

FIELD NOTES OF
6.915 ACRES OF LAND OUT OF
THE JACOB M. HARRELL SURVEY,
ABSTRACT NO. 284,
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

ALL OF THAT 6.915 ACRES OF LAND, MORE OR LESS, OUT OF THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACTS OF LAND CALLED 6.058 ACRES AND 0.867 ACRE CONVEYED TO MICHAEL JOSEPH IN THE WARRANTY DEED RECORDED IN DOCUMENT NO. 2014021304 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE 6.058 ACRES (CALLED 6.00 ACRES) WAS CONVEYED TO D.P. JOHNSON IN THE WARRANTY DEED RECORDED IN VOLUME 645, PAGE 887 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE 0.867 ACRE WAS CONVEYED TO D.P. AND DORIS M. JOHNSON IN THE QUITCLAIM DEED RECORDED IN VOLUME 1747, PAGE 635 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the northwest corner of Bahrami's Best Acres, a subdivision recorded in Cabinet Z, Slide 198 of the Plat Records of Williamson County, Texas, at the northeast corner of the 6.00 Acres and the southeast corner of the 0.867 Acre for a corner;

THENCE, along the westerly line of the Bahrami's Best Acres and the 9.034 Acres of land conveyed to 1000 S. IH 35 Round Rock, Ltd. recorded in Document No. 9727185 of the Official Records of Williamson County, Texas, and the easterly line of the 6.00 Acres and the tract herein described, S 19°02'21" E, passing a ½" iron rod found with a cap stamped "CHAPARRAL BOUNDARY" at the southwest corner of the Bahrami's Best Acres at a distance of 319.70 feet, for a total distance of 645.81 feet to a ½" iron rod set with a cap stamped "SNS" at the northeast corner of 4.00 Acres of land conveyed to C & T Partnership recorded in Document No. 2000084436 of the Official Public Records of Williamson County, Texas, for the southeast corner of the 6.00 Acres and the tract herein described from which a ½" iron rod found bears N 04°59'36" E and a distance of 6.59 feet;

THENCE, along the northerly line of the 4.00 Acres and the southerly line of the 6.00 Acres and the tract herein described, S 81°23'27" W, a distance of 671.39 feet to a ½" iron found in the westerly line of a 1.00 Acre of land per WCAD, of unknown ownership and deed reference, at the northwest corner of the 4.00 Acres for the southwest corner of the 6.00 Acres and the tract herein described;

THENCE, along the easterly line of the 1.00 Acre and the westerly line of the 6.00 Acres, 0.867 Acre and the tract herein described, N 18°53'50" W, passing a ½" iron rod set with a cap stamped "SNS" at the northwest corner of the 6.00 Acres and the southwest corner of the 0.867 Acre at a distance of 152.77 feet, for a total distance of 209.84 feet to an iron rod found in the southerly line of the Missouri Pacific Railroad Company tract at the northeast corner of the 1.00 Acre for the northwest corner of the 0.867 Acre and the tract herein described;

THENCE, along the southerly line of the Missouri Pacific Railroad tract and the northerly line of the 0.867 Acre and the tract herein described, N 41°34'00" E, a distance of 757.25 feet to a ½" iron rod found for the northeast corner of 0.867 Acre and the tract herein described;

THENCE, leaving the Missouri Pacific Railroad tract and along the easterly line of the 0.867 Acre and the tract herein described, S 19°02'43" E, a distance of 57.24 feet to the Point of Beginning and containing 6.915 Acres of land, more or less, as shown on plat of survey prepared herewith.


Edward W. Bradfield
Registered Professional Land Surveyor No. 5617
State of Texas



