

**General Warranty Deed**

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

**Date:** June \_\_\_\_, 2016, to be effective as of April 25, 2016

**Grantor:** WILLIAMSON COUNTY, TEXAS

**Grantor's Mailing Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Grantee:** SIENNA KYLE COMMERCIAL, LP, a Texas limited partnership

**Grantee's Mailing Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

All of that certain 3.091 acres (approximately 134,639 Sq. Ft.) tract of land in the R. MCNUTT SURVEY, Abstract No. 422, Williamson County, Texas, being more fully described by metes and bounds in Exhibit "A" (Parcel 4S) in Donation Deed from Sienna Kyle Commercial, LP to Williamson County, Texas, dated April 25, 2016, recorded as County Clerk's Document No. 2016036010, Official Public Records, Williamson County, Texas (hereinafter "Corrected Deed").

All of that certain 2.019 acres (approximately 87,964 Sq. Ft.) tract of land in the R. MCNUTT SURVEY, Abstract No. 422, Williamson County, Texas, being more fully described by metes and bounds in Exhibit "B" (Parcel 13S) to the Corrected Deed.

All of that certain 0.256 acres (approximately 11,169 Sq. Ft.) tract of land in the R. MCNUTT SURVEY, Abstract No. 422, Williamson County, Texas, being more fully described by metes and bounds in Exhibit "C" (Parcel 20S) to the Corrected Deed.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** None.


Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

This deed is made as a correction deed in remedy of the Corrected Deed, to correct the following: Corrected Deed was given in error, by mutual mistake of the parties, and was never intended to be given by the Grantor nor accepted by the Grantee therein. This deed is given in all respects necessary to vest and restore all right, title and interest in the Property in and to the Grantee herein and thereby to unify the Property to and with all interests reserved to the Grantor in the Corrected Deed.

When the context requires, singular nouns and pronouns include the plural.

WILLIAMSON COUNTY, TEXAS

By:

  
Name: DAN R. GATTIS  
Title: County Judge

**STATE OF TEXAS**           §  
  §  
**COUNTY OF** \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by  
\_\_\_\_\_, the \_\_\_\_\_ of WILLIAMSON  
COUNTY, TEXAS, on behalf of said political subdivision.

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

EXHIBIT   A  

**County:** Williamson  
**Parcel No.:** 4S  
**Highway:** CR 110  
**Limits:** From: U.S. Highway 79  
          To: 300 feet north of CR 109 (Limmer Loop)

**DESCRIPTION FOR PARCEL 4S**

DESCRIPTION OF A 3.091 ACRE (134,639 SQ. FT.) PARCEL, LOCATED IN THE R. McNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 68.96 ACRE TRACT OF LAND, TRACT 3, AND A PORTION OF A CALLED 12.01 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO SIENA KYLE COMMERCIAL, LP. AND RECORDED IN DOCUMENT NO. 2008000334 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 3.091 ACRE (134,639 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found 1,775.60 feet right of Engineer's Centerline Station (E.C.S.) 117+48.20, said point being the southeast corner of said 79.47 acre tract, same being the northeast corner of a called 38.673 acre tract of land as described in a deed to Grant & Mark Kaiser and recorded in Document No. 2011065991, O.P.R.W.C.TX.;

**THENCE** S 87°24'17" W, with the common line between the said 68.96 acre tract and the said 38.673 acre tract, a distance of 1,707.63 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet right of E.C.S. 117+58.61, for the **POINT OF BEGINNING** (Grid = N: 10170275.55, E: 3156634.32) of the parcel described herein, said point being on the proposed east right-of-way line of County Road (CR) 110;

1) **THENCE** S 87°24'05" W, continuing with the common line between said 68.96 acre tract and the said 38.673 acre tract, a distance of 70.26 feet to a concrete monument found 2.25 feet left of E.C.S. 117+59.04, on the existing east right-of-way line of CR 110, a variable width right-of-way (no record information found), from which a 1/2-inch iron rod found 1.56 feet left of E.C.S. 117+59.14, bears N 80°11'24" E, a distance of 0.70 feet, for a **POINT OF REFERENCE**;

**THENCE**, with the existing east line of said CR 110, same being the west line of said 68.96 acre tract and said 12.01 acre tract, the following three (3) courses and distances numbered 2 through 4:

- 2) N 02°17'39" W, a distance of 59.95 feet to a 1/2-inch iron rod found 1.60 feet left of E.C.S. 118+26.50, same being the southwest corner of said 12.01 acre tract,
- 3) N 02°19'55" W, a distance of 1,762.96 feet to a 1/2-inch iron rod 8.80 feet right of E.C.S. 135+81.98, same being the northwest corner of said 12.01 acre tract, and
- 4) N 02°18'42" W, a distance of 167.10 feet to a 1/2-inch iron rod 8.91 feet right of E.C.S. 137+49.08, said point being the northwest corner of said 68.96 acre tract;

5) **THENCE** N 87°51'48" E, with the existing east line of said CR 110, same being the north line of said 68.96 acre tract, a distance of 70.34 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 79.29 feet right of E.C.S. 137+48.80, said point being the southwest corner of a called 1.54 acre tract of land as described as Lot 1-A, Block AA, Siena Phase 1, Section 24 in a deed to SEDC DEVCO, Inc. and recorded in Document No. 2013086194, O.P.R.W.C.TX.;

**THENCE**, over and across said 68.96 acre tract and said 12.01 acre tract, with the proposed east right-of-way line of CR 110, the following three (3) courses and distances numbered 6 through 8:

- 6) S 02°22'42" E, a distance of 811.73 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 79.50 feet right of E.C.S. 129+37.07,
- 7) S 00°16'04" E, a distance of 287.58 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet right of E.C.S. 126+48.99, and
- 8) S 02°56'41" E, a distance of 890.38 feet to the **POINT OF BEGINNING**, and containing 3.091 acres (134,639 sq. ft.) of land, more or less.

This property description is accompanied by a plat of even date.

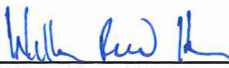
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

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

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21<sup>st</sup> day of October, 2015.

