

**A METES AND BOUNDS
DESCRIPTION OF A
7.750 ACRE TRACT OF LAND**

BEING a 7.750 acre (337,594 square feet) tract of land situated in the Elijah Caples Survey, Abstract No. 155, Travis County, Texas; and being a portion of a called 529.31 acre tract of land described as Tract G in instrument to Harriet "Hatsy" Heep Shaffer in Document No. 2000089761 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at an iron rod with a plastic cap stamped "LANDMARK" found marking the northwesterly end of a cut-back corner at the intersection of the northerly right-of-way line of State Highway No. 45 (variable width) and the easterly right-of-way line of North Turnersville Road (variable width);

THENCE, North 2°57'59" West, 214.12 feet along the easterly right-of-way line of said North Turnersville Road to the **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing along the easterly right-of-way line of said North Turnersville Road, the following two (2) courses and distances:

1. North 2°57'59" West, 296.78 feet to a TxDOT Monument found for corner;
2. South 87°04'31" West, 55.40 feet to a point for corner; from which a TxDOT Monument found bears South 87°04'31" West, 27.00 feet;

THENCE, departing the easterly right-of-way line of said North Turnersville Road and crossing said aforesaid Tract G, the following eleven (11) courses and distances:

1. North 2°40'43" West, 534.92 feet to a point for corner;
2. North 2°14'27" West, 68.25 feet to a point of curvature;
3. in a northeasterly direction, along a tangent curve to the right having a central angle of 89°59'57", a radius of 25.00 feet, a chord bearing and distance of North 42°45'32" East, 35.36 feet, and a total arc length of 39.27 feet to a point for corner;
4. North 87°45'31" East, 67.72 feet to a point of curvature;
5. in a northeasterly direction, along a tangent curve to the left having a central angle of 11°43'41", a radius of 535.00 feet, a chord bearing and distance of North 81°53'40" East, 109.32 feet, and a total arc length of 109.51 feet to a point of reverse curvature;
6. in a southeasterly direction, along a tangent reverse curve to the right having a central angle of 90°51'43", a radius of 15.00 feet, a chord bearing and distance of South 58°32'18" East, 21.37 feet, and a total arc length of 23.79 feet to a point of tangency;
7. South 13°06'27" East, 166.69 feet to a point of curvature;
8. in a southeasterly direction, along a tangent curve to the left having a central angle of 39°11'29", a radius of 1035.00 feet, a chord bearing and distance of South 32°42'11" East, 694.24 feet, and a total arc length of 707.96 feet to a point for corner;
9. South 37°42'04" West, 292.50 feet to a point for corner;
10. North 57°18'46" West, 115.44 feet to a point for corner;
11. South 87°01'41" West, 256.98 feet to the **POINT OF BEGINNING**, and containing 7.750 acres or 337611 square feet of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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6-27-2019

