

# SURVEY OF A PORTION OF THE L.T. ECK SURVEYS NO. 162 and NO. 164 TRAVIS COUNTY, TEXAS

THIS SURVEY HAS BEEN REVIEWED  
BY THE UNDERSIGNED & CONDITIONS  
ARE HEREBY NOTED.

METES AND BOUNDS DESCRIPTION

RANCH ROAD 620 (R.O.W. Varies)

### CURVE DATA

R = 768.45'  
Δ = 7° 16' 47"  
L = 97.64'  
C = 97.57'

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE L.T. ECK SURVEY NO. 162 AND THE L.T. ECK SURVEY NO. 164, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 3.864 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BERNARDINE V. McBRIDE OF RECORD IN VOLUME 10781 PAGE 981 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 3.864 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the southeasterly right-of-way line of Ranch Road 620, a dedicated public right-of-way whose width varies, being the most northerly corner of the CASHION SUBDIVISION, a subdivision of record in plat book 56 page 88 of the Travis County, Texas Plat Records, being the most westerly corner of said McBride tract for the most westerly corner of the herein described tract;

THENCE with the southeasterly right-of-way line of said Ranch Road 620, being the northwesterly line of said McBride tract for the northwesterly line of the herein described tract the following three (3) courses and distances as enumerated below:

- 1) N35°38'15"E 60.02 feet to an iron rod set for an angle point herein,
- 2) N35°36'45"E 216.33 feet to an iron rod found at a point of curvature for an angle point herein,
- 3) with said curve to the right, having a radius of 768.45 feet, an arc distance of 97.64 feet and whose chord bears N39°15'09"E 97.57 feet to an iron rod set at the most westerly corner of that certain 1.40 acre tract of land described in a deed to George H. Blank, et. al. of record in volume 12597 page 1124 of the Travis County, Texas Deed Records, being the most northerly corner of said McBride tract for the most northerly corner of the herein described tract;

THENCE leaving said right-of-way with the southwesterly line of said Blank tract, being the northeasterly line of said McBride tract for the northeasterly line of the herein described tract S56°24'00"E 438.61 feet to an iron rod found in a northwesterly line of that certain 14.826 acre tract of land described in a deed to Austin Engineering Company, Inc. of record in volume 12315 page 1615 of the Travis County, Texas Deed Records, being the most southerly corner of said Blank tract, being the most easterly corner of said McBride tract for the most easterly corner of the herein described tract;

THENCE with a northwesterly line of said Austin Engineering Company, Inc. tract, being the southeasterly line of said McBride tract for the southeasterly line of the herein described tract S33°35'50"W 373.14 feet to an iron rod found at an interior ell corner of said Austin Engineering Company, Inc. tract, being the most southerly corner of said McBride tract for the most southerly corner of the herein described tract;

