



**PROPERTY DESCRIPTION FOR  
8.552 ACRES OF LAND  
SITUATED IN THE  
WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27  
TRAVIS COUNTY, TEXAS**

**BEING** an 8.552 acre tract of land situated in the Walker Wilson Survey No. 2, Abstract No. 27 of Travis County, Texas and being all of a called 4.115 acre tract of land described in an instrument to Southwest Christian Church recorded in Document No. 2008136776, Official Public Records of Travis County, Texas (O.P.R.T.C.T.) and all of a called 4.434 acre tract of land described in an instrument to Southwest Christian Church in Document No. 2008133813, O.P.R.T.C.T. and being a portion of Tract 8 and 9 of the ANNE PERRY ESTATE SUBDIVISION, a plat recorded in Volume 2, Page 166, of the Map and Plat Records of Travis County, Texas (M.P.R.T.C.T.); said 8.552 acre tract of land being described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod found on the West right-of-way line of Old Manchaca Road (Variable width right-of-way), being shown as the Southeast corner of a 5-foot right-of-way dedication on SOUTHWEST GATE ADDITION, a subdivision plat recorded in Volume 36, Page 36, M.P.R.T.C.T. and marking the Northeast corner of said 4.434 acre tract and the herein described tract;

**THENCE**, South 03° 14' 18" East, along and with the West right-of-way line of said Old Manchaca Road and the East line of said 4.434 acre tract, a distance of 857.13 feet to a 1/2-inch iron rod found at the intersection of the West right-of-way line of said Old Manchaca Road and the North right-of-way line of Lynnbrook Drive (Variable width right-of-way) as shown on Volume 96, Page 137, M.P.R.T.C.T., and marking the Southeast corner of said 4.434 acre tract and the herein described tract;

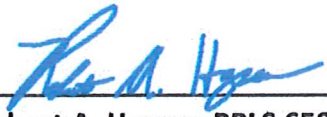
**THENCE**, North 82° 43' 04" West, along and with the North right-of-way line of said Lynnbrook Drive and the South line of said 4.434 acre tract, at a distance of 240.17 feet passing a 1/2-inch iron pipe found for the common South corner of said 4.434 acre tract and said 4.115 acre tract, and continuing along and with the North right-of-way line of said Lynnbrook Drive and the South line of said 4.115 acre tract, a total distance of 468.67 feet to a 1/2-inch iron pipe found for the Southeast corner of a 5-foot right-of-way dedication shown on the plat of SALGADO'S ACRES, a subdivision plat recorded in Volume 96, Page 137, M.P.R.T.C.T.;

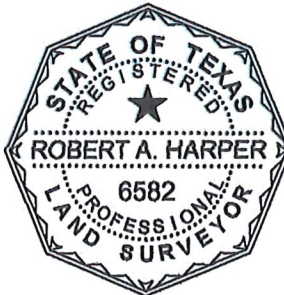
**THENCE**, North 02° 27' 09" West, along and with the East line of said SALGADO'S ACRES and the West line of said 4.115 acre tract, a distance of 777.76 feet to a 1/2-inch iron pipe found on the South line of Lot 19 of said SOUTHWEST GATE ADDITION, being the Northeast corner of said SALGADO'S ACRES and marking the Northwest corner of said 4.115 acre tract and the herein described tract;

**THENCE**, North 87° 32' 30" East, along and with the South lines of Lots 19-24 of said SOUTHWEST GATE ADDITION and the North lines of said 4.115 acre tract and said 4.434 acre tract, at a distance of 37.63 feet passing a 1/2-inch iron pipe found for the common South corner of said Lots 19 and 20, at a distance of 118.63 feet passing a found 1/2-inch iron pipe found for the common South corner of said Lots 20 and 21, at a distance of 361.63 feet passing a 1/2-inch iron pipe found for the common South corner of said Lots 23 and 24, at a distance of 445.13 feet passing a 1/2-inch iron pipe found for the Southeast corner of said Lot 24 and being the Southwest corner of a 5-foot right-of-way dedication as shown on said plat, and continuing for a total distance of 450.16 feet to the **POINT OF BEGINNING** and containing 8.552 acres of land.

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, Central Zone 4203, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet. Distances shown hereon are in Surface, to convert to Grid multiply by the Combined Scale Factor of 0.99995702.
- 2) A survey plat of even date was prepared in conjunction with this property description.

  
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NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet  
 Projection: Lambert Conformal Conic  
 NAD 1983 StatePlane Texas, Central FIPS 4203 Feet  
 Scale: 1" = 100' scale map  
 This: 100' scale map  
 Bank: 43223 scale map

43003	43023	43071
43053	43127	43221
43093	43203	43251
43133	43223	43271

0 100 Feet

Revision Date:  
7/8/2024

**43223**