SURVEYING AND MAPPING, LLC.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300

  
 \_\_\_\_\_  
 William Reed Herring  
 Registered Professional Land Surveyor  
 No. 6355-State of Texas



R. MCNUTT SURVEY,  
ABSTRACT 422



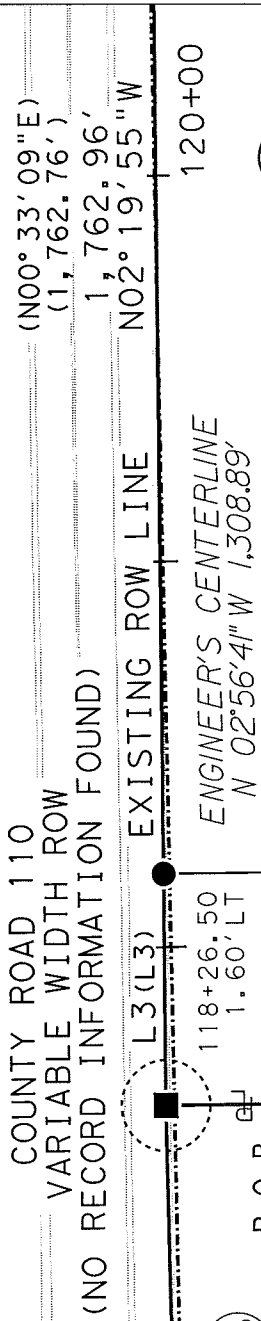
GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS



**LEGEND**

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ℙ RECORD INFORMATION
- ( ) PUBLIC UTILITY EASEMENT
- P. U. E. POINT OF BEGINNING
- P. O. B. POINT OF COMMENCING
- P. O. C. POINT OF REFERENCE
- P. O. R. POINT OF CURVATURE
- P. C. POINT OF TANGENCY
- P. T. POINT OF INTERSECTION
- P. I. NOT TO SCALE
- N. T. S. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- D. R. W. C. TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O. R. W. C. TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O. P. R. W. C. TX. DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

EXISTING ROW LINE



GRANT AND MARK KAISER  
CALLED 38.673 ACRES  
DOC. NO. 2011065991  
O. P. R. W. C. TX.

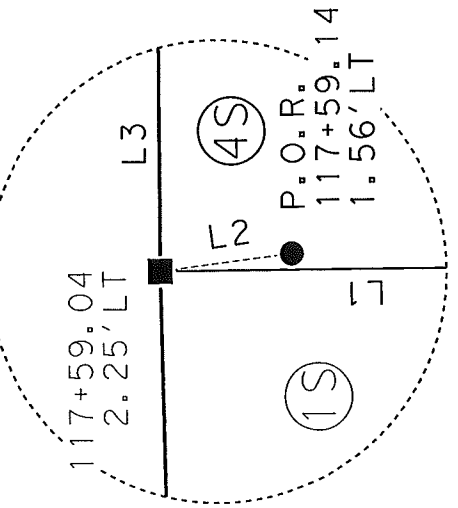
SIENA KYLE COMMERCIAL, LP  
CALLED 68.96 ACRES  
TRACT 4  
DOC. NO. 2008000334  
O. P. R. W. C. TX.

P. O. C.  
117+48.20  
1,775.60' RT

(89°42'42"W)  
1,707.63'  
S 87°24'17"W

SIENA KYLE COMMERCIAL, LP  
CALLED 12.01 ACRES  
TRACT 3  
DOC. NO. 2008000334  
O. P. R. W. C. TX.

**DETAIL "A"**



NOT TO SCALE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S87°24'05"W	70.26'
L2	N80°11'24"E	0.70'
L3	N02°17'39"W	59.95'
(L3)	(N00°33'09"E)	(60')

PAGE 3 OF 7  
REF. FIELD NOTE NO. 18005

45a.dgn  
Parcel 45a.dgn  
ACQUIRE 3.091 AC.  
REMAINING 77.88 AC. RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 1006-000

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SIENNA KYLE COMMERCIAL, LP  
PARCEL 45  
3.091 AC. (134,639 SQ. FT.)

R. MCNUTT SURVEY,  
ABSTRACT 422



GRAPHIC SCALE  
SCALE: 1" = 50'

WILLIAMSON COUNTY, TEXAS



PROPOSED ROW LINE

EXISTING ROW LINE

COUNTY ROAD 110  
VARIABLE WIDTH ROW  
(NO RECORD INFORMATION FOUND) ENGINEER'S CENTERLINE N 02°56'41" W 1,308.89'

EXISTING ROW LINE N02°19'55"W 1,762.96' (N00°33'09"E 1,762.76')

4S

S02°56'41"E 890.38'

PROPOSED ROW LINE

SIENNA KYLE COMMERCIAL, LP  
CALLED 12.01 ACRES  
TRACT 3  
DOC. NO. 2008000334  
O.P.R.W.C. TX.

MATCH LINE PAGE 3 OF 7

MATCH LINE PAGE 5 OF 7

TIME: 7:42:33 AM  
DATE: 10/21/2015  
FILE: J:\1014035067\100\Survey\06Plots\Parcel 4Sb.dgn

EXISTING \*80.97 AC. ACQUIRE 3.091 AC. REMAINING 77.88 AC. RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0375  
Fax: (512) 526-3029  
Texas Firm Registration No. 10064500

