

J. SYLVESTER
SURVEY NO. 72
A-761

LOT 9

WHITE RIM MOUNTAIN
SECTION 1
BOOK 82, PG. 5,
T.C.P.R.

LOT 10

(11.517 ACRES)
DOC. #2011162332 T.C.D.R.

14.941 Acres
REMAINDER OF (22.651 ACRES)
DOC. #2020031523 T.C.D.R.

NO 8S-o-06
REMAINDER OF (22.651 ACRES)
DOC. #2020031523 T.C.D.R.

Rt..CO" CSO- 85-2/0-1, <0-:i
oROI

J.A. YBARBO SURVEY
NO. 421
A-840



PORTION CURRENTLY OUTSIDE CITY OF JONESTOWN CITY LIMITS
LEGAL DESCRIPTION: BEING A 14.941 ACRE TRACT OF LAND LYING IN AND BEING A PORTION OF THE J.A. YBARBO SURVEY NO. 421, ABSTRACT NO. 840, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 22.651 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020031523, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.941 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND ASSURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN OCTOBER, 2020:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SAID 22.651 ACRE TRACT, THE NORTH LINE OF THAT CERTAIN 9.986 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2002246660, OF THE SAID DEED RECORDS, THE COMMON LINE OF SAID J.A. YBARBO SURVEY NO. 421 AND J.A. COX SURVEY NO. 54, ABSTRACT NO. 2562, POINT ALSO BEING IN THE CITY OF JONESTOWN CITY LIMITS LINE AS DESCRIBED ON ORDINANCE NO. 85-0-06, ADOPTED AND FILED 03/07/1985, FOR THE MOST SOUTHERLY SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF F.M. 1431, FOR THE COMMON CORNER OF SAID 22.651 ACRE TRACT AND SAID 9.986 ACRE TRACT, BEARS SOUTH 59°35'46" EAST, A DISTANCE OF 222.24, AND FROM WHICH POINT A TXDOT CONCRETE MONUMENT BEARS SOUTH 19°12'24" WEST, A DISTANCE OF 47.97 FEET;

THENCE NORTH 59°35'46" WEST, ALONG THE COMMON LINE OF SAID 22.651 ACRE TRACT AND SAID 9.986 ACRE TRACT, A DISTANCE OF 575.38 TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF J. SYLVESTER SURVEY NO. 72, ABSTRACT NO. 761, FOR THE COMMON CORNER OF SAID J.A. YBARBO SURVEY AND SAID J.A. COX SURVEY, THE COMMON CORNER OF SAID 22.651 ACRE TRACT AND SAID 9.986 ACRE TRACT, AND LOTS 10 AND 11, WHITE RIM MOUNTAIN SECTION 1, RECORDED IN BOOK 82, PAGE 5, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT CERTAIN 11.517 ACRE TRACT RECORDED IN DOCUMENT NO. 2011162332, OF THE SAID DEED RECORDS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 26°40'29" EAST, ALONG THE COMMON LINE OF SAID 22.651 ACRE TRACT AND SAID 11.517 ACRE TRACT, A DISTANCE OF 1659.93 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF NAMELESS ROAD, FOR THE COMMON CORNER OF SAID 22.651 ACRE TRACT AND SAID 11.517 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A 5 INCH CEDAR FENCE CORNER POST BEARS SOUTH 27°39'28" WEST, A DISTANCE OF 0.61 FEET, AND FROM WHICH A 1/2 INCH BENT IRON ROD BEARS NORTH 42°58'32" WEST, A DISTANCE OF 182.12 FEET AND NORTH 52°24'04" WEST, A DISTANCE OF 157.43 FEET;

THENCE SOUTH 46°08'00" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NAMELESS ROAD, THE NORTH LINE OF SAID 22.651 ACRE TRACT, A DISTANCE OF 188.70 FEET TO A 1 INCH IRON PIPE FOUND FOR AN ANGLE POINT IN THE NORTH LINE HEREOF, FROM WHICH A 5 INCH CEDAR FENCE CORNER POST BEARS SOUTH 11°49'05" WEST, A DISTANCE OF 3.10 FEET;

THENCE SOUTH 60°08'00" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NAMELESS ROAD, THE NORTH LINE OF SAID 22.651 ACRE TRACT, A DISTANCE OF 206.57 FEET TO A TXDOT RIGHT OF WAY MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID NAMELESS ROAD AND SAID F.M. 1431, FOR THE NORTHEAST CORNER OF SAID 22.651 ACRE TRACT, THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID F.M. 1431, THE EAST LINE OF SAID 22.651 ACRE TRACT, FOLLOWING A CURVE TO THE LEFT WITH A RADIUS OF 1687.28 FEET, A CHORD BEARING OF SOUTH 19°42'45" WEST, A CHORD LENGTH OF 66.98 FEET, AN ARC DISTANCE OF 66.98 FEET TO A POINT IN THE NORTH LINE OF SAID CITY OF JONESTOWN CITY LIMITS LINE, FOR THE MOST NORTHERLY SOUTHEAST CORNER HEREOF;

THENCE NORTH 65°49'37" WEST, CROSSING THE SAID 22.651 ACRE TRACT AND ALONG THE SAID NORTH LINE OF CITY OF JONESTOWN CITY LIMITS LINE, A DISTANCE OF 165.72 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID CITY OF JONESTOWN CITY LIMITS LINE, FOR AN ANGLE POINT HEREOF;

THENCE SOUTH 14°10'23" WEST, CROSSING THE SAID 22.651 ACRE TRACT AND ALONG THE SAID CITY OF JONESTOWN CITY LIMITS LINE, A DISTANCE OF 1594.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.941 ACRES, MORE OR LESS.

