



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

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING 0.2556 OF ONE ACRE OF LAND (11,133 SQ. FT.), SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 19.000 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO BENNY PAUL MARK GUNDY, RECORDED IN DOCUMENT NO. 2009017772, 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 1/2-inch iron rebar with illegible cap found in the existing Westerly right-of-way line of F.M. 973 (R.O.W. Varies) for the Easterly common corner of said 19.000 acre tract and a called 12.334 acre tract of land described in a Warranty Deed to Michael Edward Swier and Crista Marie Swier, Trustees of the Layla Trust, recorded in Document No. 2020009667 of said O.P.R.T.C.T.;

THENCE **North 62°06'06" West** with the Northerly line of said 12.334 acre tract and the common Southerly line of said 19.000 acre tract, a distance of **25.40** feet to a Calculated Point, from which a 1/2-inch iron rebar found for a common corner of said 12.334 acre tract and of said 19.000 acre tract, bears **North 62°06'06" West** a distance of 26.17 feet;

THENCE over and across said 19.000 acre tract, the following two (2) courses and distances:

1. Along a curve to the **Left** having a radius of **2,739.79** feet, an arc length of **441.00** feet, a delta angle of **09°13'21"**, and a chord which bears **North 13°08'10" East** a distance of **440.52** feet to a Calculated Point; and
2. **South 81°28'33" East** a distance of **25.00** feet to a Calculated Point in the existing Westerly right-of-way line of said F.M. 973 and the common Easterly line of said 19.000 acre tract, from which a 1/2-inch iron rebar with cap stamped "RPLS 4249" found in the existing Westerly right-of-way line of said F.M. 973 for the Easterly common corner of said 19.000 acre tract and of a called 14.044 acre tract of land described in a Warranty Deed to Don Bayer and Jimmy Bayer, recorded in Document No. 2009122122 of said O.P.R.T.C.T., bears along a curve to the Left having a radius of 2,764.79 feet, an arc length of 211.09 feet, a delta angle of **04°22'28"**, and a chord which bears **North 06°20'13" East** a distance of 211.04 feet;

THENCE with the existing Westerly right-of-way line of said F.M. 973 and the common Easterly line of said 19.000 acre tract, along a curve to the **Right** having a radius of **2,764.79** feet, an arc length of **449.50** feet, a delta angle of **09°18'55"**, and a chord which bears **South 13°10'54" West** a distance of **449.01** feet to the **POINT OF BEGINNING** and containing 0.2556 of one acre of land (11,133 Sq. Ft.), 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.

 11/18/2022

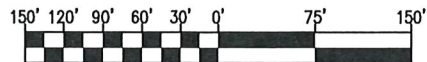
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



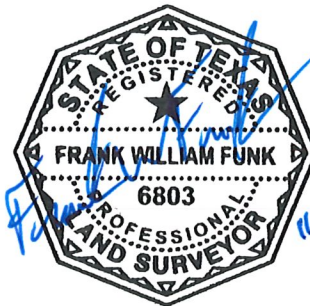
Job Number: 22-021

Attachments: K:\JAY MANOR CIP\CAD\DWGS\CC OS WL ESMTS\CC OS WWL ESMT 11.DWG

DON BAYER AND JIMMY BAYER
 14.044 ACRES
 DOC. NO. 2009122122
 O.P.R.T.C.T.



GRAPHIC SCALE



BENNY PAUL MARK GUNDY
 19.000 ACRES
 DOC. NO. 2009017772
 O.P.R.T.C.T.

F.M. 973
 (R.O.W. VARIES)

WASTEWATER LINE
 EASEMENT
 0.2556 OF ONE ACRE
 (11,133 SQ. FT.)

MICHAEL EDWARD SWIER
 AND CRISTA MARIE SWIER,
 TRUSTEES OF THE LAYLA TRUST
 12.334 ACRES
 DOC. NO. 2020009667
 O.P.R.T.C.T.

P.O.B.

SUMNER BACON SURVEY NO. 62,
 ABSTRACT NO. 63

KB HOME LONE STAR INC.
 93.983 ACRES
 DOC. NO. 2021241104
 O.P.R.T.C.T.

