

**PRELIMINARY PLAN FOR IMPROVEMENTS
FOR LOHMANS
SERVICE PLAN AND
DEFINED AREA BOND REQUIREMENTS**

PREPARED BY:

CARLSON, BRIGANCE & DOERING, INC.
Brendan McEntee, P.E.
12129 Ranch Road 620 North, Suite 600
Austin, Texas 78750
(512) 280-5160
Firm #F-3791

CBD NO. 4966
June 2023



TABLE OF CONTENTS

1.0	INTRODUCTION AND PURPOSE OF THIS REPORT.....	3
2.0	DESCRIPTION OF AREA.....	4
2.1	Location and Acreage.....	4
2.2	Topography.....	4
2.3	Floodplain.....	4
3.0	LAND USE PLAN.....	5
3.1	Ultimate Development.....	5
4.0	SERVICE PLAN AND PROPOSED IMPROVEMENTS.....	6
4.1	Proposed Water Improvements.....	6
4.2	Proposed Wastewater Improvements.....	6
4.3	Proposed Drainage Improvements.....	7
5.0	SUMMARY OF COSTS.....	8
6.0	FINANCIALSUMMARY.....	11
6.1	Projected Bond Requirement.....	11
6.2	Proposed Tax Plan.....	11

LIST OF TABLES

- 3-1 CONCEPTUAL LAND PLAN SUMMARY**
- 5-1 THE SQUARE AT LOHMANS PUD/TUSCAN VILLAGE PUD SECTION 2 COST ESTIMATE FOR DEFINED AREA**

EXHIBITS

- A. DEFINED AREA METES AND BOUNDS FOR THE LOHMANS PROPERTY**
- B. SUBSEQUENT USER FEE EXHIBIT**
- C. PRELIMINARY WATER SYSTEM SCHEMATIC**
- D. PRELIMINARY WASTEWATER SYSTEM SCHEMATIC**

1.0 INTRODUCTION

The purpose of this report is to provide engineering calculations and financial information in support of the creation of a “Defined Area” for the Lohmans property, which includes the Square at Lohmans PUD and the Tuscan Village PUD Section 2, by Travis County Water Control and Improvement District No.17 (the “District”).

This report has been prepared in accordance with the provisions of Chapter 51 of the Texas Water Code for the purpose of establishing the Lohmans property as a “Defined Area” within the District.

This report summarizes the need and includes a preliminary plan and preliminary calculations for the anticipated demand of water, wastewater, and drainage facilities that will be required to service the Lohmans property. Preliminary cost estimates for the proposed water, wastewater, and drainage improvements are presented, as well as estimated non-construction related fees and costs, providing information necessary to determine the amount of “Defined Area Bonds” required to finance the facilities to be constructed or acquired to serve the Lohmans property. The improvements are planned to serve the Lohmans property as a “Defined Area” and are not for general or direct benefit to the District as a whole.

2.0 **DESCRIPTION OF AREA**

2.1 **Location and Acreage**

The Defined Area for the Lohmans property includes approximately 51.87 acres located in the City of Lakeway, Texas. The property is north of Lohman's Crossing Road and west of Yaupon Creek. A location map and legal description of the boundaries of the property are contained in **Exhibit A**.

2.2 **Topography**

The Lohmans property consists of soils that are generally shallow with high runoff potential, underlain by limestone. Elevations of the development range from 966 feet above mean sea level (msl) in the southwest portion to 833 feet at the northeast portion.

2.3 **Floodplain**

Stormwater flows east to Yaupon Creek. No portion of the property is within the 100-year flood zone according to FEMA Map No. 48453C0405H. The proposed streets are graded in such a way that stormwater will sheet flow to the curb and gutter and discharge into curb inlets. Upgradient of the proposed streets, swales, and area inlets have been provided to collect stormwater runoff from the undeveloped area into the stormwater management system.

3.0 LAND USE PLAN

3.1 Ultimate Development

The approved PUD documents for the Lohmans property, including the Tuscan Village PUD Section 2 and the Square at Lohmans PUD, includes 58 single family lots and several multifamily site plans. The site plans contain a mix of detached and attached units. The land use summary table is shown in Table 3-1.

