



PLAT DOCUMENT # \_\_\_\_\_

# PLAT

## PLAT RECORDS INDEX SHEET:

**SUBDIVISION NAME:** FINAL PLAT OF LOS ROBLES ADDITION

**OWNERS NAME:** COLUMBIA GREYSTAR BEE CAVES LP

**RESUBDIVISION?** YES  NO

## ADDITIONAL RESTRICTIONS / COMMENTS:

N/A

## RETURN:

PO BOX 341989  
AUSTIN TX 78734  
ATTN SHERRY MASHBURN

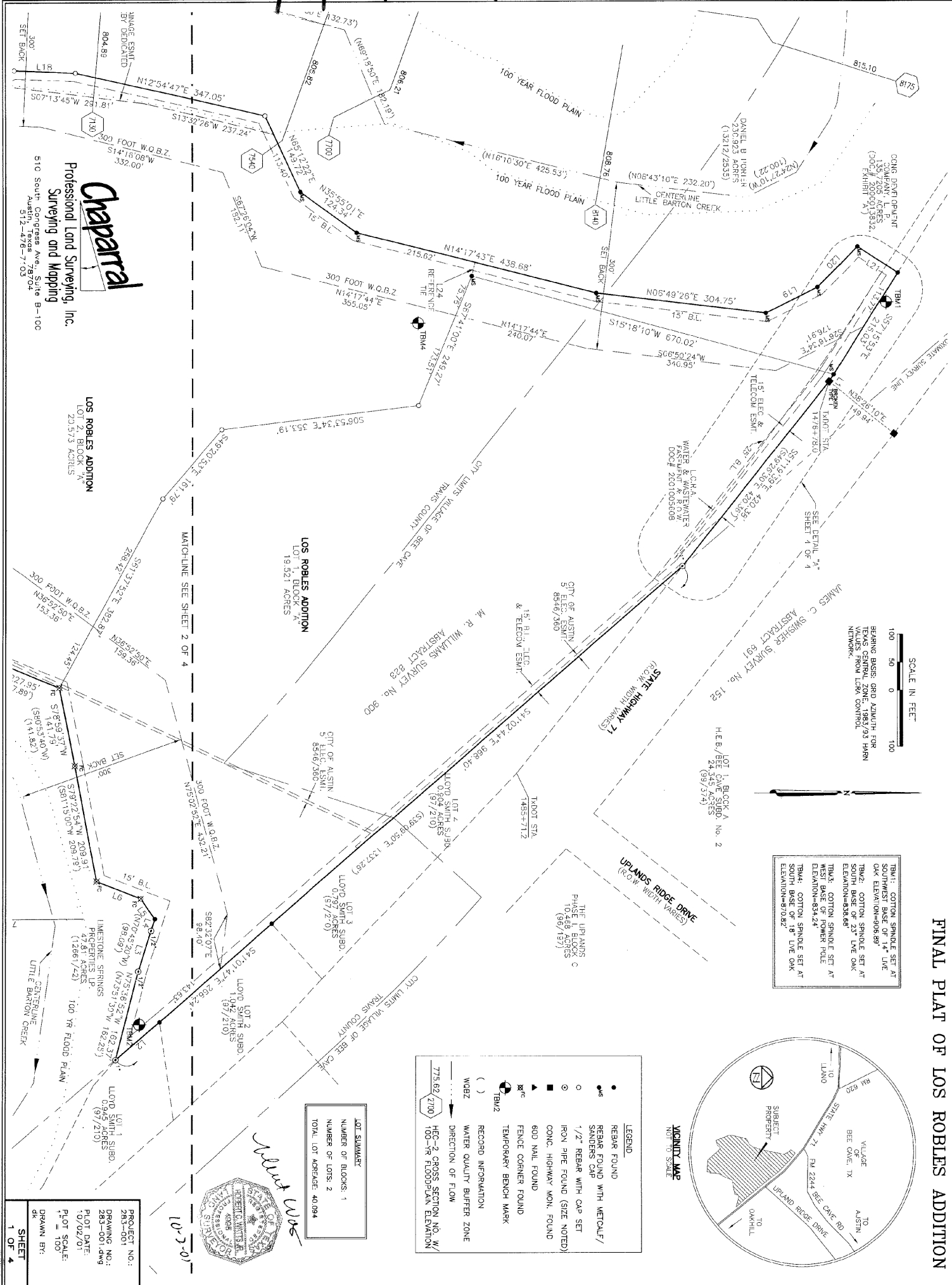
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

