44.157 ACRES
HOLDSWORTH CENTER
MUELLER TRACT

FN NO. 17-002(KWA)
JANUARY 03, 2017
JOB NO. 222010751

DESCRIPTION

OF 44.157 ACRES OF LAND OUT OF THE THOMAS J. CHAMBERS 8 LEAGUE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 44.172 ACRE TRACT OF LAND CONVEYED TO R.G. MUELLER JR. PARTNERSHIP, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2001057457 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 44.157 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "RDS 4094" cap found in the westerly right-of-way line of R.M. 2222 (R.O.W. varies), being the southeasterly corner of Lot 6, Block "A" Bull Creek PUD Subdivision, of record in Document No. 201300241 of said Official Public Records, for the northeasterly corner of said 44.172 acre tract and hereof;

THENCE, leaving the southeasterly corner of said Lot 6, along the westerly right-of-way line of R.M. 2222, being the easterly line of said 44.172 acre tract, for the easterly line hereof, the following eleven (11) courses and distances:

1) S01°24'43"W, a distance of 39.57 feet to a 1/2 inch iron rod with "Stantec" cap set at the point of curvature of a non-tangent curve to the left;

2) Along said non-tangent curve, having a radius of 613.15 feet, a central angle of 33°08'14", an arc length of 354.62 feet, and a chord which bears S14°43'25"E, a distance of 349.70 feet to a 5/8 inch iron rod found at the end of said curve;

3) S31°12'30"E, a distance of 259.83 feet to a 5/8 inch iron rod found at the point of curvature of a non-tangent curve to the right;

4) Along said non-tangent curve, having a radius of 220.44 feet, a central angle of 58°39'26", an arc length of 225.68 feet, and a chord which bears S01°56'55"E, a distance of 215.95 feet to a 5/8 inch iron rod found at the end of said curve;

5) S27°31'04"W, a distance of 95.22 feet to a 5/8 inch iron rod found at the point of curvature of a non-tangent curve to the left;

6) Along said non-tangent curve having a radius of 613.12 feet, a central angle of 17°22'24", an arc length of 185.91 feet, and a chord which bears S18°39'18"W, a distance of 185.20 feet to a 5/8 inch iron rod found at the end of said curve;

7) S10°03'14"W, a distance of 173.35 feet to a 5/8 inch iron rod found at the point of curvature of a non-tangent curve to the left;

8) Along said non-tangent curve, having a radius of 422.20 feet, a central angle of 27°31'57", an arc length of 202.88 feet, and a chord which bears S03°47'53"E, a distance of 200.94 feet to a 5/8 inch iron rod found at the end of said curve;

9) S17°33'24"E, a distance of 115.64 feet to a 80D nail found at the point of curvature of a non-tangent curve to the left;

10) Along said non-tangent curve, having a radius of 613.15 feet, a central angle of 35°20'00", an arc length of 378.12 feet, and a chord which bears S35°14'46"E, a distance of 372.16 feet to a concrete monument with brass disk found at the end of said curve;

11) S47°40'41"E, a distance of 116.29 feet to a 5/8 inch iron rod found at the northwesterly corner of Lot 1, The Cliff Over lake Austin-II, a subdivision of record in Volume 80, Page 33 of the Plat Records of Travis County, Texas, for the southeasterly corner of said 44.172 acre tract and hereof;

THENCE, S46°19'01"W, leaving the westerly right-of-way line of R.M. 2222, along the westerly line of Lot 1 and Lot 60 of said The Cliff Over lake Austin-II and the westerly terminus of Palisade Drive (50' R.O.W.), being the easterly line of said 44.172 acre tract, for the easterly line hereof, a distance of 669.76 feet to a 1/2 inch iron rod found at or near the edge of water of Lake Austin, being the southwesterly corner of said Lot 60, for the southeasterly corner of said 44.172 acre tract and hereof;

THENCE, leaving the southwesterly corner of said Lot 60, along a line at or near the waters edge of Lake Austin, being the southerly line of said 44.172 acre tract, for the southerly line hereof, the following nine (9) courses and distances:

1) N24°33'16"W, a distance of 230.92 feet to an angle point;

2) N22°17'26"W, a distance of 105.64 feet to an angle point;

3) N21°32'04"W, a distance of 170.24 feet to an angle point;

4) N14°21'31"W, a distance of 163.61 feet to an angle point;

5) N21°34'00"W, a distance of 131.55 feet to an angle point;

6) N20°13'12"W, a distance of 110.59 feet to an angle point;

7) N30°20'47"W, a distance of 144.06 feet to an angle point;

8) N47°54'04"W, a distance of 543.60 feet to an angle point;

9) N51°58'14"W, a distance of 326.22 feet to a 1/2 inch iron rod with "STANTEC" cap set in the easterly line of said Lot 6, for the southwesterly corner of said 44.172 acre tract and hereof;

THENCE, leaving the waters edge of Lake Austin, along the easterly line of said Lot 6, being the westerly line of said 44.172 acre tract, for the westerly line hereof, the following seven (7) courses and distances:

1) N38°01'36"E, a distance of 539.55 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;

2) N37°38'34"W, a distance of 353.10 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;

3) N00°13'12"E, a distance of 179.91 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;

4) N43°05'47"E, a distance of 222.06 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;

5) S89°49'39"E, a distance of 199.72 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;

6) S61°55'28"E, a distance of 388.01 feet to a 1/2 inch iron rod with "RDS 4094" cap found for an angle point;

7) S89°36'53"E, a distance of 286.58 feet to the **POINT OF BEGINNING**, containing an area of 44.157 acres (1,923,482 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

2/1/17

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