**TABLE 3-1
CONCEPTUAL LAND PLAN SUMMARY**

<i>Land Use</i>	<i>Site</i>	<i># Units</i>	<i>LUE/Unit</i>	<i>LUE's</i>
SF	Enclave Single Family Subdivision	58	1	87*
MF	Enclave Detached Condos Southwest	25	1	25
MF	Enclave Detached Condos Southeast	27	1	27
MF	Enclave Attached Condos Southeast	12	0.7	9
MF	Enclave Attached Condos Northeast	24	0.7	17
MF	Enclave Attached Condos Northwest	8	0.7	6
MF	Tuscan Village Cottages	21	1	21
MF	Jovie Site	210	0.6	126
MF	Future Flats (North of Main Street)	14	0.6	9
MF	Future Flats (South of Main Street)	17	0.6	11
MF	Tuscan Village Condo Units	39	0.6	24
Office	Lot 1 Office Building	N/A	N/A	8
<u>TOTAL</u>				<u>370</u>

*** NOTES:**

Half an LUE per unit has been added to the Enclave Single Family Subdivision to account for irrigation services from the domestic water main.

Lot 1 Office Building is anticipated to use a 2" water meter and has been assigned 8 LUEs accordingly.

4.0 **SERVICE PLAN AND PROPOSED IMPROVEMENTS**

The proposed water service plan for the Lohmans property consists of a potable water supply that will be provided by the District. Impact fees will be paid to the District to secure capacity in the District's water system for retail water service within the Lohmans property in a quantity sufficient to serve full build out. The necessary transmission, distribution, and other infrastructure improvements will be constructed, as necessary, for the District to extend and provide retail water service within the Lohmans property. In addition, an elevated storage tank will be constructed within the limits of the proposed Defined Area at a later time. The elevated storage tank will be constructed by the District as a part of a future capital improvement project.

The proposed wastewater service plan for service by the District to the Lohmans property includes a gravity wastewater collection and conveyance system. The wastewater system will include a regionalized lift station capable of servicing a total of 625 LUEs along with a force main to convey wastewater to the existing Lohmans Spur lift station, as indicated in **Exhibit B**. The lift station will provide service for additional developments outside of the Defined Area, presented in **Exhibit B** as "Subsequent User Fee Participants" or "SUF". The District will collect a fee from SUF participants outside of the Defined Area to reimburse Lohmans Partners, LP, for pro rata costs relating to the lift station and force main. Further details of the Subsequent User Fee conditions are outlined separately in the "Preliminary Subsequent User Fee Report".

The improvements which are proposed to be financed with "Defined Area Bonds" include the facilities necessary to provide the Lohmans property with an adequate and efficient water supply and distribution system, wastewater collection, treatment and disposal system, and a drainage system to control stormwater flows.

4.1 **Proposed Water Improvements**

The proposed water system improvements include the following:

1. Connection of proposed water mains to existing lines in Lohmans Crossing Road;
2. Service lines, valves, fittings, hydrants, and other appurtenances as detailed within engineering plans and in the attached Preliminary Water System Schematic, attached as **Exhibit C**.

4.2 **Proposed Wastewater Improvements**

The proposed wastewater system improvements include the following:

1. Construction of a regionalized lift station with available capacity to serve the Defined Area;
2. Installation of 8” PVC force main to convey wastewater from the proposed developments to a manhole immediately upstream of the existing Lohman’s Spur lift station;
3. Installation of a gravity sewer collection system, service lines, manholes, and other appurtenances as detailed within engineering plans and in the attached Preliminary Wastewater System Schematic, attached as **Exhibit D**.

4.3 Proposed Drainage Improvements

The proposed drainage system improvements include the following

1. Internal storm sewer system, swales, curbs and channels;
2. Detention/water quality ponds as required.

All of the improvements referred to in this report are planned to serve the Lohmans property as a “Defined Area” and are not for the general or direct benefit of the District as a whole.

5.0 SUMMARY OF COSTS

Table 5-1 includes the estimated construction costs for the conceptual service plan and the related estimated non-construction costs. The total estimated bond issue requirement for the water, wastewater, and drainage improvements is \$13,500,000.

