

## DESCRIPTION OF TRACT 2

DESCRIPTION OF A 2.01 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 2.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933", in the east line of a called 0.510 acre tract conveyed to the City of Georgetown in Document No. 2016036777, of the Official Public Records of Williamson County, Texas, for the northwest 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, for the west corner of this herein described tract;

**THENCE**, with a south line of GABRIEL HEIGHTS, an addition of record in Cabinet B, Slide 5, of the Plat Records of Williamson County, Texas, being north line of said Lot 1, being the north line of this tract, the following five (5) courses:

1. North 54°29'47" 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 7.72 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933", at the west corner of said 0.510 acre tract of land, and at the south corner of a tract of land conveyed to Bertie P. Kellet Henderson in Volume 2691, Page 520, Deed Records, Williamson County, Texas;
2. North 54°26'27" East, a distance of 24.75 feet, to a 1/2 inch iron rod found disturbed at the south corner of Lot 1, Block 4, said GABRIEL HEIGHTS addition;
3. North 53°42'50" East, with the southeast line of said Lot 1, Block 4, passing at a distance of 122.82 feet, a 1/2 inch iron rod found at the common corner of said Lot 1, Block 4, and of Lot 2, Block 4 of said GABRIEL HEIGHTS addition, continuing with the southeast line of said Lot 2, Block 4, for a total distance of 226.54 feet, to a 3/8 inch iron rod found disturbed for the east corner of said Lot 2, Block 4, being the south corner of Lot 3, Block 4, said GABRIEL HEIGHTS addition;

STEGER BIZZELL

1978 S. Austin Ave  
Georgetown, TX 78626

M.A.E.  
05/03/2018

4. North 53°28'10" East, with the southeast line of said Lot 3, Block 4, a distance of 103.38 feet, to a 1/2 iron rod set with cap stamped "STEGER BIZZELL" at the common corner of said Lot 3, Block 4 and of Lot 4, Block 4 of said GABRIEL HEIGHTS addition;
5. North 53°28'10" East, with the southeast line of said Lot 4, Block 4, passing at a distance of 103.38 feet, a 1/2 inch iron rod found for the common corner of said Lot 4, Block 4, and Lot 5, Block 4 of said GABRIEL HIEGHTS addition, continuing with said Lot 5, Block 4 for a total a distance of 179.52 feet, to a point for the north corner of this herein described tract, from which a 1/2 inch iron rod found in the southwest line of Lot 8, Block 4, said GABRIEL HEIGHTS addition, bears North 36°48'37" West, a distance of 0.78 feet;

**THENCE**, with the southwesterly lines of Lot 8, 9, and 10, said GABRIEL HEIGHTS addition, being the northeasterly line of said Lot 1, and being the northeasterly line of this tract, the following three (3) courses:

1. South 36°48'37" East, with the common line of said Lot 1 and said Lot 8, Block 4, being also a southwesterly line of a tract of land conveyed in a deed to Troy A. Barner and Linda K. Barner, of record in Document No. 2006039359, Official Public Records, Williamson County, Texas, a distance of 55.07 feet, to a 1/2 inch iron rod found, for the south corner of said Barner tract, and being the west corner of a tract of land conveyed to Dorene Ross, of record in Document No. 1998020736, Official Public Records, Williamson County, Texas;
2. South 36°30'11" East, with common line of said Lot 1 and said Lots 8 and 9, Block 4, being the southwest line of the said Ross tract, a distance of 83.80 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933", for the south corner of said Ross tract;
3. South 36°01'32" East, with the common line of said Lot 1 and of said Lots 9 and 10, a distance of 59.66 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933", for the northeast corner of said 1.453 acre City of Georgetown tract, being the east corner of this herein described tract of land;

**THENCE**, crossing said Lot 1, with the north line of said 1.453 acre City of Georgetown tract of land, being the south line of this tract, the following five (5) courses:

1. with a non-tangent curve to the right, an arc distance of 51.05 feet, having a radius of 182.65 feet, a central angle of 016°00'48", and a chord that bears South 45°07'43" West, a chord distance of 50.88 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933";

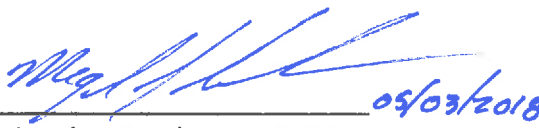
2. South  $53^{\circ}09'44''$  West, a distance of 98.72 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933";
3. with a tangent curve to the right, an arc distance of 211.14 feet, having a radius of 454.06 feet, a central angle of  $026^{\circ}38'33''$ , and a chord that bears South  $66^{\circ}29'00''$  West, a chord distance of 209.24 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933";
4. South  $79^{\circ}48'16''$  West, a distance of 14.08 feet, to a 1/2 inch iron rod found with aluminum cap stamped "ROW 4933";
5. with a tangent curve to the right, an arc distance of 236.99 feet, having a radius of 454.07 feet, a central angle of  $029^{\circ}54'13''$ , and a chord that bears North  $85^{\circ}14'37''$  West, a chord distance of 234.31 feet, to the **POINT OF BEGINNING**, and containing 2.01 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.

  
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