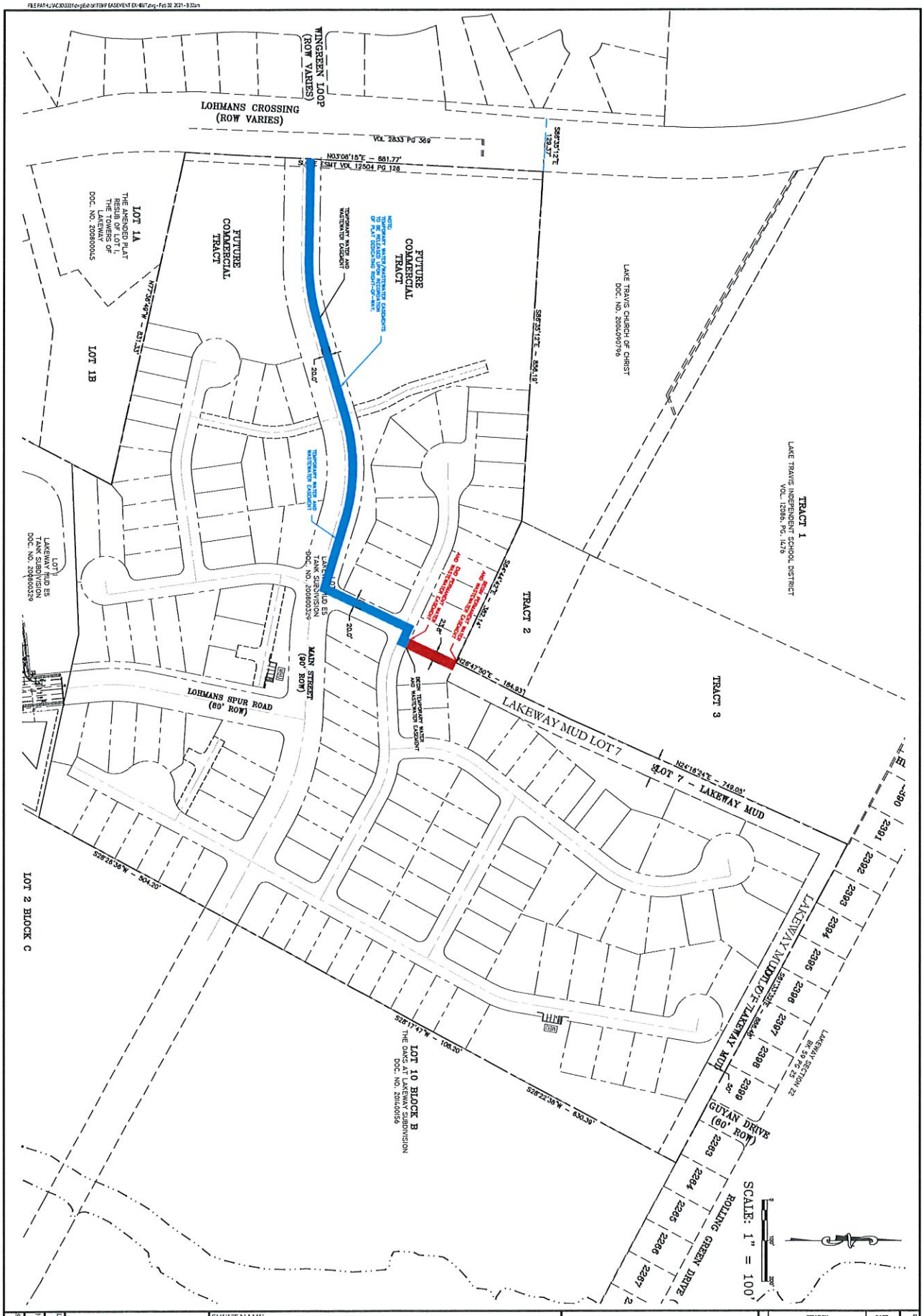
EXHIBIT D

METES AND BOUNDS DESCRIPTION AND SURVEY PLAT OF THE WATERLINE RE-USE EASEMENT AREA

[SEE ATTACHED]



DATE: JANUARY 2021	SHEET NAME: LAKEWAY MUD EASEMENT EXHIBIT	Carlson, Brigance & Doering, Inc. Civil Engineering ◆ Surveying	REVISION / DATE
JOB NUMBER: 5331	JOB NAME: THE ENCLAVE AT LOHMANS	FIRM ID #F3791	
SHEET: 1 OF 1	PROJECT: LAKEWAY MUD EASEMENT EXHIBIT	Main Office: 5501 West William Cannon Dr, Austin, Texas 78749, Phone No. (512) 280-5160 · North Office: 12129 RR 620 N, Ste. 600, Austin, Texas 78750, www.cbdeng.com	DESIGNED BY: DRAWN BY:

EXHIBIT E

METES AND BOUNDS DESCRIPTION AND SURVEY PLAT OF THE ADDED LAND

[SEE ATTACHED]