**COMMERCIAL TRACT
7.750 ACRES**
ELIJAH CAPLES SURVEY, ABSTRACT NO. 155
TRAVIS COUNTY, TEXAS

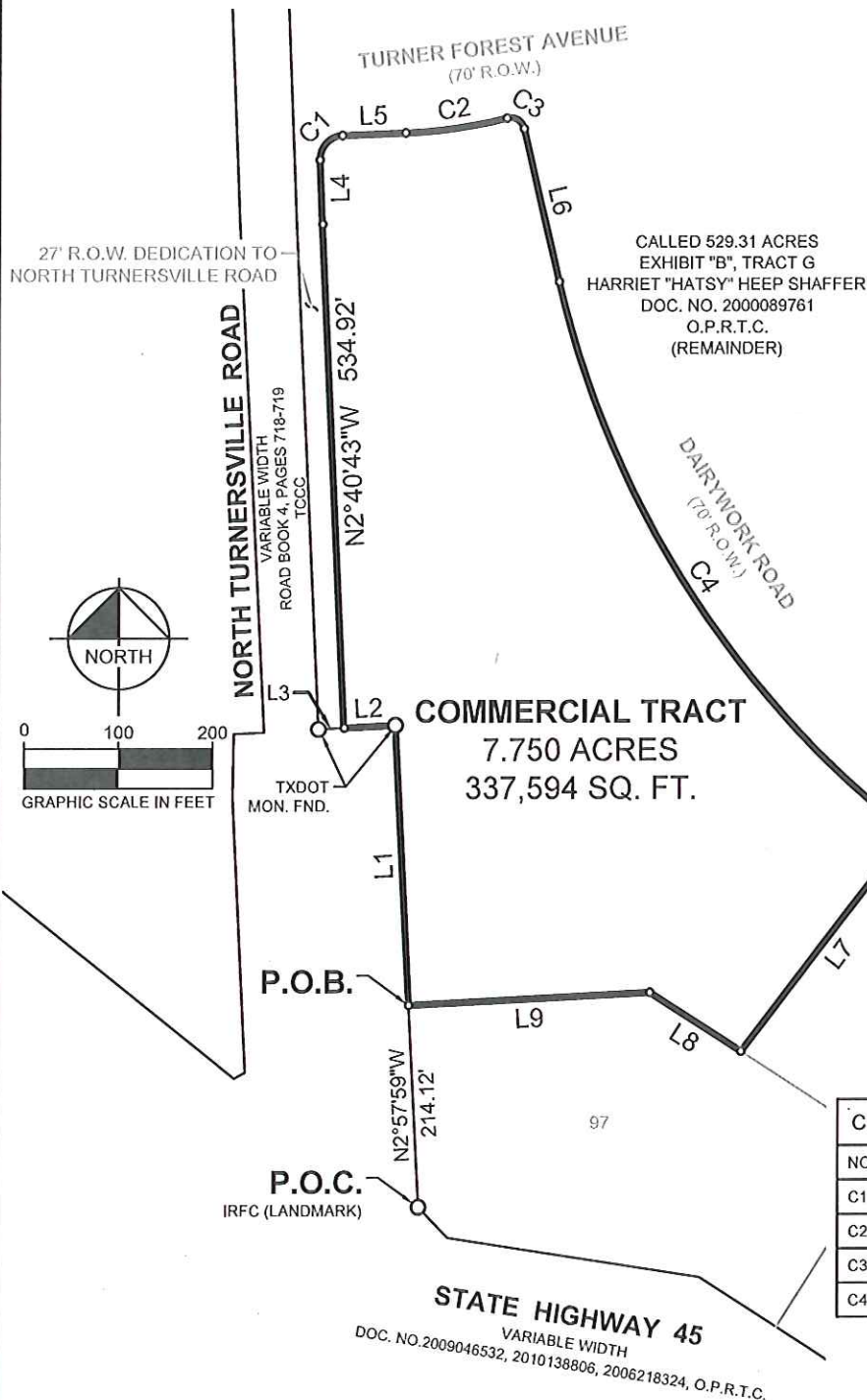
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	6/27/2019	067783111	1 OF 2



NOTES:

The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

LEGEND:

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
MON. = MONUMENT
FND. = FOUND
O.P.R.T.C. = OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY
T.C.C.C. = TRAVIS COUNTY COMMISSIONER'S COURT

LINE TABLE

NO.	BEARING	LENGTH
L1	N02°57'59" W	296.78'
L2	S87°04'31" W	55.40'
L3	S87°04'31" W	27.00'
L4	N02°14'27" W	68.25'
L5	N87°45'31" E	67.72'
L6	S13°06'27" E	166.69'
L7	S37°42'04" W	292.50'
L8	N57°18'46" W	115.44'
L9	S87°01'41" W	256.98'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'57"	25.00'	39.27'	S42°45'32" W	35.36'
C2	11°43'41"	535.00'	109.51'	N81°53'40" E	109.32'
C3	90°51'43"	15.00'	23.79'	S58°32'18" E	21.37'
C4	39°11'29"	1035.00'	707.96'	S32°42'11" E	694.24'

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1" = 200'	APS	JGM	6/27/2019	067783111	2 OF 2