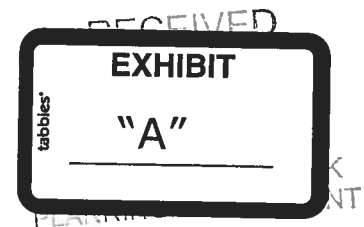


METES AND BOUNDS DESCRIPTION



FOR A 8.536 ACRE TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO 297, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMNANT PORTION OF THE CALLED 24.0110 ACRE TRACT OF LAND CONVEYED TO CHURCH OF CHRIST OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2000022099, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 8.536 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on a point in the original easterly boundary line of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on a point in the westerly boundary line of a tract of land conveyed to the STATE OF TEXAS, recorded in Volume 1970, Page 515, Official Records of Williamson County, Texas, same being on the northeast corner of a called 1.276 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2004049908, Official Public records of Williamson County, Texas, same being on a point in the northerly right-of-way line of US 79 (A.K.A. E. PALM VALLEY BOULEVARD), right-of-way width varies, monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the southerly boundary line of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being with the northerly boundary line of said 1.276-acre CITY OF ROUND ROCK tract, same being with said northerly right-of-way line of said US 79 the following three (3) courses and distances:

1. **S 75°15'42" W** for a distance of **80.36 feet** to a calculated point;
2. **S 75°31'37" W** for a distance of **425.95 feet**, to a Type II Monument found (brass disc in concrete stamped "Texas Department of Transportation"), monumenting an angle point hereof;
3. **S 76°24'44" W** passing at a distance of 232.53 feet a Type II Monument found (brass disc in concrete stamped "Texas Department of Transportation"), continuing for an additional 23.42 feet, for a total distance of **255.95 feet** to a calculated point, on a point in the original westerly boundary line of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on the northwest corner of said 1.276-acre CITY OF ROUND ROCK tract, same being on a point in the easterly boundary line of LOT 3, BLOCK D, of HR 79 SUBDIVISION PHASE 1 & PHASE 2, recorded in Document No. 2016081608, Official Public Records of Williamson County, Texas, for the southwest corner hereof, and from which a 1/2" iron rod found with cap marked "Baker-Aicklen" on the southeast corner of said HR 79 SUBDIVISION PHASE 1 & PHASE 2, same being on northeast corner of a called 0.9264 acre tract of land to the CITY OF ROUND ROCK, TEXAS, Cause No. 07-2003-CC2, recorded in Document No. 2009014784, Official Public Records of Williamson County, Texas, bears **S 02°33'16" E**, for a distance of 40.25 feet;

THENCE **N 02°33'16" W** with said westerly boundary line of the called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being with said easterly boundary

line of said HR 79 SUBDIVISION PHASE 1 & PHASE 2, for a distance of **509.42 feet** to a calculated for the northwest corner hereof, and from which a 1/2" iron rod found on the original northwest corner of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on the northeast corner of said HR 79 SUBDIVISION PHASE 1 & PHASE 2, bears N 02°33'16" W, for a distance of 961.95 feet

THENCE through the interior of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being 500 feet and parallel with the northerly right-of-way line of said US 79 the following three (3) courses and distances:

1. **N 76°24'44" E** for a distance of **154.60 feet**, to a calculated point;
2. **N 75°31'37" E** for a distance of **420.93 feet**, to a calculated point;
3. **N 75°15'42" E**, a distance of **149.48 feet** to a calculated point, on a point in the original easterly boundary line of said 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on a point in the easterly boundary line of said STATE OF TEXAS tract recorded in said Volume 1970, Page 515, for the northeast corner hereof;

THENCE **S 06°44'17" E** with said easterly boundary line of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being with said westerly boundary line of said STATE OF TEXAS tract recorded in said Volume 1970, Page 515, for a distance of **504.91 feet** to the **POINT OF BEGINNING** hereof and containing 8.536 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00011.

A drawing has been prepared to accompany this metes and bounds description.

<> **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

June 19, 2017

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



RAWING TO ACCOMPANY MEIES AND BOUNDS DESCRIPTION

FOR A 8.536 ACRE TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMNANT PORTION OF THE CALLED 24.0110 ACRE TRACT OF LAND CONVEYED TO CHURCH OF CHRIST OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2000022099, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 200'

LEGEND

- △ CALCULATED POINT
- FOUND IRON ROD
- TYPE II MONUMENT: BRASS DISC FOUND IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING

GENERAL NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.

2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW ANY EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT SHOWN HEREON. AND DOES NOT SHOW ALL IMPROVEMENTS ON THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.

3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

CHURCH OF CHRIST
OF ROUND ROCK
REMNANT PORTION OF
CALLED 24.0110 AC.
DOC. NO. 2000022099

SUBJECT TRACT
8.536 ACRES



Shane Shafer, R.P.L.S. NO. 5281

JUNE 19, 2017
DATE

SHEET 1 OF 1

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