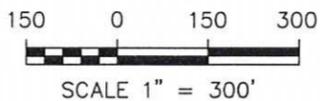


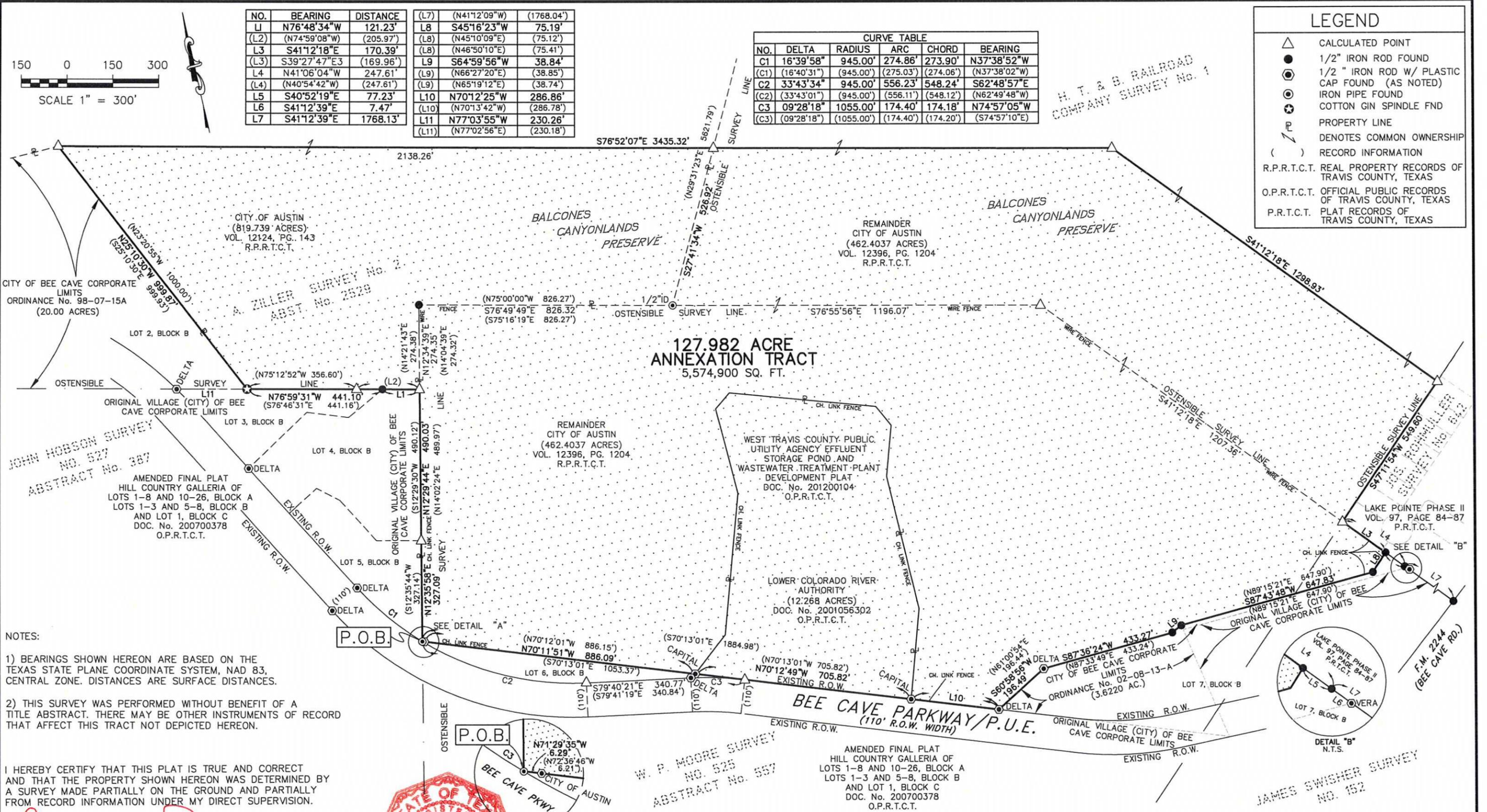
EXHIBIT



NO.	BEARING	DISTANCE	(L7)	(N41°12'09"W)	(1768.04')
L1	N76°48'34"W	121.23'	L8	S45°16'23"W	75.19'
(L2)	(N74°59'08"W)	(205.97')	(L8)	(N45°10'09"E)	(75.12')
L3	S41°12'18"E	170.39'	(L8)	(N46°50'10"E)	(75.41')
(L3)	(S39°27'47"E)	(169.96')	L9	S64°59'56"W	38.84'
L4	N41°06'04"W	247.61'	(L9)	(N66°27'20"E)	(38.85')
(L4)	(N40°54'42"W)	(247.61')	(L9)	(N65°19'12"E)	(38.74')
L5	S40°52'19"E	77.23'	L10	N70°12'25"W	286.86'
L6	S41°12'39"E	7.47'	(L10)	(N70°13'42"W)	(286.78')
L7	S41°12'39"E	1768.13'	L11	N77°03'55"W	230.26'
			(L11)	(N77°02'56"E)	(230.18')

