

FIELD NOTES OF
3.856 ACRES OF LAND OUT OF
THE L.T. ECK SURVEY NO. 162
AND L.T. ECK SURVEY NO. 164,
TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

ALL OF THAT 3.856 ACRES OF LAND, MORE OR LESS, OUT OF THE L.T. ECK SURVEY NO. 162 AND L.T. ECK SURVEY NO. 164 IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED 3.864 ACRES CONVEYED TO MICHAEL L. AND DIANE L. JENSEN IN THE WARRANTY DEED RECORDED IN VOLUME 13240, PAGE 1120 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE 0.0417 ACRE OF LAND CONVEYED TO THE TEXAS DEPARTMENT OF TRANSPORTATION RECORDED IN DOCUMENT NO. 2024129044 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the northwesterly line of the 14.352 Acres of land, called Tract 1, conveyed to Lakeway Investment, LP recorded in Document No. 2022194823 of the Official Public Records of Travis County, Texas, at the southerly corner of the 1.427 Acres of land conveyed to Serendipity Properties, Inc. recorded in Document No. 2018178954 of the Official Public Records of Travis County, Texas, for the easterly corner of the 3.864 Acres and the tract herein described;

THENCE, along the northwesterly line of the 14.352 Acres and the southeasterly line of the 3.864 Acre and the tract herein described, S 33°19'27" W, a distance of 373.11 feet to a 1/2" iron rod found for the southerly corner of the 3.864 Acres and the tract herein described;

THENCE, along the northeasterly line of the 14.352 Acres and the Cashion Subdivision, a subdivision recorded in Book 56, Page 88 of the Plat Records of Travis County, Texas, and the southwesterly line of the 3.864 Acres and the tract herein described, the following Three (3) courses:

1. N 56°26'37" W, a distance of 191.57 feet to a 1/2" iron rod found at the easterly corner of the Cashion Subdivision;
2. N 64°03'34" W, a distance of 4.01 feet to a 1/2" iron found;
3. N 56°15'56" W, a distance of 262.59 feet to an iron rod found with an aluminum cap stamped "TX DOT" in the southeasterly Right of Way line of the current Ranch Road 620 at the southerly corner of the 0.0417 Acre of land conveyed to the Texas Department of Transportation recorded in Document No. 2024129044 of the Official Public Records of Travis County, Texas, for the westerly corner of the tract herein described from which a 1/2" iron rod found at the westerly corner of the 3.864 Acre bears N 59°15'33" W and a distance of 2.29 feet;

THENCE, over and across the 3.864 Acres and along the southeasterly Right of Way line of the current Ranch Road 620, the southeasterly line of the 0.0417 Acre and the northwesterly line of the tract herein described, the following Four (4) courses:

1. N 35°40'50" E, a distance of 200.51 feet to a concrete monument found with brass disc stamped "TX DOT";
2. N 35°38'07" E, a distance of 42.80 feet to a PK nail found in asphalt drive;
3. N 37°04'27" E, a distance of 120.33 feet to a concrete monument found with brass disc stamped "TX DOT";
4. N 44°41'08" E, a distance of 10.10 feet to a 1/2" iron rod found in the southwesterly line of the 1.427 Acres for the northerly corner of the tract herein described from which a 1/2" iron rod found at the northerly corner of the 3.864 Acres bears N 59°01'10" W and a distance of 5.44 feet;

THENCE, leaving the southeasterly Right of Way line of Ranch Road 620 and along the southwesterly line of the 1.427 Acres, the northeasterly line of the 3.864 Acres and the tract herein described, S 56°24'00" E, a distance of 438.30 feet to the Point of Beginning and containing 3.856 Acres of land, more or less, as shown on plat of survey prepared herewith.

Edward W. Bradfield

Edward W. Bradfield
Registered Professional Land Surveyor No. 5617
State of Texas

