

STATE OF TEXAS §
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COUNTY OF TRAVIS §

Metes & Bounds Property Description

A tract of land containing 0.7848 Acre (34,185 Square Feet), being a portion of Lot 8 of Cardinal Hills Estates-Unit 13 a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 52, Page 37 of the Plat Records of Travis County, Texas, being the remainder of a tract recorded in the name of Glenn E. Borkland, and wife, Elizabeth Anne Borkland under Document No. 2004002975 of the Real Property Records of Travis County, Texas (R.P.R.H.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 52, Page 37 of the Plat Records of Travis County, Texas)

BEGINNING at a 1/2 Inch iron rod with a "PRECISION" cap set on the east right-of-way line of North Ranch Road (R.M. 620, variable width) being the southwest corner of said Lot 8, and being the southwest corner of this tract;

THENCE, with said east right-of-way line as recorded in the name of the State of Texas under Document No. 2024131992 of the R.P.R.T.C.T. the following three (3) courses:

- 1. **NORTH 14° 24' 24" EAST**, a distance of **3.69 Feet** to a TXDOT disc found at a corner of this tract;
- 2. **NORTH 23° 01' 38" EAST**, a distance of **39.10 Feet** to a point at a corner of this tract;
- 3. **NORTH 16° 04' 38" EAST**, a distance of **58.81 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at the northwest corner of this tract;

THENCE, **SOUTH 80° 37' 00" EAST**, with the south line of Lot 9, a distance of **264.40 Feet** to a 1/2 Inch iron rod found at the northeast corner of the aforementioned Lot 8, being the northeast corner of this tract;

THENCE, **SOUTH 09° 14' 00" WEST**, with the west lines of Lots 19 & 20, a distance of **150.00 Feet** to a 5/8 Inch iron rod found at the southeast corner of said Lot 8, being the southeast corner of this tract (from which an iron rod found bears South 09° 14' 00" West, a distance of 40.00 Feet);

THENCE, **NORTH 70° 33' 00" WEST**, with the north line of Lot 7, a distance of **285.59 Feet** (plat 286.21 Feet) to the POINT OF BEGINNING and containing 0.7848 Acre of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. SA2025-01473
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