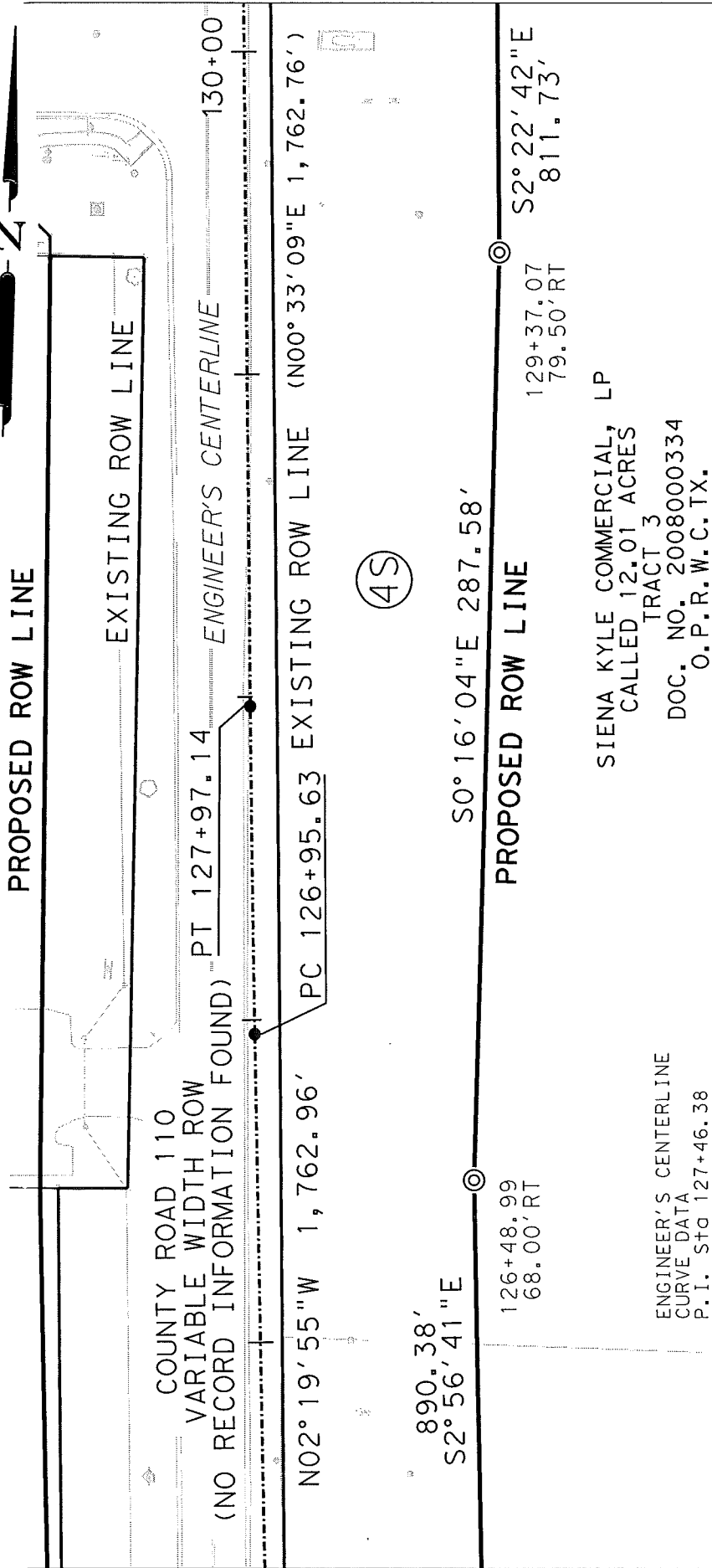
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SIENNA KYLE COMMERCIAL, LP  
PARCEL 4S  
3.091 AC. (134,639 SQ. FT.)

PAGE 4 OF 7  
REF. FIELD NOTE NO. 18005

R. MCNUTT SURVEY,  
ABSTRACT 422



GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS



MATCH LINE PAGE 6 OF 7

MATCH LINE PAGE 4 OF 7

ENGINEER'S CENTERLINE  
CURVE DATA  
P.I. STG 127+46.38  
N 10,172,478.954  
E 3,156,894.464  
Δ = 00° 34' 54" (RT)  
D = 00° 34' 23"  
T = 50.75'  
L = 101.51'  
R = 10,000.00'  
P.C. STG 126+95.63  
P.T. STG 127+97.14

SIENA KYLE COMMERCIAL, LP  
CALLED 12.01 ACRES  
TRACT 3  
DOC. NO. 2008000334  
O.P.R.W.C. TX.

126+48.99  
68.00' RT

129+37.07  
79.50' RT

S0° 16' 04" E 287.58'

S2° 22' 42" E  
811.73'

TIME: 7:47:59 AM  
DATE: 10/21/2015  
FILE: J:\1014035067\100\Survey\06Plats\Parcel 45c.dgn

EXISTING \*80.97 AC. ACQUIRE 3.091 AC. REMAINING 77.88 AC. RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SIENNA KYLE COMMERCIAL, LP  
PARCEL 45  
3.091 AC. (134,639 SQ. FT.)

PAGE 5 OF 7  
REF. FIELD NOTE NO. 18005





GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS

R. MCNUTT SURVEY,  
ABSTRACT 422



EXISTING ROW LINE

ENGINEER'S CENTERLINE N 02°21'47" W 4,255.41'

134+00

EXISTING ROW LINE (N00°33'09"E 1,762.76') N02°19'55"W 1,762.96'

(4S)

S02°22'42"E 811.73'

PROPOSED ROW LINE

SIENA KYLE COMMERCIAL, LP  
CALLED 12.01 ACRES  
TRACT 3  
DOC. NO. 2008000334  
O.P.R.W.C. TX.

SIENA KYLE COMMERCIAL, LP  
CALLED 68.96 ACRES  
TRACT 4  
DOC. NO. 2008000334  
O.P.R.W.C. TX.

MATCH LINE PAGE 5 OF 7

MATCH LINE PAGE 7 OF 7

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DATE: 10/21/2015  
FILE: J:\1014035067\100\Survey\06Plats\Parcel\_4S.dgn

PAGE 6 OF 7  
REF. FIELD NOTE NO. 18005

EXISTING	*80.97 AC.	ACQUIRE	3.091 AC.	REMAINING	77.88 AC.	RIGHT
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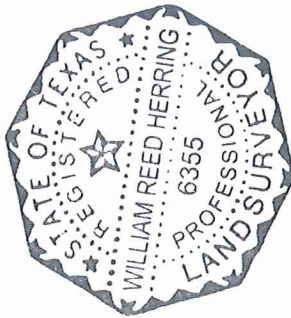


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Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SIENNA KYLE COMMERCIAL, LP  
PARCEL 4S  
3.091 AC. (134,639 SQ. FT.)