11-13-2001 01 05 PM 200100338  
BENAVIDESV \$106 00  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

11/13/2001

\$ 106.00

200100338

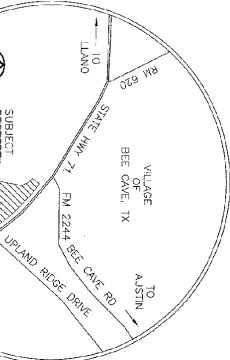


**Chapparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
610 South Congress Ave., Suite B-100  
Austin, TX 78704  
512-478-7703

**LOS ROBLES ADDITION**  
LOT 2, BLOCK "A"  
23.573 ACRES

**LOS ROBLES ADDITION**  
LOT 1, BLOCK "A"  
19.521 ACRES

BM1: COTTON SPRING SET AT  
SOUTHWEST BASE OF 14" LIVE  
OAK ELEVATION=906.99'  
BM2: COTTON SPRING SET AT  
SOUTH BASE OF 23" LIVE OAK  
ELEVATION=838.68'  
BM3: COTTON SPRING SET AT  
WEST BASE OF POWER POLE  
ELEVATION=854.24'  
BM4: COTTON SPRING SET AT  
SOUTH BASE OF 18" LIVE OAK  
ELEVATION=870.82'



**FINAL PLAT OF LOS ROBLES ADDITION**

**LEGEND**

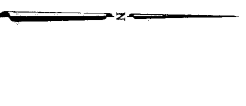
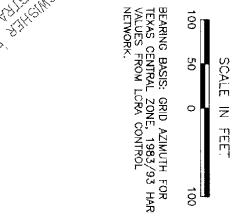
- REBAR FOUND
- REBAR FOUND WITH METAL/F SANDERS CAP
- 1/2" REBAR WITH CAP SET
- IRON PIPE FOUND (SIZE NOTED)
- CONC. HIGHWAY MON. FOUND
- 60D NAIL FOUND
- ▲ FENCE CORNER FOUND
- ⊙ TEMPORARY BENCH MARK
- ( ) RECORD INFORMATION
- WQBZ
- WATER QUALITY BUFFER ZONE
- DIRECTION OF FLOW
- HFC-2 CROSS SECTION NO. W/ 100-YR FLOODPLAN ELEVATION

