



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

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING 0.3340 OF ONE ACRE OF LAND (14,550 SQ. FT.), SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE TIMOTHY MCKANE SURVEY NO. 47, ABSTRACT NO. 525, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 6, MANOR VILLA ESTATES, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 155C, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AND BEING THE SAME TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DAVID A. PRICE, RECORDED IN DOCUMENT NO. 2016134444, 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 rebar with cap stamped "4WARD BOUNDARY" found in the existing Northerly right-of-way line of Old Highway 20 (80' R.O.W.), for the Southerly common corner of said Lot 6 and of Lot 1, said MANOR VILLA ESTATES, from which a 1/2-inch rebar with cap stamped "SURVTEX LLC" found in the existing Northerly right-of-way line of said Old Highway 20, for the Southerly common corner of said Lot 1 of Lot 7, MANOR VILLA ESTATES, bears South 72°55'19" East a distance of 50.66 feet;

THENCE **North 72°55'19" West** with the existing Northerly right-of-way line of said Old Highway 20 and the common Southerly line of said Lot 6, a distance of **727.60** feet to a Calculated Point in the Westerly line of said Lot 6 and the common Easterly line of a called 2.011 acre tract of land described in a General Warranty Deed to William M. Forsythe and John C. Forsythe, recorded in Document No. 2019125687 of said O.P.R.T.C.T., from which a 1/2-inch rebar with cap found in the existing Northerly right-of-way line of said Old Highway 20, for the Southeasterly corner of said 2.011 acre tract, bears South 28°05'44" West a distance of 20.38 feet;

THENCE **North 28°05'44" East** with the Westerly line of said Lot 6 and the common Easterly line of said 2.011 acre tract, a distance of **20.38** feet to a Calculated Point;

THENCE **South 72°55'19" East** over and across said Lot 6, a distance of **727.17** feet to a Calculated Point in the Easterly line of said Lot 6 and the common Westerly line of said Lot 1, from which a 1/2-inch rebar found in the Easterly line of said Lot 6 and the common Westerly line of said Lot 1, bears North 26°53'36" East a distance of 61.72 feet;



THENCE **South 26°53'36" West** with the Easterly line of said Lot 6 and the common Westerly line of said Lot 1, a distance of **20.30** feet to the **POINT OF BEGINNING** and containing 0.3340 of one acre of land (14,550 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.

 02/03/2023

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

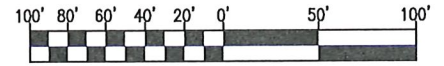


Job Number: 22-021

Attachments: K:\JAY MANOR CIP\CAD\DWGS\MANOR COMM PARK WWL ESMT 5.DWG

LEGEND

- ⊙ 1/2-INCH REBAR WITH CAP STAMPED "SURVTEX LLC" (OR AS NOTED)
- 1/2-INCH REBAR FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- X CALCULATED POINT NOT SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- ▨ EXISTING EASEMENT AREA