PORTION CURRENTLY INSIDE CITY OF JONESTOWN CITY LIMITS
LEGAL DESCRIPTION: BEING A 7.699 ACRE TRACT OF LAND LYING IN AND BEING A PORTION OF THE J.A. YBARBO SURVEY NO. 421, ABSTRACT NO. 840, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 22.651 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020031523, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.699 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND ASSURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN OCTOBER, 2020:

BEGINNING AT A 1/2 INCH FOUND IN THE WEST RIGHT OF WAY LINE OF F.M. 1431, FOR THE COMMON CORNER OF SAID 22.651 ACRE TRACT AND THAT CERTAIN 9.986 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2002246660, OF THE SAID DEED RECORDS, AND IN THE COMMON LINE OF SAID J.A. YBARBO SURVEY NO. 421 AND J.A. COX SURVEY NO. 54, ABSTRACT NO. 2562, FOR THE SOUTHEAST CORNER HEREOF, FROM WHICH A TXDOT CONCRETE MONUMENT BEARS SOUTH 19°12'24" WEST, A DISTANCE OF 47.97 FEET;

THENCE NORTH 59°35'46" WEST, ALONG THE COMMON LINE OF SAID 22.651 ACRE TRACT AND SAID 9.986 ACRE TRACT, A DISTANCE OF 222.24 FEET TO A POINT IN THE CITY OF JONESTOWN CITY LIMITS LINE AS DESCRIBED ON ORDINANCE NO. 85-0-06, ADOPTED AND FILED 03/07/1985, FOR THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID 22.651 ACRE TRACT AND SAID 9.986 ACRE TRACT BEARS NORTH 59°35'46" WEST, A DISTANCE OF 575.38 FEET;

THENCE NORTH 14°10'23" EAST, CROSSING THE SAID 22.651 ACRE TRACT AND ALONG THE SAID CITY OF JONESTOWN CITY LIMITS LINE, A DISTANCE OF 1594.16 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID CITY OF JONESTOWN CITY LIMITS, FOR THE NORTHWEST CORNER HEREOF;

THENCE SOUTH 65°49'37" EAST, CROSSING THE SAID 22.651 ACRE TRACT AND ALONG THE NORTH LINE OF SAID CITY OF JONESTOWN CITY LIMITS LINE, A DISTANCE OF 165.72 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF SAID F.M. 1431, THE EAST LINE OF SAID 22.651 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID F.M. 1431, THE EAST LINE OF SAID 22.651 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1687.28 FEET, A CHORD BEARING OF SOUTH 13°10'53" WEST, A CHORD LENGTH OF 317.20 FEET, AN ARC DISTANCE OF 317.67 FEET TO A FOUND TXDOT CONCRETE MONUMENT;
2. SOUTH 07°49'43" WEST, A DISTANCE OF 99.90 FEET TO AN ANGLE POINT;
3. SOUTH 07°11'43" WEST, A DISTANCE OF 443.44 FEET TO A TXDOT CONCRETE MONUMENT;
4. SOUTH 12°47'48" WEST, A DISTANCE OF 416.53 FEET TO A TXDOT CONCRETE MONUMENT;
5. SOUTH 19°02'48" WEST, A DISTANCE OF 355.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.699 ACRES, MORE OR LESS.

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, (TEXAS CENTRAL ZONE), AND WERE OBTAINED FROM NORMAL GPS TECHNIQUES.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON, AND THERE BEYOND THE COMMISSIONED SCOPE OF THIS PROJECT.

3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

4. CITY LIMITS SHOWN HEREON ARE APPROXIMATE AND BASED UPON INFORMATION PROVIDED BY THE CLIENT AND CITY OF JONESTOWN. NO FURTHER INFORMATION WAS FOUND AND CONSTRUCTION OF CITY LIMITS BASED UPON BEST EVIDENCE FOUND AT THE TIME OF THIS SURVEY

LINE	BEARING	DISTANCE
L1	S 46°08'08" E	188.70'
L2	S 60°08'00" E	206.57'
L3	N 65°49'37" W	165.72'
L4	S 55°49'37" E	165.72'
L5	S 07°49'43" W	99.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1687.28'	66.98'	66.98'	S 19°42'45" W	2°16'29"
C2	1687.28'	317.67'	317.20'	S 13°10'53" W	10°47'14"

Cross Texas Land Services, Inc.
3503 W. MICHIGAN AVE., MIDLAND, TEXAS 79703
432-661-2202

TX. FIRM REG. #10194625
www.crosstexaslandservices.com

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS OBTAINED BY ME OR BY A PERSON UNDER MY SUPERVISION AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

THAIS WATSON AHLSTRAND RPLS #6359
DATE: 10/16/2020

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEYLINE
- ROAD
- BURIED PIPELINE
- OVERHEAD UTILITY LINE
- FENCE
- POINT
- MONUMENT FOUND
- MONUMENT SET
- A/C UNIT
- UTILITY POLE/RISER
- WATER WELL/METER
- FIRE HYDRANT
- TELEPHONE/CABLE PEDESTAL
- GAS METER
- MANHOLE
- BENCH MARK
- FLAG POLE
- SIGN
- DRAINAGE STRUCTURE

T.C.P.R. - TRAVIS COUNTY PLAT RECORDS
T.C.D.R. - TRAVIS COUNTY DEED RECORDS
T.C.O.P.R. - TRAVIS COUNTY OFFICIAL PUBLIC RECORDS

REFERENCE: DEVIASS MAHENORU

BOUNDARY SURVEY

LEGAL DESCRIPTION:
A 22.651 ACRE (CALL) TRACT OF LAND OUT OF THE J.A. YBARBO SURVEY NO. 421, ABSTRACT NO. 480, TRAVIS COUNTY, TEXAS.

JOB NO. 20-TA08 REV. 1
DRAWN BY: TA FIELD BOOK: