

BEING A 107.270 ACRE TRACT OUT OF THE SAMUEL HAYFORD SURVEY NO. 53, ABSTRACT NO. 2246 IN TRAVIS COUNTY, TEXAS AND BEING COMPRISED OF ALL OF A CALLED 54.99 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO JANE HESKETH BARROW, ET AL, RECORDED IN DOCUMENT NO. 2006024657 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A CALLED 47.46 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO JANE HESKETH BARROW, ET AL, RECORDED IN DOCUMENT NO. 2006024658 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 5.0 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO THOMAS D. BARROW, ET AL, RECORDED IN DOCUMENT NO. 200151741 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND FURTHER BEING ALL OF THAT CALLED 107.243 ACRE TRACT SURVEYED BY JOHN NOEL, RPLS NO. 2433, DATED SEPTEMBER 10, 2003, SAID 107.270 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found at the southeast corner of said 54.99 acre tract, the southeast corner of said 107.243 acre tract, and the southwest corner of a called 11.775 acre tract described in document to John O. Giles, recorded in Volume 12834, Page 48 of the Deed Records of Travis County, Texas, along the north right-of-way line of Johnson Road, for the southeast corner hereof;

THENCE along the south line of said 54.99 acre tract, the 107.243 acre tract, and hereof with the north right-of-way line of said Johnson Road, the following courses and distances:

- 1) North 42°44'47" West, a distance of 12.35' to a 3/4" iron pipe found;
- 2) North 57°35'48" West, a distance of 279.28' to a 1/2" iron pin set with a 5938 property cap;
- 3) North 84°25'21" West, a distance of 209.13' to a 1/2" iron pin found;
- 4) North 56°13'23" West, at a distance of 800.35' pass a 1/2" iron pin found at the southeast corner of a called 10.00 acre tract described in document to Trung K. Nguyen, Et Al, recorded in Document No. 2008049136 of the Official Public Records of Travis County, Texas and leaving said road right-of-way, for a total distance of 1606.50' to a 1/2" iron pin found at an interior corner of said 10.00 acre tract and the southwest corner of said 54.99 acre tract, the most southerly southwest corner of said 107.243 acre tract and hereof ;

THENCE North 27°24'18" East, along the west line of said 54.99 acre tract, said 107.243 acre tract, and hereof and the east line of said 10.00 acre tract, a distance of 530.06' to a 1/2" iron pin found at the northwest corner of said 54.99 acre tract, the northeast corner of said 10.00 acre tract and an interior corner of said 107.243 acre tract and hereof along the south line of said 47.46 acre tract;

THENCE South 88°34'39" West, along the north line of said 10.00 acre tract and the south line of said 47.46 acre tract, said 107.243 acre tract, and hereof, at a distance of 201.92' pass a 1/2" iron pin set with a 5938 property cap on the top of the bluff, at a distance of 430.2' pass the record corner of said 10.00 acre tract, for a total distance of 440.59' to a calculated point at the southwest corner of said 47.46 acre tract and a northerly southwest corner of said 107.243 acre tract and hereof along the thread of Sandy Creek as called out in legal descriptions of said 47.46 acre tract and said 5.00 acre tract in said documents of record, said point presently inundated by the water of Lake Travis;

THENCE along the called thread of Sandy Creek and a line of calculated points with the west line of said 47.46 acre tract, said 5.00 acre tract, said 107.243 acre tract, and hereof, inundated by the waters of Lake Travis, the following courses and distances:

- 1) North 12°08'09" East, a distance of 140.89';
- 2) North 45°26'09" East, a distance of 193.43';
- 3) North 35°14'09" East, a distance of 108.54';
- 4) North 42°52'09" East, a distance of 107.47';
- 5) North 27°17'09" East, a distance of 104.60';
- 6) North 01°41'09" East, a distance of 105.60';
- 7) North 16°37'09" East, a distance of 214.42';
- 8) North 42°38'05" West, a distance of 118.26' to a calculated point at the northwest corner of said 5.00 acre tract and said 107.243 acre tract along the south line of a called 83.618 acre tract described in document to Alan Colley, Et Al, recorded in Document No. 1999109185 of the Official Public Records of Travis County, Texas, for the northwest corner hereof;

THENCE along the north line of said 5.00 acre tract, said 47.46 acre tract, said 107.243 acre tract, and hereof, and the south line of said 83.618 acre tract, the following courses and distances:

- 1) North 83°06'41" East, at 174.9' pass the top of the bluff, for a distance of 210.68' to a 1/2" iron pin found;
- 2) North 84°17'11" East, a distance of 201.07' to a 1/2" iron pipe found 1.45' north of a fence;
- 3) North 84°12'09" East, at a distance of 489.59' pass a 1/2" iron pin found 3.63' north of a fence, at a distance 1258.55' pass a 1/2" iron pin found 1.6' north of a fence, at a distance of 1937.46' pass a 1/2" iron pin found 0.60' south of a fence, for a total distance of 2103.24' to a 3/4" iron pipe found 0.4' south of fence, at the northeast corner of said 47.76 acre tract, said 107.243 acre tract, and hereof, at the northwest corner of a called 51.510 acre tract described in document to Thomas N. Skiles, recorded in Document No. 2014015366 of the Official Public Records of Travis County, Texas, for the northeast corner hereof;

THENCE along the east line of said 47.46 acre tract, said 54.99 acre tract, said 107.243 acre tract, and hereof, generally along a fence, the following courses and distances:

- 1) South 17°27'26" West, at a distance of 325.11' pass a 3/4" iron pipe found at the southwest corner of said 51.510 acre tract and the northwest corner of a called 49.82 acre tract described in document to Mark L. Etheridge recorded in Document No. 2003261029 of the Official Public Records of Travis County, Texas, for a total distance of 1023.21' to a 1/2" iron pin found at the southwest corner of said 49.820 acre tract and the northwest corner of a called 25.00 acre tract described in document to R. Ferrell Shaffer recorded in Volume 12132, Page 3307 of the Deed Records of Travis County, Texas and the common east corner of said 47.46 acre tract and said 54.99 acre tract;
- 2) South 17°22'24" West, at a distance of 974.91' pass a 3/4" iron pipe found at the southwest corner of said 25.00 acre tract and the northwest corner of said 11.775 acre tract, for a total distance of 1828.82', to the **POINT OF BEGINNING**, and containing 107.270 acres, more or less.

I hereby certify that this survey was prepared on the ground and was surveyed by me or under my direct supervision and that this professional service meets or exceeds the current minimum standards of practice as established by the Texas Board of Professional Land Surveying. Basis of Bearings are to North American Datum of 1983, Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

 **Dated: 6/19/2017**
Registered Professional Land Surveyor No. 5938