**LOT SUMMARY**

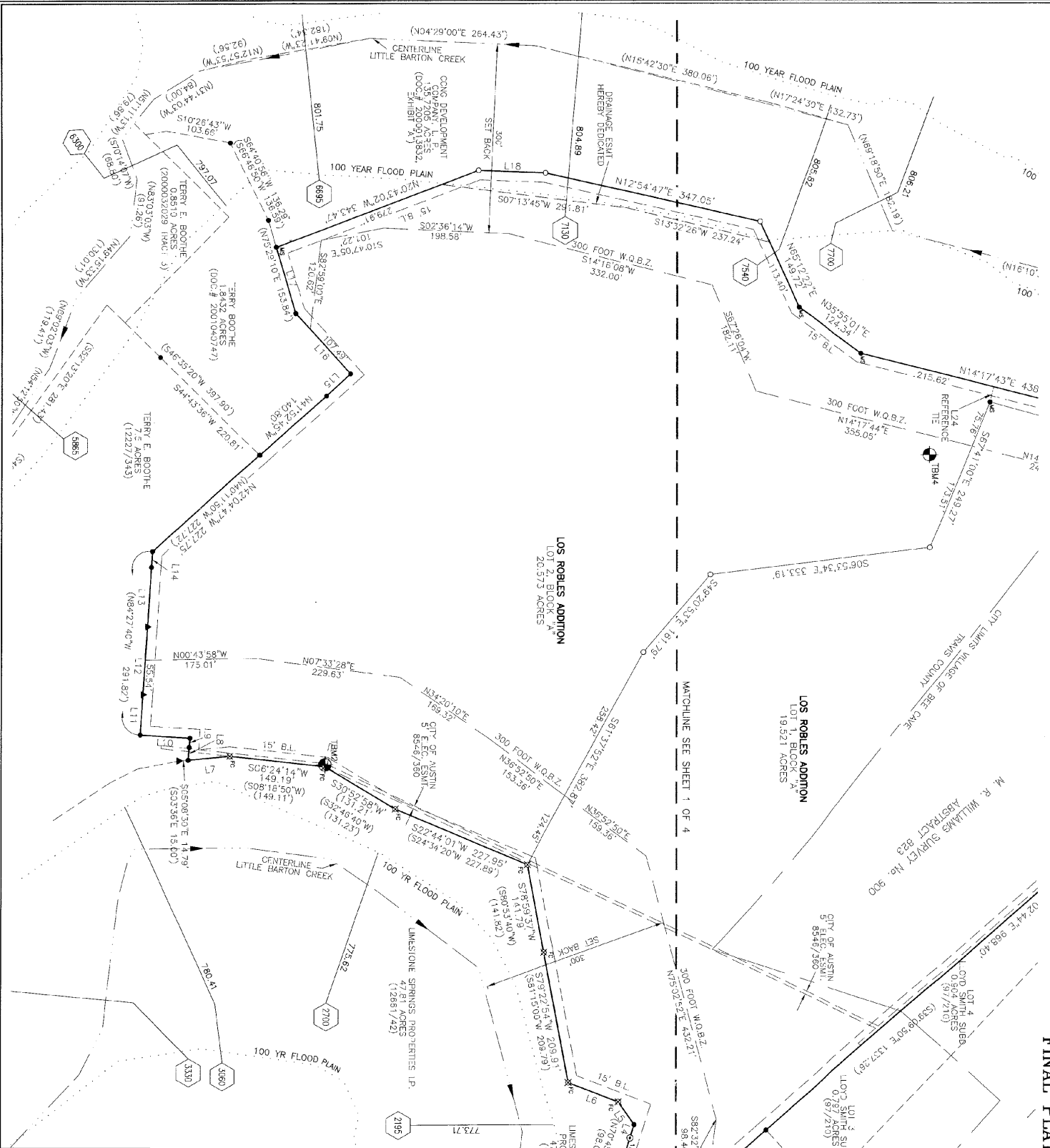
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	2
TOTAL LOT ACREAGE:	40.094



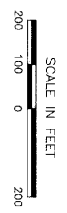
PROJECT NO.: 283-001  
DRAWING NO.: 283-001.049  
PLOT DATE: 10/02/01  
PLOT SCALE: 1" = 100'  
DRAWN BY: DK  
SHEET 1 OF 4



10-3-01



FINAL PLAT OF LOS ROBLES ADDITION



NO.	BEARING	LINE TABLE	DISTANCE	(RECORD)
L1	S87°20'21"E		14.82	
L2	S90°51'17"E		102.96	
L3	N72°44'18"W		2.59	
L4	N72°44'18"W		2.12	
L5	S85°01'45"W		43.85	S5709150'W 43.95'
L6	S211°17'14"W		83.85	S211°15'01"W 83.72'
L7	S85°12'40"E		87.02	S83°32'50"E 87.32'
L8	N85°16'28"W		50.27	N83°22'50"W 50.32'
L9	N85°20'52"W		14.68	N83°22'50"W 14.68'
L10	S03°38'22"W		78.77	S02°32'20"W 78.83'
L11	N86°21'40"W		64.15	
L12	N86°21'21"W		108.02	
L13	N86°21'58"W		94.52	
L14	N86°18'59"W		25.02	
L15	N42°54'16"W		51.91	
L16	S47°55'14"W		128.92	N48°48'10"E 128.90'
L17	S73°59'41"W		109.45	
L18	N02°14'05"E		107.02	
L19	N26°16'08"W		102.96	
L20	N44°56'45"W		102.92	
L21	N32°44'47"E		98.30	
L24	N55°42'17"W		25.04	

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93  
 HAIN VALUES FROM LCRA CONTROL NETWORK.

Professional Seal of the State of Texas, Surveying and Mapping, License No. 8868, dated 08/27/2010.

