

FIELD NOTES

BEING 16.00 ACRES OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE ROBERT MOORE SURVEY, ABSTRACT NUMBER 547, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF THAT CERTAIN CALLED 21.79 ACRE TRACT OF LAND CONVEYED BY DEED TO REBECCA RENE CHRISTENSEN aka REBECCA CHRISTENSEN AND SPOUSE DARREN KEITH CHRISTENSEN aka DARREN CHRISTENSEN AS RECORDED BY A WARRANTY DEED WITH VENDORS LIEN AND RECORDED IN DOCUMENT NUMBER 2020229513 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS TEXAS SAID 16.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE 11 THERE IS INCLUDED WITHIN THIS TRACT OF LAND AN EXISTING GRAVEL ROAD THAT IS KNOWN AS RANCH ROAD.

COMMENCING for reference at a ½" iron rod found for the northeast corner of said Christensen tract of land, same being the southeast corner of that certain called 44.968 acre tract of land conveyed by deed to Roxanne C. Muisse as recorded in Document Number 2012032104 of the Official Public Records of Travis County, Texas, said point also being on the westerly property line of "Leander Hills" subdivision as recorded in Volume 83, Pages 109A-111B of the Plat Records of Travis County, Texas;

THENCE along the common dividing line between said 21.79 acre tract of land and said subdivision the following three (3) courses and distances:

- 1) S 27° 43' 29" W a distance of 182.99 feet, a ½" iron rod found
- 2) S 27° 27' 11" W a distance of 501.12 feet a ½" iron rod found, and
- 3) S 24° 46' 02" W a distance of 9.81 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" for the TRUE POINT OF BEGINNING and being the northeast corner of this tract of land, said point being on the northerly side of said existing gravel road;

THENCE continuing along said common dividing line the following six (6) courses and distances to a ½" iron rod found at the terminus of each course

- 1) S 24° 46' 02" W, across said gravel road, a distance of 39.14 feet, said point being on the south side of said existing gravel road
- 2) S 28° 35' 23" W a distance of 301.44 feet
- 3) S 28° 28' 43" W a distance of 794.78 feet
- 4) S 28° 42' 01" W a distance of 460.04 feet
- 5) S 28° 17' 10" W a distance of 166.67 feet, and
- 6) S 27° 19' 14" W a distance of 116.03 feet to a SET ½" iron rod with a plastic cap stamped "ALL POINTS" for the southeast corner of said 21.79 acre tract of land and this tract of land said point being on the northerly line of that certain called 77.968 acre tract of land conveyed by deed to Jerrine Garner as recorded in Document Number 2004015629 of the Official Public Records of Travis County, Texas;

THENCE along the common dividing line between said 21.79 acre tract and said Garner tract of land, same being the southerly line of this tract of land, the following two (2) courses and distances to a ½" iron rod set with a plastic cap stamped "ALL POINTS":

- 1) N 11° 32' 24" W a distance of 318.32 feet, and
- 2) N 26° 03' 24" W a distance of 244.28 feet for the southwest corner of said 21.79 acre tract of land and this tract of land, same being the southeast corner of that certain called 22.484 acre tract of land conveyed by



ALL POINTS SURVEYING

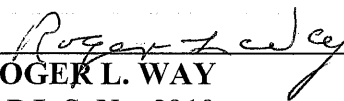
1714 Fortview Road, Suite 200, Austin, TX 78704
Telephone: (512) 440-0071 Fax: (512) 440-0199

deed to Peggy Coker as recorded in Document Number 20160690096 of the Official Public Records of Travis County Texas;

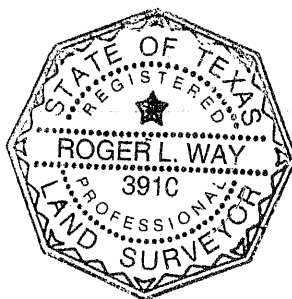
THENCE N 28° 18' 36" E, along the common dividing line between said 21.79 acre tract of land and said 22.484 acre tract of land, a distance of 1620.32 feet to a found ½" iron rod for the northwest corner of this tract of land, said point being on the northerly side of said existing gravel road;

THENCE S 44° 01' 05" E, through said 21.79 acre tract of land, along the northerly side of said existing road, a distance of 425.02 feet to **THE POINT OF BEGINNING** and containing 16.00 acres of land, more or less.

This metes and bounds description is to accompany a survey map of same date.