TABLE 5-1
THE SQUARE AT LOHMANS/TUSCAN VILLAGE PUD SECTION 2 COST ESTIMATE FOR DEFINED AREA

WCID 17 DEFINED AREA UTILITY CONSTRUCTION COSTS					
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	COST	AMOUNT
I. WATER ITEMS					
1	8" C-900 DR-14 complete and in place per linear foot	8,380	LF	\$70.00	\$586,600.00
2	8" Gate Valve, complete and in place per each	36	EA	\$3,000.00	\$108,000.00
3	12" D.I. CL 350 complete and in place per linear foot	3,640	LF	\$140.00	\$509,600.00
4	12" Gate Valve, complete and in place per each	5	EA	\$8,000.00	\$40,000.00
5	16" D.I. CL 350 complete and in place per linear foot	580	LF	\$190.00	\$110,200.00
6	16" Gate Valve, complete and in place per each	2	EA	\$10,000.00	\$20,000.00
7	5-1/4 Fire Hydrant Assembly complete and in place per each	42	EA	\$5,500.00	\$231,000.00
8	6" Gate Valve complete and in place per each	42	EA	\$2,500.00	\$105,000.00
9	Connect to Existing complete and In place per each	8	EA	\$6,000.00	\$48,000.00
10	Trench Safety complete and in place per linear foot	12,600	LF	\$1.00	\$12,600.00
<i>SUBTOTAL WATER ITEMS:</i>					<i>\$1,771,000.00</i>
II. WASTEWATER ITEMS					
1	8" SDR-26 Gravity Sewer - All Depths complete and in place per linear foot	7,610	LF	\$65.00	\$494,650.00
2	4' Wastewater Manhole complete and in place per each	54	EA	\$5,000.00	\$270,000.00
3	8" C-900 DR18 Purple Pipe complete and in place per linear foot	2,190	LF	\$80.00	\$175,200.00
4	8" Gate Valve complete and in place per each	9	EA	\$2,500.00	\$22,500.00
5	Trench Safety complete and in place per square yard	9,800	LF	\$1.00	\$9,800.00
6	Concrete Retards complete and in place per square yard	7	EA	\$500.00	\$3,500.00
<i>SUBTOTAL WASTEWATER ITEMS:</i>					<i>\$975,650.00</i>
III. LIFT STATION ITEMS					
1	Lift station w/ all appurtenances, Including but not limited to 16' dual leaf swing gate, 14' Access Drive, Concrete Retards, Bollards, Generator Pads, 4' walk-in gate, yard lights, concrete paving, hose bib w/ 100' commercial grade hose, and metal panel security fencing. complete and in place per lump sum	1	LS	\$1,350,000.00	\$1,350,000.00
2	Tie to Lift station complete and in place per each	1	EA	\$7,500.00	\$7,500.00
3	Tie force main to existing manhole complete and in place per each	1	EA	\$5,000.00	\$5,000.00
4	8" PVC DR-14 Force Main complete and in place per linear foot	4,640	LF	\$60.00	\$278,400.00
5	Bored 16" Steel Encasement w/ Spacers complete and in place per linear foot	384	LF	\$900.00	\$345,600.00
6	Force main clean out complete and in place per each	9	EA	\$19,250.00	\$173,250.00
7	Trench Safety complete and in place per linear foot	4,640	LF	\$5.00	\$23,200.00
8	Trench Existing Pavement & Curb for Forcemain Installation with Flowable Fill Backfill, Pavement, & Curb Replacement complete and in place per lump sum	1	LS	\$35,000.00	\$35,000.00

TABLE 5-1
THE SQUARE AT LOHMANS/TUSCAN VILLAGE PUD SECTION 2 COST ESTIMATE FOR DEFINED AREA

9	Remove & Repair Fence at Existing Lift Station for Force Main Tie-In. Revegetate all Disturbed Areas complete and in place per lump sum	1	LS	\$4,000.00	\$4,000.00
SUBTOTAL LIFT STATION ITEMS (Prorated for 370/625 LUEs)					\$1,310,950.50

	IV. Drainage Items	QUANTITY	UNIT	COST	AMOUNT
1	R.C.P Varying Sizes complete and in place per linear foot	7,560	LF	\$130.00	\$982,800.00
2	10' Inlets complete and in place per each	30	EA	\$4,000.00	\$120,000.00
3	15' Inlets complete and in place per each	9	EA	\$7,000.00	\$63,000.00
4	Area Inlet complete and in place per square yard	13	EA	\$5,000.00	\$65,000.00
5	Storm Manhole Varying Size complete and in place per linear foot	10	EA	\$7,000.00	\$70,000.00
6	Junction Box Varying Size complete and in place per linear foot	14	EA	\$7,000.00	\$98,000.00
7	Detention Pond/Water Quality Ponds complete and in place per lump sum	1	LS	\$1,000,000.00	\$1,000,000.00
8	Trench Safety complete and in place per linear foot	7,560	LF	\$1.00	\$7,560.00
SUBTOTAL DRAINAGE ITEMS					\$2,406,360.00

