

EARLY LAND SURVEYING, LLC

P.O. Box 92588

Austin, TX 78709

512-202-8631

TBPLS Firm No. 10194487

5.001 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 5.001 ACRES (APPROXIMATELY 217,857 SQ. FT.) IN THE WILLIAM CANNON LEAGUE, ABSTRACT 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, J.G. AND HENRY FITZHUGH SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 57 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF A FIVE (5) ACRE TRACT CONVEYED TO SCOTT THOMAS BRANYON AND KATHRYN ANN STIENKE IN A TRUSTEE'S DISTRIBUTION DEED EXECUTED ON DECEMBER 30, 2016 AND RECORDED IN DOCUMENT NO. 2017001924 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the west right-of-way line of Cooper Lane (right-of-way width varies) as shown on E.E. Hale Subdivision No. 1, a subdivision of record in Volume 27, Page 47 of the Plat Records of Travis County, Texas, being in the north line of the said five (5) acre tract, being also the southeast corner of Lot 1, of said E.E. Hale Subdivision No. 1, from which a 1/2" rebar found in the west right-of-way line of Cooper Lane, being a northeast corner of said Lot 1, being also the southeast corner of Lot 2, of said E.E. Hale Subdivision No. 1, bears North 02°57'28" West, a distance of 232.94 feet;

THENCE with the common line of Cooper Lane and the said five (5) acre tract, the following three (3) courses and distances:

1. North 87°35'56" East, a distance of 14.72 feet to a 1/2" rebar with "Early Boundary" cap set for the northeast corner of the said five (5) acre tract, from which a 60d nail found in the edge of asphalt, bears South 46°04'19" East, a distance of 0.62 feet;
2. South 02°42'43" East, a distance of 208.82 feet to a 1/2" rebar with "Early Boundary" cap set for the southeast corner of the said five (5) acre tract, from which a 60d nail found, bears North 89°06'33" East, a distance of 2.56 feet and a 1/2" rebar with "Chaparral" cap found for an angle point in the east right-of-way line of Cooper Lane as described in Document No. 2015129198 of the Official Public Records of Travis County, Texas, bears South 45°37'30" East, a distance of 70.93 feet;

EXHIBIT "A"

3. South 87°36'17" West, a distance of 9.07 feet to an 80d nail found for the northeast corner of a 90' X 640.5' tract described in Volume 11012, Page 439 of the Real Property Records of Travis County, Texas;

THENCE South 87°36'17" West with the south line of the said five (5) acre tract, the north line of the said 90' X 640.5' tract and the north line of a 17.95 acre tract described in Document No. 2007010093 of the Official Public Records of Travis County, Texas, a distance of 743.34 feet to a 1/2" rebar with "Windrose Austin" cap found for the northeast corner of a 5.011 acre tract described in Document No. 2010157106 of the Official Public Records of Travis County, Texas;

THENCE South 87°36'17" West with the south line of the said five (5) acre tract and the north line of the said 5.011 acre tract, a distance of 291.15 feet to a 1" axle in concrete found for the southwest corner of the said five (5) acre tract, being the easternmost corner of Lot 25, Block D, Elm Wood Estates, a subdivision of record in Volume 6, Page 140 of the Plat Records of Travis County, Texas, being also the southernmost corner of Lot 26, Block D, of said Elm Wood Estates;

THENCE North 02°42'43" West with the west line of the said five (5) acre tract and the east line of said Lot 26, a distance of 208.71 feet to a 1/2" rebar with "Early Boundary" cap set for the northwest corner of the said five (5) acre tract, being the southwest corner of Lot 1, of said E.E. Hale Subdivision No. 1;

THENCE North 87°35'56" East with the north line of the said five (5) acre tract and the south line of Lot 1, of said E.E. Hale Subdivision No. 1, a distance of 1028.85 feet to the **POINT OF BEGINNING**, containing 5.001 acres of land, more or less.