**Chapparral**  
 Surveying and Mapping, Inc.  
 510 South Congress Avenue, Suite B-100  
 Austin, Texas 78704  
 Tel: 512-478-7103

PROJECT NO.: 285-001  
 DRAWING NO.: 285-001.dwg  
 PLOT DATE: 10/02/01  
 PLOT SCALE: 1" = 100'  
 DRAWN BY: dk  
 SHEET 2 OF 4

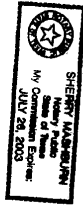
**FINAL PLAT OF LOS ROBLES ADDITION**

STATE OF TEXAS )  
 COUNTY OF TRAVIS )  
 WHEREAS, Columbia Graytor Bee Coves L.P., acknowledged by and through Joe Kinzle Oldham, Jr., Vice President, owners of a 40.09 acre tract of land out of the Matthew Williams Survey, No. 900, Abstract 823, Travis County, Texas being all of that 39.29 acre tract as recorded in Document No. 2001047705 and all of that 0.800 acre tract as recorded in Document No. 2001047705, both of the Official Public Records of Travis County, Texas, and being more particularly described as follows:  
 Does hereby subdivide 40.09 acres to be known as Los Robles Addition and does hereby dedicate to the public the use of all streets and easements as shown hereon subject to any easements and/or restrictions heretofore granted and released.  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Columbia Graytor Bee Coves L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat containing the herein above described property as LOS ROBLES ADDITION and does hereby dedicate to the public the use of all streets and easements as shown hereon subject to any easements and/or restrictions heretofore granted and released.  
 This plat approved subject to all pending ordinances, rules, regulations and resolutions of the Village of Bee Coves, Texas.  
 Village of Bee Coves, Texas.  
 BY: Joe Kinzle Oldham 1<sup>st</sup> day of October 2001.

WITNESS, my hand, this the 1<sup>st</sup> day of October 2001.  
 Joe Kinzle Oldham, Jr., Vice President  
 Columbia Graytor Bee Coves L.P.,  
 3441 Richmond Ave #200  
 Houston, Texas 77048-3411

STATE OF TEXAS )  
 COUNTY OF TRAVIS )  
 Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joe Kinzle Oldham, Jr., the owner, known to me to be the person executing the same for the purpose and considerations therein expressed.  
 Gave under my hand and seal of office, this 9<sup>th</sup> day of October 2001.  
Sherry Mathison  
 Notary Public in and for the State of Texas  
 My Commission Expires On: July 29, 2003



**TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION**

In approving this plat by the Commissioners Court of Travis County, Texas assumes no responsibility for the construction of the subdivision shown on this plat, or for any bridges or culverts in connection therewith. The buildings of all streets, roads and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The Owner(s) of the subdivision shall construct, the Subdivision's street and drainage improvements (the "improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of improvements. The Owner(s)' obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction, is a continuing obligation binding the owners and their successors and assigns until the improvements are completed and the County is satisfied with the completion of the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision shall not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be a part of the developer's construction.

**STATE OF TEXAS**

I, Dana Debeauvoir, Clerk of the County Court, of Travis County, Texas do hereby certify that on this 20<sup>th</sup> day of October 2001, A.D., the Commissioner's Court of Travis County, Texas passed an order authorizing the filing for record of this plat 19 pages that said order was duly entered in the minutes of said Court, in Book 195 Pages 195 that said order of Sherry Mathison and seal of office of the County Court of said County, the 7<sup>th</sup> day of October 2001, A.D.

Dana Debeauvoir, County Clerk  
 Travis County, Texas  
Sherry Mathison  
 Deputy  
Joakie Roney



**STATE OF TEXAS**

A portion of this property is located in the Bee Cove Corporate Limits and a portion of this property is in their property in Travis County, Texas.  
Sherry Mathison  
 Mayor, Village of Bee Cove  
Sherry Mathison  
 Attest, Village of Bee Cove  
 Date 11-6-01  
Sherry Mathison  
 Village Secretary, Village of Bee Cove  
 Date 11-6-01

**Declaration of Disbursement**  
 I, the undersigned, Mayor of the Village of Bee Cove, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this Village, and is hereby authorized and approved by the Governing Body of the Village of Bee Cove for recording in Plat Records of Travis County, Texas.  
Sherry Mathison  
 Mayor, Village of Bee Cove  
 Date 11-6-01  
Sherry Mathison  
 Attest, Village of Bee Cove  
 Date 11-6-01  
Sherry Mathison  
 Village Secretary, Village of Bee Cove  
 Date 11-6-01

**FINAL PLAT**  
 Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.  
Sherry Mathison  
 Approved By: Sherry Mathison and Jointing Commission of the Village of Bee Cove, Texas  
 Signature of Chairperson  
 Date 11/5/01