WCID17 DEFINED AREA UTILITIES CONSTRUCTION SUBTOTAL		\$6,463,960.50
25% CONTINGENCY (CONSTRUCTION ONLY)		\$1,615,990.13
WCID17 DEFINED AREA UTILITIES CONSTRUCTION TOTAL		\$8,079,950.63

WCID 17 DEFINED AREA NON-CONSTRUCTION COSTS		
1	Legal Fees	\$135,000.00
2	Financial Advisor Fees	\$168,750.00
3	Bond Discount	\$405,000.00
4	Capitalized Interest	\$1,552,500.00
5	Developer Interest	\$1,144,819.00
6	TCEQ Fee	\$33,750.00
7	Bond Application Reports	\$75,000.00
8	Administration and Issuance costs	\$80,230.37
9	Engineering	\$1,825,000.00

WCID17 DEFINED AREA NON-CONSTRUCTION SUBTOTAL		\$5,420,049.37
--	--	-----------------------

TOTAL BOND ISSUE REQUIREMENT		\$13,500,000.00
-------------------------------------	--	------------------------



6.0 FINANCIAL SUMMARY

6.1 Projected Bond Requirement

Based on the estimated costs for the water, wastewater, and drainage facilities necessary for the ultimate development of the Lohmans property, the projected total requirement of “Defined Area Bonds” is \$13,500,000.

6.2 Proposed Tax Plan

The proposed tax plan for the Lohmans Defined Area would be an annual ad valorem debt service tax and an ad valorem operations and maintenance tax levied on the property within the Defined Area as necessary to pay debt service on the “Defined Area Bonds” issued to finance the acquisition and construction of the water, wastewater, drainage facilities, and other authorized costs and to pay for ongoing operations and maintenance of such facilities. These “Defined Area Taxes” would be in addition to the taxes levied by Travis County Water Control and Improvement District No. 17 for the entire District.

EXHIBIT A

DEFINED AREA METES AND BOUNDS

51.87 ACRE PARCEL
T.C. R.R. CO. SURVEY NUMBER 196, ABSTRACT NUMBER 2526
TRAVIS COUNTY, TEXAS

FIELD NOTES

A 51.87 ACRE TRACT OR PARCEL OF LAND OUT OF THE T.C. R.R. CO. SURVEY NUMBER 196, ABSTRACT NUMBER 2526, LOCATED IN TRAVIS COUNTY, TEXAS, BEING PART OF LOT 1, LAKEWAY M.U.D. E-5 TANK SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200800329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.) AND ALL OF LOTS 4, 5 & 6, ALL OF LOHMANS SPUR ROAD (RIGHT-OF-WAY VARIES), ALL OF BIRRELL STREET (70' RIGHT-OF-WAY), AND ALL OF BELLA TOSCANA BOULEVARD (RIGHT-OF-WAY VARIES) OF THE RESUBDIVISION OF THE FINAL PLAT OF LAKEWAY M.U.D. E5 TANK – PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 202000137, O.P.R.T.C.TX.; MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Lohmans Crossing Road (Right-of-Way Varies) and the northwest right-of-way line of the above referenced Bella Toscana Boulevard monumenting the south corner of Lot 1, Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank according to the plat thereof recorded in Document Number 201700243, O.P.R.T.C.TX., for the **POINT OF BEGINNING** of the herein described tract;

THENCE along said Lot 1, Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank, the following two (2) courses:

1. Along said northwest right-of-way line of Bella Toscana Boulevard, N29°30'30"E a distance of 199.93 feet to a cotton spindle found;
2. Along the northeast line of said Lot 1, 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 1/2" iron rod found stamped "RING" monumenting the north corner of said Lot 1, Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank;

THENCE with the west line of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision, the following two (2) courses:

1. N27°11'09"E a distance of 164.42 feet; and
2. N27°26'35"E a distance of 719.65 feet to an 1/2" iron pipe found monumenting a corner of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision;

