



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

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING 0.2518 OF ONE ACRE OF LAND (10,968 SQ. FT.), 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 10.068 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO RMJ INVESTMENTS, LTD, RECORDED IN DOCUMENT NO. 2012027002, 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:

COMMENCING at a 1/2-inch rebar found in the Westerly line of a called 100.15 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 Easterly common corner of said 10.068 acre tract and of a called 11.151 acre tract of land described in a Warranty Deed to Stuart D. Dimond and Madeleine R. Dimond, recorded in Document No. 2004090524 of said O.P.R.T.C.T., from which a 1/2-inch rebar found in the Westerly line of said 100.15 acre tract and the common Easterly line of said 11.151 acre tract, bears South 27°12'28" West a distance of 289.31 feet;

THENCE North 29°47'42" West with the Northerly line of said 11.151 acre tract and the common Southerly line of said 10.068 acre tract, a distance of 60.63 feet to a Calculated Point for the **POINT OF BEGINNING** of the herein described tract;

THENCE **North 29°47'42" West** continuing with the Northerly line of said 11.151 acre tract and the common Southerly line of said 10.068 acre tract, a distance of **27.54** feet to a Calculated Point;

THENCE over and across said 10.068 acre tract, the following two (2) courses and distances:

1. **North 35°24'16" East** a distance of **331.90** feet to a Calculated Point; and
2. **North 05°48'45" West** a distance of **110.37** feet to a Calculated Point in the Northerly line of said 10.068 acre tract and the common Southerly line of a called 10.103 acre tract of land described in a Warranty Deed with Vendor's Lien to Raymundo Rebollar, recorded in Document No. 2000171086 of said O.P.R.T.C.T.;

THENCE **South 39°34'11" East** with the Northerly line of said 10.068 acre tract and the common Southerly line of said 10.103 acre tract, a distance of **44.99** feet to a Calculated Point;

THENCE over and across said 10.068 acre tract, the following two (2) courses and distances:

1. **South 05°48'45" East** a distance of **82.36** feet to a Calculated Point; and
2. **South 35°24'16" West** a distance of **352.85** feet to the **POINT OF BEGINNING** and containing 0.2558 of one acre of land (11,145 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.

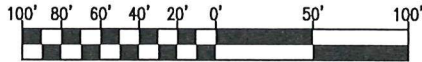
 12/07/2022

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 5.DWG



GRAPHIC SCALE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N29°47'42"W	60.63'
L2	N29°47'42"W	27.54'
L3	N05°48'45"W	110.37'
L4	S39°34'11"E	44.99'
L5	S39°34'11"E	49.43'
L6	S05°48'45"E	82.36'

KENNETH D. DANIELS AND
KITZY B. DANIELS
10.139 ACRES
DOC. NO. 2000110544
O.P.R.T.C.T.

RAYMUNDO REBOLLAR
10.103 ACRES
DOC. NO. 2000171086
O.P.R.T.C.T.

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

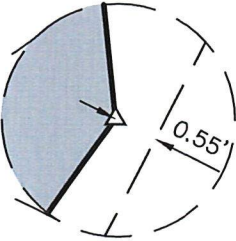
RMJ INVESTMENTS, LTD.
10.068 ACRES
DOC. NO. 2012027002
O.P.R.T.C.T.

GREENBURY GATES
SURVEY NO. 63,
ABSTRACT NO. 315

WASTEWATER LINE
EASEMENT
0.2518 OF ONE ACRE
(10,968 SQ. FT.)

25' TEMPORARY
CONSTRUCTION EASEMENT
0.2558 OF ONE ACRE
(11,145 SQ. FT.)

STUART D. DIMOND AND
MADELEINE R. DIMOND
11.151 ACRES
DOC. NO. 2004090524
O.P.R.T.C.T.



LEGEND

- 1/2-INCH REBAR FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" 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
- P.O.C. POINT OF COMMENCING

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.



P.O.B.
P.O.C.

N35°24'16"E 331.90'
S35°24'16"W 352.85'

S27°12'28"W 289.37'

JOB NUMBER: 22-021		DATE: 12/06/22	
PROJECT NAME: JAY MANOR CIP			
DRAWING NAME: CC OS WWL ESMT 5			
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" = 100'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
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