APPROVED BY: Governing Body of the Village of Bee Cove, Texas  
Sherry Mathison  
 Mayor, Village of Bee Cove  
 Date 11-6-01  
Sherry Mathison  
 Attest, Village of Bee Cove  
 Date 11-6-01  
Sherry Mathison  
 Village Secretary, Village of Bee Cove  
 Date 11-6-01

**KNOW ALL MEN BY THESE PRESENTS:**

I, Robert C. Watts, Jr., am authorized under the laws of the State of Texas to practice the profession of land surveying, and hereby certify that this plat is prepared from a land surveying standpoint, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.  
Robert C. Watts, Jr.  
 Registered Professional Land Surveyor, State of Texas No. 4995  
 510 South Congress Ave., Suite B-100  
 Austin, TX 78704



**Engineer's Certification**  
 I, Joseph Longo, a Registered Professional Engineer, licensed in the State of Texas hereby certify that proper engineering considerations have been given to this plat and it meets the requirements of the Subdivision Ordinance of the Village of Bee Cove, Texas. I further certify that the 100 year floodplain, if any is shown hereon, shall be contained within the drainage easements shown. Minimum building slab in elevation shall be 806.8.  
 The 100 year floodplain is contained within the drainage easements shown hereon. A portion of this tract is within the designated flood hazard areas as shown on the Federal Flood Insurance Administration Rate Map #48453 0295 E, dated June 16, 1993 for Travis County, Texas.  
 Minimum finished floor elevations for all affected structures shall be one (1) foot above the elevation of the 100-year flood plain as shown hereon: Elevation = 805.8  
Joseph Longo  
 Registered Professional Engineer State of Texas No. 55617  
 Longo & Clark, Inc.  
 910 South Capitol of Texas Hwy  
 Austin, TX 78704



**GENERAL NOTES:**

- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE VILLAGE OF BEE COVE AND TRAVIS COUNTY.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE VILLAGE OF BEE COVE AND TRAVIS COUNTY FOR INSPECTIONS OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- NO LOT IN THIS SUBDIVISION CAN BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE AT EACH LOT. PLANS AND SPECIFICATIONS SUBMITTED BY A LICENSED PROFESSIONAL ENGINEER MUST BE REVIEWED AND APPROVED BY THE LCRA.
- NO LOT IN THIS SUBDIVISION CAN BE OCCUPIED UNTIL CONNECTED TO LCRA PUBLIC WASTEWATER COLLECTION SYSTEM PLANS AND SPECIFICATIONS SUBMITTED BY A LICENSED PROFESSIONAL ENGINEER MUST BE REVIEWED AND APPROVED BY THE LCRA.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR INSTALLATION AND ONGOING MAINTENANCE OR OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25 OF THE AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION IN ADDITION. THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE VILLAGE OF BEE COVE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS.
- THE VILLAGE OF BEE COVE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INTERFERENCE AND ACCESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSARY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ACCESS TO TERRY BROOKE 7.5 ACRES (12227/343) WILL BE PROVIDED AS SHOWN IN DOC # 2000013632

THE STATE OF TEXAS )  
 COUNTY OF TRAVIS )  
 I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE  
 ON THE 13 DAY OF November 2001 A.D., AT 1:05 O'CLOCK P M., AND DULY  
 RECORDED ON THE 13 DAY OF November 2001 A.D., AT 1:05 O'CLOCK P M., IN THE  
 OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER  
2001047705  
 WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 13 DAY OF  
November 2001 A.D.

DANA DEBEAUVOIR,  
 COUNTY CLERK, TRAVIS COUNTY, TEXAS  
Dana Debeauvoir  
 V. DEBEAUVOIR



BOUNDARY SURVEY

A SURVEY OF 40.94 ACRES OF LAND OUT OF THE MATTHEW WILLIAMS SURVEY NO. 900, ABSTRACT NO. 823, IN TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT 135,720 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM WELLS HAMPF PARTNERSHIP L, LTD. TO CONG DEVELOPMENT COMPANY, L.P. IN DOCUMENT 20001013932, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, BEING ALSO ALL OF THAT 1,229 ACRE TRACT DESCRIBED IN A CONVECTION DEED DATED AND RECORDED FROM THE FEDERAL ESTATE INVESTMENT CORPORATION TO CONG OF TARRANT COUNTY, TEXAS AND BEING ALSO ALL OF THAT 0.614 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM TERRY BOOTHIE AND BARBARA BOOTHIE TO CONG DEVELOPMENT COMPANY, L.P. IN DOCUMENT 2001040743, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, SAID 40.94 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap found in the southwest right-of-way line of State Highway 71 (right-of-way with center) and a northeast line of the said CONG Development Company, ... 135,720 acre tract;

THENCE with the southwest right-of-way line of State Highway 71 and the northeast line of the 135,720 acre tract, for the following three (3) courses:  
1. South 57°15'53" East, a distance of 215.03 feet to a 1/2 inch rebar with cap found;  
2. South 57°20'2" East, a distance of 14.82 feet to a Texas Department of Transportation (TxDOT) Type I Concrete Highway monument found (boxed);  
3. South 51°19'39" East, with the southwest right-of-way line of State Highway 71 and the northeast line of the 135,720 acre tract, passing at 306.27 feet the northeast corner of the 1,229 acre tract. Since the southwest right-of-way line of State Highway 71 is 120 feet wide and the west corner of Lot 4, Lloyd Smith Subdivision, a subdivision of record in Volume 977, Page 210, Plat Records of Tarrant County, Texas;

THENCE leaving the southwest right-of-way line of State Highway 71 and continuing along the northeast line of the 135,720 acre tract, being also the northeast line of the 1,229 acre tract and the southwest line of the said Lloyd Smith Subdivision for the following three (3) courses:  
1. South 4°02'44" East, a distance of 966.40 feet to a 1/2 inch rebar with cap found;  
2. South 41°01'47" East, a distance of 266.24 feet to a 1/2 inch rebar with cap found;  
3. South 40°53'12" East, a distance of 102.96 feet to a 1 inch iron pipe found for the east corner of said 135,720 acre tract. Being also the east corner of the 1,229 acre tract and in fact recorded in Volume 12651, Page 42, Real Property Records of Tarrant County, Texas;

THENCE leaving the southwest line of Lot 1, Lloyd Smith Subdivision, along the line common to the 135,720 acre tract, the 1,229 acre tract and the 47.81 acre tract, the following eleven (11) courses:  
1. North 75°36'52" West, a distance of 162.37 feet to a 1/2 inch iron pipe found;  
2. North 72°34'43" West, a distance of 75.89 feet to a 1/2 inch iron pipe found;  
3. North 72°46'38" West, a distance of 22.12 feet to a 1/2 inch pin found;  
4. South 55°21'45" West, a distance of 43.95 feet to a fence corner post found;  
5. South 21°17'14" West, a distance of 83.82 feet to a fence corner post found;  
6. South 79°22'54" West, a distance of 209.81 feet to a fence corner post found;  
7. South 79°59'37" West, a distance of 141.79 feet to a fence corner post found;  
8. South 22°44'01" West, a distance of 227.99 feet to a fence corner post found;  
9. South 30°52'58" West, a distance of 131.21 feet to a fence corner post found;  
10. South 06°24'14" West, a distance of 149.19 feet to a fence corner post found;  
11. South 05°24'40" East, a distance of 67.02 feet to a 1/2 inch rebar with cap found for the southeast corner of the 135,720 acre tract, being also the southeast corner of the 1,229 acre tract, in the west line of the 47.81 acre tract and the northeast corner of a 7.5 acre tract recorded in Volume 12227, Page 343, Real Property Records of Tarrant County, Texas;