**LEGEND**

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- ⊗ 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- - - DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)



**NOTES:**

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U. S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC. IN FEBRUARY, 2015.
- \* AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*William Reed Herring*  
 WILLIAM REED HERRING  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6355, STATE OF TEXAS

DATE  
 10/21/2015

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L4	N87° 51' 48" E	70.34'
(L4)	(S89° 28' 38" E)	(1,775.74')

R. MCNUTT SURVEY,  
 ABSTRACT 422

EXISTING ROW LINE

COUNTY ROAD 110  
 VARIABLE WIDTH ROW  
 (NO RECORD INFORMATION FOUND)

N 02° 21' 47" W 4,255.41'  
 ENGINEER'S CENTERLINE

137+00

(N00° 33' 09" E)  
 (1,762.76')

N02° 19' 55" W  
 1,762.96'

(N00° 33' 09" E) N02° 18' 42" W  
 135+81.98 (166.93') 167.10'

137+49.08  
 8.91' RT

SIENNA KYLE COMMERCIAL, LP  
 CALLED 12.01 ACRES  
 TRACT 3  
 DOC. NO. 2008000334  
 O.P.R.W.C.TX.

4S

S02° 22' 42" E 811.73' PROPOSED ROW LINE

137+48.80  
 79.29' RT

EXISTING  
 ROW LINE

SIENNA KYLE COMMERCIAL, LP  
 CALLED 68.96 ACRES  
 TRACT 4  
 DOC. NO. 2008000334  
 O.P.R.W.C.TX.

SEDC DEVCO, INC.  
 CALLED 1.54 ACRES  
 SIENNA PHASE 1, SECTION 24  
 BLOCK AA, LOT 1-A  
 DOC. NO. 2013086194  
 O.P.R.W.C.TX.

TIME: 7:53:59 AM  
 DATE: 10/21/2015  
 FILE: J:\1014035067\100\Survey\06Plots\Parcel 4Se.dgn

EXISTING \*80.97 AC. ACQUIRE 3.091 AC. REMAINING 77.88 AC. RIGHT

PAGE 7 OF 7  
 REF. FIELD NOTE NO. 18005



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax (512) 526-3029  
 Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH  
 SHOWING PROPERTY OF  
 SIENNA KYLE COMMERCIAL, LP  
 PARCEL 4S  
 3.091 AC. (134,639 SQ. FT.)

**EXHIBIT B**

**County:** Williamson  
**Parcel No.:** 13S  
**Highway:** CR 110  
**Limits:** From: U.S. Highway 79  
To: 300 feet north of CR 109 (Limmer Loop)

**DESCRIPTION FOR PARCEL 13S**

DESCRIPTION OF A 2.019 ACRE (87,964 SQ. FT.) PARCEL, LOCATED IN THE R. McNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 18.547 ACRE TRACT OF LAND, TRACT 2, AS DESCRIBED IN A DEED TO SIENA KYLE COMMERCIAL, LP AND RECORDED IN DOCUMENT NO. 2008000334 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 2.019 ACRE (87,964 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found 217.00 feet right of Engineer's Centerline Station (E.C.S.) 172+09.62, said point being the most northerly corner of said 18.547 acre tract, same being an interior southern corner of a called 291.9779 acre tract of land as described in a deed to SEDC DEVCO, Inc. and recorded in Document No. 2013084236, O.P.R.W.C.TX.;

**THENCE** S 87°38'24" W, with the common line of said 18.547 acre tract and said 291.9779 acre tract, a distance of 149.00 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet right of E.C.S. 172+09.63, same being on the proposed east right-of-way line of County Road (CR) 110, for the **POINT OF BEGINNING** (Grid = N: 10175720.12, E: 3156399.60) of the parcel described herein;

- 1) **THENCE** S 02°21'47" E, over and across said 18.547 acre tract, with the proposed east right-of-way line of CR 110, a distance of 1,517.87 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet left of E.C.S. 156+91.75, said point being on the north line of said 291.9779 acre tract, same being the south line of said 18.547 acre tract, same being on the existing east right-of-way line of CR 110 (a variable width right-of-way), no record information found;
- 2) **THENCE** S 32°12'41" W, with the existing east right-of-way line of said CR 110, same being the south line of said 18.547 acre tract, a distance of 47.86 feet to a 1/2-inch iron rod found 40.84 feet left of E.C.S. 156+52.35, said point being the south corner of said 18.547 acre tract;
- 3) **THENCE** S 87°31'31" W, continuing with the existing east right-of-way line of said CR 110, same being the south line of said 18.547 acre tract, a distance of 30.90 feet to a calculated point for the southwest corner of said 18.547 acre tract, and the tract described herein;
- 4) **THENCE** N 02°19'24" W, with the existing east right-of-way line of said CR 110, same being the west line of said 18.547 acre tract, a distance of 1,532.42 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 11.00 feet right of E.C.S. 171+84.70, said point being the northwest corner of said 18.547 acre tract, same being the southwest corner of said 291.9779 acre tract;

**THENCE**, with the common line of said 18.547 acre tract and said 291.9779 acre tract, the following three (3) courses and distances numbered 5 through 7:

- 5) N 87°37'35" E, a distance of 30.96 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 41.96 feet right of E.C.S. 171+84.71,

- 6) N 42°49'37" E, a distance of 35.36 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 67.04 feet right of E.C.S. 171+09.63, and
- 7) N 87°38'24" E, a distance of 0.96 feet to the **POINT OF BEGINNING**, and containing 2.019 acre (87,964 sq. ft.) of land, more or less.

\*Area calculated by SAM, LLC.

This property description is accompanied by a plat of even date.

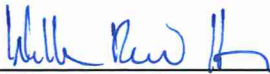
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

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

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21<sup>st</sup> day of October, 2015.

