

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 9.2442 ACRES (402,679 SQUARE FEET) OUT OF THE E. L. HARRISON SURVEY NO. 521, ABSTRACT NO. 2576, AND THE B. K. STEWART SURVEY NO. 84, ABSTRACT NO. 2476, BOTH OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 9.445 ACRE TRACT OF LAND CONVEYED TO LAKEWAY 620, LLC, IN DOCUMENT NO. 2018073585 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 9.2442 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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BEGINNING, at a 5/8-inch iron rod with TxDot Type III aluminum cap found in the northeast line of Lot 5 of Round Mountain Estates 2, a subdivision recorded in Document No. 200100103 (O.P.R.T.C.T.), and being the south line of said Lakeway 620 tract, for the southeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found in the west right-of-way line of Ranch to Market Road 620 (right-of-way varies), and being the northeast corner of Lot 5 of said Round Mountain Estates 2, and being the southeast corner of said Lakeway 620 tract bears, S40°48'03"E, a distance of 27.40 feet;

THENCE, with the common line of said Round Mountain Estates 2 and said Lakeway 620 tract, **N40°48'03"W**, a distance of **80.86** feet to a 60D nail found for an angle point hereof;

THENCE, leaving the southwest line of said Lakeway 620 tract, with the northeast line of said Round Mountain Estates 2, the following two courses and distances:

- 1) **N84°49'16"W**, a distance of **4.53** feet to a calculated point for an angle point hereof, from which a 1/2-inch iron rod found bears, N06°41'15"E, a distance of 0.80 feet, and
- 2) **N64°01'07"W**, a distance of **1,381.27** feet to a 1/2-inch iron rod with "Cunningham Allen" cap found for the southwest corner hereof, said point being the southeast corner of Lot 1, Block "B", Lexus of Lakeway, recorded in Document No. 201400028 (O.P.R.T.C.T.), and being in the northeast line of Lot 13 of said Round Mountain Estates 2, and being the southwest corner of said Lakeway 620 tract;

THENCE, leaving the northeast line of said Lot 13, with the common line of Lot 1 of said Lexus of Lakeway and said Lakeway 620 tract, **N25°55'00"E**, a distance of **380.61** feet to a 1/2-inch iron rod with "Cunningham Allen" cap found for the northwest corner hereof, said point being in the southwest right-of-way line of Clara Van Drive (right-of-way varies), and being the common north corner of Lot 1 of said Lexus of Lakeway and said Lakeway 620 tract;

THENCE, with the southwest right-of-way line of said Clara Van Drive and the north line of said Lakeway 620 tract, the following seven (7) courses and distances:

- 1) Along the arc of a curve to the left, having an arc length of **43.71** feet, having a radius of **766.53** feet, and a chord that bears **S34°15'07"E**, a distance of **43.70** feet to a 1/2-inch iron rod with "Cunningham Allen" cap found for a point of tangency hereof,
- 2) **S31°37'49"E**, a distance of **42.68** feet to a 1/2-inch iron rod with "Cunningham Allen" cap found for a point of curvature hereof,

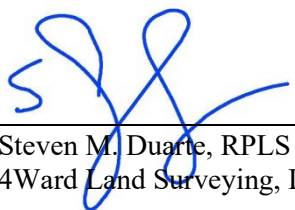
- 3) Along the arc of a curve to the left, having an arc length of **291.12** feet, having a radius of **547.00** feet, and a chord that bears **S46°44'53"E**, a distance of **287.69** feet to a 1/2-inch iron rod with "Chaparral" cap found for a point of tangency hereof,
- 4) **S62°03'07"E**, a distance of **122.31** feet to a 1/2-inch iron rod with "Chaparral" cap found for a point of curvature hereof,
- 5) Along the arc of a curve to the left, having an arc length of **436.12** feet, having a radius of **2,555.00** feet, and a chord that bears **S66°53'51"E**, a distance of **435.59** feet to a 1/2-inch iron rod with "Chaparral" cap found for a point of tangency hereof,
- 6) **S71°46'37"E**, a distance of **367.99** feet to a TxDot Type II brass disc found for an angle point hereof, from which a 1/2-inch iron rod found at a point of curvature in the southwest right-of-way line of said Clara Van Drive and the north line of said Lakeway 620 tract bears, **S71°46'37"E**, a distance of 159.47 feet;

THENCE, leaving the southwest right-of-way line of said Clara Van Drive and the north line of said Lakeway 620 tract, over and across said Lakeway 620 tract, the following three (3) courses and distances:

- 1) **S61°12'15"E**, a distance of **49.30** feet to a TxDot Type II brass disc found for an angle point hereof,
- 2) **S71°49'47"E**, a distance of **89.08** feet to a TxDot Type II brass disc found for the northeast corner hereof, and
- 3) **S17°41'40"W**, a distance of **361.72** feet to the **POINT OF BEGINNING** and containing 9.2442 Acres (402,679 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000097873919. See attached sketch (reference drawing: 00751-rev.dwg.)


6/2/2022
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

