

## FIELD NOTES

BEING ALL OF THAT CERTAIN 11.308 ACRE TRACT OF LAND OUT OF AND A PORTION OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A REMAINDER OF A CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC. IN DOCUMENT NUMBER 2009005145 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 11.308 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a capped  $\frac{5}{8}$ " iron rod found, being the north corner of said 55.34 acre tract, being also a west corner of a remainder of a called 60 acre tract of land conveyed to Tom E. Payne in Document Number 2003035229 (O.P.R.W.C.TX.), described in Volume 456, Page 486 of the Deed Records of Williamson County, Texas (D.R.W.C.TX.), and being also a point on a southeast right-of-way line of University Boulevard (200' R.O.W.), for the north corner and the **POINT OF BEGINNING** of the herein described tract,

**THENCE**, with the common boundary line of said 55.34 acre tract and said 60 acre tract, S21°47'47"E, a distance of 249.78 feet to a calculated point, being a point on a northeast boundary line of said 55.34 acre tract and being also a point on a southwest boundary line of said 60 acre tract, for the east corner of the herein described tract,

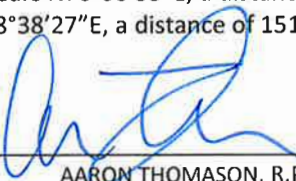
**THENCE**, crossing said 60 acre tract, S68°38'27"W, a distance of 1965.44 feet to a calculated point, being a point on a southwest boundary line of said 60 acre tract and being also a point on a northeast boundary line of a called 10.010 acre tract of land described in the Declaration of Condominium Regime for High Rock Business Park in Document Number 2018016217 (O.P.R.W.C.TX.), for the south corner of the herein described tract,

**THENCE**, with the common boundary line of said 60 acre tract and said 10.010 acre tract, N21°32'01"W, a distance of 261.63 feet to a capped  $\frac{1}{2}$ " iron rod found stamped "JS COALTER", at a point of curvature, for a curve to the left, being the west corner of said 60 acre tract, being also the north corner of said 10.010 acre tract and being also a point on a southeast right-of-way line of said University Boulevard,

**THENCE**, with the common boundary line of said 60 acre tract and said University Boulevard, the following two (2) courses and distances, numbered 1 and 2,

1. with said curve to the left, having a radius of 8563.00 feet, an arc length of 450.41 feet and whose chord bears N70°08'55"E, a distance of 450.36 feet to a capped  $\frac{1}{2}$ " iron rod found stamped "JS COALTER", and
2. N68°38'27"E, a distance of 1514.12 feet to the **POINT OF BEGINNING** and containing 11.308 acres of land.

Surveyed by:

  
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10 APR 2019



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

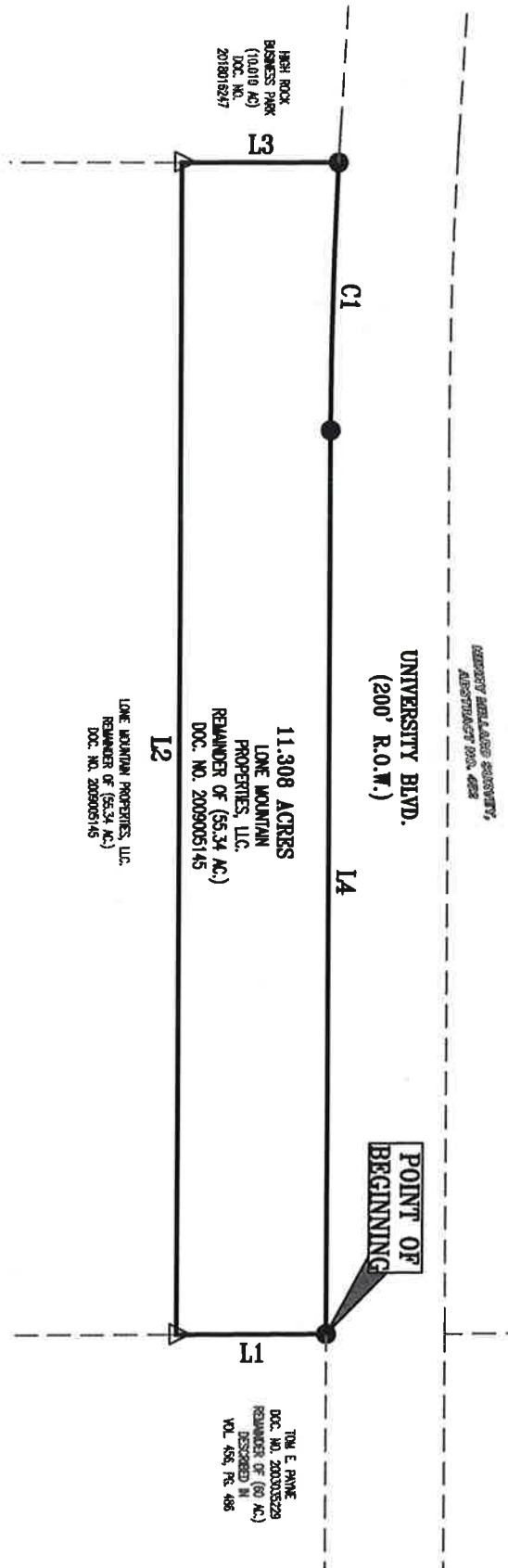
# SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 300'

## LEGEND

- CAPED IRON ROD FOUND
- △ CALCULATED POINT

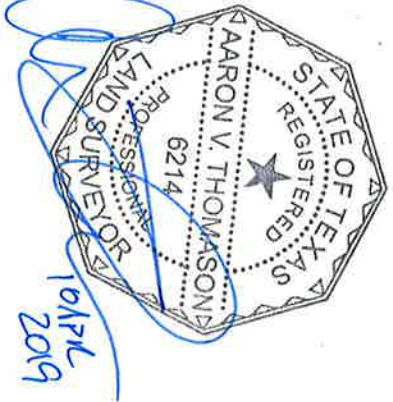


Curve Table


Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	450.41	8563.00	N70°08'55"E	450.36	225.26	300°50"

Line Table

Line #	Length	Direction
L1	249.78	S21°47'47"E
L2	1965.44	S68°38'27"W
L3	261.63	N21°32'01"W
L4	1514.12	N68°38'27"E



BEARING BASE: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)



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PATH:- j:\AC30\5033\SURVEY\FN - 11.308 AC COMMERCIAL AREA.dwg