

PROFESSIONAL LAND SURVEYING, L.L.C.

P.O. Box 1535 Pflugerville, TX 78691 Tx.B.P.L.S. Firm #10194238 Ph. (512) 970-9122 Fx. (512) 721-5248 www.truesurv.com

## METES AND BOUNDS DESCRIPTION

BEING 18.033 ACRES (APPROXIMATELY 785,514 SQ. FT.) IN THE THOMAS HANCOCK SURVEY, ABSTRACT NO. 302, TRAVIS COUNTY, TEXAS, BEING ALL OF THE 18.016 ACRE TRACT CONVEYED TO THEODORE ROALD WILHELM AND CHARLOTTE JEAN FELFE IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED DATED JULY 25, 1977, RECORDED IN VOLUME 5861, PAGE 651 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 18.033 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod found in the east right-of-way line of Steger Lane (right-of-way width varies) for the northwest corner of the said 18.016 acre Wilhelm/Felfe tract and the northwest corner of the herein described tract of land, also being the southwest corner of a 193.301 acre tract conveyed to Milton George Harrell, Jr. and wife, Lynndell Harrell in a deed recorded in Volume 12660, Page 1988 of the Real Property Records of Travis County, Texas, from which, a 1/2" iron rod found for angle point in said ROW line, being also a corner of the said 193.301 acre Harrell tract bears North 23°37'37" East, a distance of 33.17 feet;

**THENCE** South 62°54'41" East, with the north line of the said 18.016 acre Wilhelm/Felfe tract, being the south line of the said 193.301 acre Harrell tract, a distance of 1204.69 feet to a 1/2" iron rod found for the northeast corner of the said 18.016 acre Wilhelm/Felfe tract and northeast corner of the herein described tract of land, being the northwest corner of a 17.537 acre tract conveyed to Michael Gordon Gebert in a deed recorded in Volume 11520, Page 519 of the Real Property Records of Travis County, Texas;

**THENCE** South 24°26'53" West, with the east line of the said 18.016 acre Wilhelm/Felfe tract, being the west line of the said 17.537 acre tract, a distance of 649.66 feet to a 1/2" iron rod found for the southeast corner of the said 18.016 acre Wilhelm/Felfe tract and southeast corner of the herein described tract of land, being the northeast corner of a 5.008 acre tract of land conveyed to Dudley Beadles in a deed recorded in Document No. 2006044518 of the Official Public Records of Travis County, Texas;

**THENCE** North 62°22'02" West, with the south line of the said 18.016 acre Wilhelm/Felfe tract, being the north line of the said 5.008 acre Beadles tract, the north line of a 2.000 acre tract of land conveyed to Tony Edward Tims and Patsy Ruth Tims, in a deed recorded in Volume 11569, Page 627 of the Real Property Records of Travis County, Texas, and the north line of Lot 1, Block A of the William W. Mason Subdivision, recorded in Volume 95, Page 296 of the Plat Records of Travis County, Texas, at a distance of 958.78 feet passing a 1" iron pipe found at a common corner of the said 2.000 acre Tims tract and said Lot 1, in all, a distance of 1238.54 feet to a 1/2" iron rod in the east right-of-way line of Steger Lane, for the southwest corner of the said 18.016 acre Wilhelm/Felfe tract and southwest corner of the herein described tract of land, from which a 3/8" iron rod found in the east right-of-way line of Steger Lane, at the southwest corner of the said 2.000 acre Tims tract bears South 27°26'11" West, a distance of 175.19 feet;

Tx.B.P.L.S. Firm #10194238



**THENCE** North 27°26'11" East, with the east right-of-way line of Steger Lane, being the west line of the said 18.016 acre Wilhelm/Felfe tract, a distance of 637.22 feet to the **POINT OF BEGINNING**, containing 18.033 acres of land, more or less.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83),Central Zone, based on local network GPS observations. All distances are surface distances. The grid to surface scale factor used for this project is 1.00012.

Date of Survey: February 8<sup>th</sup>, 2017

February 8th,2017Curtis W. WattsDate of SurveyState of Texas Registered Professional Land Surveyor No. 6614True-Surv Professional Land Surveying, L.L.C.TBPLS Firm Registration No. 10194238

