

**SEVENTH AMENDMENT
TO
COMMERCIAL CONTRACT – UNIMPROVED PROPERTY**

This SEVENTH AMENDMENT to Commercial Contract-Unimproved Property (this “SEVENTH AMENDMENT”) is entered into to be effective as of July 24, 2020 (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, 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”); and as further amended by Sixth Amendment dated May 1, 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 SEVENTH AMENDMENT shall have the same meanings as in the Contract, unless otherwise defined herein.

2. Closing; Closing Extensions.

a. Seller and Buyer agree that as of March 30, 2020 and with reference to Section 2d of the Sixth Amendment, Buyer retained the right to extend Closing for four (4) Additional Final Closing Extensions of thirty (30) days each, for an Additional Final Closing Extension Fee of \$35,000.00 per thirty-day extension, all of which Additional Final Closing Extension Fees are IN ADDITION TO and NOT APPLICABLE TO THE SALES PRICE.

b. Seller and Buyer hereby acknowledge and agree that as of the Effective Date of this SEVENTH AMENDMENT, and with reference to Section 2(e) of the Sixth Amendment:

(i) Buyer has exercised the twelfth Additional Final Closing Extension which extended Closing to April 29, 2020. Seller hereby agrees to modify the date for payment of the

twelfth Additional Final Closing Extension Fee of \$35,000.00, so that same shall be due and payable by Buyer to Seller on the date of the January 2021 Closing (as defined below);

- (ii) Buyer has exercised the thirteenth Additional Final Closing Extension which extended Closing to May 29, 2020. Seller hereby agrees to modify the date for payment of the thirteenth Additional Final Closing Extension Fee of \$35,000.00, so that same shall be due and payable by Buyer to Seller on the date of the January 2021 Closing;
- (iii) Buyer has exercised the fourteenth Additional Final Closing Extension which extended Closing to June 29, 2020. Seller hereby agrees to modify the date for payment of the fourteenth Additional Final Closing Extension Fee of \$35,000.00, so that same shall be due and payable by Buyer to Seller on the date of the January 2021 Closing; and
- (iv) Buyer has exercised the fifteenth (and final) Additional Final Closing Extension which extended Closing to July 29, 2020, and on or about June 23, 2020 Buyer paid Seller the \$35,000.00 fifteenth Additional Final Closing Extension Payment.

c. Notwithstanding anything in the Contract to the contrary, all and any deferred Closing extension fees (including but not limited to the Final Closing Extension Payments identified in the Fourth Amendment, and the Additional Final Closing Extension Fees referenced in the Sixth Amendment) shall become immediately due and payable on the earlier of (i) the date of the January 2021 Closing, or (ii) Seller's termination of this Contract as a result of Buyer's default. Seller and Buyer agree that as of the Effective Date of this SEVENTH AMENDMENT, the sum of all deferred extension fees that are owing by Buyer to Seller is \$195,000.00.

d. Provided Buyer is not in default under the Contract beyond any applicable notice and cure at the time of exercise of any of the following rights, Seller hereby grants Buyer the right to further extend the Closing of the Property in the manner herein provided, so that the remainder of the Property will be closed in three (3) separate transactions, subject to the following terms and conditions:

- i. Seller and Buyer acknowledge that Closing is currently scheduled for July 29, 2020. For the period commencing on the Effective Date of this SEVENTH AMENDMENT and continuing until Buyer has closed on the entirety of the Property subject to the Contract, Buyer may elect to further extend the Closing Date in thirty (30) day increments (subject to the three separate outside Closing Dates specified below), which election must be exercised by Buyer, if at all, by (i) notifying Seller in writing of each such extension and (ii) by depositing with the Seller an amount of \$15,000.00 per thirty-day extension, both of which must occur at least five (5) days prior to the scheduled Closing Date; and all of which payments shall be non-refundable to Buyer in all instances, and shall be IN ADDITION TO and NOT APPLICABLE TO the Sales Price at Closing.

