

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 267, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 25.000 ACRE TRACT CONVEYED WILLIAMSON COUNTY, IN DOCUMENT NUMBER 2007004381, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.215 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a capped iron rod found marked "BAKER AIKLEN", for the northeastern corner of the remainder of a called 48.136 acre tract conveyed to Bradley Family Partnership, Ltd., in Vol. 2370, Pg. 548, Deed Records of Williamson County, Texas, also being the northwestern corner of said 25.000 acre tract, also being in the southern right-of-way line of East Old Settlers Blvd. (120' R.O.W.), for the **POINT OF COMMENCEMENT** of the herein described tract,

**THENCE**, with the common boundary line of said remainder of 48.136 acre tract and said 25.000 acre tract, S00°00'10"W, a distance of 615.61 feet to a capped iron rod set marked "CBD/SETSTONE", for the northernmost corner and **POINT OF BEGINNING** of the herein described tract,

**THENCE**, crossing said 25.000 acre tract, the following five (5) courses and distances, numbered 1 through 5,

1. S64°16'41"E, a distance of 218.96 feet to a capped iron rod set marked "CBD/SETSTONE",
2. S34°15'16"E, a distance of 191.70 feet to a capped iron rod set marked "CBD/SETSTONE",
3. S23°50'58"W, a distance of 292.44 feet to a capped iron rod set marked "CBD/SETSTONE",
4. S02°01'25"W, a distance of 158.49 feet to a capped iron rod set marked "CBD/SETSTONE", and
5. N75°57'08"W, a distance of 186.95 feet to a calculated point for the southwestern corner of said 25.000 acre tract, also being the southwestern corner of the herein described tract, also being the southernmost corner of the remainder of a called 3.474 acre tract conveyed to Bradley Family Partnership, Ltd., in Document No. 199967038, Official Public Records of Williamson County, Texas, also being in the northern line of Lot 117, Block G, of Jester Farms Section 3, a subdivision recorded in Cabinet P, Slide 306, Plat Records of Williamson County, Texas, said tract also conveyed to the City of Round Rock in Document No. 2010003402, Official Public Records of Williamson County, Texas,

**THENCE**, with the common boundary line of said remainder of 3.474 acre tract and said 25.000 acre tract, N00°00'10"E, a distance of 57.79 feet to a capped iron rod found marked "BAKER AIKLEN", in the western line of said 25.000 acre tract, also being the easternmost northeastern corner of said remainder of 3.474 acre tract, also being the southernmost corner of said remainder of 48.136 acre tract.

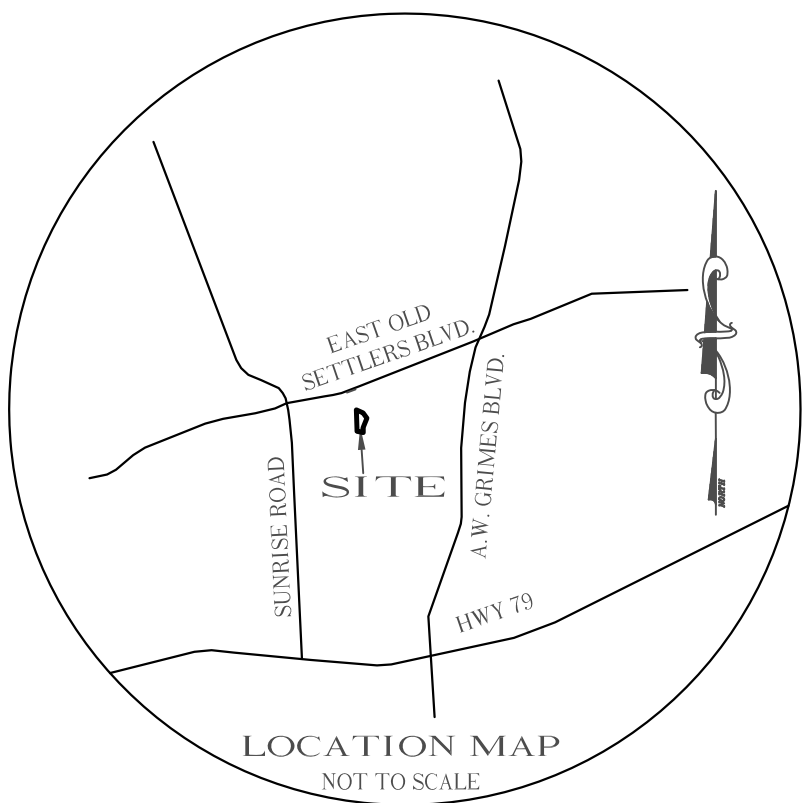
**THENCE**, with the common boundary line of said remainder of 48.136 acre tract and said 25.000 acre tract, N00°00'10"E, a distance of 576.16 feet to the **POINT OF BEGINNING** and containing 3.215 acres of land.