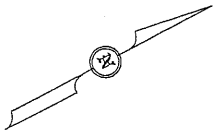
ROGER L. WAY
R.P.L.S. No. 3910
JOB No 02B0261-2.



03/24/21
Date



SCALE: 1"=200'



ROXANNE C. MUISE
DOC.# 2012032104
O.P.R.T.C.TX.
44.968 ACRES

BEARING BASIS
(S 61°06'39"E 395.06')
POINT OF COMMENCEMENT
(S 61°06'39"E 395.01')

5.781 ACRES

ASPHALT / GRAVEL ROAD

POINT OF BEGINNING

25802 RANCH ROAD
GRAVEL ROAD
S 44°01'05"E 425.02'
(2) 12" CMP-

PEGGY COKER, ET AL
DOC.# 2016069096
O.P.R.T.C.TX.
22.484 ACRES

REBECCA RENE
CHRISTENSEN & DARREN
KEITH CHRISTENSEN
DOC.# 2020229513
O.P.R.T.C.TX.
16.00 ACRES

LEANDER HILLS
VOL. 83, PG. 109A
P.R.T.C.TX.

1466.76' BETWEEN FENCES

N 28°19'02"E 2189.13'
Z 28°18'36"E 1620.32'

1658.05' BETWEEN FENCES

S 28°28'43"W 794.78'
(S 28°28'50"W 794.83')

S 28°35'23"W 301.44'
(S 28°35'00"W 301.28')

S 27°27'11"W 501.12'
(S 27°26'35"W 501.12')
S 27°43'29"W 182.99'
(S 27°43'35"W 182.73')
S 24°46'02"W 9.81'
S 24°46'02"W 39.14'
(S 24°54'13"W)

JERRINE GARNER
DOC.# 2004015629
O.P.R.T.C.TX.
44.968 ACRES

N 26°03'24"W 244.28'
(N 26°02'58"W 244.28')
N 11°32'24"W 318.32'
(N 11°31'58"W 318.32')
S 27°19'14"W 116.03'
(116.18')
S 27°19'02"W 166.67'
(166.80')
S 28°17'10"W 166.67'
(S 28°21'20"W)

CALCULATED POINT

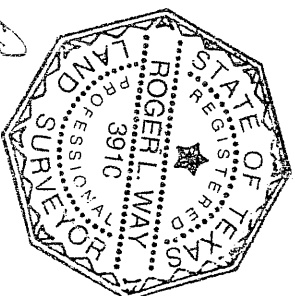
LEGEND

⊖	CHAIN LINK FENCE
—x—	WIRE FENCE
— —	UTILITY LINE
—	IRON ROD FND.
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED ALL POINTS SET
▲	NAIL FND.
△	NAIL SET
⊙	UTILITY POLE
⊖	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

*** IMPORTANT NOTICE ***
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THIS TRACT.

SURVEYOR'S NOTES
() DENOTES RECORD INFORMATION
THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LEGAL DESCRIPTION:
A PORTION OF 21.79 ACRES, MORE OR LESS, OUT OF THE ROBERT MOORE SURVEY, ABSTRACT NO. 547, IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO REBECCA RENE CHRISTENSEN AND DARREN KEITH CHRISTENSEN, AS RECORDED IN DOC.# 2020229513, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
REFERENCE: DARREN CHRISTENSEN



Roger L. Way



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199
PRM REGISTRATION # 101890

FIELD WORK	BY:	DATE:
DRAFTING	WV	03-19-21
SCN		

SURVEY DATE: 03-24-21
Job No. 02B02621_2
SCALE: 1"=200'

FIELD NOTES

BEING 5.781 ACRES OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE ROBERT MOORE SURVEY, ABSTRACT NUMBER 547, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF THAT CERTAIN CALLED 21.79 ACRE TRACT OF LAND CONVEYED BY DEED TO REBECCA RENE CHRISTENSEN aka REBECCA CHRISTENSEN AND SPOUSE DARREN KEITH CHRISTENSEN aka DARREN CHRISTENSEN AS RECORDED BY A WARRANTY DEED WITH VENDORES LIEN AND RECORDED IN DOCUMENT NUMBER 2020229513 OF THE OFICIAL PUBLIC RECORDS OF TRAVIS TEXAS SAID 5.781 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNIHNG at a ½” iron rod found for the for the northeast corner of said Christensen tract of land, same being the southeast corner of that certain called 44.968 acre tract of land conveyed by deed to Roxanne C. Muise as recorded in Document Number 2012032104 of the Official Public Records of Travis County, Texas, said point also being on the westerly property line of “Leander Hills” subdivision as recorded in Volume 83, Pages 109A-111B of the Plat Records of Travis County, Texas;