THENCE North 85°16'26" West, leaving the west line of the 47.81 acre tract, along the line common to the 135,720 acre tract, the 1,229 acre tract and the 7.5 acre tract, a distance of 202.27 feet to a 1/2 inch rebar with cap found for the southwest corner of the 1,229 acre tract;  
THENCE North 85°20'59" West, along the line common to the 135,720 acre tract and the 7.5 acre tract, a distance of 14.88 feet to a 1/2 inch rebar with cap found for an angle point in the east line of the 135,720 acre tract, being also the northeast corner of the 0.614 acre tract, and the north line of the 7.5 acre tract;  
THENCE leaving the south line of the 135,720 acre tract, along the line south line of the 0.614 acre tract, crossing the 7.5 acre tract, the following six (6) courses:  
1. South 03°38'22" West, a distance of 78.77 feet to a 1/2 inch rebar with cap found;  
2. North 86°21'40" West, a distance of 64.13 feet to a 60d nail found;  
3. North 86°21'21" West, a distance of 108.09 feet to a 60d nail found;  
4. North 86°21'38" West, a distance of 94.52 feet to a 1/2 inch rebar with cap found;  
5. North 86°18'39" West, a distance of 25.02 feet to a 1/2 inch rebar with cap found;  
6. North 42°04'47" West, a distance of 227.76 feet to a 1/2 inch rebar found in a southeast line of the 135,720 acre tract, being also the west corner of the 1,843.2 acre tract recorded in Document No. 2001040747, Official Public Records of Tarrant County, Texas;

THENCE over and across the 135,720 acre tract, along the northeast and northwest lines of the 1,843.2 acre tract, the following four (4) courses:  
1. North 41°52'45" West, a distance of 140.80 feet to a 1/2 inch rebar found;  
2. North 42°35'16" West, a distance of 51.91 feet to a 1/2 inch rebar with cap found;  
3. South 47°55'14" West, a distance of 128.92 feet to a 1/2 inch rebar with cap found;  
4. South 73°19'41" West, a distance of 109.45 feet to a 1/2 inch rebar with cap found in the northwest line of the 1,843.2 acre tract;  
THENCE leaving the northwest line of the 1,843.2 acre tract, over and across the 135,720 acre tract, the following ten (10) courses:  
1. North 20°43'02" West, a distance of 343.47 feet to a 1/2 inch rebar with cap set;  
2. North 02°14'05" East, a distance of 107.02 feet to a 1/2 inch rebar with cap set;  
3. North 12°54'47" East, a distance of 347.05 feet to a 1/2 inch rebar with cap set;  
4. North 65°12'22" East, a distance of 149.72 feet to a 1/2 inch rebar with cap found;  
5. North 35°55'01" East, a distance of 124.34 feet to a 1/2 inch rebar with cap found;  
6. North 14°17'43" East, a distance of 438.86 feet to a 1/2 inch rebar with cap found;  
7. North 06°49'26" East, a distance of 304.75 feet to a 1/2 inch rebar with cap found;  
8. North 26°16'08" West, a distance of 102.96 feet to a 1/2 inch rebar with cap found;  
9. North 44°50'45" West, a distance of 102.42 feet to a 1/2 inch rebar with cap found;  
10. North 32°44'42" East, a distance of 86.39 feet to the POINT OF BEGINNING, containing 40.984 acres of land, more or less.

FINAL PLAT OF LOS ROBLES ADDITION

- 1. North 41°52'45" West, a distance of 140.80 feet to a 1/2 inch rebar found;
2. North 42°35'16" West, a distance of 51.91 feet to a 1/2 inch rebar with cap found;
3. South 47°55'14" West, a distance of 128.92 feet to a 1/2 inch rebar with cap found;
4. South 73°19'41" West, a distance of 109.45 feet to a 1/2 inch rebar with cap found in the northwest line of the 1,843.2 acre tract;
THENCE leaving the northwest line of the 1,843.2 acre tract, over and across the 135,720 acre tract, the following ten (10) courses:
1. North 20°43'02" West, a distance of 343.47 feet to a 1/2 inch rebar with cap set;
2. North 02°14'05" East, a distance of 107.02 feet to a 1/2 inch rebar with cap set;
3. North 12°54'47" East, a distance of 347.05 feet to a 1/2 inch rebar with cap set;
4. North 65°12'22" East, a distance of 149.72 feet to a 1/2 inch rebar with cap found;
5. North 35°55'01" East, a distance of 124.34 feet to a 1/2 inch rebar with cap found;
6. North 14°17'43" East, a distance of 438.86 feet to a 1/2 inch rebar with cap found;
7. North 06°49'26" East, a distance of 304.75 feet to a 1/2 inch rebar with cap found;
8. North 26°16'08" West, a distance of 102.96 feet to a 1/2 inch rebar with cap found;
9. North 44°50'45" West, a distance of 102.42 feet to a 1/2 inch rebar with cap found;
10. North 32°44'42" East, a distance of 86.39 feet to the POINT OF BEGINNING, containing 40.984 acres of land, more or less.

