

L4630
LEDGER
FILE NUMBER

A DESCRIPTION OF A SURVEY OF THREE (3) TRACTS OF LAND COMPRISED OF THAT CERTAIN 1.404 ACRES OF LAND (CALLED 1.414 ACRES IN VOLUME 4216 PAGE 2228, DEED RECORDS OF TRAVIS COUNTY, TEXAS) OUT OF THE WILKERSEN SPARKS SURVEY IN TRAVIS COUNTY, TEXAS, IN THAT CERTAIN DEED TO LAWRENCE SHIPLEY OF RECORD IN VOLUME 4216 PAGE 2228, DEED RECORDS OF TRAVIS COUNTY, TEXAS; THAT CERTAIN 0.228 ACRE OF LAND OUT OF THE THOMAS J. CHAMBERS SURVEY NO. 504 IN TRAVIS COUNTY, TEXAS (CALLED 0.23 ACRE IN VOLUME 4216 PAGE 2228, DEED RECORDS OF TRAVIS COUNTY, TEXAS); THAT CERTAIN TRACT CALLED "TRACT III" IN THE SAME ABOVE SAID DEED, THE PERIMETER OF THE 1.404 ACRES OF LAND, THE 0.228 ACRE OF LAND AND TRACT III, COMBINED, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the South margin of Yaupon Valley Road, being the Northwest corner of Lot 2, McCasland Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 42 Page 25, Plat Records of Travis County, Texas, said iron rod is the Northeast corner of the above said 1.404 acres of land and is the PLACE OF BEGINNING hereof;

THENCE S46°12' W, along the dividing line of said Lot 2 and said 1.404 acres of land, 264.25 feet to an iron rod found at the rear common corner of said Lot 2 and the 1.404 acres tract, for the Southeast corner hereof, same being a point on the North line of Lot 1, The Overlook At West Lake, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 90 Page 341, Plat Records of Travis County, Texas;

THENCE N 59°48' W, along the dividing line of the 1.404 acres tract and said Lot 1, 150.56 feet to an iron rod found at the Southwest corner of the 1.404 acres tract, same being a point in the East line of the Charles Michael Walker tract, recorded under Document No. 2004171308, Official Public Records of Travis County, Texas, for the Southwest corner hereof;

THENCE N 30°54' E, along the dividing line of the 1.404 acres tract and the said Charles Michael Walker tract, 103.35 feet to an iron rod found at the South corner of the above said Tract III, same being a common corner with the Kenneth Gentle and Martha Baker tract as recorded in Volume 11900 Page 735, Real Property Records of Travis County, Texas, said iron rod is also a common corner with Lot 1, Anne Kerbey Clark Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82 Page 311, Plat Records of Travis County, Texas, for an angle corner hereof;

THENCE N 07°29' E, along the dividing line of said Tract III and said Lot 1, Anne Kerbey Clark Addition, 173.95 feet to an iron rod set at the Northwest corner of said Tract III, same being a common corner with said Anne Kerbey Clark Addition, for an angle corner hereof;

THENCE N 43°42' W, along the dividing line of the above said 0.228 acre tract and the said Anne Kerbey Clark Addition, 243.31 feet to an iron rod found for an outside corner hereof;

THENCE N 34°32' E, a distance of 3.72 feet to an iron rod set in the South margin of Yaupon Valley Road, for the Northwest corner of the 0.228 acre tract, for the Northwest corner hereof;

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ALL POINTS SURVEYING

611 South Congress Ave., Suite 100, Austin, TX 78704
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THENCE S 57°49' E, with the North line of the 0.228 acre tract, same being the South margin of Yaupon Valley Road, 108.66 feet to an iron rod set for an angle corner hereof;

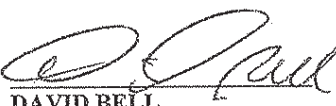
THENCE S 72°44' E, with the North line of the 0.228 acre tract, same being the South margin of Yaupon Valley Road, 129.34 feet, to an iron rod found at the common front corner of the said 0.228 acre tract and the said 1.404 acres tract;

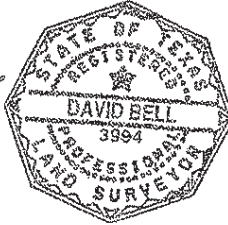
THENCE along the North line of the said 1.404 acres tract, same being the South margin of Yaupon Valley Road, the following two (2) courses and distances:

1. S 55°30' E, 131.08 feet to an iron rod found;
2. S 19°00' E, 116.97 feet returning to the **PLACE OF BEGINNING** and containing 1.744 acres of land.

SURVEYOR'S NOTE: When combining the area of the above described tracts with the area within Lot 2, of the McCasland Subdivision (Lot 2 is a platted lot and therefore is not described in this metes and bounds) the total combined area is 2.257 acres of land.

This metes and bounds description is to accompany a survey map of same date.


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6/1/10
Date

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