- ii. January 2021 Closing: Notwithstanding anything to the contrary contained in the Contract, Buyer shall close on that portion of the Property indicated in yellow ("Parcel 1") on the site plan which is attached to this SEVENTH AMENDMENT as Exhibit A for illustrative purposes only and incorporated herein for all purposes (the "Three Closing Site Plan") by no later than **January 31, 2021** (such Closing to be referred to herein as the "January 2021 Closing") and the outside date for such Closing to occur shall be January 31, 2021). The Sales Price for Parcel 1 shall be \$2,000,000.00. In addition, at the January 2021 Closing, Buyer shall be required to pay Seller for the sum of all deferred extension fees in the amount of \$195,000.00.
- iii. Re-use Irrigation Line. As consideration for Seller agreeing to reduce the Closing extension payments from \$35,000.00 per thirty-day period, to \$15,000.00 per thirty-day period, as provided for in this SEVENTH AMENDMENT, Buyer agrees: (i) in conjunction with the January 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 that portion of Parcel 1 indicated as "Waterline Re-Use Easement Area") on the Three Closing Site Plan attached hereto as Exhibit A and incorporated herein, and (ii) at Buyer's cost, up to \$220,000, within three hundred sixty five (365) days after the date of the January 2021 Closing, to install a ten inch re-use water irrigation line within the Waterline Re-Use Easement Area.
- iv. January 2022 Closing: Notwithstanding anything to the contrary contained in the Contract, Buyer shall close on that portion of the Property indicated in blue ("Parcel 2") on the Three Closings Site Plan by no later than **January 31, 2022** (such Closing to be referred to herein as the "January 2022 Closing") and the outside date for such Closing to occur shall be January 31, 2022). The Sales Price for Parcel 2 shall be \$1,600,000.00; and
- v. September 2022 Closing: Notwithstanding anything to the contrary contained in the Contract, Buyer shall close on the remainder of the Property indicated in pink subject to the Contract, comprising that portion of the Property indicated in blue ("Parcel 3") on the Three Closings Site Plan by no later than **September 30, 2022** (such Closing to be referred to herein as the "September 2022 Closing") and the outside date for such Closing to occur shall be September 30, 2022). The Sales Price for Parcel 3 shall be \$3,500,000.00;
- vi. Legal Description. Within thirty (30) days after the Effective Date of this SEVENTH AMENDMENT, Buyer shall provide a legally sufficient metes and bounds description and survey plat, reasonably acceptable to Seller and Title Company, for each of Parcel 1, Parcel 2 and Parcel 3 (each a "Parcel" and collectively, the "Parcels"). Upon approval by Seller and the Title Company, such descriptions shall replace the descriptions of the Parcels as reflected on the Three

Closings Site Plan attached as Exhibit A hereto. Buyer's failure to timely provide the same shall constitute a default by Buyer under the Contract.

Buyer and Seller acknowledge and agree that the Three Closings Site Plan is attached to this SEVENTH AMENDMENT for illustrative purposes only, and that the description of Parcel 1, Parcel 2 and Parcel 3 identified therein may be legally insufficient for the purpose of supporting an action for specific performance or other enforcement hereof of the purchase and sale of such land. Because the parties desire to execute this SEVENTH AMENDMENT to provide for the right of enforcement, Seller and Buyer agree that (i) they are experienced in transactions of this nature, (ii) they are familiar with the location of the three Parcels of land identified in the Three Closings Site Plan, and (iii) each party waives any and all claims of an insufficient legal description to support a cause of action for specific performance and any and all claims under the Statute of Frauds.

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 SEVENTH 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 SEVENTH AMENDMENT shall be deemed to be originals for all purposes of the SEVENTH AMENDMENT.

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

6. Modifications. This SEVENTH 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 SEVENTH 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 SEVENTH AMENDMENT; that all necessary and appropriate approvals, authorizations and other steps have been taken to effect the legality of this SEVENTH AMENDMENT; and that the signatories executing this SEVENTH 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 SEVENTH AMENDMENT.

