



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

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING 1.267 ACRES 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 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 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 with cap stamped "D SEELIG RPLS 1908" found in the Westerly line of said 100.015 acre tract, for the Easterly common corner of a called 11.151 acre tract of land described in a General Warranty Deed to Stuart D. Dimond and Madeleine R. Dimond, recorded in Document No. 2004090524 of said O.P.R.T.C.T., and of a called 10.184 acre tract of land described in a General Warranty Deed with Vendor's Lien to Aravind Vangala and Ramya Vuppula, recorded in Document No. 2021107806 of said O.P.R.T.C.T., from which a 1/2-inch rebar with cap stamped "D SEELIG RPLS 1908" found in the Southerly line of said 11.151 acre tract and the common Northerly line of said 10.184 acre tract, bears North 62°43'05" West a distance of 342.13 feet;

THENCE North 27°18'26" East with the Westerly line of said 100.015 acre tract and the common Easterly line of said 11.151 acre tract, a distance of 82.39 feet to a Calculated Point for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing with the Westerly line of said 100.015 acre tract and the common Easterly line of said 11.151 acre tract, the following two (2) courses and distances:

1. **North 27°18'26" East** a distance of **37.21** feet to a 1/2-inch rebar found; and
2. **North 26°46'53" East** a distance of **89.25** feet to a Calculated Point, from which a 1/2-inch rebar found in the Westerly line of said 100.015 acre tract and the common Easterly line of said 11.151 acre tract, bears North 26°46'53" East a distance of 174.99 feet;

THENCE over and across said 100.015 acre tract, the following three (3) courses and distances:

1. **South 16°02'18" West** a distance of **116.78** feet to a Calculated Point;



2. **South 01°29'15" West** a distance of **484.46** feet to a Calculated Point; and
3. **South 33°33'13" East** a distance of **943.80** feet to a Calculated Point in the Easterly line of said 100.015 acre tract and the common Westerly line 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.;

THENCE **South 27°13'07" West** with the Easterly line of said 100.015 acre tract and the common Westerly line of said 10.00 acre tract, a distance of **3.09** feet to a 1/2-inch rebar found for the Westerly common corner of said 10.00 acre tract and of a called 17.37 acre tract of land described in a Warranty Deed to Joseph Murphy Coffey, recorded in Document No. 2022063845 of said O.P.R.T.C.T.

THENCE **South 27°16'27" West** with the Easterly line of said 100.015 acre tract and the common Westerly line of said 17.37 acre tract, a distance of **728.54** feet to a 3/8-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 Deed to Gary L. Srnensky, recorded in Document No. 2008175156 of said O.P.R.T.C.T.;

THENCE over and across said 100.015 acre tract, the following four (4) courses and distances:

1. **North 62°31'05" West** a distance of **25.00** feet to a Calculated Point;
2. **North 27°16'27" East** a distance of **716.86** feet to a Calculated Point;
3. **North 33°33'13" West** a distance of **937.02** feet to a Calculated Point; and
4. **North 01°29'15" East** a distance of **491.19** feet to the **POINT OF BEGINNING** and containing 1.267 acres 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.

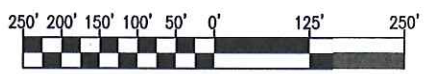
Frank W. Funk 12/15/2022

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 ESMT 3.DWG



GRAPHIC SCALE

*SEE SHEETS 4-6 FOR DETAIL VIEW

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

ARAVIND VANGALA AND
RAMYA VUPPULA
10.184 ACRES
DOC. NO. 2021107806
O.P.R.T.C.T.

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

WASTEWATER LINE
EASEMENT
1.267 ACRES

GREENBURY GATES SURVEY NO.
63, ABSTRACT NO. 315

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

JOSEPH MURPHY COFFEY
10.00 ACRES
DOC. NO. 2022063846
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.

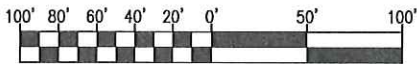
LEGEND

- ⊙ 1/2-INCH REBAR WITH CAP STAMPED "D SEELIG RPLS 1908"
- 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
- P.O.C. POINT OF COMMENCING

JOB NUMBER: 22-021		DATE: 12/13/22	
PROJECT NAME: JAY MANOR CIP			
DRAWING NAME: CC OS WWL ESMT 3			
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" = 250'	



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



GRAPHIC SCALE

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

GREENBURY GATES
SURVEY NO. 63,
ABSTRACT NO. 315

ARAVIND VANGALA AND
RAMYA VUPPULA
10.184 ACRES
DOC. NO. 2021107806
O.P.R.T.C.T.

WASTEWATER LINE
EASEMENT
1.267 ACRES

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

25' TEMPORARY
CONSTRUCTION EASEMENT
1.241 ACRES

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

P.O.B.

P.O.C.

N01°29'15"E 491.19'

S01°29'15"W 484.46'

N26°46'53"E
174.99'

N62°43'05"W 342.13'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N27°18'26"E	82.39'
L2	N27°18'26"E	37.21'
L3	N26°46'53"E	89.25'
L4	S16°02'18"W	116.78'
L5	S27°13'07"W	3.09'
L6	N62°31'05"W	25.00'

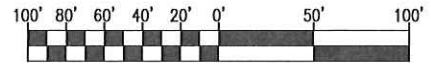
MATCHLINE SHEET 4
SHEET 5

JOB NUMBER: 22-021		DATE: 12/13/22	
PROJECT NAME: JAY MANOR CIP			
DRAWING NAME: CC OS WWL ESMT 3			
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 04 of 06		FIELDBOOKS 13/419	SCALE: 1" = 100'

LSI LANDESIGN SERVICES, INC.

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

MATCHLINE SHEET 4
SHEET 5



GRAPHIC SCALE

GREENBURY GATES
SURVEY NO. 63,
ABSTRACT NO. 315

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

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

S33°33'13"E 943.80'
N33°33'13"W 937.02'

WASTEWATER LINE
EASEMENT
1.267 ACRES

25' TEMPORARY
CONSTRUCTION EASEMENT
1.241 ACRES

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

L5

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

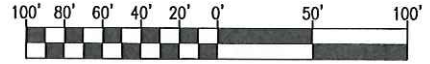
MATCHLINE SHEET 5
SHEET 6

JOB NUMBER: 22-021		DATE: 12/13/22	
PROJECT NAME: JAY MANOR CIP			
DRAWING NAME: CC OS WWL ESMT 3			
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 05 of 06	FIELDBOOKS 13/419	SCALE: 1" = 100'	



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

MATCHLINE SHEET 5
SHEET 6



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.

25' TEMPORARY
CONSTRUCTION EASEMENT
1.241 ACRES

WASTEWATER LINE
EASEMENT
1.267 ACRES

GREENBURY GATES
SURVEY NO. 63,
ABSTRACT NO. 315

L6 3/8"

GARY L. SRNENSKY
10.00 ACRES
DOC. NO. 2008175156
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.

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

JOB NUMBER: 22-021		DATE: 12/13/22	
PROJECT NAME: JAY MANOR CIP			
DRAWING NAME: CC OS WWL ESMT 3			
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 06 of 06		FIELDBOOKS 13/419	SCALE: 1" = 100'



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