



## FINAL PLAT OF CORELY ESTATES

STANDARD SURVEY NOTE:  
THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED TITLE. A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED TO IDENTIFY ADDITIONAL RECORD EASEMENTS WHICH MAY BE APPLICABLE. RESTRICTIVE COVENANTS AND OTHER MATTERS HAVE NOT BEEN RESEARCHED AS PART OF THIS SURVEY. SEE APPLICABLE RESTRICTIVE COVENANTS AND LOCAL CODES FOR APPLICABLE DEVELOPMENT LIMITATIONS. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. THIS SURVEY HAS NOT PROVIDED FOR SUBDIVISION APPROVAL OF ANY LOCAL JURISDICTION.

OWNER:  
NEW ROADS CAPITAL, LLC  
978 INDIAN RIDGE  
LIBERTY HILL, TX 78642  
SEAN@NEWROADSCAPITAL.COM  
512.578.6332

SURVEYOR:  
WILLIAM F. FOREST, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847  
FOREST SURVEYING & MAPPING COMPANY  
FIRM NO. 1000200  
1002 ASH ST.  
GEORGETOWN, TX 78626  
512.930.5927

PROFESSIONAL ENGINEER:  
CHAD M. CORMACK  
REGISTERED PROFESSIONAL ENGINEERING NO. 114227  
EDGE ENGINEERING, PLLC  
FIRM NO. 20690  
4404 E HOVE LOOP  
AUSTIN, TX 78749  
512-350-1387

LEGAL DESCRIPTION:  
6.04 ACRES OUT OF THE O. J. SCOTT SURVEY, ABSTRACT NO. 749, WILLIAMSON COUNTY, TX

FIELD NOTE DESCRIPTION:  
PLAT OF CORELY ESTATES  
O. J. SCOTT SURVEY, A-749, WILLIAMSON COUNTY, TX

BEING 6.40 acres of land, situated in the O. J. Scott Survey, Abstract No. 749, in Williamson County, Texas; the same property that was conveyed by Bonnie Sue Corley to New Roads Capital, LLC (Tract 1 called 3.20 ac. and Tract 2 called 3.20 ac.) as described in the deed that is filed in Doc. 2019091041, of the Official Public Records Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in November of 2019 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" capped iron pin (steel pin) that was found at the Northwest fence corner of said Tract 2 that was called 3.20 ac. and at the Northwest corner of the 15.184 ac. tract that was conveyed to O.F. Corley Jr. as described in Vol. 573, Pg. 460 (Contract of Sale and Purchase from the Texas Veterans Land Board). This corner exists in the East boundary of the property that was conveyed to Raymond J. and Candice K. Estock (called 10.39 ac. Doc. 2001037663), and at the Southwest corner of Tract 2 (called 3 acres) of the Wilbur Hurt Subdivision (Cabiner G, Slide 356). From this corner an iron pin that was found stands N 20°51'53" W 74.05 feet and the Northwest corner of the said O. J. Scott Survey stands N 82°48'23" W 1564 feet, more or less, according to record information.

THENCE along or near the general line of an existing fence, with the North boundary of the property of New Road Capital LLC and the South boundary of the said Wilbur Hurt Subdivision; N 69°05'01" E at 350.59 feet passing a 1/2 inch capped iron pin set in the fence line, marked "FOREST RPLS 1847", continuing along a line that is partially fenced, in all 867.15 feet to a 1/2 inch capped iron pin found in the existing gravel roadway, at the Northeast corner of said Tract 2, for the Northeast corner of this subdivision. From this corner an iron pin found stands N 07°02'44" W 58.51 feet.

THENCE with the center of an existing easement roadway (gravel community use roadway of long-term duration that is known as Indian Ridge Road), finding 1/2 inch iron pins as follows; (L2) S 07°01'45" E 112.25 feet; S 03°11'06" W 287.42 feet to a 1/2 inch iron pin that was found at the Southwest corner of said Tract 1 of New Capital, LLC, for the Southeast corner of this subdivision. This corner exists at the Northeast corner of the property that is described in a deed to Osa Franklin Corley III (Tract 2 called 3.13 ac. Vol. 2585, Pg. 130, Deed Records).

THENCE with the North line of Osa Corley and the South boundary of the property of New Road Capital LLC; S 73°18'27" W 724.91 feet to a 1/2 inch capped iron pin that was found at the Southwest fence corner of said Tract 1 of New Road Capital, in the East line of the said Raymond Estock property called 10.39 acres.

THENCE along or near the general line of the existing fence, with the East boundary of Estock and the West boundary of New Road Capital; N 20°53' 57" W, at 177.32 feet passing an iron pin that was found at the common West corner of the two tracts of New Road Capital, continuing in all 317.95 feet to the POINT OF BEGINNING.

PLAT OF  
CORELY ESTATES

SUBMITTAL DATE: FEBRUARY 27, 2020

EDGE  
ENGINEERING

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SHEET 1 OF 2

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