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	16°39'58"	945.00'	274.86'	273.90'	N37°38'52"W
(C1)	(16°40'31")	(945.00')	(275.03')	(274.06')	(N37°38'02"W)
C2	33°43'34"	945.00'	556.23'	548.24'	S62°48'57"E
(C2)	(33°43'01")	(945.00')	(556.11')	(548.12')	(N62°49'48"W)
C3	09°28'18"	1055.00'	174.40'	174.18'	N74°57'05"W
(C3)	(09°28'18")	(1055.00')	(174.40')	(174.20')	(S74°57'10"E)

LEGEND	
△	CALCULATED POINT
●	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD W/ PLASTIC CAP FOUND (AS NOTED)
⊙	IRON PIPE FOUND
⊙	COTTON GIN SPINDLE FND
—	PROPERTY LINE
↔	DENOTES COMMON OWNERSHIP
()	RECORD INFORMATION
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS



NOTES:
 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
 2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE PARTIALLY ON THE GROUND AND PARTIALLY FROM RECORD INFORMATION UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo 09/04/2014
 LAWRENCE M. RUSSO
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
 INLAND GEODETICS, LLC
 FIRM REGISTRATION NO. 100591-00
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TX 78681



CITY OF BEE CAVE, TEXAS
 2014 ANNEXATION AREA 1
 127.982 ACRE
 5,574,900 SQUARE FEET

**EXHIBIT _____
PROPERTY DESCRIPTION**

DESCRIPTION OF A 127.982 ACRE (5,574,900 SQUARE FOOT) TRACT OF LAND SITUATED IN THE A. ZILLER SURVEY, NO. 2, ABSTRACT NO. 2529, THE H.T. & B. RAILROAD COMPANY SURVEY NO. 1, THE JAMES SWISHER SURVEY NO. 152, AND THE W. P. MOORE SURVEY NO. 525, ABSTRACT NO. 557 IN TRAVIS COUNTY, TEXAS, SAID 127.982 ACRES BEING COMPRISED OF 1) ALL THAT CALLED 12.268 ACRE TRACT OF LAND CONVEYED TO LOWER COLORADO RIVER AUTHORITY BY INSTRUMENT RECORDED IN DOCUMENT NO. 2001056302 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS DEPICTED ON WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY EFFLUENT STORAGE POND AND WASTEWATER TREATMENT PLANT DEVELOPMENT PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200104 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 2) A PORTION OF THE REMAINDER OF THAT CALLED 462.4037 ACRES OF LAND CONVEYED TO CITY OF AUSTIN BY INSTRUMENT RECORDED IN VOLUME 12396, PAGE 1204 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, (BALCONES CANYONLANDS PRESERVE), AND 3) A PORTION OF THAT CALLED 819.739 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY INSTRUMENT RECORDED IN VOLUME 12124, PAGE 143 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, (BALCONES CANYONLANDS PRESERVE), SAID 127.982 ACRE (5,574,900 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found for the southwesterly corner of the herein described tract in the northerly Right-of-Way line of Bee Cave Parkway/P.U.E. (110' right-of-way width) as depicted on Amended Final Plat Hill Country Galleria of Lots 1 – 8 and 10 – 26, Block A, Lots 1 – 3 and 5 – 8, Block B and Lot 1, Block C, a subdivision of record in Document No. 200700378 of the Official Public Records of Travis County, Texas, same being the southeasterly corner of Lot 5, Block "B" and the westerly corner of Lot 6, Block "B" of said Hill Country Galleria Plat, also being an ell corner in the northerly line of the original Village (City) of Bee Cave Corporate Limits (1,279 acre Tract), being in the ostensible Survey Line between the John Hobson Survey No. 527, Abstract No. 387 and said W.P. Moore Survey, also being the southwesterly corner of said 462.4037 acre remainder tract;

