

03-07-2019 Page 1 of 4

County:WilliamsonParcel:28Project:Gattis School Road

## **PROPERTY DESCRIPTION FOR PARCEL 28**

DESCRIPTION OF A 0.156 ACRE (6,817 SQUARE FOOT) TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 2.001 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO LEONARD DUARTE RECORDED IN DOCUMENT NO. 2016090540 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.156 ACRE (6,817 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" iron rod found, 409.05 feet left of proposed Gattis School Road Baseline Station 86+37.60, being the northwesterly corner of said 2.001 acre tract, same being the northeasterly corner of that called 2.00 acre tract of land described in Warranty Deed with Vendor's Lien to Spiritual Assembly of Baha'is Faith of Round Rock, Texas recorded in Document No. 2000012742 of the Official Public Records of Williamson County, Texas;

**THENCE**, with the common boundary line of said 2.001 acre tract and said 2.00 acre tract, S 02°41'41" E, for a distance of 338.86 feet to an iron rod with aluminum cap stamped "ROW 4933" set (Grid Coordinates determined as N=10154562.60, E=3143776.56 TxSPC Zone 4203), 70.22 feet left of proposed Gattis School Road Baseline Station 86+42.30, in the proposed northerly Right-of-Way (ROW) line of Gattis School Road (ROW width varies), for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) THENCE, departing said 2.00 acre tract, with said proposed northerly ROW line, through the interior of said 2.001 acre tract, N 88°08'08'' E, for a distance of 236.77 feet to an iron rod with aluminum cap stamped "ROW 4933" set 70.08 feet left of proposed Gattis School Road Baseline Station 88+79.07, in the existing northerly ROW line of Gattis School Road (ROW width varies), same being in the easterly boundary line of said 2.001 acre tract, also being the southwesterly corner of Lot 1, Block "N" Round Rock Ranch, Phase One, Section One, a subdivision of record in Cabinet J, Slide 139-142 of the Plat Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;
- 2) THENCE, departing said Lot 1, with the said existing northerly ROW line of Gattis school Road, same being said easterly boundary line of the 2.001 acre tract, S 02°30'18" E, for a distance of 29.00 feet to a 1/2" iron rod found, being the southeasterly corner of said 2.001 acre tract, same being an ell corner in said existing northerly ROW line, for the southeasterly corner of the herein described tract;
- 3) THENCE, with said existing northerly ROW line, same being the southerly boundary line of said 2.001 acre tract, S 88°13'55" W, for a distance of 236.68 feet to a 1/2" iron rod found, being the southwesterly corner of said 2.001 acre tract, same being the southeasterly corner of said 2.00 acre tract, for the southwesterly corner of the herein described tract;

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4) THENCE, departing said existing northerly ROW line, with the common boundary line of said 2.00 acre tract and said 2.001 acre tract, N 02°41'41" W, for a distance of 28.60 feet to the POINT OF BEGINNING, containing 0.156 acre (6,817 square feet) of land, more or less;