THENCE along the common dividing line between said 21.79 acre tract of land and said subdivision the following three (3) courses and distances:


- 1) S 27° 43' 29" W a distance of 182.99 feet, a ½” iron rod found
- 2) S 27° 27' 11" W a distance of 501.12 feet a ½” iron rod found, and
- 3) S 24° 46' 02" W a distance of 9.81 feet to a ½” iron rod set with a plastic cap stamped “ALL POINTS” for the southwest corner of this tract of land;

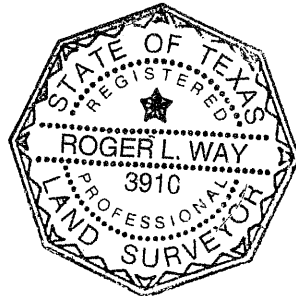
THENCE N 44° 01' 05" W, through said 21.79 acre tract of land, a distance of 425.02 feet to a ½” iron rod set with a plastic cap stamped “ALL POINTS” at the point of intersection with the easterly line of that certain called 22.484 acre tract of land conveyed by deed to Peggy Coker et al for the southwest corner of this tract of land;

THENCE N 28° 18' 36" E, along the common dividing line between said 21.79 acre tract of land 22.484 acre tract of land, a distance of 568.81 feet to a ½” iron rod found for the northwest corner of said 21.79 acre tract of land and this tract of land same being on the southerly line of said 44.968 acre tract of land;

THENCE S 61° 06' 39" E, along the common dividing line between said 21.79 acre tract of said 44.968 acre tract of land, a distance of 395.01 feet to **THE POINT OF BEGINNING** and containing 5.781 acres of land, more more less.

This metes and bounds description is to accompany a survey map of same date.


ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 02B0261

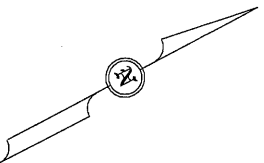


03/24/21
Date



ALL POINTS SURVEYING
1714 Fortview Road, Suite 200, Austin, TX 78704
Telephone: (512) 440-0071 Fax: (512) 440-0199

SCALE: 1"=80'