JOB NUMBER: 22-021		DATE: 11/17/22	
PROJECT NAME: JAY MANOR CIP			
DRAWING NAME: CC OS WWL ESMT 11			
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 06	FIELDBOOKS 13/419	SCALE: 1" = 150'	



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MATCH LINE SHEET 5
SHEET 4

SUMNER BACON SURVEY NO. 62,
ABSTRACT NO. 63

25' TEMPORARY
CONSTRUCTION EASEMENT
0.2794 OF ONE ACRE
(12,170 SQ. FT.)

BENNY PAUL MARK GUNDY
19.000 ACRES
DOC. NO. 2009017772
O.P.R.T.C.T.

SEE DETAIL
SHEET 6

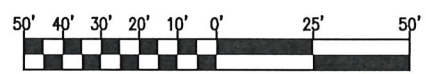
F.M. 973
(R.O.W. VARIES)

WASTEWATER LINE
EASEMENT
0.2556 OF ONE ACRE
(11,133 SQ. FT.)

P.O.B.

MICHAEL EDWARD SWIER
AND CRISTA MARIE SWIER,
TRUSTEES OF THE LAYLA TRUST
12.334 ACRES
DOC. NO. 202009667
O.P.R.T.C.T.

*SEE SHEET 6 FOR LINE AND CURVE TABLES



GRAPHIC SCALE

LEGEND

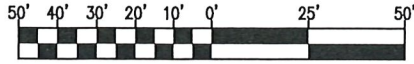
- 1/2-INCH REBAR FOUND (OR AS NOTED)
- ⊙ 1/2-INCH REBAR WITH ILLEGIBLE CAP FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

KB HOME LONE STAR INC.
93.983 ACRES
DOC. NO. 2021241104
O.P.R.T.C.T.

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RPLS: FWF	TECH: JRM	PARTY CHIEF: TN	CHK BY: HAS
SHEET 04 of 06		FIELDBOOKS 13/419	SCALE: 1" = 50'



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TBPELS FIRM NO. 10001800
512-238-7901



GRAPHIC SCALE



DON BAYER AND JIMMY BAYER
 14.044 ACRES
 DOC. NO. 2009122122
 O.P.R.T.C.T.

"RPLS 4249"

BENNY PAUL MARK GUNDY
 19.000 ACRES
 DOC. NO. 2009017772
 O.P.R.T.C.T.

SUMNER BACON SURVEY NO. 62,
 ABSTRACT NO. 63

C2

F.M. 973
 (R.O.W. VARIES)

25' TEMPORARY
 CONSTRUCTION EASEMENT
 0.2794 OF ONE ACRE
 (12,170 SQ. FT.)

WASTEWATER LINE
 EASEMENT
 0.2556 OF ONE ACRE
 (11,133 SQ. FT.)

*SEE SHEET 4 FOR LEGEND
 *SEE SHEET 6 FOR LINE
 AND CURVE TABLES

MATCH LINE SHEET 5
 SHEET 4

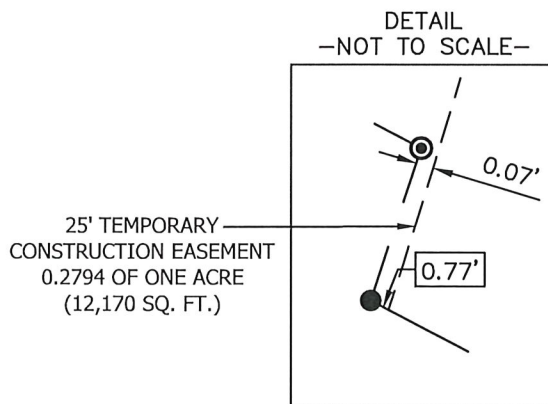
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RPLS: FWF	TECH: JRM	PARTY CHIEF: TN	CHK BY: HAS
SHEET 05 of 06	FIELDBOOKS 13/419	SCALE: 1" = 50'	

LSI LANDESIGN SERVICES, INC. 

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CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2739.79'	441.00'	9°13'21"	N13°08'10"E	440.52'
C2	2764.79'	211.09'	4°22'28"	N06°20'13"E	211.04'
C3	2764.79'	449.50'	9°18'55"	S13°10'54"W	449.01'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N62°06'06"W	25.40'
L2	N62°06'06"W	26.17'
L3	S81°28'33"E	25.00'



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.

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