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS § \$ KNOW ALL MEN BY THESE PRESENTS: COUNTY OF WILLIAMSON §

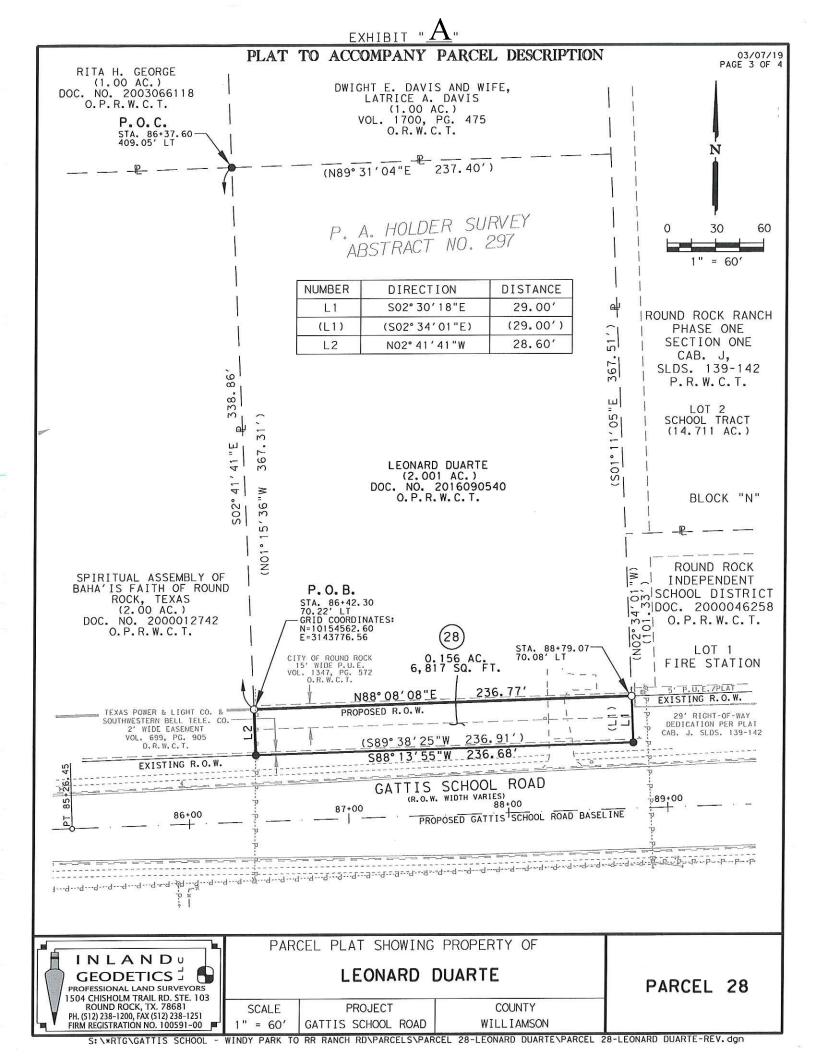
That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

Registered Professional Land Surveyor No. 4933 Licensed State Land Surveyor Inland Geodetics, LLC Firm Registration No: 100591-00 1504 Chisholm Trail Road, Suite 103 Round Rock, TX 78681

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LEGEND <ul> <li></li></ul>		PLAT T	EXHIBIT "_		SCRIPTION			03/07/1 PAGE 3 OF
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STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)       P.R.W. C. T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS         1) All bedrings shown hereon are based on grid bedring. All distances are surface distances. Coordinates surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.         e: Survey Synown Hereon was prepared in conjunction with intra Cownitment For Title INSURANCE of No. 1920253         Stude By Title RESOURCES GURANTY COMPANY, EFFECTIVE DATE MAY 30, 2019, ISSUE DATE JUNE 10, 2019.         Restrictive covenants: volume 674, Page 63, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.         DA. Electric transmission eAssement to Texas Power & Light Company. Recorded in Volume 337, PAGE 324, D NOT AFFECT, ALL OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.         S. Electric and telephone eastement to Texas Power & Light Company. Recorded in Volume 337, PAGE 324, D NOT AFFECT, ALL OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.         C. Electric and telephone eastement to Texas Power & Light Company and Southwestern Bell telephone company records of Williamson County, Texas, DOES NOT AFFECT.         D. Public UNILITIES EASEMENT TO TEXAS POWER & LIGHT COMPANY AND SOTHWESTERN BELL TELEPHONE COMPANY records of NULLIME 699, PAGE 905, AFFECTS AS SHOWN, AND VOLUME 699, PAGE 907, DOES NOT AFFECT.         D. Public UNILITIES EASEMENT TO TEXAS POWER & LIGHT COMPANY AND SOTHWESTERN BELL TELEPHONE COMPANY records of NULLIMESON COUNTY, TEXAS, MARE 903, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.         D. Public UNILITIES EASEMENT TO TEXAS POWER & LIGHT COMPANY AND SOTHWESTERN BELL TELEPHONE COMPANY records on NAS DETERMINED BY A S				).P.R.W.C.T.	OFFICIAL P	UBLIC R	ECORDS	
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