ROXANNE C. MUISE
DOC.# 2012032104
O.P.R.T.C.TX.
44.968 ACRES

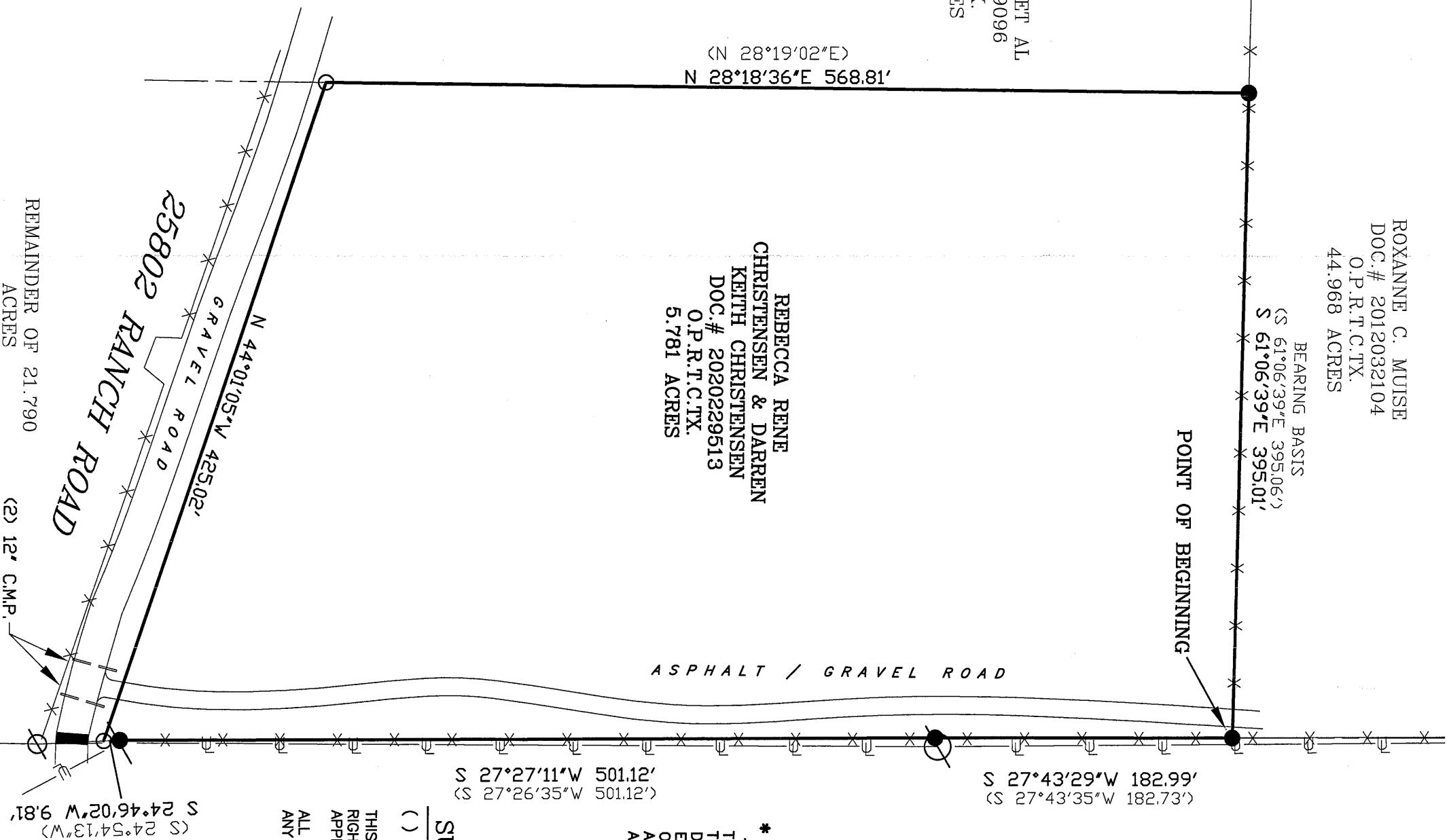
BEARING BASIS
(S 61°06'39"E 395.06')
S 61°06'39"E 395.01'

POINT OF BEGINNING

PEGGY COKER, ET AL
DOC.# 2016069096
O.P.R.T.C.TX.
22.484 ACRES

(N 28°19'02"E)
N 28°18'36"E 568.81'

REBECCA RENE
CHRISTENSEN & DARREN
KEITH CHRISTENSEN
DOC.# 2020229513
O.P.R.T.C.TX.
5.781 ACRES



REMAINDER OF 21.790
ACRES

(2) 12' C.M.P.

(S 24°54'13"W) 9.81'
(S 24°46'02"W) 9.81'

(S 27°27'11"W 501.12')
(S 27°26'35"W 501.12')

(S 27°43'29"W 182.99')
(S 27°43'35"W 182.73')

LEGEND

- CHAIN LINK FENCE
- x— WIRE FENCE
- |— UTILITY LINE
- IRON ROD FND.
- 1/2" IRON ROD W/
PLASTIC CAP STAMPED
"ALL POINTS" SET
- ▲ NAIL FND.
- ▼ NAIL SET
- △ UTILITY POLE
- ⊙ BUILDING LINE
- ⊖ DRAINAGE
EASEMENT
- P.U.E. PUBLIC UTILITY
EASEMENT

LEANDER HILLS
VOL. 83, PG. 109A
P.R.T.C.TX.

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SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

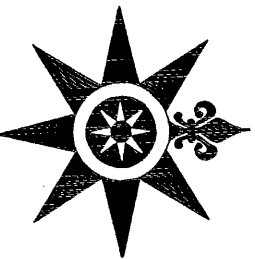
THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LEGAL DESCRIPTION:

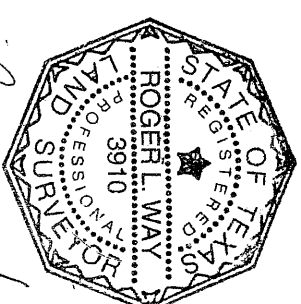
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REFERENCE: DARREN CHRISTENSEN



ALL POINTS SURVEYING

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AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900



Roger L. Way

By:	Date:
FIELD WORK	03-19-21
DRAFTING	SCN
SURVEY DATE: 03-24-21	Job No. 02B02621_1