SURVEYING AND MAPPING, Inc.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300

  
\_\_\_\_\_  
William Reed Herring  
Registered Professional Land Surveyor  
No. 6355-State of Texas



PROPOSED ROW LINE

EXISTING ROW LINE

COUNTY ROAD 110  
VARIABLE WIDTH ROW  
ENGINEER'S CENTERLINE N 02°21'47" W 4,459.72'  
170+00 (NO RECORD INFORMATION FOUND)

EXISTING ROW LINE

N02°19'24"W 1,532.42'

"RJ SURVEYING"

171+84.70  
11.00' RT

"RJ SURVEYING"  
171+84.71  
41.96' RT

PROPOSED ROW LINE

S02°21'47"E 1,517.87'

P.O.B. DETAIL "A"



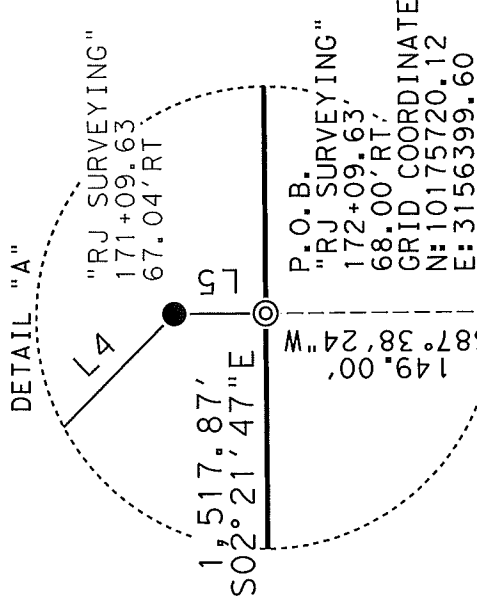
GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS



LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊖ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)

NOT TO SCALE



SIENA KYLE COMMERCIAL, LP  
CALLED 18.547 ACRES  
TRACT 2  
DOC. NO. 2008000334  
O.P.R.W.C.TX.

SEDC DEVCO, INC.  
CALLED 291.9779 ACRES  
DOC. NO. 2013084236  
O.P.R.W.C.TX.

R. MCNUTT SURVEY,  
ABSTRACT 422

P.O.C.  
"RJ SURVEYING"  
172+09.62  
217.00' RT

TIME#9:34:32 AM  
DATE#10/21/2015  
FILE#J:\1014035067\100\Survey\06Plots\Parcel\_135a.dgn

EXISTING 18.547 AC. ACQUIRE 2.019 AC. REMAINING 16.528 AC. LEFT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax (512) 526-3029  
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SIENA KYLE COMMERCIAL, LP  
PARCEL 135  
2.019 AC. (87,964 SQ. FT.)

**LEGEND**

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊔ PROPERTY LINE
- Ⓡ RECORD INFORMATION
- ( ) PUBLIC UTILITY EASEMENT
- P.U.E.
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)

MATCH LINE PAGE 5 OF 6

R. MCNUTT SURVEY,  
ABSTRACT 422



GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS



**PROPOSED ROW LINE**

**EXISTING ROW LINE**

COUNTY ROAD 110

VARIABLE WIDTH ROW

(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE  
N 02°21'47" W 4,459.72'

165+00

SIENA KYLE COMMERCIAL, LP  
CALLED 18.547 ACRES  
TRACT 2 OF  
DOC. NO. 2008000334  
O.P.R.W.C.TX.

13S

N02°19'24"W  
1,532.42'

EXISTING ROW LINE

**PROPOSED ROW LINE**

S02°21'47"E 1,517.87'

MATCH LINE PAGE 3 OF 6

TIME: 9:35:30 AM  
DATE: 10/21/2015  
FILE: J:\1014035067\100\Survey\06Plots\Parcel 13Sb.dgn

PAGE 4 OF 6  
REF. FIELD NOTE NO. 18273

EXISTING 18.547 AC. ACQUIRE 2.019 AC. REMAINING 16.528 AC. LEFT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SIENA KYLE COMMERCIAL, LP  
PARCEL 13S  
2.019 AC. (87,964 SQ. FT.)



R. MCNUTT SURVEY,  
ABSTRACT 422



GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS



PROPOSED ROW LINE

EXISTING ROW LINE

COUNTY ROAD 110  
VARIABLE WIDTH ROW  
(NO RECORD INFORMATION FOUND)  
160+00

ENGINEER'S CENTERLINE N 02°21'47" W 4,459.72'

N02°19'24"W 1,532.42' EXISTING ROW LINE

SIENA KYLE COMMERCIAL, LP  
CALLED 18.547 ACRES  
TRACT 2 OF  
DOC. NO. 2008000334  
O.P.R.W.C. TX.

13S

PROPOSED ROW LINE S02°21'47"E 1,517.87'

TIME: 9:36:21 AM  
DATE: 10/21/2015  
FILE: J:\1014035067\100\Survey\06Plats\Parcel 13Sc.dgn

PAGE 5 OF 6  
REF. FIELD NOTE NO. 18273

EXISTING 18.547 AC. ACQUIRE 2.019 AC. REMAINING 16.528 AC. LEFT



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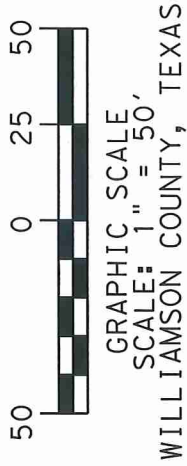
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SIENA KYLE COMMERCIAL, LP  
PARCEL 13S  
2.019 AC. (87,964 SQ. FT.)

**LEGEND**

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊠ PROPERTY LINE
- ⊡ RECORD INFORMATION
- ( ) PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
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- O. R. W. C. TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O. P. R. W. C. TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	S32° 12' 41" W	47.86'
L2	S87° 31' 31" W	30.90'
L3	N87° 37' 35" E	30.96'
L4	N42° 49' 37" E	35.36'
L5	N87° 38' 24" E	0.96'



R. MCNUTT SURVEY,  
ABSTRACT 422

PROPOSED ROW LINE

EXISTING ROW LINE

COUNTY ROAD 110

VARIABLE WIDTH ROW

ENGINEER'S CENTERLINE (NO RECORD INFORMATION FOUND)

N 02° 21' 47" W 4,459.72'

NOTHING FOUND

N02° 19' 24" W  
1,532.42'

SIENA KYLE COMMERCIAL, LP  
CALLED 18.547 ACRES  
TRACT 2 OF  
DOC. NO. 2008000334  
O.P.R.W.C.TX.