SELLER:

LAKEWAY MUNICIPAL UTILITY DISTRICT

By: 
Name: LARRY BURMEIER
Title: PRESIDENT

BUYER:

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

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


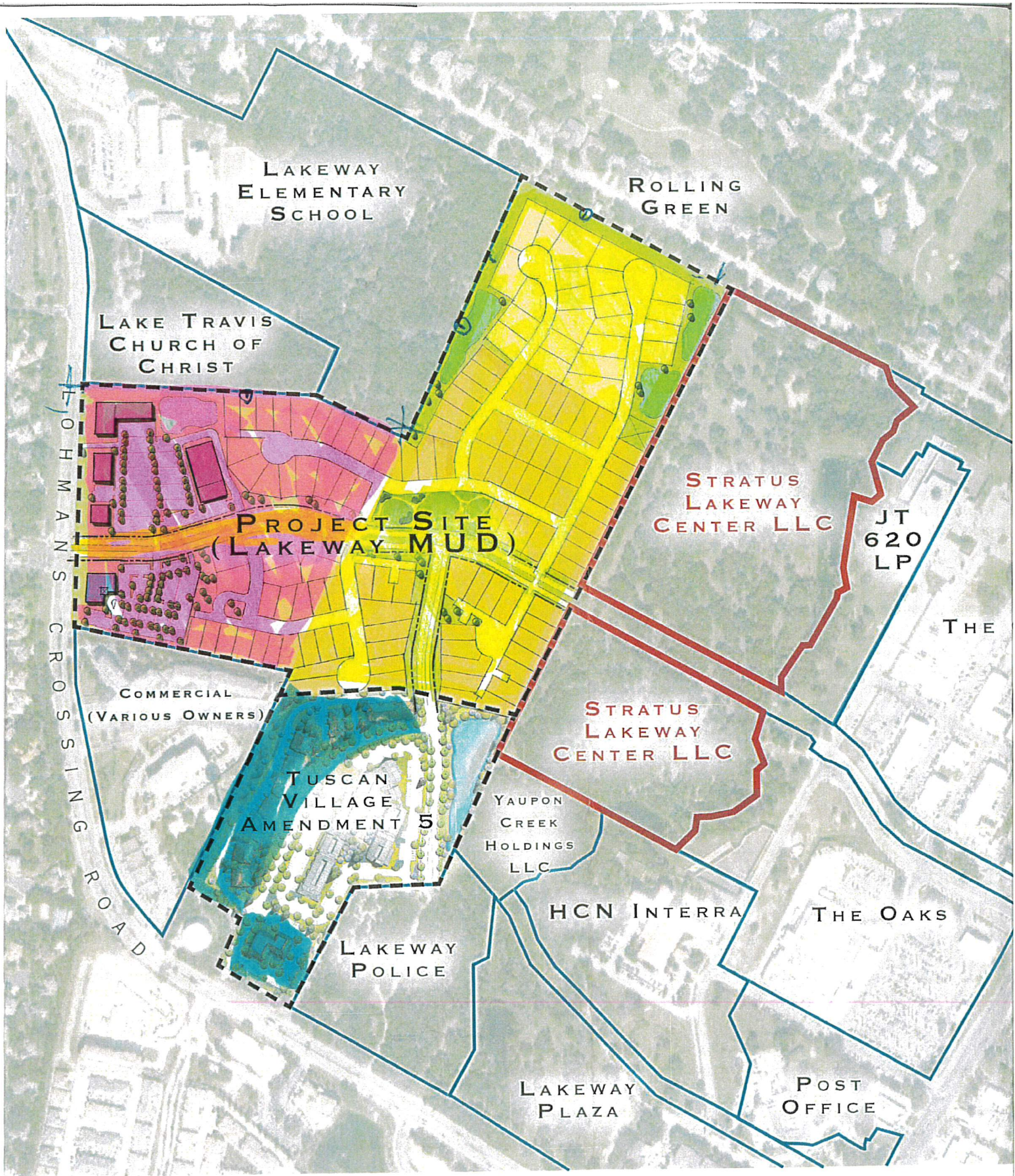
By: 
Name: Hawthorn Dawlett
Title: President

EXHIBIT A
THREE CLOSING SITE PLAN
[SEE ATTACHED]



