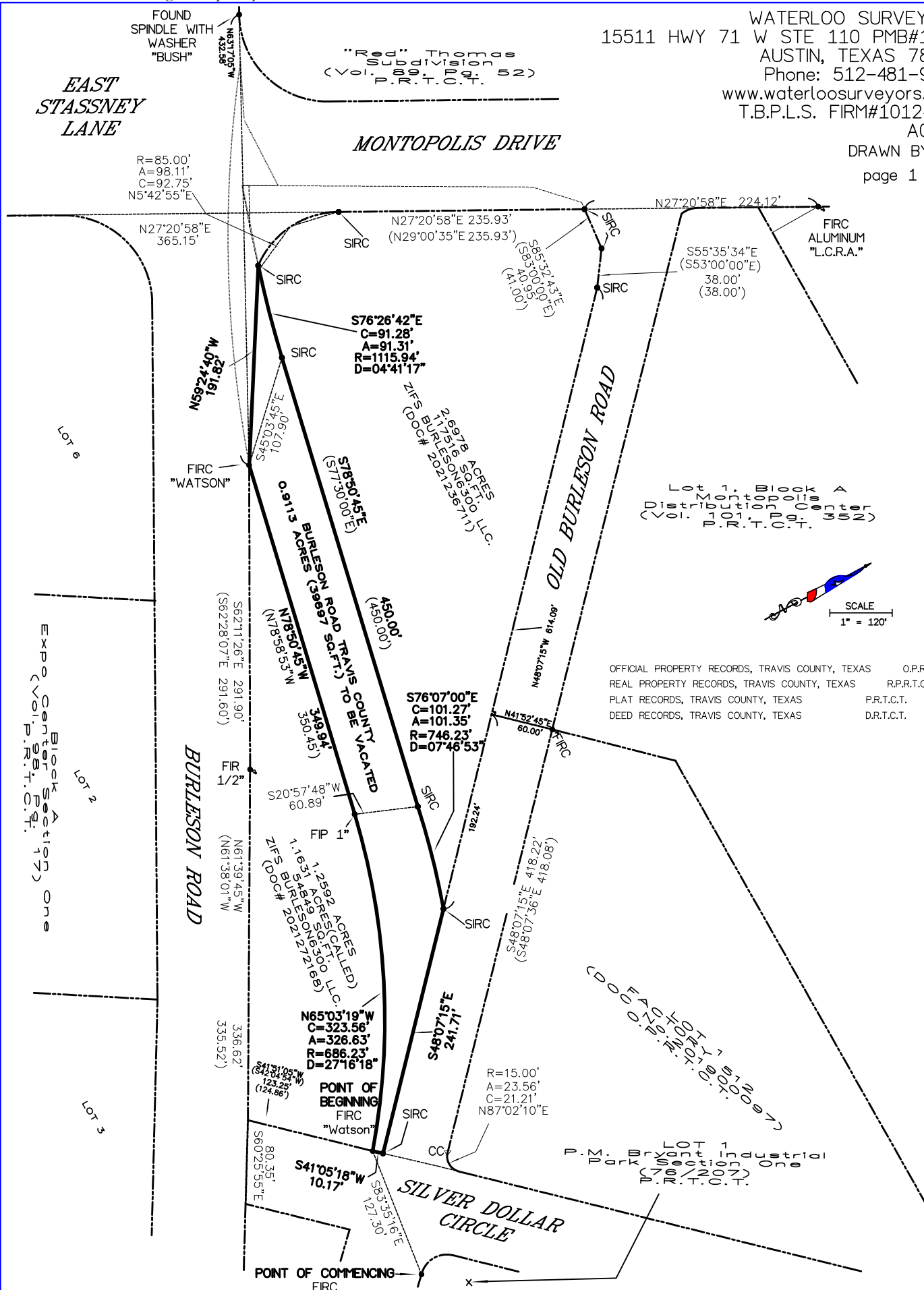
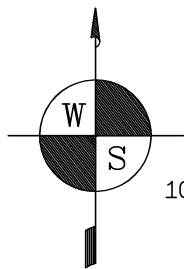


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page 1 of 2





10/24/24

WATERLOO SURVEYORS  
15511 HWY 71 W STE 110 PMB#1118  
AUSTIN, TEXAS 78738  
Phone: 512-481-9602  
www.waterloosurveyors.com  
T.B.P.L.S. FIRM#10124400  
A0711

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page 2 of 2

## METES AND BOUNDS DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an  $\frac{1}{2}$  inch Iron Rod with cap stamped "Watson" found on the Northwest Right of Way line of Silver Dollar Circle, also being the Northeast corner of a 1.2592 (called 1.1631) acre tract recorded in Document No. 2021272168, Official Public Records, Travis County, Texas, for the POINT OF BEGINNING from which a  $\frac{1}{2}$  inch rebar with cap found on the East Right of Way line of Old Burleson Road and on South line of Lot 1, P.M. Bryant Industrial Park Section One, recorded in Volume 76, Page 207, Plat Records, Travis County, Texas bears South  $83^{\circ}35'16''$  East 127.30 feet;

THENCE along the North line of said 1.2592 (called 1.1631) acre tract and a curve to the left 326.63 feet following the arc of said curve having a radius of 686.23 feet, an interior angle of  $27^{\circ}16'18''$  and a chord bearing North  $65^{\circ}03'19''$  West 323.56 feet to a 1 inch Iron Pipe found;

THENCE continuing along said North line North  $78^{\circ}50'45''$  West 349.94 feet to a  $\frac{1}{2}$  inch Iron Rod with Cap stamped "Watson" found on the North Right of Way line of Burleson Road;

THENCE along the North line of Burleson Road, North  $59^{\circ}24'40''$  West 191.82 feet to a  $\frac{1}{2}$  inch Iron Rod with Cap stamped "Waterloo Surveyors" Set on the South line of that certain 2.6978 acre tract recorded in Document No. 2021236711, Official Public Records, Travis County, Texas;


THENCE leaving said Right of Way line and along said South line and along an arc of a curve to the left 91.31 feet having a radius of 1115.94 feet, an interior angle of  $04^{\circ}41'17''$  and a chord bearing South  $76^{\circ}26'42''$  East 91.28 feet to a  $\frac{1}{2}$  inch Iron Rod with Cap stamped "Waterloo Surveyors set;

THENCE continuing along the South line of said 2.6978 acre tract, South  $78^{\circ}50'45''$  East 450.00 feet to a  $\frac{1}{2}$  inch Iron Rod with Cap stamped "Waterloo Surveyors" set;

THENCE continuing along said South line and along an arc of a curve to the right 101.35 feet having a radius of 746.23 feet, an interior angle of  $07^{\circ}46'53''$  and a chord bearing South  $76^{\circ}07'00''$  East 101.27 feet to a  $\frac{1}{2}$  inch Iron Rod with Cap stamped "Waterloo Surveyors set a point on the South Right of Way line of Old Burleson Road;

THENCE along said South Right of Way line South  $48^{\circ}07'15''$  East 241.71 feet to a  $\frac{1}{2}$  inch Iron Rod with Cap stamped "Waterloo Surveyors" set on the West Right of Way line of Silver Dollar Circle;

THENCE along said West Right of Way line South  $41^{\circ}05'18''$  West 10.17 feet to the POINT OF BEGINNING, containing 0.9113 acres or 39,697 square feet.

FIELD NOTES REVIEWED  
BY:  DATE: 02/11/25  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

  
E.R. Monroe, RPLS 5586