13S

156+52.35  
40.84' RT

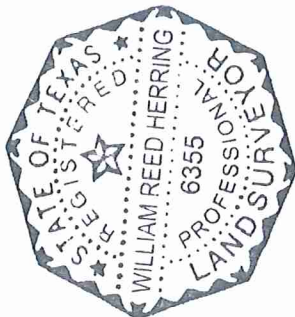
L1 156+91.75  
68.00' RT

PROPOSED ROW LINE

S02° 21' 47" E 1,517.87'

EXISTING ROW LINE

SEDC DEVCO, INC  
CALLED 291.9779 ACRES  
DOC. NO. 2013084236  
O.P.R.W.C.TX.



**NOTES:**

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVDS88 TEXAS STATE PLANE COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC. IN FEBRUARY, 2015.
- \* AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*William Reed Herring*  
WILLIAM REED HERRING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6355, STATE OF TEXAS

10/21/2015  
DATE



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 526-3029  
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SIENA KYLE COMMERCIAL, LP  
PARCEL 13S  
2.019 AC. (87,964 SQ. FT.)

TIME: 9:39:01 AM  
DATE: 10/21/2015  
FILE: J:\1014035067\100\Survey\06Plots\Parcel 13S.dgn

EXISTING 18.547 AC. ACQUIRE 2.019 AC. REMAINING 16.528 AC. LEFT

EXISTING 18.547 AC. ACQUIRE 2.019 AC. REMAINING 16.528 AC. LEFT

PAGE 6 OF 6  
REF. FIELD NOTE NO. 18273



EXHIBIT   C  

**County:** Williamson  
**Parcel No.:** 20S  
**Highway:** CR 110  
**Limits:** From: U.S. Highway 79  
To: 300 feet north of CR 109 (Limmer Loop)

**DESCRIPTION FOR PARCEL 20S**

DESCRIPTION OF A 0.256 ACRE (11,169 SQ. FT.) PARCEL, LOCATED IN THE R. McNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A \*18.3111 ACRE TRACT OF LAND, TRACT 1, AS DESCRIBED IN A DEED TO SIENA KYLE COMMERCIAL, LP AND RECORDED IN DOCUMENT NO. 2008000334 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.256 ACRE (11,169 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 217.77 feet right of Engineer's Centerline Station (E.C.S.) 172+88.81, said point being on an interior north line of a called 291.9779 acre tract of land, as described in a deed to SEDC DEVCO, Inc. and recorded in Document No. 2013084236, O.P.R.W.C.TX., same being the south line of said \*18.3111 acre tract;

**THENCE** S 87°40'26" W, with the common line of said \*18.3111 acre tract and the said 291.9779 acre tract, a distance of 149.83 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet right of E.C.S. 172+92.68, for the **POINT OF BEGINNING** (Grid = N: 10175805.09, E: 3156395.53) of the parcel described herein, same being on the proposed east right-of-way line of County Road (CR) 110;

**THENCE**, with the common line between said \*18.3111 acre tract and said 291.9779 acre tract, the following three (3) courses and distances numbered 1 through 3:

- 1) S 87°40'26" W, a distance of 0.28 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 67.72 feet right of E.C.S. 172+92.69,
- 2) N 47°24'54" W, a distance of 35.32 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 43.74 feet right of E.C.S. 173+17.47, and
- 3) S 87°49'55" W, a distance of 31.11 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ SURVEYING" found 12.67 feet right of E.C.S. 173+19.13, said point being on the existing east right-of-way line of CR 110 (variable width right-of-way), no record information found;
- 4) **THENCE** N 02°19'09" W, with the existing east right-of-way line of said CR 110, same being the west line of said \*18.3111 acre tract, a distance of 206.86 feet to a 1/2-inch iron rod found 40.88 feet right of E.C.S. 175+19.84;
- 5) **THENCE** N 03°24'09" W, continuing with the existing east right-of-way line of said CR 110, same being the west line of said \*18.3111 acre tract, a distance of 112.01 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet right of E.C.S. 176+23.84, said point being on the proposed east right-of-way line of CR 110, same being the north corner of the tract described herein, and the beginning of a curve;

6) **THENCE**, over and across said \*18.3111 acre tract, with the proposed east right-of-way line of CR 110, being a curve to right, an arc distance of 349.93, through a central angle of 15°48'42", having a radius of 1,268.00 feet, and a chord that bears S 11°58'46" E, a distance of 348.82 feet to the **POINT OF BEGINNING**, and containing 0.256 acre (11,169 sq. ft.) of land, more or less.

\*Area calculated by SAM, LLC.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