FIELD NOTES

BEING ALL OF THAT CERTAIN 41.319 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 41.319 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 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 ¼" 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, the following two (2) courses and distances numbered 1 and 2,

1. S64°44'42"E, a distance of 268.04 feet to a ½" iron rod found, and
2. N26°47'50"E, a distance of 184.93 feet to a 5/8" iron rod found, being a western corner of said Lot 1, same the easternmost corner of said 1.63 acre tract and being also the southernmost corner of a called 7.82 acre tract of land conveyed to Lake Travis Independent School District in Volume 12086, Page 1476 (R.P.R.T.C.TX.),

THENCE, with the common boundary line of said Lot 1 and said 7.82 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. N25°40'25"E, a distance of 127.42 feet to a ½" iron pipe found, and
2. N24°16'24"E, a distance of 749.05 feet to a ½" iron rod found, being the northernmost corner of said Lot 1, same being the easternmost corner of said 7.82 acre tract and being also a point on a southern boundary line of Lot 2392 of Lakeway Section 22, a subdivision recorded in Book 59, Page 25 of the Plat Records of Travis County, Texas (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 Lakeway Section 22, S61°33'32"E, a distance of 886.48 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being the easternmost corner of said Lot 1, same being a point on a southern boundary line of Lot 2264 of said Lakeway Section 22, and being also the northernmost corner of Lot 10, Block B of The Oaks at Lakeway Subdivision, a subdivision recorded in Document Number 201400156, (O.P.R.T.C.TX.), for the easternmost corner of the herein described tract,

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 630.39 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, 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 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,

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

1. N77°36'49"W, a distance of 458.74 feet to a 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 41.319 acres of land.

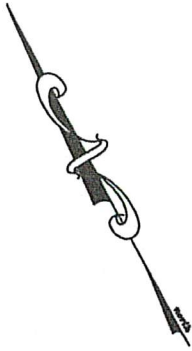
Surveyed by:


AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigrance 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)

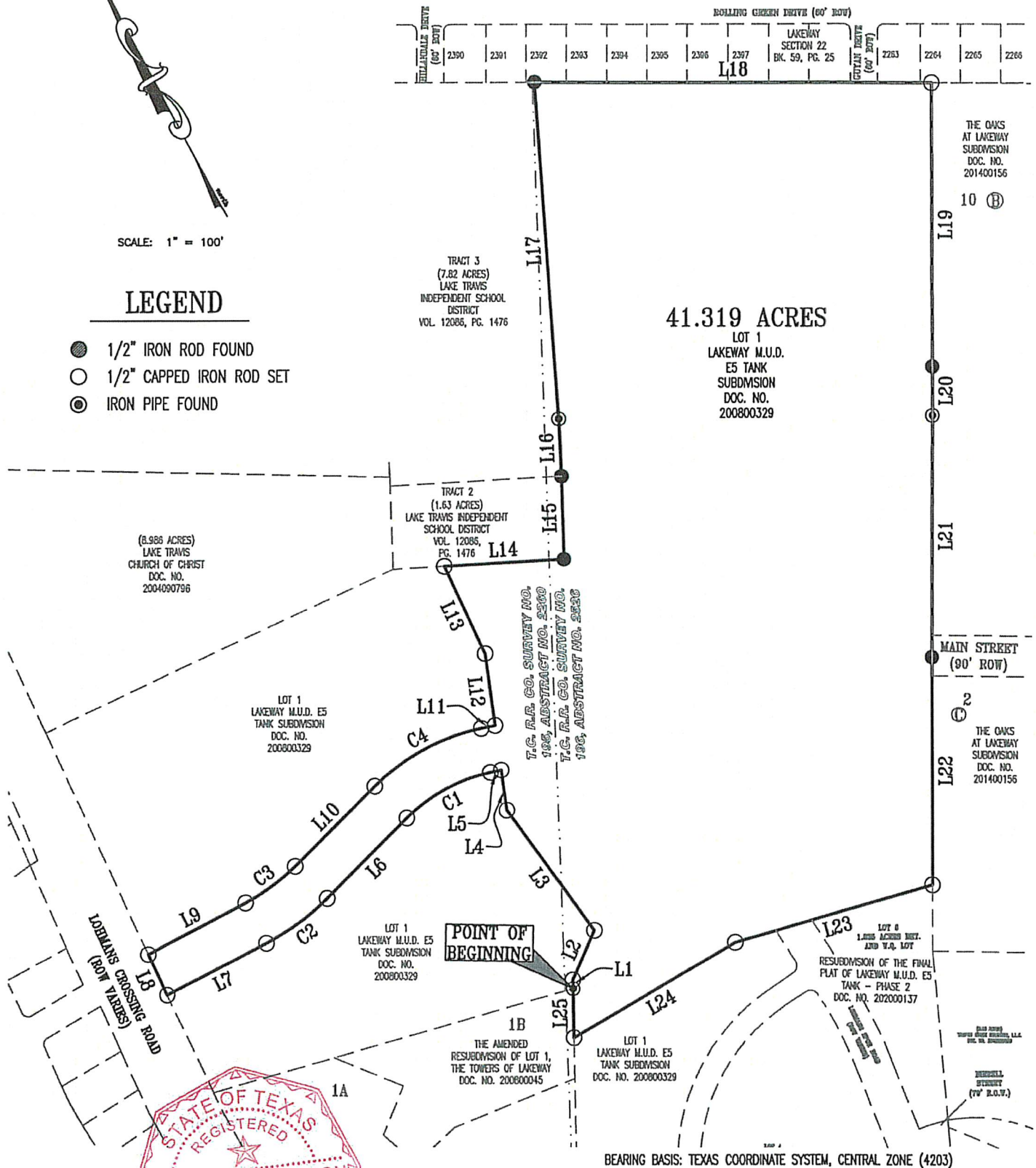
SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- ⊙ IRON PIPE FOUND



