

DESCRIPTION OF TRACT 1

DESCRIPTION OF A 12.70 ACRE TRACT OF LAND LOCATED IN THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 497, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT NO. 10, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OUT OF LOT 1, McCOY SCHOOL SUBDIVISION, A MAP OF WHICH IS RECORDED IN CABINET R, SLIDE 12, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF 17.147 ACRES CONVEYED TO THE GEORGETOWN INDEPENDENT SCHOOL DISCRICT (PRIOR TO McCOY SCHOOL SUBDIVISION) IN A DEED OF RECORD IN VOLUME 463, PAGE 631, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 12.70 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a drill hole found in the northeast line of Ranch-to-Market Road 2338 (RM 2338), commonly known as Williams Drive, an 80-foot wide right-of-way, described in a deed to the State of Texas in Volume 416, Page 7, and corrected in Volume 419, Page 276, Deed Records, Williamson County, Texas, being the most westerly point of a 0.38 acre right-of-way tract for Park Lane conveyed in Document No. 1997021124, of the Official Public Records of Williamson County, Texas, being the southernmost corner of said Lot 1, McCOY SCHOOL SUBDIVISION, for the southernmost corner of this herein described tract, from which point a 1/2 iron rod found in concrete bears North 82°57'03" East, a distance of 1.87 feet;

THENCE, with the northeast line of said Williams Drive, being the southwest line of said Lot 1, and the southwest line of this herein described tract of land, with a curve to the right, an arc distance of 197.48 feet, having a radius of 1870.08 feet, a central angle of 006°03'02", and a chord that bears North 39°24'50" West, a chord distance of 197.39 feet, to a drill hole found;

THENCE, North 36°19'09" West, continuing with the common line of said Williams Drive and said Lot 1, and the southwest line of this herein described tract, a distance of 543.52 feet, to a PK Nail in the northeast line of said Williams Drive, for the south corner of Lot 2, said McCOY SCHOOL SUBDIVISION and being the west corner of said Lot 1, for a west corner of this herein described tract of land;

THENCE, North 53°39'51" East, a distance of 219.81 feet, to a 1/2 inch iron rod set with cap stamped "STEGER BIZZELL", for the east corner of said Lot 2, being an interior corner of said Lot 1, and an interior corner of this herein described tract of land;

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THENCE, with the northeast line of said Lot 2, being a southwest of said Lot 1, and a southwest line of this herein described tract, the following two (2) courses:

1. North 35°56'08" West, a distance of 24.45 feet, to a 1/2 inch iron rod set with cap stamped "STEGER BIZZELL";
2. North 36°12'26" West, a distance of 170.03 feet, to a cotton spindle set in a 6 inch Hackberry tree, for the north corner of said Lot 2, being an interior corner of this herein described tract of land;

THENCE, South 54°12'04" West, a distance of 60.32 feet, to a 1/2 inch iron rod found in the northwest line of said Lot 2, being the east corner of Lot 3-A, Block 1, of the LOTS 3A AND 4A, BLOCK 1, GABRIEL HEIGHTS ADDITION of record in Cabinet J, Slide 100, Plat Records of Williamson County, Texas;

THENCE, with the northeast line of said Lot 3-A, being a southwest line of said Lot 1, and a southwest line of this herein described tract, the following two (2) courses:

1. North 36°10'26" West, a distance of 112.32 feet, to a 1/2 inch iron rod found;
2. North 36°28'19" West, a distance of 112.59 feet, to a 1/2 inch iron pipe found at the south corner of a called 0.510 acre tract described to the City of Georgetown in Document No. 2016036777, of the Official Public Records of Williamson County, Texas, being a west corner of said Lot 1, and being a west corner of this herein described tract;

THENCE, North 53°37'43" East, with the south line of said 0.510 acre tract of land, and a west line of this herein described tract of land, a distance of 70.42 feet to a point, being in the south line of said 0.510 acre tract of land, and for the westernmost corner of a called 1.453 acre tract of land conveyed to the City of Georgetown in Document No. 2017099278, of the Official Public Records of Williamson County, Texas, being in the north line of said Lot 1, being a west corner of this herein described tract of land, from which point a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933" bears South 62°35'42" East, a distance of 0.51 feet;

THENCE, crossing said Lot 1, with the south line of said 1.453 acre tract of land, and being a north line of this herein described tract, the following five (5) courses:

1. with a non-tangent curve to the right, an arc distance of 8.85 feet, having a radius of 404.06 feet, a central angle of 001°15'20", and a chord that bears South 65°10'53" East, a chord distance of 8.85 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933";

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2. with a non-tangent curve to the left, an arc distance of 336.33 feet, having a radius of 546.07 feet, a central angle of $035^{\circ}17'21''$, and a chord that bears South $82^{\circ}33'30''$ East, a chord distance of 331.04 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933";
3. North $79^{\circ}48'16''$ East, a distance of 14.08 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933";
4. with a tangent curve to the left, an arc distance of 253.92 feet, having a radius of 546.06 feet, a central angle of $026^{\circ}38'35''$, and a chord that bears North $66^{\circ}29'00''$ East, a chord distance of 251.64 feet, to a point, from which a 1/2 inch iron rod found bears South $03^{\circ}15'45''$ West, a distance of 0.28 feet;
5. North $53^{\circ}09'44''$ East, a distance of 148.18 feet, to a point at the easternmost corner of said 1.453 acre tract, being in the southwest line of Lot 10, Block 4, GABRIEL HEIGHTS, an addition of record in Cabinet B, Slide 5, of the Plat Records of Williamson County, Texas, for a north corner of this herein described tract, from which 1/2 inch iron rod found with aluminum cap stamped "ROW 4933" bears South $71^{\circ}11'49''$ East, a distance of 0.21 feet;