THENCE across said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision, N27°19'48"E a distance of 950.90 feet to a 3/4" iron rod found monumenting a corner of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision and the southwest corner of Lot 7, said Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank – Phase 2;

THENCE across said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision and along the south line of said Lot 7, the following five (5) courses:

1. S64°44'42"E a distance of 50.02 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE";
2. N26°47'50"E a distance of 184.07 feet to a cotton spindle found;

3. N25°40'25"E a distance of 128.58 feet to a capped 1/2" iron rod found stamped "HAYNIE";
4. N24°16'24"E a distance of 695.83 feet to a capped 1/2" iron rod found stamped "HAYNIE"; and
5. S61°33'32"E a distance of 832.76 feet to a cotton spindle found on the southeast line of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision and the northwest line of the Oaks at Lakeway Subdivision according to the plat thereof recorded in Document Number 201400156, O.P.R.T.C.TX.;

THENCE along the common line of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision and said Oaks at Lakeway Subdivision, the following four (4) courses:

1. S28°22'38"W a distance of 580.39 feet to a 1/2" iron rod found;
2. S28°17'47"W a distance of 108.20 feet to a 1/2" iron pipe found;
3. S28°41'06"W a distance of 536.67 feet to a capped 1/2" iron rod found stamped "CHAPARRAL";
4. S28°26'36"W a distance of 649.67 feet to a 1/2" iron rod found monumenting the southwest corner of said Oaks at Lakeway Subdivision;

THENCE continuing along said southeast line of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision, the following two (2) courses:

1. S23°21'28"W a distance of 392.50 feet to a cotton spindle found; and
2. S23°28'25"W a distance of 143.24 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE" on the curving east right-of-way line of said Lohmans Spur Road monumenting the south corner of said Lot 5;

THENCE along said curve to the right an arc length of 48.98 feet, having a radius of 900.00 feet and whose chord bears N01°01'10"W a distance of 48.98 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE";

THENCE across said Lohmans Spur Road, N89°27'37"W a distance of 100.00 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE" on the curving west right-of-way line of said Lohmans Spur Road, monumenting an inside corner of said Lot 4;

THENCE along said curve to the left an arc length of 54.00 feet, having a radius of 1,000.00 feet and whose chord bears S01°00'26"E a distance of 54.00 feet to a point being an outside corner of Lot 1, Lakeway Police Facility according to the plat thereof recorded in Document Number 201800039, O.P.R.T.C.TX., same being the southeast corner of said Lot 4;

THENCE along said Lot 1, Lakeway Police Facility and said Lot 4, N86°02'50"W a distance of 231.38 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE";

THENCE S29°40'33"W, pass at a distance of 224.81 feet a capped 1/2" iron rod found stamped "CBD SETSTONE" monumenting the southeast corner of said Lot 4, continuing for a total distance of 497.86 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE" on said northeast right-of-way line of Lohmans Crossing Road monumenting the west corner of said Lot 1, Lakeway Police Facility;

THENCE along said northeast right-of-way line of Lohmans Crossing Road, N60°30'47"W a distance of 295.80 feet to the **POINT OF BEGINNING** and containing 51.87 acres of land.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Surveyed by:  4/14/2023
STEPHEN R. LAWRENCE, R.P.L.S. NO. 6352
Carlson, Brigrance & Doering, Inc.
REG. # 10024900
12129 Ranch Rd. 620, Ste. 600
Austin, TX 78750
Ph: 512-280-5160
stephen@cbdeng.com



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

[illegible]