**Preliminary, this  
document shall not be  
recorded for any purpose.**

Surveyed by: \_\_\_\_\_

ROBERT J. GERTSON, R.P.L.S. NO. 6367  
*Carlson, Brigrance and Doering, Inc.*  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165  
rgertson@cbdeng.com

BEARING BASIS: TEXAS COORDINATE SYSTEM CENTRAL ZONE (4203)



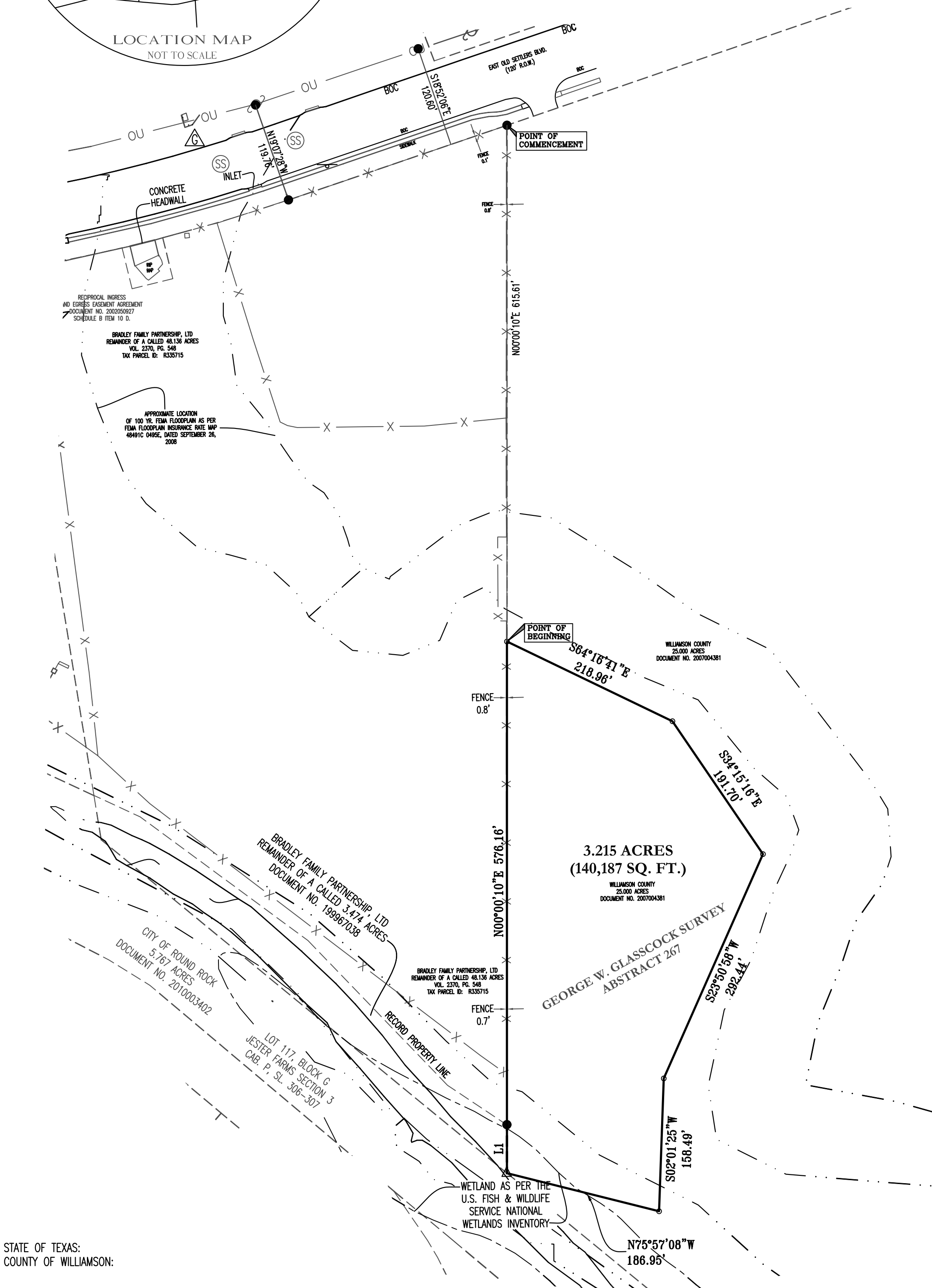
SURVEY OF 3.215 ACRES (140,048 SQUARE FEET) OF LAND OUT OF THE G.W. GLASSCOCK SURVEY, ABSTRACT NO. 267, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 25.000 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NUMBER 2007004381, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS,

SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET
- IRON PIPE FOUND
- GUY POLE
- POWER POLE
- GAS LINE MARKER
- OVERHEAD ELECTRIC LINE
- WIRE FENCE
- SIGN
- BOC BACK OF CURB

Line Table		
Line #	Length	Direction
L1	57.79	N00°00'10"E



STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property is within a special flood hazard area (Zone A & AE, 1% annual chance flood hazard), as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48491C 0495E for Travis County, Texas, dated September 26, 2008.

Dated, this the 23rd day of November, 2015.

PRELIMINARY  
FOR REVIEW ONLY

ROBERT J. GERTSON, RPLS# 6367  
Carlson, Brigrance and Doering, Inc.  
5501 West William Cannon  
Austin, Texas 78749  
(512)280-5160 (512)280-5165 (fax)  
rgertson@cbdeng.com

ORIGINAL COPY VALID ONLY IF SEALED IN RED INK

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

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



Carlson, Brigrance & Doering, Inc.  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J: \4752-067\DWG\TITLE SURVEY 3.215 ACRES.DWG