

**DELTA LAND SURVEYING**

P. O. Box 6105

Round Rock, Texas 78683

(512) 781-9800 [www.DeltaLandSurveying.net](http://www.DeltaLandSurveying.net)**Proposed Zoning Change Description**

June 27, 2018

RECEIVED

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CITY OF ROUND ROCK  
PLANNING DEPARTMENT

A tract of land situated within the David Curry Survey, Abstract Number 130 and the J. M. Harrell Survey, Abstract Number 284, Williamson County, Texas and being a portion of the tract of land as conveyed to Paul Postel Realty Corporation by a deed filed for record at Document Number 2015112793 of the Official Public Records of Williamson County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Commencing, for a tie, at a 1/2" rebar found, on the monumented Southerly right-of-way line of Sam Bass Road (a variable width right-of-way) for the common Easterly corner of the tract of land herein described and a tract of land conveyed to M. F. Rutledge by a deed filed for record in Volume 1998 at Page 688 of the Deed Records of Williamson County, Texas;

Thence S 41°00'00" E, along the aforementioned Southerly right-of-way line, 270.95 feet to a point for the Point of Beginning of the tract of land herein described;

Thence S 41°00'00" E, continuing along the aforementioned Southerly right-of-way line, 208.24 feet to a 1/2" rebar with a cap marked "RPLS 4967" found for a corner;

Thence S 33°02'48" E, continuing along the aforementioned Southerly right-of-way line, 470.26 feet to a Nail with a washer marked "RPLS 4967" found in a tree stump for a corner;

Thence S 39°27'26" E, continuing along the aforementioned Southerly right-of-way line, 117.69 feet to an un-legible aluminum cap on a 1/2" rebar found for the common Easterly corner of the tract of land herein described and a tract of land conveyed to the Brushy Creek M. U. D. by a deed filed for record at Document Number 2004016444 of the Official Public Records of Williamson County, Texas;

Thence S 67°54'10" W, along the common boundary line of the tract of land herein described and the aforementioned Brush Creek M. U. D. tract, 109.42 feet to a 1/2" rebar found for their common corner with a tract of land conveyed to the Faith Missionary Baptist Church by a deed filed for record at Document Number 1996055326 of the Official Public Records of Williamson County, Texas;

Thence S 67°11'32" W, along the common boundary line of the tract of land herein described and the aforementioned Faith Missionary Baptist Church tract, 353.97 feet to a 1/2" rebar found for a common corner;

Thence N 37°25'16" W, continuing along the common boundary line of the tract of land herein described and the aforementioned Faith Missionary Baptist Church tract, 122.59 feet to a 1/2" rebar found for a common corner;



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Thence S 69°37'33" W, continuing along the common boundary line of the tract of land herein described and the aforementioned Faith Missionary Baptist Church tract, passing at 81.31 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" found for a reference corner and continuing for a total distance of 185.36 feet to a point in Brushy Creek for a common corner on the Easterly boundary line of a tract of land conveyed to C. L. Sauls by a deed filed for record in Volume 382 at Page 186 of the Deed Records of Williamson County, Texas;

Thence N 35°25'19" W, along the common boundary line of the tract of land herein described and the aforementioned C. L. Sauls tract, 507.93 feet to a point in Brushy Creek for the common West corner of the tract of land herein described and the above-mentioned Rutledge tract;

Thence N 69°16'30" E, along the common boundary line of the tract of land herein described and the aforementioned Rutledge tract, passing at 71.87 feet a 1/2" rebar with a cap marked "Ref Cor RPLS #4967" set for a reference corner and continuing, generally along an existing wire fence, for a total distance of 274.60 feet to a 60d nail in a wood fence post found for a common corner;

Thence S 84°45'47" E, 130.26 feet to a point for a corner of the tract of land herein described;

Thence N 62°35'26" E, 74.65 feet to a point for a corner of the tract of land herein described on the Westerly boundary line of a City of Round Rock Drainage Easement, 25 feet in width, as filed for record in Volume 1460 at Page 595 of the Deed Records of Williamson County, Texas;

Thence N 47°45'57" E, continuing along the aforementioned Westerly boundary line, 95.06 feet to a point for a corner of the tract of land herein described;

Thence N 06°12'56" W, continuing along the aforementioned Westerly boundary line, 191.43 feet to the Point of Beginning.

Said tract of land containing 374,261 square feet or 8.592 acres, more or less.