EXHIBIT B
SUBSEQUENT USER FEE EXHIBIT

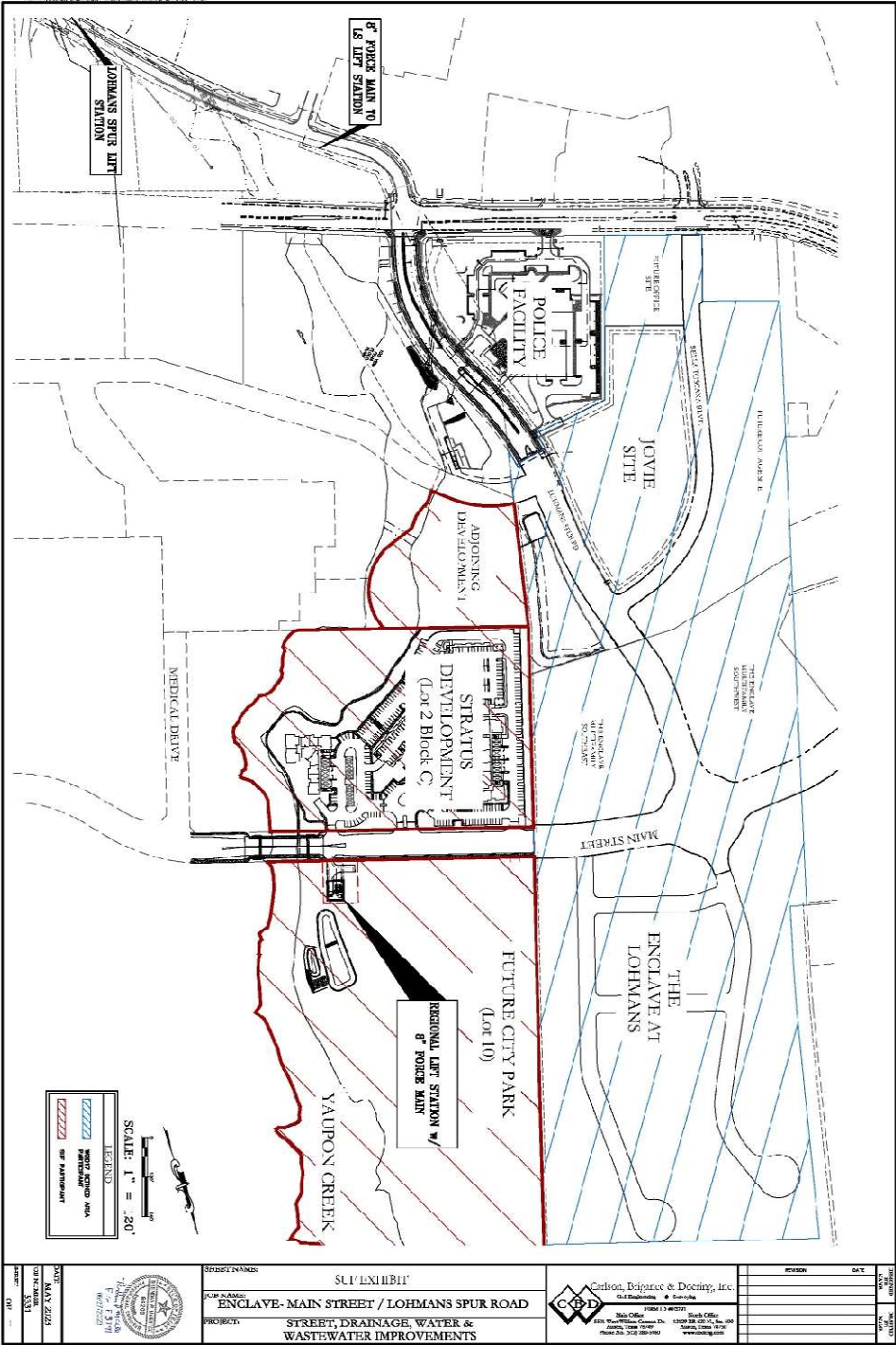
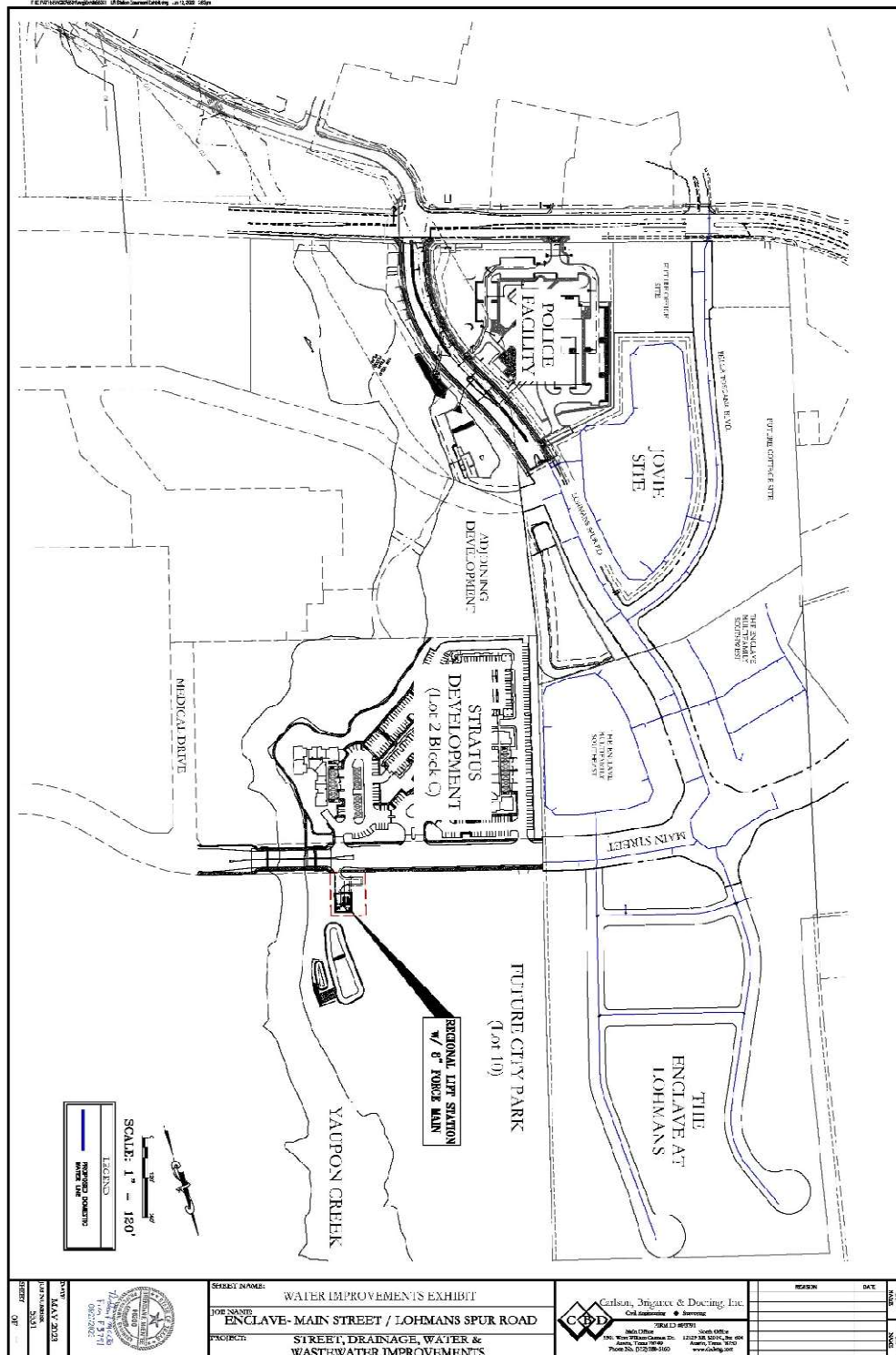