SHEET 1 OF 2



Carlson, Brigrance & Doering, Inc.

FIRM ID #E3791

REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

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	184.93	N26°47'50"E
L16	127.42	N25°40'25"E
L17	749.05	N24°16'24"E
L18	886.48	S61°33'32"E
L19	630.39	S28°22'38"W
L20	108.20	S28°17'47"W
L21	536.67	S28°41'06"W
L22	504.20	S28°26'36"W
L23	458.74	N77°36'49"W
L24	416.64	S87°41'24"W
L25	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)

SHEET 2 OF 2



Carlson, Brigrance & 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

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. Varles),

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. Varles),

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. Varles), and being also a southeastern terminus corner of Bella Toscana Boulevard (R.O.W. Varles), 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. E5 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.),

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

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

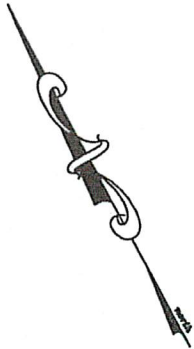
Surveyed by:

 12 Nov 2020
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Carlson, Brigance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
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BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- ⊙ IRON PIPE FOUND

1A

1B
THE AMENDED
RESUBDIVISION OF LOT 1,
THE TOWERS OF LAKEWAY
DOC. NO. 200800045

THE RESUBDIVISION OF
LOT 2, THE TOWERS OF
LAKEWAY
DOC. NO. 200600291

LOHMANS CROSSING ROAD
(ROW VARIES)

2D

2B

2C

2A

POINT OF
COMMENCEMENT

POINT OF
BEGINNING

TRACT 1
5.555
ACRES

LOT 1
LAKEWAY M.U.D. E5
TANK SUBDIVISION
DOC. NO. 200800329

LOT 1
LAKEWAY M.U.D. E5
TANK SUBDIVISION
DOC. NO.
200800329

RESUBDIVISION OF THE
FINAL PLAT OF
LAKEWAY M.U.D. E5
TANK - PHASE 2
DOC. NO. 202000137

LOT 6
1.635 ACRES DET.
AND W.Q. LOT

LOHMANS SPUR ROAD
(ROW VARIES)

