

EXHIBIT

EXHIBIT TO ACCOMPANY DESCRIPTION

NOTE: THIS EXHIBIT WAS DRAWN FROM RECORD INFORMATION ONLY.



CENTERLINE S.H. 71
EXISTING R.O.W. (THIS AREA 150' R.O.W. WIDTH)
STATE HIGHWAY No. 71

BEE CAVE-LTYA
71 WEST ADDITION
VOL. 94, PG. 43
P.R.T.C.T.

LAKE TRAVIS YOUTH ASS'N
5,207 Acres
VOL. 12685, PG. 1291
R.P.R.T.C.T.

LAKE TRAVIS PLAZA
VOL. 97, PG. 396
P.R.T.C.T.

CCNG REAL ESTATE INVESTORS II,
L.P.
5,278 Acres
DOC. 2006123897
O.P.R.T.C.T.

COUNTRY STORE GALLERY, INC.
11.92 Acres
DOC. 2005231274
O.P.R.T.C.T.

ORIGINAL VILLAGE (CITY) OF BEE CAVE CORPORATE LIMIT LINE

ORIGINAL VILLAGE (CITY) OF BEE CAVE CORPORATE LIMIT LINE

SURVEY LINE
OSTENSIBLE

NANCY GIBSON SURVEY
ABSTRACT No. 521

HALL MEDLIN SURVEY
ABSTRACT No. 525

LAMAR WILLIAM BROWN
44.9 ACRES
VOL. 11673, PG. 138
R.P.R.T.C.T.

PROPOSED
APPROX. 32.7 ACRE
ANNEXATION TRACT
1,426,002 SQ. FT.

P.O.B.

P.O.C.

EXISTING R.O.W.
GREAT DIVIDE DRIVE

ORIGINAL VILLAGE (CITY) OF BEE CAVE CORPORATE LIMIT LINE

VILLAGE (CITY) OF BEE CAVE CORPORATE LIMIT LINE BY ORDINANCE

BEE CAVE CORPORATE No. 92-04-13

RESUB LOTS 18 & 19
MEADOWFOX ESTS.
VOL. 99, PG. 44
P.R.T.C.T.

AMENDED PLAT OF LOTS 6-A, 7-A
AND 8-A, BLOCK "B", ...
HOMESTEAD SECT 4
DOC. 200600143
O.P.R.T.C.T.

VILLAGE (CITY) OF BEE CAVE CORPORATE LIMIT LINE BY ORDINANCE NO. 00-07-11

THE HOMESTEAD SECTION 4
VOL. 84, PG. 80C
P.R.T.C.T.

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CITY OF BEE CAVE, TEXAS
2014 ANNEXATION - AREA 6
APPROX. 32.7 ACRE
1,426,002 SQUARE FEET

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF AN APPROXIMATE 32.7 ACRE (1,426,002 SQUARE FOOT) TRACT OF LAND SITUATED IN THE NANCY GIBSON SURVEY, NO. 521 AND THE HALL MEDLIN SURVEY NO. 523 IN TRAVIS COUNTY, TEXAS, SAID APPROXIMATE 32.7 ACRES BEING COMPRISED OF THAT PORTION OF A CALLED 44.9 ACRE TRACT OF LAND ("23 ACRES OUT OF THE HALL MEDLIN SURVEY AND 21.9 ACRES OUT OF THE GIBSON SURVEY") CONVEYED TO LAMAR WILLIAM BROWN BY INSTRUMENT RECORDED IN VOLUME 11673, PAGE 138 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID APPROXIMATE 32.7 ACRE (1,426,002 SQUARE FOOT) TRACT OF LAND IS OUTSIDE OF THE CURRENT CITY OF BEE CAVE CORPORATE LIMITS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS FROM RECORD INFORMATION AS FOLLOWS:

COMMENCING at the calculated northeasterly corner of Lot 12, Block "B" of The Homestead, Section Four in the westerly Right-of-Way line of Great Divide Drive (70' Right-of-Way width), same being the southeasterly corner of that called 5.278 acre tract of land (Exhibit A-4, Tract 1) conveyed to CCNG Real Estate Investors II, L.P. by instrument recorded in Document No. 2006123897 of the Official Public Records of Travis County, Texas, same being an angle point in that northerly Corporate Limits portion (called 345.70 acres) of the Village (City) of Bee Cave as was annexed by Ordinance No. 00-07-11 dated July 11, 2000;

