



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING 0.5951 OF ONE ACRE (25,924 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 17.37 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JOSEPH MURPHY COFFEY, RECORDED IN DOCUMENT NO. 2022063845, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8-inch rebar found in the Easterly line of a called 100.015 acre tract of land described in a General Warranty Deed with Vendor's Lien to First United Builders, LLC, recorded in Document No. 2020019707 of said O.P.R.T.C.T., for the Westerly common corner of said 17.37 acre tract and of a called 10.00 acre tract of land described in a Deed to Gary L. Srnensky, recorded in Document No. 2008175156 of said O.P.R.T.C.T.;

THENCE **North 27°16'27" East** with the Westerly line of said 17.37 acre tract and the common Easterly line of said 100.015 acre tract, a distance of **25.00** feet to a Calculated Point, from which a 1/2-inch rebar found for the Westerly common corner of said 17.37 acre tract and of a called 10.00 acre tract of land described in a Warranty Deed to Joseph Murphy Coffey, recorded in Document No. 2022063846 of said O.P.R.T.C.T., bears North 27°16'27" East a distance of 703.54 feet;

THENCE **South 62°31'05" East** over and across said 17.37 acre tract, a distance of **1,037.04** feet to a Calculated Point in the existing Westerly right-of-way line of Bois D'Arc Lane (R.O.W. Varies) and the common Easterly line of said 17.37 acre tract;

THENCE **South 27°39'15" West** with the existing Westerly right-of-way line of Bois D'Arc Lane and the common Easterly line of said 17.37 acre tract, a distance of **25.00** feet to a Calculated Point for the Easterly common corner of said 17.37 and of said 10.00 acre Srnensky tract, from which a 1/2-inch rebar with cap stamped "BURY & PARTNERS" found in the existing Westerly right-of-way line of Bois D'Arc Lane, for the Southeast corner of said 10.00 acre Srnensky tract, bears South 27°43'01" West a distance of 422.79 feet;

THENCE North 62°31'05" West with the Southerly line of said 17.37 acre tract and the common Northerly line of said 10.00 acre Srnensky tract, a distance of 1,036.87 feet to the POINT OF BEGINNING and containing 0.5951 of one acre (25,924 Sq. Ft.) of land, more or less;

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203). Distances and Areas shown hereon are Grid values represented in U.S. survey feet.

This property description accompanies a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of November, 2022.

 12/15/2022
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 22-021

Attachments: K:\JAY MANOR CIP\CAD\DWGS\CC OS WL ESMTS\CC OS WWL ESMT2.DWG

**GREENBURY GATES
SURVEY NO. 63,
ABSTRACT NO. 315**

JOSEPH MURPHY COFFEY
10.00 ACRES
DOC. NO. 2022063846
O.P.R.T.C.T.

FIRST UNITED BUILDERS, LLC
100.015 ACRES
DOC. NO. 2020019707
O.P.R.T.C.T.

JOSEPH MURPHY COFFEY
17.37 ACRES
DOC. NO. 2022063845
O.P.R.T.C.T.

GARY L. SRNENSKY
10.00 ACRES
DOC. NO. 2008175156
O.P.R.T.C.T.

WASTEWATER LINE
EASEMENT
0.5951 OF ONE ACRE
(25,924 SQ. FT.)

BOIS D'ARC LANE
(R.O.W. VARIES)

N27°16'27"E
703.54'

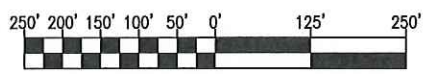
P.O.B.



LEGEND

- ⊙ 1/2-INCH REBAR WITH CAP STAMPED "BURY & PARTNERS"
- 1/2-INCH REBAR FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

*SEE SHEETS 4-5 FOR DETAIL VIEW

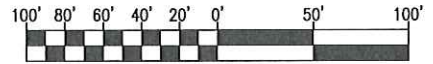


GRAPHIC SCALE

JOB NUMBER: 22-021		DATE: 12/13/22	
PROJECT NAME: JAY MANOR CIP			
DRAWING NAME: CC OS WWL ESMT 2			
DRAWING FILE PATH: K:\22021 - JAY MANOR CIP\CAD\DWGS\CC OS WWL ESMTS			
METES AND BOUNDS FILE PATH: K:\22021 - JAY MANOR CIP\DESCRIPTIONS\CC OS WWL ESMTS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: TN	CHK BY: HAS
SHEET 03 of 05	FIELDBOOKS 13/419	SCALE: 1" = 250'	



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GRAPHIC SCALE



FIRST UNITED BUILDERS, LLC
100.015 ACRES
DOC. NO. 2020019707
O.P.R.T.C.T.

JOSEPH MURPHY COFFEY
17.37 ACRES
DOC. NO. 2022063845
O.P.R.T.C.T.

L1
P.O.B.

3/8"

25' TEMPORARY
CONSTRUCTION EASEMENT
0.5952 OF ONE ACRE
(25,928 SQ. FT.)

GARY L. SRNENSKY
10.00 ACRES
DOC. NO. 2008175156
O.P.R.T.C.T.

S62°31'05"E 1037.04'
N62°31'05"W 1036.87'

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EASEMENT
0.5951 OF ONE ACRE
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SURVEY NO. 63,
ABSTRACT NO. 315

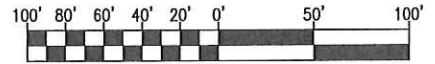
MATCHLINE SHEET 4
SHEET 5

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N27°16'27"E	25.00'
L2	S27°39'15"W	25.00'

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RPLS: FWF	TECH: JRM
PARTY CHIEF: TN	CHK BY: HAS
SHEET 04 of 05	FIELDBOOKS 13/419
SCALE: 1" = 100'	



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SURVEY NO. 63,
ABSTRACT NO. 315**

25' TEMPORARY
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0.5952 OF ONE ACRE
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BOIS D'ARC LANE
(R.O.W. VARIES)

MATCHLINE SHEET 4
SHEET 5

S62°31'05"E 1037.04'
N62°31'05"W 1036.87'

S27°43'01"W 422.79'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

PRESIDENTIAL HEIGHTS PHASE 1
DOC. NO. 201600302
O.P.R.T.C.T.

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RPLS: FWF	TECH: JRM	PARTY CHIEF: TN	CHK BY: HAS
SHEET 05 of 05		FIELDBOOKS 13/419	SCALE: 1" = 100'



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