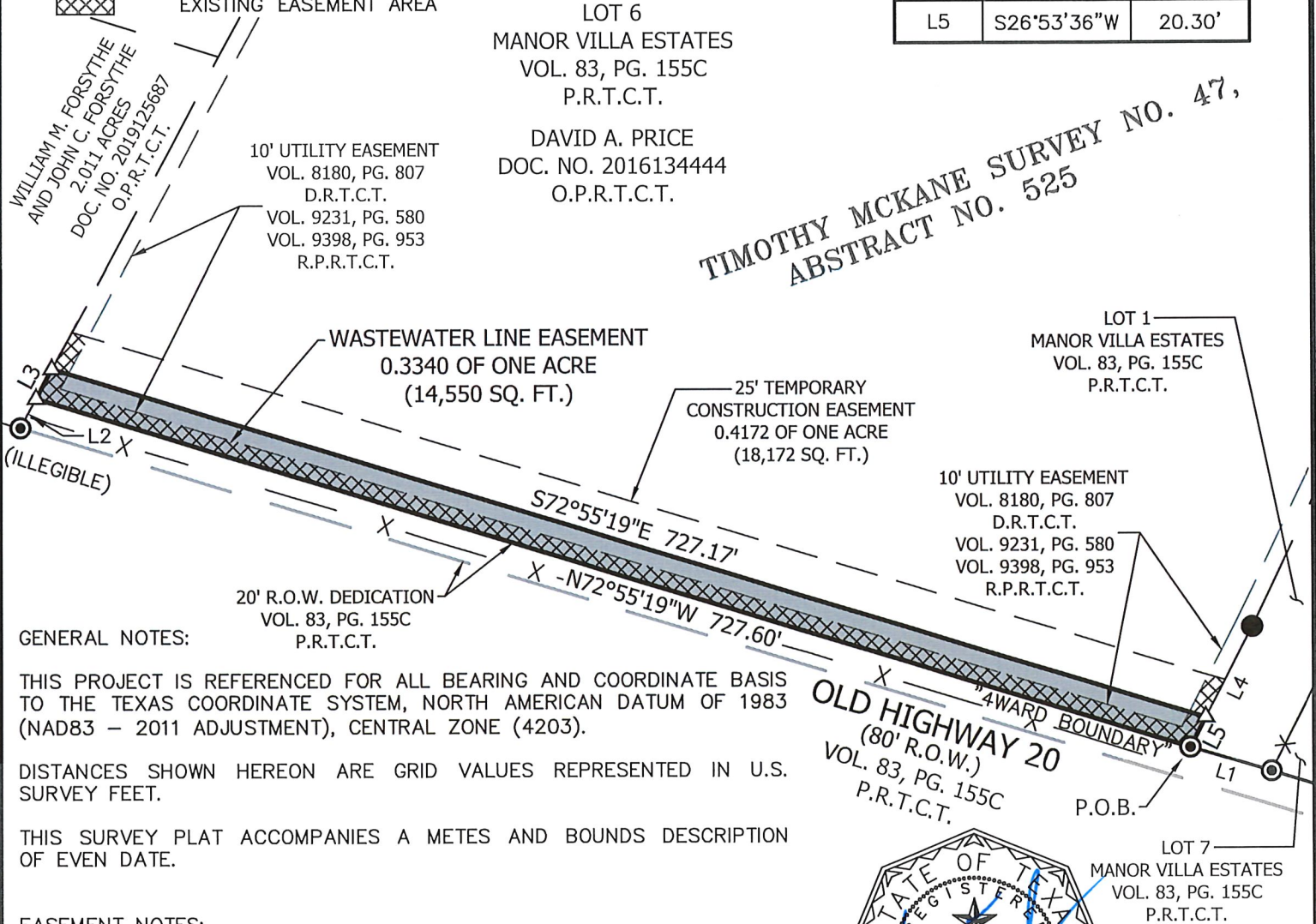
GRAPHIC SCALE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S72°55'19"E	50.66'
L2	S28°05'44"W	20.38'
L3	N28°05'44"E	20.38'
L4	N26°53'36"E	61.72'
L5	S26°53'36"W	20.30'

LOT 6
MANOR VILLA ESTATES
VOL. 83, PG. 155C
P.R.T.C.T.

DAVID A. PRICE
DOC. NO. 2016134444
O.P.R.T.C.T.

TIMOTHY MCKANE SURVEY NO. 47,
ABSTRACT NO. 525



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.

EASEMENT NOTES:

PERMANENT EASEMENT INCLUDES 0.1717 OF ONE ACRE (7,478 SQ. FT.) OF EXISTING UTILITY EASEMENT AREA (CROSS HATCHED).

TEMPORARY CONSTRUCTION EASEMENT INCLUDES 0.0117 OF ONE ACRE (508 SQ. FT.) OF EXISTING UTILITY EASEMENT AREA (CROSS HATCHED).

OLD HIGHWAY 20
(80' R.O.W.)
VOL. 83, PG. 155C
P.R.T.C.T.



JOB NUMBER: 22-021		DATE: 01/31/23	
PROJECT NAME: JAY MANOR CIP			
DRAWING NAME: MANOR COMM PARK WWL ESMT 5			
DRAWING FILE PATH: K:\22021 - JAY Manor CIP\CAD\DWGs\Manor Comm Park WWL Esmts			
METES AND BOUNDS FILE PATH: K:\22021 - JAY Manor CIP\Descriptions\Manor Comm Park WWL Esmts			
RPLS: FWF	TECH: JRM	PARTY CHIEF: TN	CHK BY: HAS
SHEET 03 of 03		FIELDBOOKS 13/419	SCALE: 1"=100'



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