EXHIBIT C

PRELIMINARY WATER SYSTEM SCHEMATIC



[illegible]

EXHIBIT "B"
ANEXO "B"

Lohmans Defined Area – Metes and Bounds

FIELD NOTES

A 51.87 ACRE TRACT OR PARCEL OF LAND OUT OF THE T.C. R.R. CO. SURVEY NUMBER 196, ABSTRACT NUMBER 2526, LOCATED IN TRAVIS COUNTY, TEXAS, BEING PART OF LOT 1, LAKEWAY M.U.D E-5 TANK SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200800329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.) AND ALL OF LOTS 4, 5 & 6, ALL OF LOHMANS SPUR ROAD (RIGHT-OF-WAY VARIES), ALL OF BIRRELL STREET (70' RIGHT-OF-WAY), AND ALL OF BELLA TOSCANA BOULEVARD (RIGHT-OF-WAY VARIES) OF THE RESUBDIVISION OF THE FINAL PLAT OF LAKEWAY M.U.D. E5 TANK – PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 202000137, O.P.R.T.C.TX.; MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Lohmans Crossing Road (Right-of-Way Varies) and the northwest right-of-way line of the above referenced Bella Toscana Boulevard monumenting the south corner of Lot 1, Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank according to the plat thereof recorded in Document Number 201700243, O.P.R.T.C.TX., for the **POINT OF BEGINNING** of the herein described tract;

THENCE along said Lot 1, Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank, the following two (2) courses:

1. Along said northwest right-of-way line of Bella Toscana Boulevard, N29°30'30"E a distance of 199.93 feet to a cotton spindle found;
2. Along the northeast line of said Lot 1, 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 1/2" iron rod found stamped "RING" monumenting the north corner of said Lot 1, Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank;

THENCE with the west line of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision, the following two (2) courses:

1. N27°11'09"E a distance of 164.42 feet; and
2. N27°26'35"E a distance of 719.65 feet to an 1/2" iron pipe found monumenting a corner of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision;

THENCE across said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision, N27°19'48"E a distance of 950.90 feet to a 3/4" iron rod found monumenting a corner of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision and the southwest corner of Lot 7, said Resubdivision of the Final Plat of Lakeway M.U.D. E5 Tank – Phase 2;

THENCE across said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision and along the south line of said Lot 7, the following five (5) courses:

1. S64°44'42"E a distance of 50.02 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE";
2. N26°47'50"E a distance of 184.07 feet to a cotton spindle found;

3. N25°40'25"E a distance of 128.58 feet to a capped 1/2" iron rod found stamped "HAYNIE";
4. N24°16'24"E a distance of 695.83 feet to a capped 1/2" iron rod found stamped "HAYNIE"; and
5. S61°33'32"E a distance of 832.76 feet to a cotton spindle found on the southeast line of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision and the northwest line of the Oaks at Lakeway Subdivision according to the plat thereof recorded in Document Number 201400156, O.P.R.T.C.TX.;

THENCE along the common line of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision and said Oaks at Lakeway Subdivision, the following four (4) courses:

1. S28°22'38"W a distance of 580.39 feet to a 1/2" iron rod found;
2. S28°17'47"W a distance of 108.20 feet to a 1/2" iron pipe found;
3. S28°41'06"W a distance of 536.67 feet to a capped 1/2" iron rod found stamped "CHAPARRAL";
4. S28°26'36"W a distance of 649.67 feet to a 1/2" iron rod found monumenting the southwest corner of said Oaks at Lakeway Subdivision;

THENCE continuing along said southeast line of said Lot 1, Lakeway M.U.D. E-5 Tank Subdivision, the following two (2) courses:

1. S23°21'28"W a distance of 392.50 feet to a cotton spindle found; and
2. S23°28'25"W a distance of 143.24 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE" on the curving east right-of-way line of said Lohmans Spur Road monumenting the south corner of said Lot 5;

THENCE along said curve to the right an arc length of 48.98 feet, having a radius of 900.00 feet and whose chord bears N01°01'10"W a distance of 48.98 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE";

THENCE across said Lohmans Spur Road, N89°27'37"W a distance of 100.00 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE" on the curving west right-of-way line of said Lohmans Spur Road, monumenting an inside corner of said Lot 4;

THENCE along said curve to the left an arc length of 54.00 feet, having a radius of 1,000.00 feet and whose chord bears S01°00'26"E a distance of 54.00 feet to a point being an outside corner of Lot 1, Lakeway Police Facility according to the plat thereof recorded in Document Number 201800039, O.P.R.T.C.TX., same being the southeast corner of said Lot 4;

THENCE along said Lot 1, Lakeway Police Facility and said Lot 4, N86°02'50"W a distance of 231.38 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE";

THENCE S29°40'33"W, pass at a distance of 224.81 feet a capped 1/2" iron rod found stamped "CBD SETSTONE" monumenting the southeast corner of said Lot 4, continuing for a total distance of 497.86 feet to a capped 1/2" iron rod found stamped "CBD SETSTONE" on said northeast right-of-way line of Lohmans Crossing Road monumenting the west corner of said Lot 1, Lakeway Police Facility;

THENCE along said northeast right-of-way line of Lohmans Crossing Road, N60°30'47"W a distance of 295.80 feet to the **POINT OF BEGINNING** and containing 51.87 acres of land.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Surveyed by:

STEPHEN R. LAWRENCE, R.P.L.S. NO. 6352
Carlson, Brigance & Doering, Inc.
REG. # 10024900
12129 Ranch Rd. 620, Ste. 600
Austin, TX 78750
Ph: 512-280-5160
stephen@cbdeng.com

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

A 51.87 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T.C. R.R. CO. SURVEY NUMBER 196, ABSTRACT NUMBER 2526, TRAVIS COUNTY, TEXAS

1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 216