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**24.96 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 24.96 ACRES (APPROXIMATELY 1,087,100 SQ. FT.) IN THE S.A. & M.G. R.R. CO. SURVEY NO. 800, ABSTRACT NO. 748, THE WILLIAM P. RUTLEDGE SURVEY NO. 603, ABSTRACT NO. 663 AND THE J. GRIMES SURVEY NO. 25, ABSTRACT NO. 318, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 4.56 ACRE TRACT, SAVE AND EXCEPT 0.582 ACRES DESCRIBED IN VOLUME 5429, PAGE 1524 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (DRTCT), CONVEYED TO ROBERT DAVID STALLINGS AND SHEILA BIRDEN STALLINGS REVOCABLE TRUST IN A WARRANTY DEED DATED FEBRUARY 7, 2008 AND RECORDED IN DOCUMENT NO. 2008021293, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (OPRTCT), ALL OF A 5 ACRE TRACT CONVEYED TO CHARLES P. BIRDEN AND DORIS IRIS BIRDEN IN VOLUME 4293, PAGE 214, DRTCT, ALL OF A 20.00 ACRE TRACT, DESCRIBED IN VOLUME 2099, PAGE 143, DRTCT, CONVEYED TO CHARLES P. BIRDEN AND DORIS T. BIRDEN, AS TRUSTEES UNDER THE CHARLES P. BIRDEN AND DORIS T. BIRDEN REVOCABLE TRUST, DATED SEPTEMBER 24, 2001, IN A WARRANTY DEED DATED FEBRUARY 13, 2000 AND RECORDED IN DOCUMENT NO. 2001197140, OPRTCT, ALL OF A 0.582 ACRE TRACT CONVEYED TO CHARLES P. BIRDEN AND DORIS T. BIRDEN, AS TRUSTEES UNDER THE CHARLES P. BIRDEN AND DORIS T. BIRDEN REVOCABLE TRUST, DATED SEPTEMBER 24, 2001, IN A WARRANTY DEED DATED FEBRUARY 13, 2000 AND RECORDED IN DOCUMENT NO. 2001197139, OPRTCT, AND ALL OF A 1.123 ACRE TRACT, CONVEYED TO CHARLES P. BIRDEN AND DORIS T. BIRDEN, AS TRUSTEES UNDER THE CHARLES P. BIRDEN AND DORIS T. BIRDEN REVOCABLE TRUST, IN A WARRANTY DEED DATED MAY 21, 2003 AND RECORDED IN DOCUMENT NO. 2003118187, OPRTCT; SAID 24.96 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type I concrete highway monument found on the east right-of-way line of Ranch to Market 620 (RM 620) (150' right-of-way width), at Engineer's Centerline Station 389+63.5, 75' right, being the southwest corner of the 20.00 acre tract, same being the southwest corner of the 4.56 acre tract, also being the northwest corner of Lot 1, Block D, 620 Oaks, a subdivision recorded in Book 76, Page 239 of the Plat Records of Travis County, Texas (PRTCT);

THENCE with said east right-of-way line of RM 620, in part being the west line of the 20.00 acre tract, in part being the west line of the 4.56 acre tract, in part being the west line of the 0.582 acre tract, in part being the west line of the 1.123 acre tract, and in part being the west line of the 5 acre tract, the following two (2) courses and distances:

1. North 21°48'44" East, passing at a distance of 539.62 feet, a ½-inch rebar with cap marked "CHAPARRAL BOUNDARY" set (September 2017) on the southeast right-of-way line of Ranch to Market 620 (RM 620 - 150' right-of-way width), at

Engineer's Centerline PC Station 395+06.2, 75' right, and continuing for a total distance of 609.87 feet to a ½-inch rebar with "CHAPARRAL BOUNDARY" cap set for a point of curvature at Engineer's Right-of-Way PC Station 395+77.2, 75' right, on the east curving right-of-way line of RM 620, and

