

BINDOCK REMAINING TRACT – 5.506 ACRES

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE RACHAEL SAUL SURVEY AND BEING A PART OF THAT 14.812 ACRE TRACT OF LAND CONVEYED TO ERIC F. BINDOCK AND WIFE, JAMIE BINDOCK, BY DEED RECORDED IN VOLUME 8109. PAGE 497 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A HILTI NAIL SET FOR THE NORTHWEST CORNER OF THE SAID 14.812 ACRE TRACT, THE SAME BEING MOST NORTHERLY CORNER OF LOT 17, BLOCK K, ANDERSON MILL WEST SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200000334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING AN ANGLE POINT IN THE SOUTH LINE OF LOT 25, BLOCK K;

THENCE N.79°57'18"E., ALONG THE NORTH LINE OF THE SAID 14.812 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 320.33 FEET TO A ½" IRON ROD WITH CAP MARKED "RJS" SET IN THE WEST RIGHT OF WAY LINE OF ANDERSON MILL ROAD FOR THE SOUTHEAST CORNER OF LOT 25;

THENCE CROSSING THE SAID 14.812 ACRE TRACT THE FOLLOWING SIX (6) COURSES:

1. S.33°29'26"E., A DISTANCE OF 58.89 FEET TO A ½" IRON ROD WITH CAP MARKED "RJS" SET AND TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 603.39 FEET, (SAID CURVE HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 27°26'17", AND A CHORD BEARING S.47°12'34"E., 597.65 FEET) TO A ½" IRON ROD WITH CAP MARKED "RJS" SET;
3. S.60°55'43"E., A DISTANCE OF 195.81 FEET TO A ½" IRON ROD WITH CAP MARKED "RJS" SET;
4. S.15°55'43"E., A DISTANCE OF 56.57 FEET TO A ½" IRON ROD WITH CAP MARKED "RJS" SET;
5. S.29°04'17"W., A DISTANCE OF 89.94 FEET TO A ½" IRON ROD WITH CAP MARKED "RJS" SET AND TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 174.01 FEET, (SAID CURVE HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 13°17'35", AND A CHORD BEARING S.35°43'05"W., 173.62 FEET) TO A ½" IRON ROD WITH CAP MARKED "RJS" SET FOR THE MOST EASTERLY CORNER OF LOT 12, BLOCK M, ANDERSON MILL WEST SECTION 19 RESUBDIVISION OF LOTS 1 AND 25, BLOCK H, LOTS 1, 19-22, BLOCK I, AND LOTS 1-11 AND 26, BLOCK K, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200100346 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE ALONG THE SOUTHWESTERLY LINE OF THE SAID 14.812 ACRE TRACT, THE

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SAME BEING THE NORTHEASTERLY LINE OF THE SAID PLAT OF RESUBDIVISION OF LOTS 1 AND 25, BLOCK H, LOTS 1, 19-22, BLOCK I, AND LOTS 1-11 AND 26, BLOCK K, THE FOLLOWING THREE (3) COURSES:

1. N.47°10'10"W., A DISTANCE OF 332.18 FEET TO A ¼" IRON ROD FOUND;
2. N.47°09'22"W., A DISTANCE OF 230.49 FEET TO A ½" IRON ROD FOUND;
3. N.47°00'51"W., AT A DISTANCE OF 180.90 FEET PASS A ½" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF LOT 1, BLOCK M, AND CONTINUE ALONG THE NORTHEASTERLY LINE OF LOTS 12 THROUGH 16, BLOCK K, ANDERSON MILL WEST SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200000334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 469.05 FEET TO A ½" IRON ROD FOUND;

THENCE CONTINUE ALONG THE SOUTHWESTERLY LINE OF THE SAID 14.812 ACRE TRACT, THE SAME BEING THE NORTHEASTERLY LINE OF LOTS 16 AND 17, BLOCK K, ANDERSON MILL WEST SECTION 19, THE FOLLOWING TWO (2) COURSES:

1. N.47°40'40"W., A DISTANCE OF 27.87 FEET TO A ½" IRON ROD FOUND;
2. N.47°38'16"W., A DISTANCE OF 70.07 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 5.506 ACRES, MORE OR LESS.

RANDALL S. JONES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4391
STATE OF TEXAS

RJ SURVEYING, INC.
1212 EAST BRAKER LANE
AUSTIN, TEXAS 78753