

27.71 Acres
G.W. Glasscock Survey
Quick Farms

DESCRIPTION OF A 27.71 ACRE TRACT, PREPARED FOR ZONING PURPOSES ONLY BY DELTA SURVEY GROUP INC., IN OCTOBER 2019, LOCATED IN THE G. W. GLASSCOCK SURVEY, ABSTRACT NUMBER 267, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 75 ACRE TRACT (TRACT II), CONVEYED TO THE QUICK LIVING TRUST IN DOCUMENT NUMBER 2016059259, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 27.71 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron rod found in the north right-of-way (ROW) line of Old Settlers Boulevard (ROW varies) for the southwest corner of the remainder of said Tract II, same being the southeast corner of Park and Drainage Area, The Settlement Section Three, a subdivision of record in Document Number 8637051, Official Public Records, Williamson County, Texas, for the **POINT OF COMMENCEMENT**;

THENCE leaving said Old Settlers Boulevard, with the west line of the remainder of said Tract II, same being the east line of said Park and Drainage Area, N21°10'42"W, a distance of 740.58 feet to a calculated point for the **POINT OF BEGINNING**;

THENCE continuing with the west line of the remainder of said Tract II, same being the east line of said Park and Drainage Area, N21°10'42"W, a distance of 361.11 feet to a calculated point for the westernmost corner of the remainder of said Tract II, same being the southernmost corner of Lot 1, Block A, Cottages at Meadowlake Subdivision, a subdivision of record in Document Number 2017108537, Official Public Records, Williamson County, Texas;

THENCE leaving the east line of said Park and Drainage Area, with the north line of the remainder of said Tract II, same being the south line of said Lot 1, with the arc of a curve to the left an arc distance of 1504.03 feet, through a central angle of 90°08'58", having a radius of 955.91 feet, and whose chord bears N23°45'46"E, a distance of 1353.62 feet to a calculated point in the south line of a called 43.524 acre tract described in Document Number 1997030900, Official Public Records, Williamson County, Texas, for the northwest corner of the remainder of said Tract II, same being the northeast corner of said Lot 1;

THENCE with the north line of the remainder of said Tract II, same being the south line of said 43.524 acre tract, N68°42'35"E, a distance of 587.39 feet to a ¾ inch iron rod found for the northeast corner of the remainder of said Tract II, same being the northwest corner of a called 93.74 acre tract described in Volume 2571, Page 709, Official Public Records, Williamson County, Texas;

THENCE with the east line of the remainder of said Tract II, same being the west line of said 93.74 acre tract, S21°04'41"E, a distance of 941.35 feet to a ½ inch iron rod with "Delta Survey" cap set;

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THENCE leaving the west line of said 93.74 acre tract, and crossing the remainder of said Tract II, the following thirteen (13) courses and distances:

1. S29°04'29"W, a distance of 41.90 feet to a ½ inch iron rod with "Delta Survey" cap set,
2. S56°10'12"W, a distance of 43.19 feet to a ½ inch iron rod with "Delta Survey" cap set,
3. S62°47'53"W, a distance of 89.18 feet to a ½ inch iron rod with "Delta Survey" cap set,
4. S50°04'55"W, a distance of 68.42 feet to a ½ inch iron rod with "Delta Survey" cap set,
5. S38°36'14"W, a distance of 216.56 feet to a ½ inch iron rod with "Delta Survey" cap set,
6. S31°36'42"W, a distance of 172.59 feet to a ½ inch iron rod with "Delta Survey" cap set,
7. S35°17'16"W, a distance of 151.93 feet to a ½ inch iron rod with "Delta Survey" cap set,
8. S40°58'05"W, a distance of 119.41 feet to a ½ inch iron rod with "Delta Survey" cap set,
9. S40°44'38"W, a distance of 91.41 feet to a ½ inch iron rod with "Delta Survey" cap set,
10. N39°40'20"W, a distance of 50.71 feet to a ½ inch iron rod with "Delta Survey" cap set,
11. N39°40'20"W, a distance of 37.17 feet to a ½ inch iron rod with "Delta Survey" cap set,
12. S41°08'48"W, a distance of 243.13 feet to a ½ inch iron rod with "Delta Survey" cap set,
and
13. S83°35'13"W, a distance of 448.23 feet to the **POINT OF BEGINNING** and containing 27.71 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/CORS

10-24-19

Date



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



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G.W. GLASSCOCK SURVEY
ABSTRACT NO. 267
WILLIAMSON COUNTY, TEXAS
OCTOBER 2019
PAGE 3 OF 3

43.524 ACRES
CITY OF ROUND ROCK,
TEXAS
DOC. NO. 1997030900
O.P.R.W.C.TX.

0 400' 800' 1200'



GRAPHIC SCALE
1" = 400'



93.74 ACRES
ARDALIA E. MARTIN
VOL. 2571, PG. 709
O.P.R.W.C.TX.

LOT 1, BLOCK A,
COTTAGES AT
MEADOWLAKE
SUBDIVISION
DOC. NO. 2017108537
O.P.R.W.C.TX.

27.71 ACRES

REMAINDER OF
32.67 ACRES (TRACT I)
THE QUICK LIVING TRUST
DOC. NO. 2016059259
O.P.R.W.C.TX.

REMAINDER OF
75 ACRES (TRACT II)
THE QUICK LIVING TRUST
DOC. NO. 2016059259
O.P.R.W.C.TX.

PARK AND
DRAINAGE AREA
THE SETTLEMENT
SECTION THREE
DOC. NO. 8637051
O.P.R.W.C.TX.

LEGEND

- CALCULATED POINT
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- 1/2 INCH IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- 3/4 INCH IRON PIPE FOUND

O.P.R.W.C.TX OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

* SKETCH TO ACCOMPANY FIELD NOTES *

LINE	BEARING	DISTANCE
L1	N21°10'42"W	361.11'
L2	S29°04'29"W	41.90'
L3	S56°10'12"W	43.19'
L4	S62°47'53"W	89.18'
L5	S50°04'55"W	68.42'
L6	S38°36'14"W	216.56'
L7	S31°36'42"W	172.59'
L8	S35°17'16"W	151.93'
L9	S40°58'05"W	119.41'
L10	S40°44'38"W	91.41'
L11	N39°40'20"W	50.71'
L12	N39°40'20"W	37.17'
L13	S41°08'48"W	243.13'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	955.91'	1504.03'	1353.62'	N23°45'46"E	90°08'58"

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS



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QUAD ROUND ROCK

PROJECT QUICK FARM

DWG. 27.71 AC