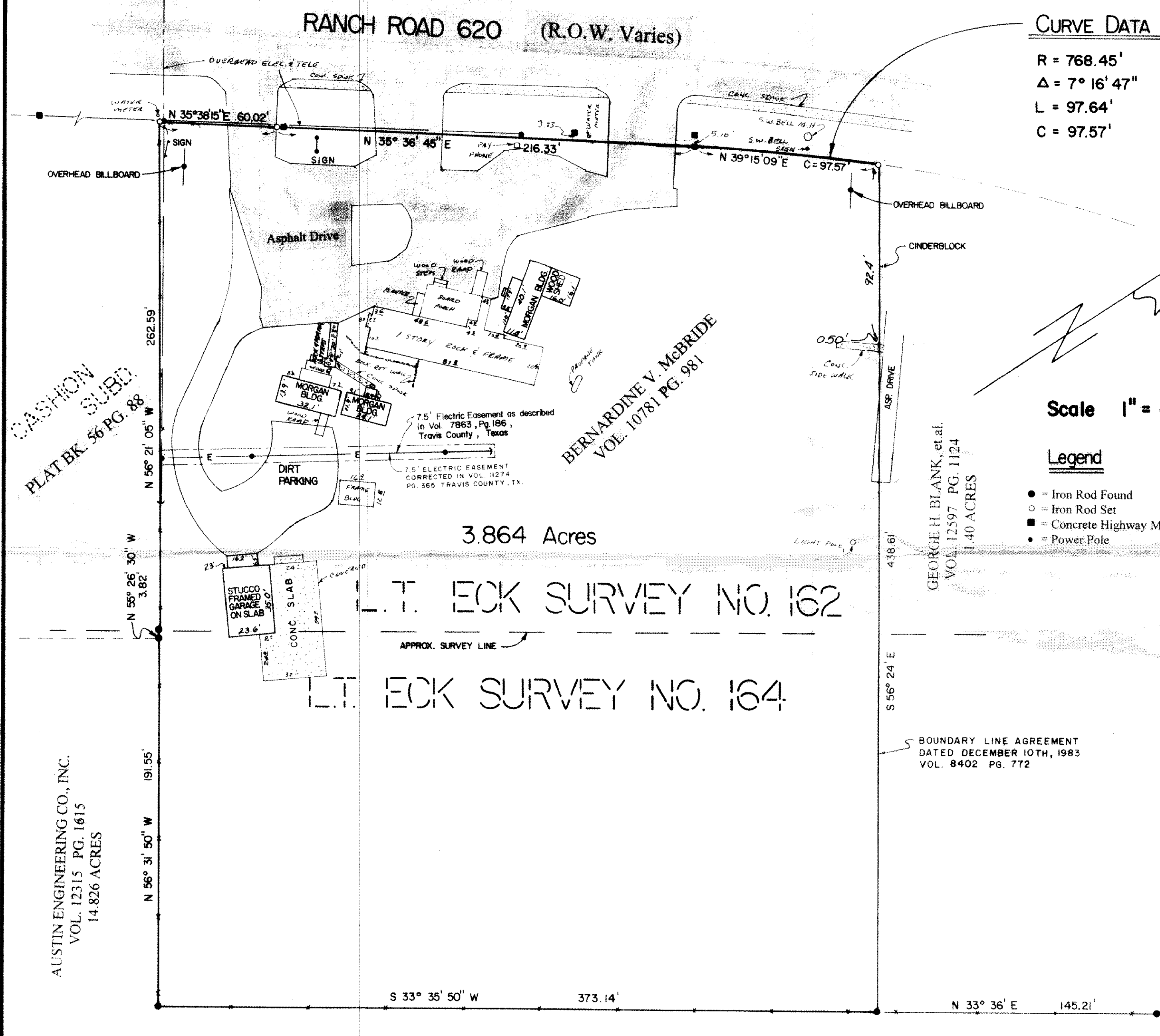
THENCE with a northeasterly line of said Austin Engineering Company, Inc. tract, and the northeasterly line of said CASHION SUBDIVISION, being the southwesterly line of said McBride tract for the southwesterly line of the herein described tract the following three (3) courses and distances as enumerated below:

- 1) N56°31'50"W 191.55 feet to an iron rod found at a northerly corner of said Austin Engineering Company, Inc. tract, being the most easterly corner of said CASHION SUBDIVISION for an angle point herein,
- 2) N55°26'30"W 3.82 feet to an iron rod found for an angle point herein,
- 3) N56°21'05"W 262.59 feet to the PLACE OF BEGINNING containing 3.864 acres of land

Scale 1" = 4'

### Legend

- = Iron Rod Found
- = Iron Rod Set
- = Concrete Highway Mounment Found
- = Power Pole



3.864 Acres

L.T. ECK SURVEY NO. 162

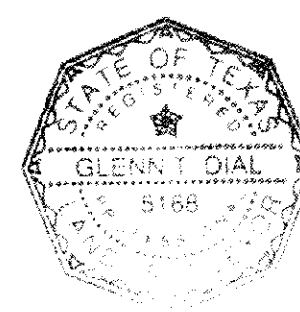
L.T. ECK SURVEY NO. 164

S 33° 35' 50" W 373.14' N 33° 36' E 145.21'

STATE OF TEXAS:  
COUNTY OF TRAVIS:

The undersigned does hereby certify to STEWART TITLE AUSTIN, INC. that this survey was this day made on the ground of property legally described hereon and is correct, there are no discrepancies, conflicts, shortages in area, boundary line conflicts, apparent encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

I hereby certify that the property described hereon is not within a special Flood Hazard Area, as identified by the Federal Emergency Management Agency, Community Panel No. 48453C0285 E Dated June 16th, 1993., Zone X



Updated this the 3rd day of August, 1998.

*Glenn T. Dial*  
Glenn T. Dial R.P.L.S. No. 5168  
TRIMBLE LAND SURVEYING, INC.  
1501-A West Anderson Lane, Suite 102  
Austin, Texas 78757

Job No. 98-009  
JOB NO. 91-051  
JOB NO. 83-0082

AUSTIN ENGINEERING CO., INC.  
VOL. 12315 PG. 1615  
14.826 ACRES

AUSTIN ENGINEERING CO., INC.  
VOL. 12315 PG. 1615  
14.826 ACRES