- 1) **THENCE**, with the common boundary line between said Lot 5, Block "B" and said 462.4037 acre remainder tract, along said original Village (City) of Bee Cave Corporate Limits, same being said ostensible Survey Line, **N 12°35'58" E** for a distance of **327.09** feet to the calculated northeasterly corner of said Lot 5, Block "B" same being the southeasterly corner of Lot 4, Block "B" of said Hill Country Galleria Plat, also being an angle point in the easterly boundary line of said 462.4037 acre remainder tract;
- 2) **THENCE**, continuing with the common boundary line of said Hill Country Galleria Plat and said 462.4037 acre remainder tract, same being along said original Village (City) of Bee Cave Corporate Limits and said ostensible Survey Line, **N 12°29'44" E** for a distance of **490.03** feet to the calculated northeasterly corner of said Lot 4, Block "B", same being an ell corner in the southerly boundary line of said 819.739 acre tract and the northerly line of said original Village (City) of Bee Cave Corporate Limits, also being the ostensible northeasterly corner of said John Hobson Survey No. 527 and an ell corner in the ostensible southerly line of said A. Ziller Survey No. 2, and from which a 1/2 inch iron round found for the ostensible northwesterly corner of said W. P. Moore Survey, same being an ell corner in the southerly line of said A. Ziller Survey, also being an ell corner in the westerly boundary line of said 462.4037 acre remainder tract and the southerly boundary line of said 819.739 acre tract bears **N 12°34'39" E** at a distance of 274.35 feet;

THENCE, departing said 462.4037 acre remainder tract, with the southerly boundary line of said 819.739 acre tract, same being the northerly boundary line of Lots 3 and 4, Block "B" of said Hill Country Galleria Plat, also being along said original Village (City) of Bee Cave Corporate Limits and said ostensible Survey Line, the following (2) courses:

- 3) **N 76°48'34" W** for a distance of **121.23** feet to a 1/2 inch iron rod found for the northwesterly corner of said Lot 4, Block "B", same being the northeasterly corner of said Lot 3, Block "B" of said Hill Country Galleria Plat;
- 4) **N 76°59'31" W** for a distance of **441.10** feet to a cotton gin spindle found for an angle point in said southerly boundary line of said 819.739 acre tract, same being the southeasterly corner of Lot 2, Block "B" of said Hill Country Galleria Plat and the called 20.00 acre tract of land annexed into the City of Bee Cave Corporate Limits by Ordinance No. 98-07-15A , also being an angle point in the northerly boundary line of said Lot 3, Block "B" and from which a 1/2 inch iron rod with plastic surveyors cap (Delta) found in the common ostensible Survey Line between said John Hobson Survey No. 527 and said A. Ziller Survey No. 2, same being the common line between said original Village (City) of Bee Cave Corporate Limits and said 20.00

acre tract (Ordinance No. 98-07-15A) for the northwesterly corner of said Lot 3, Block "B" in the northerly Right-of-Way line of said Bee Cave Parkway/ P.U.E., bears N 77°03'55" W at a distance of 230.26 feet;

- 5) **THENCE**, departing the northerly boundary line of said Lot 3, Block "B", same being the said ostensible Survey Line, with the easterly boundary line of said Lot 2, Block "B", same being the southerly boundary line of said 819.739 acre tract, also being the easterly boundary line of said 20.00 acre tract (Ordinance No. 98-07-15A), **N 25°10'30" W** for a distance of **999.87** feet to the calculated northwesterly corner of the herein described tract, same being the northeasterly corner of said Lot 2, Block "B" and said 20.00 acre tract (Ordinance No. 98-07-15A), also being an angle point in the southerly boundary line of said 819.739 acre tract;

THENCE, departing said Hill Country Galleria Plat (Lot 2, Block "B"), through the interior of said 819.739 acre tract and said 462.4037 acre remainder tract, the following (2) two courses:

- 6) **S 76°52'07" E**, passing at a distance of 2138.26 feet, a calculated point in the approximate common boundary line between said 819.739 acre tract and said 462.4037 acre remainder tract, same being in the ostensible Survey Line between said A. Ziller Survey No. 2 and said H. T. & B. Railroad Company Survey No. 1, and from said calculated point, a 1/2" I.D. pipe found for the southeasterly corner of said 819.739 acre tract, same being an ell corner in the westerly boundary line of said 462.4037 acre remainder tract at the ostensible southeasterly corner of said A. Ziller Survey No. 2, the southwesterly corner of said H. T. & B. Railroad Company Survey No. 1 and in the northerly line of said W. P. Moore Survey No. 525, bears **S 27°41'34" W** at a distance of 526.92 feet, and continuing **S 76°52'07" E** for a total distance of **3435.32** feet to a calculated angle point;
- 7) **S 41°12'18" E** for a distance of **1298.93** feet to the calculated northeasterly corner of the herein described tract in the northerly boundary line of Lake Pointe Phase II, a subdivision of record in Volume 97, Page 84-87 of the Plat Records of Travis County, Texas, same being in the easterly boundary line of said 462.4037 acre remainder tract, also being in the ostensible Survey Line between said H. T. & B. Railroad Company Survey No. 1 and the Joseph Rohmuller Survey No. 642;
- 8) **THENCE**, with the common boundary line of said Lake Pointe Subdivision and said 462.4037 acre remainder tract, same being said common ostensible Survey Line, **S 47°11'54" W** for a distance of **549.60** feet to a calculated point for the westerly corner of said Lake Pointe Subdivision, same being an ell corner in said easterly boundary line of 462.4037 acre remainder tract, also being the ostensible westerly corner of said Joseph Rohmuller Survey No. 642, the southerly corner of said H. T. & B. Railroad Company Survey No. 1, the easterly corner of said W. P. Moore Survey and the northerly corner of said James Swisher Survey No. 152;
- 9) **THENCE**, with said common boundary line between said Lake Pointe Subdivision and said 462.4037 acre remainder tract, same being the ostensible common line between said Joseph Rohmuller Survey No. 642 and said James Swisher Survey No. 152, **S 41°12'18" E** for a distance of **170.39** feet to a 1/2 inch iron rod found for the southeasterly corner of the herein described tract, same being the southeasterly corner of said 462.4037 acre remainder tract, also being the common northeasterly corner of a called 3.6220 acre City of Bee Cave Annexation tract as described in Ordinance No. 02-08-13-A and Lot 7, Block "B" of said Hill Country Galleria Plat, and from which a 1/2 inch iron rod found for an angle point in the westerly boundary line of said Lake Pointe Subdivision, bears **S 40°52'19" E** at a distance of 77.23 feet;

THENCE, departing said Lake Pointe Phase II with the common northerly boundary line of said Lot 7, Block "B" and the southerly boundary line of said 462.4037 acre remainder tract, same being the northerly line of said 3.6220 acre annexation tract, the following (5) five courses:

- 10) **S 45°16'23" W** for a distance of **75.19** feet to a 1/2 inch iron rod found for an angle point;
- 11) **S 87°43'48" W** for a distance of **647.83** feet to a 1/2 inch iron rod found for an angle point;
- 12) **S 64°59'56" W** for a distance of **38.84** feet to a 1/2 inch iron rod found for an angle point;
- 13) **S 87°36'24" W** for a distance of **433.27** feet to a 1/2 inch iron rod with plastic surveyors cap (Delta) found for an angle point;
- 14) **S 60°58'56" W** for a distance of **196.49** feet to a 1/2 inch iron rod with plastic surveyors cap (Delta) found in the northerly Right-of-Way line of said Bee Cave Parkway/P.U.E., same being the common westerly corner of said Lot 7, Block "B" and said 3.6220 acre annexation tract in the northerly line of said original Village (City) of Bee Cave Corporate Limits, also being an angle point in the southerly boundary line of said 462.4037 acre remainder tract;

THENCE, continuing with the northerly line of Original Village (City) of Bee Cave Corporate Limits tract, same being the northerly Right-of-Way line of Bee Cave Parkway/P.U.E., also being the southerly boundary line of said 462.4037 acre remainder tract, the southerly boundary line of said 12.268 acre tract, and the northerly boundary line of Lot 6, Block "B" of said Hill Country Galleria, the following (4) four courses:

- 15) **N 70°12'25" W**, for a distance of **286.86** feet to a 1/2 inch iron rod with plastic surveyors cap (Capital) found for the southeasterly corner of said 12.268 acre tract, same being ell corner of said 462.4037 acre remainder tract for an angle point;
- 16) **N 70°12'49" W** for a distance of **705.82** feet to a 1/2 inch iron rod with plastic surveyors cap (Capital) found for the southwesterly corner of said 12.268 acre tract, same being ell corner of said 462.4037 acre tract for an angle point;
- 17) **N 70°11'51" W** for a distance of **886.09** feet to a 1/2 inch iron rod with plastic surveyors cap (City of Austin) found, for an angle point;
- 18) **N 71°29'35" W** for a distance of **6.29** feet to the **POINT OF BEGINNING**, containing 127.982 acres (5,574,900 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Lawrence M. Russo, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made partially on the ground and partially from record information under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Lawrence M. Russo

09/04/2014
Date

Lawrence M. Russo
Registered Professional Land Surveyor No. 5050
Inland Geodetics, LP
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
(512) 238-1200