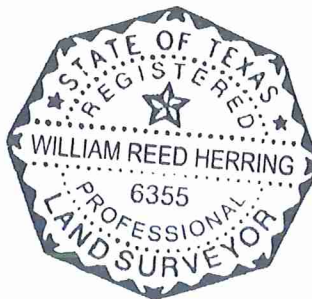
COUNTY OF TRAVIS

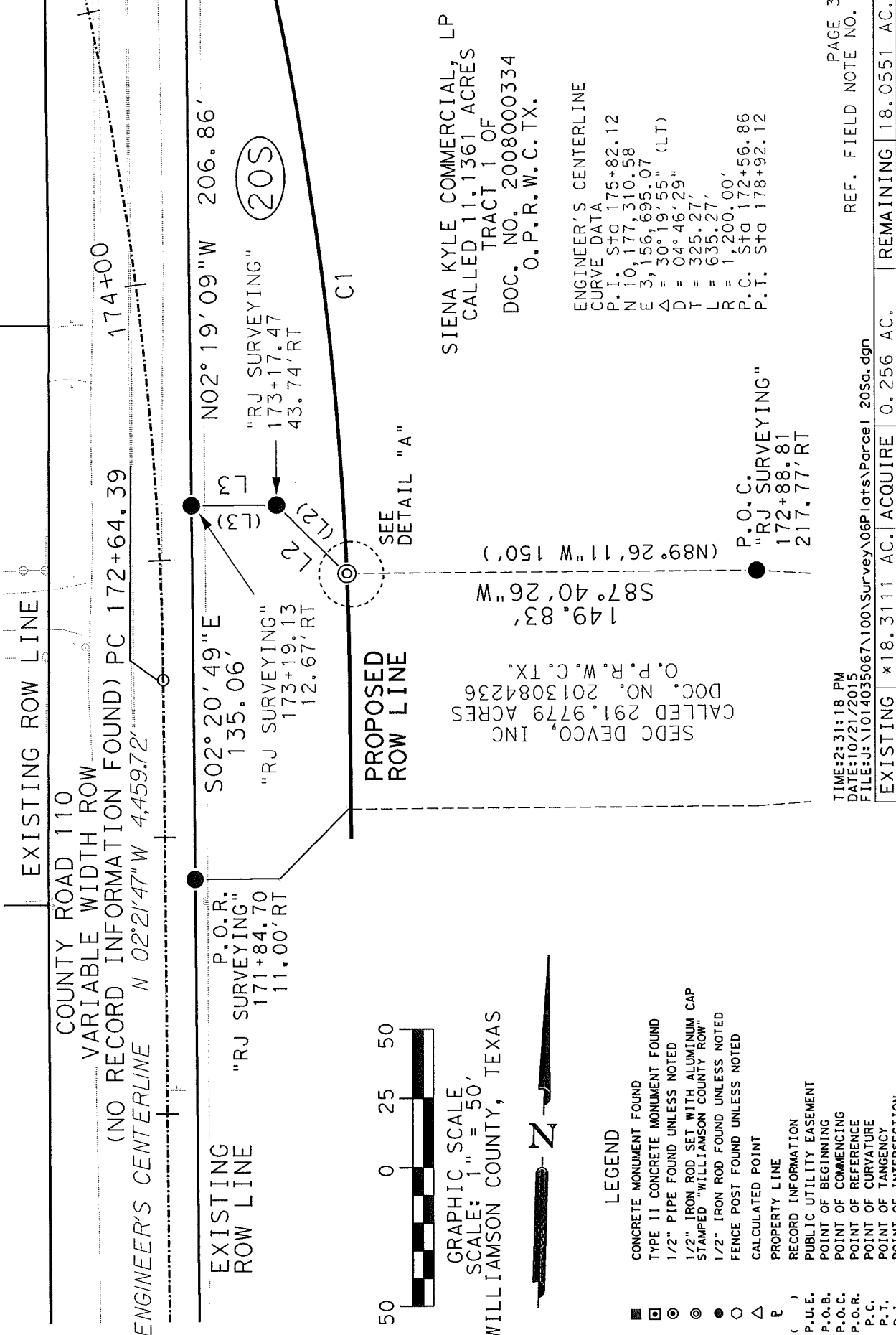
That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20<sup>th</sup> day of October, 2015.

SURVEYING AND MAPPING, Inc.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300

  
\_\_\_\_\_  
William Reed Herring  
Registered Professional Land Surveyor  
No. 6355-State of Texas





EXISTING ROW LINE  
 COUNTY ROAD 110  
 VARIABLE WIDTH ROW  
 (NO RECORD INFORMATION FOUND) PC 172+64.39 174+00  
 ENGINEER'S CENTERLINE N 02°21'47"W 4,459.72'

EXISTING ROW LINE  
 P.O.R.  
 "RJ SURVEYING"  
 171+84.70  
 11.00' RT  
 S02°20'49"E  
 135.06'  
 "RJ SURVEYING"  
 173+19.13  
 12.67' RT  
 "RJ SURVEYING"  
 173+17.47  
 43.74' RT  
 N02°19'09"W 206.86'  
 (20S)

PROPOSED ROW LINE  
 SEE DETAIL "A"  
 C1  
 SIENA KYLE COMMERCIAL, LP  
 CALLED 11.1361 ACRES  
 TRACT 1 OF  
 DOC. NO. 2008000334  
 O.P.R.W.C.TX.

ENGINEER'S CENTERLINE  
 CURVE DATA  
 P.I. STD 175+82.12  
 N 10, 177, 310.58  
 E 3, 156, 695.07  
 Δ = 30° 19' 55" (LT)  
 D = 04° 46' 29"  
 T = 325.27'  
 L = 635.27'  
 R = 1,200.00'  
 P.C. STD 172+56.86  
 P.T. STD 178+92.12

149.83'  
 S87°40'26"W  
 (N89°26'11"W 150')

P.O.C.  
 "RJ SURVEYING"  
 172+88.81  
 217.77' RT

SEDC DEVCO, INC  
 CALLED 291.979 ACRES  
 DOC. NO. 2013084236  
 O.P.R.W.C.TX.

149.83'  
 S87°40'26"W  
 (N89°26'11"W 150')

EXISTING \*18.3111 AC. ACQUIRE 0.256 AC. REMAINING 18.0551 AC. LEFT

TIME: 2:31:18 PM  
 DATE: 10/21/2015  
 FILE: J:\1014035067\100\Survey\06Plats\Parcel 205a.dgn

4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 FAX: (512) 526-3029  
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RIGHT-OF-WAY SKETCH  
 SHOWING PROPERTY OF  
 SIENA KYLE COMMERCIAL, LP  
 PARCEL 20S  
 0.256 AC. (11,169 SQ. FT.)

