

6.91 Acres
G.W. Glasscock Survey
Quick Farms

DESCRIPTION OF A 6.91 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 32.67 ACRE TRACT (TRACT I), CONVEYED TO THE QUICK LIVING TRUST IN DOCUMENT NUMBER 2016059259, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 6.91 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with "BGE" cap found for the northeast corner of the said remainder of Tract I, same being in the south line of a called 93.74 acre tract conveyed to Ardalía E. Martin, and described in Volume 2571, Page 709, Official Public Records, Williamson County, Texas, for the **POINT OF COMMENCEMENT**;

THENCE leaving the south line of said 93.74 acre tract and with the east line of said Tract I, S21°06'55"E a distance of 626.37 feet to an iron rod with "BGE" cap found in the west right-of-way (ROW) line of Bluffs Landing Way (65' ROW), for the **POINT OF BEGINNING**;

THENCE with the east line of said remainder of Tract I, same being the west ROW line of said Bluffs Landing Way, S21°06'55"E a distance of 374.93 feet to a ½ inch iron rod with "Delta Survey" cap set for the southeast corner of said remainder of Tract I, same being the intersection of the west ROW line of said Bluffs Landing Way and the north ROW line of Old Settlers Boulevard (ROW varies),

THENCE leaving the west ROW line of said Bluffs Landing Way and with the north ROW line of said Old Settlers Boulevard, same being the south line of said remainder Tract I, S69°02'35"W a distance of 780.63 feet to an iron rod with "BGE" cap found;

THENCE leaving the north ROW line of said Old Settlers Boulevard and crossing said remainder of Tract I the following four (4) courses and distances:

1. with the arc of a curve to the right a distance of 39.14 feet, through a central angle of 89°42'15", having a radius of 25.00 feet, and whose chord bears N66°17'41"W, a distance of 35.26 feet to an iron rod with "BGE" cap found,
2. N20°57'52"W, a distance of 189.80 feet to an iron rod with "BGE" cap found,
3. with the arc of a curve to the right a distance of 161.14 feet, through a central angle of 10°22'27", having a radius of 890.00 feet, and whose chord bears N15°45'33"W, a distance of 160.92 feet to an iron rod with "BGE" cap found, and

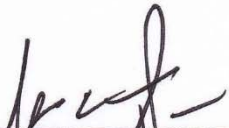
6.91 Acres
G.W. Glasscock Survey
Quick Farms

4. N69°02'15"E, a distance of 790.12 feet to the **POINT OF BEGINNING** and containing 6.91 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

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700



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

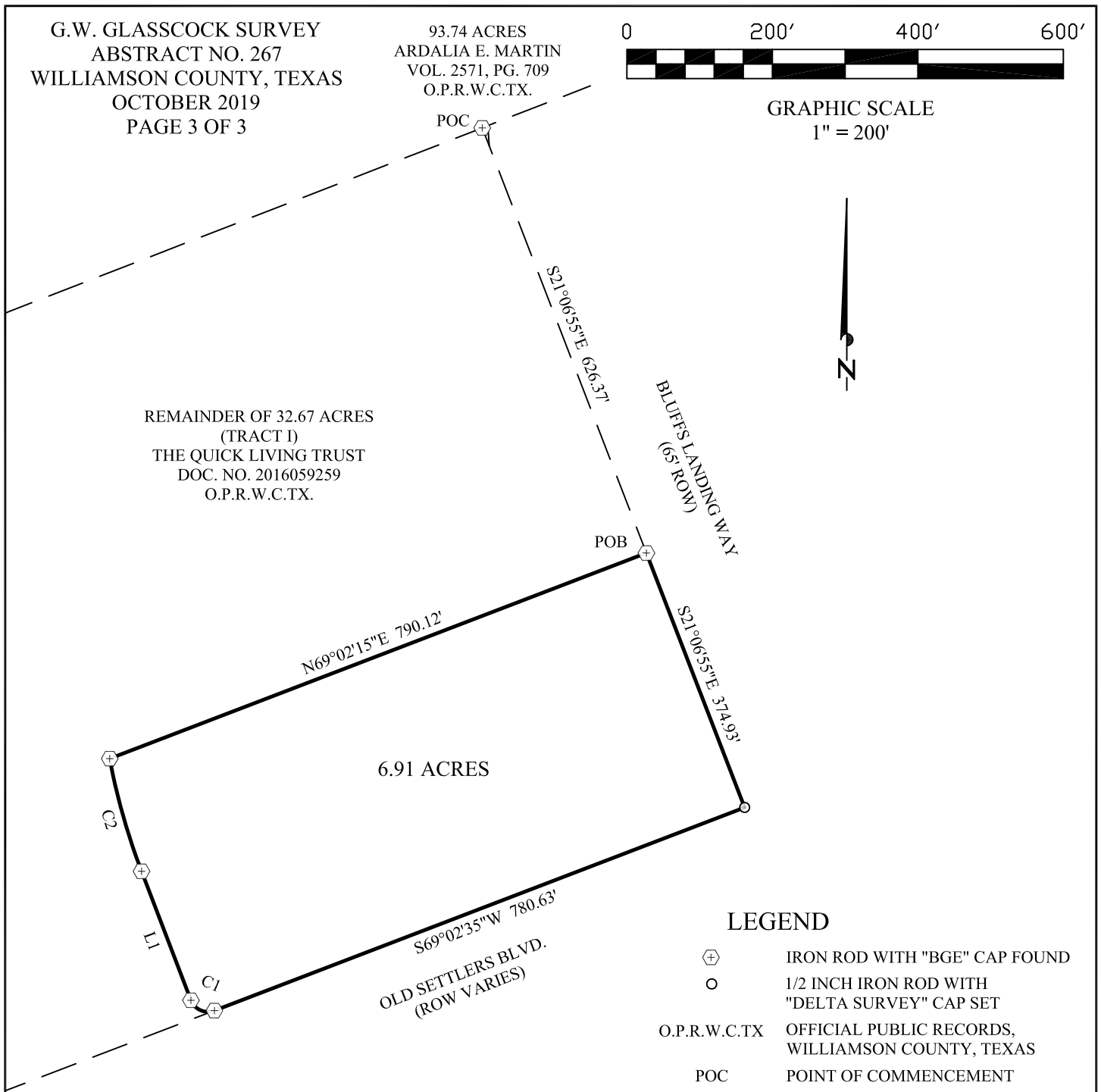
93.74 ACRES
ARDALIA E. MARTIN
VOL. 2571, PG. 709
O.P.R.W.C.TX.



GRAPHIC SCALE
1" = 200'



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



LEGEND



IRON ROD WITH "BGE" CAP FOUND



1/2 INCH IRON ROD WITH
"DELTA SURVEY" CAP SET

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	N20°57'52"W	189.80'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	25.00'	39.14'	35.26'	N66°17'41"W	89°42'15"
C2	890.00'	161.14'	160.92'	N15°45'33"W	10°22'27"

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



Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
OFFICE: 512.282.5200 FAX: 512.282.5230
WWW.DELTASURVEYGROUP.COM
TBPLS FIRM NO. 10004700

QUAD ROUND ROCK

PROJECT QUICK FARM

DWG. 6.91 AC