



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

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING 0.0103 OF ONE ACRE OF LAND (450 SQ. FT.), SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 742, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF MAINTENANCE FACILITIES SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300207, 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 iron rebar with cap stamped "G.E.O. 2519" found for the Southeast corner of said MAINTENANCE FACILITIES SUBDIVISION and a common corner of Lot 4, SHADOWGLEN GOLF COURSE, a subdivision of record in Document No. 200300186 of said O.P.R.T.C.T., from which a 1/2-inch iron rebar with cap stamped "G.E.O. 2519" found in the Easterly line of said MAINTENANCE FACILITIES SUBDIVISION and the common Westerly line of said Lot 4, bears North 14°23'55" West a distance of 207.47 feet;

THENCE South 81°22'21" West over and across said MAINTENANCE FACILITIES SUBDIVISION, a distance of 443.14 feet to a Calculated Point in the Southerly line of said MAINTENANCE FACILITIES SUBDIVISION and the common Northerly line of Lot 1, Block A, CITY OF MANOR GROUND STORAGE TANK SUBDIVISION, a subdivision of record in Document No. 201600179 of said O.P.R.T.C.T., for the **POINT OF BEGINNING** of the herein described tract;

THENCE **South 87°50'33" West** with the Southerly line of said MAINTENANCE FACILITIES SUBDIVISION and the common Northerly line of said Lot 1, a distance of **15.00** feet to a Calculated Point;


THENCE **North 01°46'02" West** over and across said MAINTENANCE FACILITIES SUBDIVISION, a distance of **30.00** feet to a Calculated Point in the Northerly line of said MAINTENANCE FACILITIES SUBDIVISION and the common Southerly line of METRO WATER FACILITIES SUBDIVISION, a subdivision of record in Document No. 200200271 of said O.P.R.T.C.T.;

THENCE **North 87°50'33" East** with the Northerly line of said MAINTENANCE FACILITIES SUBDIVISION and the common Southerly line of said METRO WATER FACILITIES SUBDIVISION, a distance of **15.00** feet to a Calculated Point, from which said 1/2-inch iron rebar stamped "G.E.O. 2519" found in the Easterly line of said MAINTENANCE FACILITIES SUBDIVISION and the common Westerly line of said Lot 4, bears North 58°29'59" West a distance of 454.43 feet;

THENCE **South 01°46'02" East** over and across said MAINTENANCE FACILITIES SUBDIVISION, a distance of **30.00** feet to the **POINT OF BEGINNING** and containing 0.0103 of one acre of land (450 Sq. Ft.), more or less;

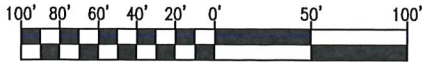
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203). Distances and Areas shown hereon are Grid values represented in U.S. survey feet.

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 September, 2022.

 09/29/2022
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 22-021
Attachments: K:\JAY MANOR CIP\CAD\DWGS\MANOR GST WL EASE.DWG



GRAPHIC SCALE



GREGG MANOR ROAD
(R.O.W. VARIES)

METRO WATER FACILITIES
SUBDIVISION
DOC. NO. 200200271
O.P.R.T.C.T.

MAINTENANCE FACILITIES
SUBDIVISION
DOC. NO. 200300207
O.P.R.T.C.T.

N58°29'59"E 454.43'

N14°23'55"W
207.47'

S81°22'21"W 443.14'

P.O.C.

P.O.B.

WATER LINES EASEMENT
0.0103 OF ONE ACRE
(450 SQ. FT.)

LOT 4
SHADOWGLEN GOLF COURSE
DOC. NO. 200300186
O.P.R.T.C.T.

LOT 1, BLOCK A
CITY OF MANOR GROUND STORAGE
TANK SUBDIVISION
DOC. NO. 201600179
O.P.R.T.C.T.

