



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

## EXHIBIT "A"

### METES AND BOUNDS DESCRIPTION

BEING 0.1010 OF ONE ACRE OF LAND (4,399 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 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 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 found in the existing Westerly right-of-way line of F.M. 973 (R.O.W. Varies) for the Easterly common corner of said 12.334 acre tract and a called 93.983 acre tract of land described in a Special Warranty Deed to KB Home Lone Star Inc., recorded in Document No. 2021241104 of said O.P.R.T.C.T.;

THENCE **North 62°13'17" West** with the Northerly line of said 93.983 acre tract and the common Southerly line of said 12.334 acre tract, a distance of **25.16** feet to a Calculated Point;

THENCE over and across said 12.334 acre tract, along a curve to the **Left** having a radius of **2,739.79** feet, an arc length of **176.02** feet, a delta angle of **03°40'51"**, and a chord which bears **North 19°27'55" East** a distance of **175.99** feet to a Calculated Point in the Northerly line of said 12.334 acre tract and the Southerly line 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 said O.P.R.T.C.T., 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 **South 62°06'06" East** 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 1/2-inch iron rebar with illegible cap found in the existing Westerly right-of-way line of said F.M. 973 for the Easterly common corner of said 12.334 acre tract and of said 19.000 acre tract;

THENCE with the existing Westerly right-of-way line of said F.M. 973 and the common Easterly line of said 12.334 acre tract, along a curve to the **Right** having a radius of **2,764.79** feet, an arc length of **175.93** feet, a delta angle of **03°38'45"**, and a chord which bears **South 19°32'25" West** a distance of **175.90** feet to the **POINT OF BEGINNING** and containing 0.1010 of one acre of land (4,399 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

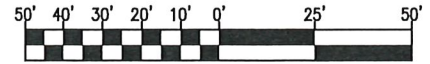


Job Number: 22-021

Attachments: K:\JAY MANOR CIP\CAD\DWGS\CC OS WWL ESMTS\CC OS WL ESMT 12.DWG

**LEGEND**

- 1/2-INCH REBAR FOUND (OR AS NOTED)
- ⊙ 1/2-INCH REBAR WITH ILLEGIBLE CAP FOUND
- △ 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



GRAPHIC SCALE



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

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

25' TEMPORARY  
CONSTRUCTION EASEMENT  
0.1010 OF ONE ACRE  
(4,401 SQ. FT.)

WASTEWATER LINE  
EASEMENT  
0.1010 OF ONE ACRE  
(4,399 SQ. FT.)

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

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.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N62°13'17"W	25.16'
L2	N62°06'06"W	26.17'
L3	S62°06'06"E	25.40'



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2739.79'	176.02'	3°40'51"	N19°27'55"E	175.99'
C2	2764.79'	175.93'	3°38'45"	S19°32'25"W	175.90'

**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.

JOB NUMBER: 22-021		DATE: 11/17/22	
PROJECT NAME: JAY MANOR CIP			
DRAWING NAME: CC OS WWL ESMT 12			
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 03		FIELDBOOKS 13/419	SCALE: 1" = 50'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
512-238-7901