LOT 4
5.723 ACRES
MULTI-FAMILY LOT

RESUBDIVISION OF THE
FINAL PLAT OF
LAKEWAY M.U.D. E5
TANK - PHASE 2
DOC. NO. 202000137

BELLA TOSCANA BLVD (R.O.W. VARIES) C2

L5

L12

TRACT 2
1.486
ACRES

LOT 1
MUD TANK LOT
RESUBDIVISION OF THE
FINAL PLAT OF LAKEWAY
M.U.D. E5 TANK
DOC. NO. 201700243

LOT 1
LAKEWAY M.U.D. E5
TANK SUBDIVISION
DOC. NO. 200800329

RESUBDIVISION OF THE
FINAL PLAT OF LAKEWAY
M.U.D. E5 TANK
DOC. NO. 201700243

LOT 2
4.966 ACRES
MUNICIPAL LOT

POINT OF
BEGINNING

L10 LOHMANS CROSSING ROAD
(ROW VARIES)

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



SHEET 1 OF 2

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

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)

SHEET 2 OF 2

		Carlson, Brigrance & Doering, Inc.	
		FIRM ID #E3791	REG. # 10024900
Civil Engineering 5501 West Williams Canyon Phone No. (512) 280-5160	Surveying Austin, Texas 78749 Fax No. (512) 280-5165		

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

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 SETSTONE", 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 ¼" 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 ES 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 $\frac{5}{8}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " iron rod set stamped "CBD SETSTONE",
2. S20°35'17"W, a distance of 160.89 feet to a capped $\frac{1}{2}$ " iron rod set stamped "CBD SETSTONE",
3. N73°13'41"W, a distance of 31.49 feet to a capped $\frac{1}{2}$ " 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 $\frac{1}{2}$ " iron rod set stamped "CBD SETSTONE",
5. S73°29'07"W, a distance of 250.49 feet to a capped $\frac{1}{2}$ " 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 $\frac{1}{2}$ " iron rod set stamped "CBD SETSTONE", and
7. N89°08'04"W, a distance of 244.58 feet to a capped $\frac{1}{2}$ " 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,

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

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:

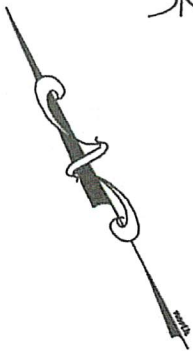
 12/11/2020

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

SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- ⊙ IRON PIPE FOUND
- ▲ MAG NAIL FOUND

LOT 1
LAKE TRAVIS
CHURCH OF CHRIST
SUBDIVISION
DOC. NO.
200600095

TRACT 2
(1.63 ACRES)
LAKE TRAVIS INDEPENDENT
SCHOOL DISTRICT
VOL. 12086,
PG. 1476

LOT 1
LAKEWAY M.U.D. E5
TANK SUBDIVISION
DOC. NO.
200800329

TRACT 2
10.161
ACRES

LOT 1
LAKEWAY M.U.D. E5
TANK SUBDIVISION
DOC. NO. 200800329

TRACT 1
7.612
ACRES

LOT 1
LAKEWAY M.U.D. E5
TANK SUBDIVISION
DOC. NO. 200800329

1B
THE AMENDED
RESUBDIVISION OF LOT 1,
THE TOWERS OF LAKEWAY
DOC. NO. 200800045

LOT 1
LAKEWAY M.U.D. E5
TANK SUBDIVISION
DOC. NO.
200800329

THE RESUBDIVISION OF LOT
2, THE TOWERS OF LAKEWAY
DOC. NO. 200600291

T.C. R.R. CO. SURVEY NO. 193,
ABSTRACT NO. 2200
T.C. R.R. CO. SURVEY NO. 196,
ABSTRACT NO. 2236

**POINT OF
BEGINNING**

**POINT OF
BEGINNING**

LOHMAN'S CROSSING ROAD
(ROW VARIES)



12/24/2020

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

Carlson, Brigrance & Doering, Inc.	
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SHEET 1 OF 2


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)

SHEET 2 OF 2

	Carlson, Brigrance & Doering, Inc.	
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