2. With the arc of a curve to the right, 15.29 feet through a central angle of 00° 38' 43", having a radius of 1357.39 feet and a chord which bears North 22° 07' 40" East, 15.28 feet to a ½-inch rebar with cap marked "CHAPARRAL BOUNDARY" set for the corrected northwest corner of said 5 acre Birden tract, for the corrected southwest corner of that certain 3.423 acre tract described as Tract 2 in the Special Warranty Partition Deed to Judy Helms and Fred Helms, dated January 28, 2008, of record in Document Number 2008035941, OPRTCT; and from which a ½-inch rebar with cap marked "BURY" found for the northerly terminus of said curving right-of-way line, at Engineer's Right-of-Way PT Station 400+56.4 bears an arc length of 439.03 feet through a central angle of 18° 31' 53", having a radius of 1357.39 feet and a chord which bears North 31° 42' 58" East, 437.11 feet;

THENCE South 61°18'35" East, with the north line of the 5 acre tract, in part being the south line of the 3.423 acre tract, and in part being the south line of a 2.427 acre tract conveyed to Judy Helms, et al. by deed of record in Document No. 2008035941, OPRTCT, a distance of 1777.68 feet to a ½- iron pipe found for the northeast corner of the 5 acre tract, same being the southeast corner of the 2.427 acre tract, also being the southwest corner of Lot 10, Oak Deer Park, a subdivision recorded in Book 55, Page 43 Plat Records, Travis County, Texas (PRTCT), also being the northwest corner of Lot 12, Oak Deer Park, from which a ½-inch rebar found bears North 28°05'52" East, a distance of 2.53 feet;

THENCE South 27°58'31" West, with the west line of Lot 12, in part being the east line of the 5 acre tract and in part being the east line of the 20.00 acre tract, a distance of 197.40 feet to a ½-inch rebar found in the east line of the 20.00 acre tract, for the southwest corner of Lot 12, same being the northwest corner of Lot 14, Oak Deer Park;

THENCE South 27°42'24" West, with the east line of the 20.00 acre tract, in part being the west line of Lot 14 and in part being the west line of Lot 16, Oak Deer Park, at 435.48 feet passing a ½-inch rebar found, and continuing, for a total distance of 435.71 feet to a calculated point for the southeast corner of the 20.00 acre tract, same being the southwest corner of Lot 16, also being in the north line of Lot 13, Andrus Subdivision, a subdivision recorded in Book 97, Page 136, PRTCT;

THENCE with the south line of the 20.00 acre tract, in part being the south line of the 4.56 acre tract, also being the north line of Lots 13 and 15, Andrus Subdivision, and the north line of Lots 1, 3 and 4, Block D, 620 Oaks, the following seven (7) courses and distances:

1. North 60°07'22" West, a distance of 2.75 feet to a ½-inch rebar with aluminum "Cunningham-Allen" cap found;
2. North 60°04'22" West, a distance of 455.14 feet to a ½-inch iron pipe found;
3. North 60°33'32" West, a distance of 129.17 feet to a ½-inch iron pipe found;

4. North 61°01'42" West, a distance of 206.37 feet to a ½-inch iron pipe found;
5. North 61°27'00" West, a distance of 491.91 feet to a ½-inch iron pipe found;
6. North 61°13'50" West, a distance of 304.08 feet to a ½-inch iron pipe found;
7. North 61°03'07" West, a distance of 123.54 feet to the **POINT OF BEGINNING**, containing 24.96 acres of land.

Surveyed on the ground April 29, 2016.

Updated August 24, 2017

Updated September 01, 2017

Updated improvements and revised boundary February 12, 2020

Bearing Basis: Grid Bearings of the Texas Coordinate System of 1983 (NAD83), Central Zone (4203), US Survey Feet, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "P758".

Attachments: Drawing 847-006-TI2.dwg

Bryan D. Newsome 10 March 2020

Bryan D. Newsome
Registered Professional Land Surveyor
State of Texas No. 5657
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Date