Surveyed on the ground on June 20, 2019.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-005-5AC



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10194487

8/28/19

Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 5.001 ACRES (APPROXIMATELY 217,857 SQ. FT.) IN THE WILLIAM CANNON LEAGUE, ABSTRACT 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, J.G. AND HENRY FITZHUGH SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 57 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF A FIVE (5) ACRE TRACT CONVEYED TO SCOTT THOMAS BRANYON AND KATHRYN ANN STIENKE IN A TRUSTEE'S DISTRIBUTION DEED EXECUTED ON DECEMBER 30, 2016 AND RECORDED IN DOCUMENT NO. 2017001924 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

8/28/19

EARLY LAND SURVEYING, LLC
 P.O. BOX 92588
 AUSTIN, TX 78709
 512-202-8631
 FIRM NO. 10194487

LOT 2
 E.E. HALE
 SUBDIVISION
 NO. 1
 (27/47)

LOT 1
 E.E. HALE SUBDIVISION NO. 1
 (27/47)

5.001 ACRES
 APPROX. 217,857 SQ. FT.
 FIVE (5) ACRES
 (2017001924)

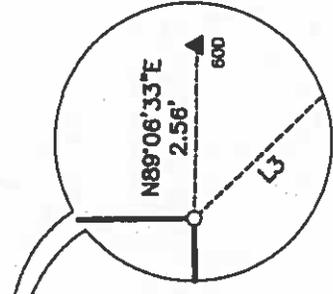
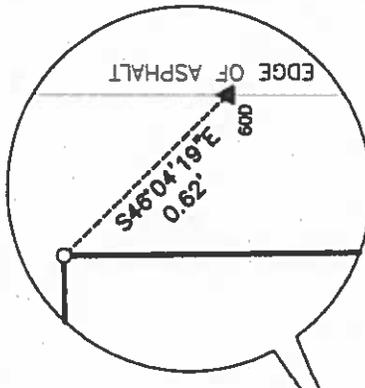
DAN F. CALLAN AND
 KATHERINE L. CALLAN
 5.011 ACRES
 (2010157106)

90' X 640.5'
 TRACT
 (11012/439)

LINE	BEARING	DISTANCE
L1	N87°35'56"E	14.72'
L2	S87°36'17"W	9.07'
L3	S45°37'30"E	70.93'

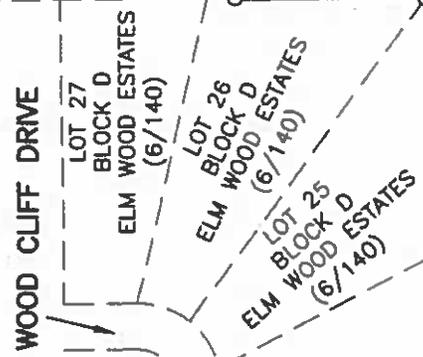
LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- WA ● 1/2" REBAR WITH "WINDROSE AUSTIN" CAP FOUND
- CH ● 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- ⊙ 1" AXLE IN CONCRETE FOUND
- ▲ 80D NAIL FOUND NEXT TO 4" CEDAR POST (OR AS NOTED)
- () RECORD INFORMATION



DATE OF SURVEY: 6/20/19
 PLOT DATE: 8/28/19
 DRAWING NO.: 1001-005-5AC
 DRAWN BY: JBE
 SHEET 1 OF 1

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.
 ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1001-005-5AC



N87°35'56"E 1028.85' (S89°41'E 1029.17')
 (S89°41'E 1043.57')

N02°42'43"W 208.71'
 (N02°42'43"W 208.71')

S02°42'43"E 208.82'
 (S02°42'43"E 208.71')

S87°36'17"W 291.15'
 (S89°33'45"W 743.26')

(N89°41'W 1043.57')
 S87°36'17"W 743.34'

N02°57'28"W 232.94'
 (N00°16'W 232.57')

P.O.B. L1

COOPER LANE
 (R.O.W. WIDTH VARIES)
 (27/47) (2015129198)

CH

L3

L2