WILLIAM STANDERFORD SURVEY NO. 69,
ABSTRACT NO. 742

LEGEND

- ⊙ 1/2-INCH REBAR WITH CAP STAMPED "G.E.O. 2519" FOUND
- △ CALCULATED POINT NOT SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY

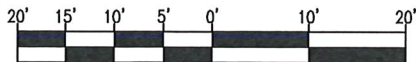


09/29/2022

JOB NUMBER: 22-021		DATE: 09/29/2022	
PROJECT NAME: JAY MANOR CIP			
DRAWING NAME: MANOR GST WL EASE			
DRAWING FILE PATH: K:\22021 - JAY MANOR CIP\CAD\DWGS			
METES AND BOUNDS FILE PATH: K:\22021 - JAY MANOR CIP\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: AM	CHK BY: HAS
SHEET 03 of 04		FIELDBOOKS 777/405	SCALE: 1" = 20'



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GRAPHIC SCALE

LEGEND

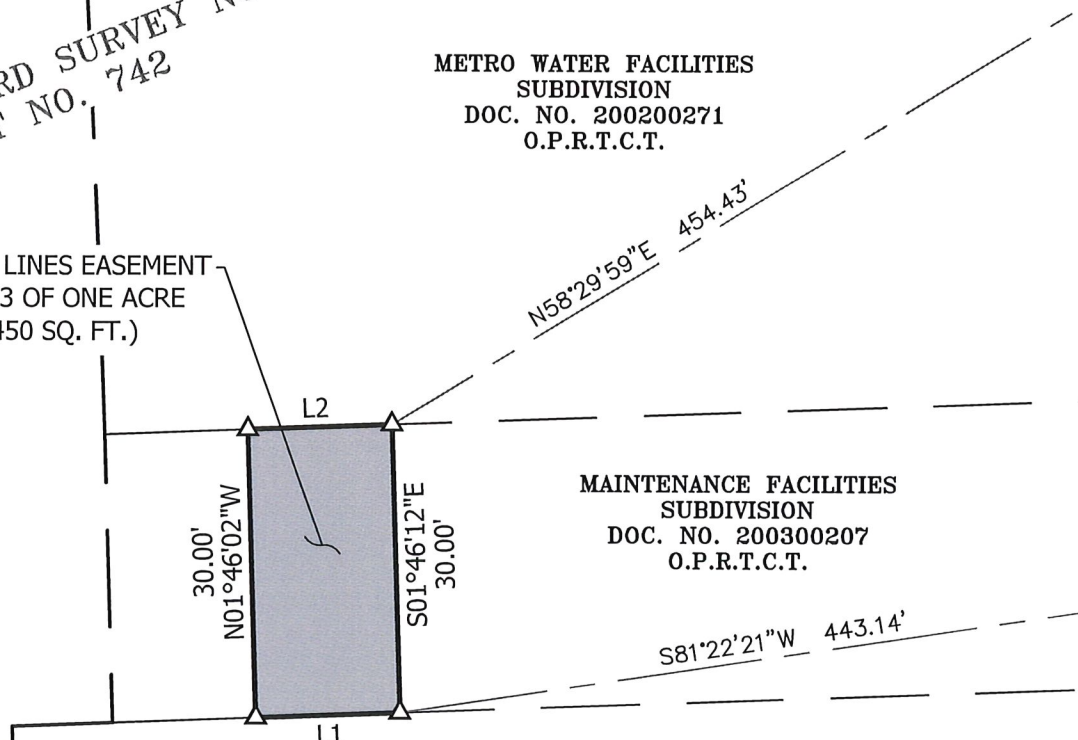
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DOC. NO. 200200271
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WATER LINES EASEMENT
0.0103 OF ONE ACRE
(450 SQ. FT.)

GREGG MANOR ROAD
(R.O.W. VARIES)



MAINTENANCE FACILITIES
SUBDIVISION
DOC. NO. 200300207
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LOT 1, BLOCK A
CITY OF MANOR GROUND STORAGE
TANK SUBDIVISION
DOC. NO. 201600179
O.P.R.T.C.T.

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.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87°50'33"W	15.00'
L2	N87°50'33"E	15.00'

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