THENCE, with the common boundary line between said The Homestead, Section Four (Lot 12, Block "B") (as used for Bearing Basis herein) and said 5.278 acre tract, same being in said northerly Corporate Limits of the Village (City) of Bee Cave (Ordinance No. 00-07-11), **N 88°16' W** for a distance of **5.54** feet to a calculated angle point in said northerly boundary line said Lot 12, Block "B", same being the southwesterly corner of said 5.278 acre tract, also being the southeasterly corner of said Brown 44.9 acre tract and the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, continuing with the northerly boundary line of said The Homestead, Section Four (Lot 12 and Lot 11, Block "B"), same being the southerly boundary line of said Brown 44.9 acre tract in said northerly Corporate Limits of the Village (City) of Bee Cave (Ordinance No. 00-07-11), **S 75°53' W**, for a distance of **667.65** feet to the calculated northwesterly corner of said Lot 11, Block "B", same being the northeasterly corner of Amending Plat Of Lots 6-A, 7-A, and 8-A, Block "B", Being A Replat of Lots 6 Thru 8, Block B Of The Homestead Section Four, a subdivision of record in Document No. 200600143 of the Official Public Records of Travis County, Texas;
- 2) **THENCE**, with the common boundary line between said Amending Plat Of Lots 6-A, 7-A, and 8-A, Block "B" and said Brown 44.9 acre tract, continuing with said northerly Corporate Limits of the Village (City) of Bee Cave (Ordinance No. 00-07-11), **S 75°53' W** (Record = **S 73°22'43" W**), for a distance of **540.34** feet to a calculated angle point herein, same being a calculated angle point in the northerly boundary line of said Lot 8-A, Block "B", also being the northeasterly corner of Resubdivision Of Lots 18 & 19 of the Resubdivision of Lots 1 Thru 11, Meadowfox Estates, a subdivision of record in Volume 99, Page 44 of the Plat Records of Travis County, Texas, also being an angle point in said northerly Corporate Limits of the Village (City) of Bee Cave (Ordinance No. 00-07-11), also being the northeasterly corner of that called 131.9 acre Village (City) of Bee Cave tract of land as was annexed by Ordinance No. 92-04-13 dated April 13, 1992;
- 3) **THENCE**, departing said Amending Plat Of Lots 6-A, 7-A, and 8-A, Block "B", same being that portion of said northerly Corporate Limits of the Village (City) of Bee Cave (Ordinance No. 00-07-11), with the common boundary line between said Brown 44.9 acre tract and said Resubdivision Of Lots 18 & 19 (Lot 18A), same being along the northerly line of said 131.9 acre annexation tract, crossing from said Nancy Gibson Survey into said Hall Medlin Survey, **N 79°40'38" W** (Record = **S 79°35'22" E**), for a distance of **805.41** feet to the calculated southwesterly corner of said Brown 44.9 acre tract and the southwesterly corner of the herein described tract, same being an angle point in the southerly line of said original 1279.5 acre Village (City) of Bee Cave Corporate Limits, also being the southeasterly corner of that called 11.92 acre tract of land conveyed to Country Store Gallery, Inc. by instrument recorded in Document No. 2005231274 of the Official Public Records of Travis County, Texas and being previously the southwesterly corner of that called 12.18 acre tract owned by J. R. Brown (Volume 1796, Page 373) as referred to in said original Village (City) of Bee Cave 1279.5 acre tract, and from which the calculated northwesterly corner of said Resubdivision Of Lots 18 & 19, (Lot 18A) bears **N 79°40'38" W** (Record = **S 79°30'33" E**), at a distance of 50.58 feet;
- 4) **THENCE**, departing said Resubdivision Of Lots 18 & 19 (Lot 18A), same being the northerly line of said 131.9 acre Village (City) of Bee Cave annexation tract, with the common boundary line between said 11.92 acre tract and said Brown 44.9 acre tract, same being with the southerly line of said original Village (City) of Bee Cave 1279.5 acre tract **N 00°13'31" W** (Record = **N 03° W**) for a distance of approximately **961.12** feet to the calculated angle point in said original Village (City) of Bee Cave 1279.5 acre tract, said angle point in said original Village (City) of Bee Cave 1279.5 acre tract described as being "a point of intersection with the East line of that certain 12.18 acre tract..."and as being "1000 feet from the centerline of State Hwy 71", and from which the calculated northwesterly corner of said Brown 44.9 acre tract, same being the northeasterly corner of said 11.92 acre tract in the southerly boundary line of that called 5.207 acre tract of land conveyed to Lake Travis Youth Association by instrument recorded in Volume 12685, Page 1291 of the Real Property Records of Travis County, Texas, bears **N 00°13'31" W** at a distance of approximately 41.9 feet;