LEGEND  
 ■ CONCRETE MONUMENT FOUND  
 □ TYPE II CONCRETE MONUMENT FOUND  
 ○ 1/2" PIPE FOUND UNLESS NOTED  
 ⊙ 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"  
 ● 1/2" IRON ROD FOUND UNLESS NOTED  
 ○ FENCE POST FOUND UNLESS NOTED  
 △ CALCULATED POINT  
 P PROPERTY LINE  
 ( ) RECORD INFORMATION  
 P.U.E. PUBLIC UTILITY EASEMENT  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCING  
 P.O.R. POINT OF REFERENCE  
 P.C. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 P.I. POINT OF INTERSECTION  
 N.T.S. NOT TO SCALE  
 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
 OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
 DEED LINE (COMMON OWNERSHIP)

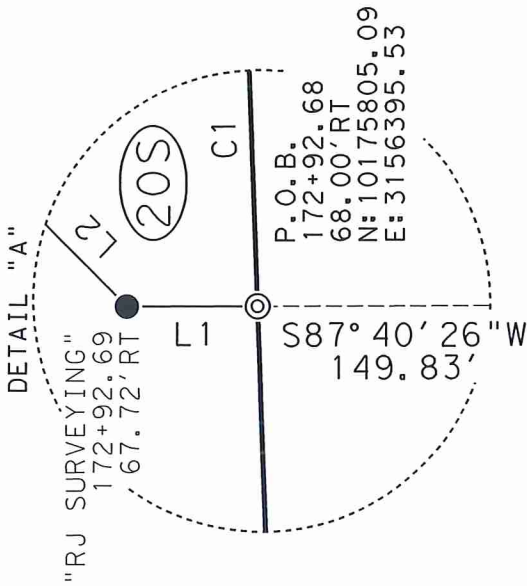
GRAPHIC SCALE,  
 SCALE: 1" = 50'  
 WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 50'  
 WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 50'  
 WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 50'  
 WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 50'  
 WILLIAMSON COUNTY, TEXAS



NOT TO SCALE



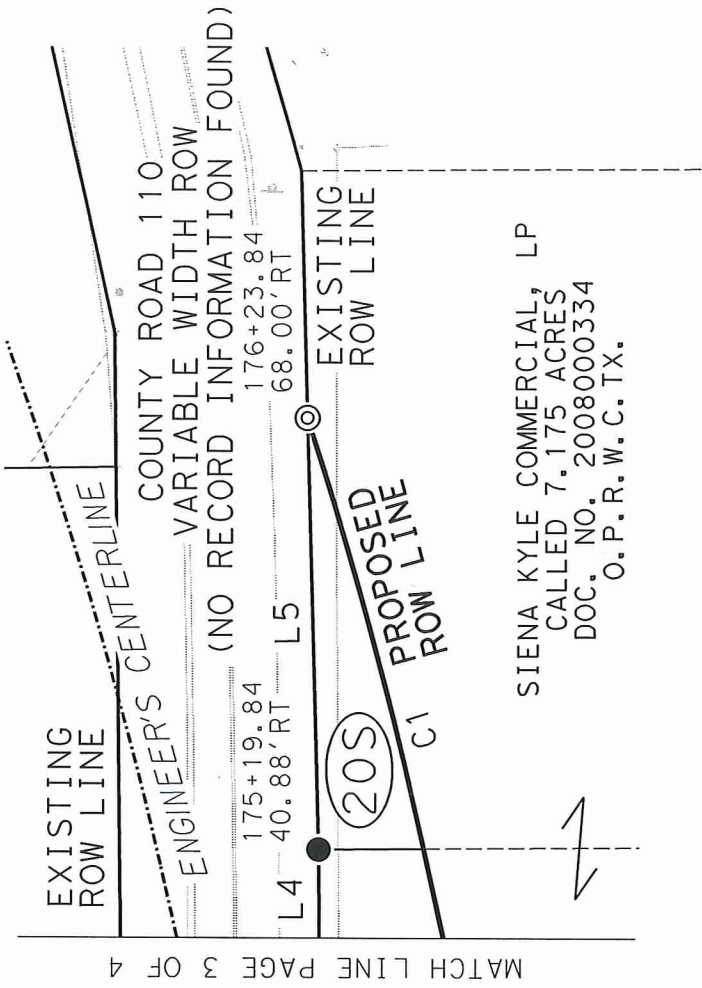
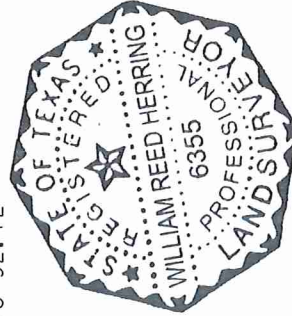
GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S87° 40' 26" W	0.28'
L2	N47° 24' 54" W	35.32'
(L2)	(N44° 26' 11" W)	(35.36')
L3	S87° 49' 55" W	31.11'
(L3)	(N89° 27' 04" E)	(31.03')
L4	N02° 19' 09" W	206.86'
L5	N03° 24' 09" W	112.01'

ENGINEER'S CENTERLINE  
CURVE DATA  
P.I. Stg 175+82.12  
N 10, 177, 310.58  
E 3, 156, 695.07  
 $\Delta = 30° 19' 55"$  (LT)  
D = 04° 46' 29"  
T = 325.27'  
L = 635.27'  
R = 1,200.00'  
P.C. Stg 172+56.86  
P.T. Stg 178+92.12



SIENA KYLE COMMERCIAL, LP  
CALLED 7.175 ACRES  
DOC. NO. 2008000334  
O.P.R.W.C.TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	15° 48' 42" (RT)	1,268.00'	349.93'	348.82'	S11° 58' 46" E

NOTES:

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  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
  - C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC. IN FEBRUARY, 2015.
- \* AREA CALCULATED BY SAM, LLC.

TIME: 2:35:51 PM  
DATE: 10/21/2015  
FILE: J:\1014035067\100\Survey\06Plots\Parcel 1 20Sb.dgn

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM REED HERRING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6355, STATE OF TEXAS

10/20/2015  
DATE



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Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SIENA KYLE COMMERCIAL, LP  
PARCEL 20S  
0.256 AC. (11,169 SQ. FT.)

EXISTING \* 18.3111 AC. ACQUIRE 0.256 AC. REMAINING 18.0551 AC. LEFT

REF. FIELD NOTE NO. 18291  
PAGE 4 OF 4