THENCE, with the southwest lines of Lot 10, Lot 11, and Lot 12 of said GABRIEL HEIGHTS addition, and being a northeasterly line of this herein described tract, the following four (4) courses:

1. South $36^{\circ}11'07''$ East, a distance of 53.17 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933" in the southwest line of said Lot 11, for the west corner of a 0.19 acre tract conveyed to Amanda Castleberry and husband Nickelas Dale Castleberry, in a Warranty Deed with Vendors Lien, of record in Document Number 2014070078, Official Public Records, Williamson County, Texas;
2. South $36^{\circ}09'48''$ East, with the southwest line of said 0.19 acre Castleberry tract, a distance of 70.04 feet, to a point, same being the south corner of said 0.19 acre Castleberry tract and the west corner of a called 0.193 acre tract conveyed to Enrique F. Iniguez by a General Warranty deed of record in Document No. 2005100373, Official Public Records, Williamson County, Texas from which point a 1/2 inch iron rod found with cap stamped "CCC-4835" bears North $44^{\circ}45'43''$ West, a distance of 0.45 feet;
3. South $36^{\circ}31'48''$ East, with the southwest line of said 0.193 acre Iniguez tract, a distance of 70.22 feet, to a 3/8 inch iron rod found in the southwest line of said Lot 12, same being the south corner of said 0.193 acre Iniguez tract and the west corner of a called 0.192 acre tract conveyed to Taylor Beltz and Michael Beltz by

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General Warranty deed of record in Document No. 2017074398, Official Public Records, Williamson County, Texas;

4. South 36°16'46" East, with the southwest line of said 0.192 acre Beltz tract, a distance of 16.89 feet, to a concrete monument with brass disk found for the south corner of said Lot 12, being the northwest corner of Lot 13, said GABRIEL HEIGHTS addition, being an east corner of said Lot 1, and being an east corner of this herein described tract;

THENCE, with a west line of Lots 13, 14, 15, 16, and 17, said GABRIEL HEIGHTS addition and the east line of said Lot 1, being the east line of this herein described tract the following five (5) courses:

1. South 13°22'31" West, continuing with the southwest line of 0.192 acre Beltz tract, a distance of 19.97 feet, to a 3/8 inch iron rod found in the west line of said Lot 13, being the southwest corner of said 0.192 acre Beltz tract and being the northwest corner of a tract conveyed to Werner Hahn by Special Warranty deed of record in Document No. 2006032507, and further described as a Part of Lot 13 in Document No. 1999070954, Official Public Records, Williamson County, Texas;
2. South 13°46'04" West, with the west line of said Hahn tract, a distance of 45.05 feet, to a 3/8 inch iron rod found in the west line of said Lot 13, for a southwest corner of the said Hahn tract and being the northwest corner of a 0.258 acre tract conveyed to Beverly Toth and Richard Sember by General Warranty deed with Vendor's Lien of record in Document No. 2011057122, Official Public Records, Williamson County, Texas;
3. South 13°44'11" West, with the west line of said 0.258 acre Toth tract, a distance of 69.96 feet, to a 1/2 inch iron rod found in the west line of said Lot 14, being the southwest corner of said 0.258 acre Toth tract and being the northwest corner of a tract conveyed to Laura Sifuentes and Les L. Clary by General Warranty deed with Vendor's Lien of record in Document No. 1997016302, Official Public Records, Williamson County, Texas;
4. South 13°36'33" West, with the west line of said Sifuentes tract, a distance of 69.96 feet, to a 3/8 inch iron rod found in the west line of said Lot 15, being the southwest corner of said Sifuentes tract, and being the northwest corner of a 0.692 acre tract conveyed to Richard D. Prasel by Warranty deed with Vendor's Lien of record in Volume 1803, Page 404, Deed Records, Williamson County, Texas;
5. South 13°43'24" West, with the west line of said Lots 15, 16, and 17, a distance of 498.94 feet, to a cotton spindle found for the west corner of said Lot 17, being an interior corner of said Lot 1, and being an interior corner of this herein described tract;

THENCE, South 36°18'47" East, with the southwest line of said Lot 17, a distance of 156.25 feet, to a cotton spindle found for the south corner of said Lot 17, and the northwest corner of said 0.38 acre Park Lane dedication, being an east corner of said Lot 1 and being an east corner of this herein described tract;

THENCE, South 45°58'57" West, with the west line of said Park Lane, a distance of 332.81 feet, the **POINT OF BEGINNING**, and containing 12.70 acres of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD_83 (2011)). All distances shown hereon are surface values represented in U.S. Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00013.

The forgoing metes and bounds description and survey on which it is based is accompanied by and a part of survey map of the subject tract.

I certify that this description was prepared from a survey made on the ground in April, 2018, under my supervision, that this survey plat represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II, Land Title Survey.

Steger & Bizzell Engineering Inc.


05/03/2018

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