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TBPELS Firm No. 10194487

30.776 ACRES

TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 30.776 ACRES (APPROXIMATELY 1,340,582 SQ. FT.) IN THE STEPHEN F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE FOLLOWING TRACTS:

TRACT 1: 9.38 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND CONVEYED TO RAYMOND O. DELAHOUSSEY IN DEED RECORDED IN VOLUME 7366, PAGE 185, DEED RECORDS, TRAVIS COUNTY, TEXAS;

TRACT 2: 7.5 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND CONVEYED TO R.O. DELAHOUSSEY IN DEED RECORDED IN VOLUME 5394, PAGE 2396, DEED RECORDS, TRAVIS COUNTY, TEXAS;

TRACT 3: 6.209 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND CONVEYED TO RAYMOND O. DELAHOUSSEY AND WIFE, ELIZABETH DELAHOUSSEY IN DEED RECORDED IN VOLUME 4024, PAGE 444. DEED RECORDS, TRAVIS COUNTY, TEXAS;

TRACT 4: 5.233 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND CONVEYED TO RAYMOND O. DELAHOUSSEY AND WIFE, ELIZABETH DELAHOUSSEY IN DEED RECORDED IN VOLUME 4386, PAGE 1023, DEED RECORDS, TRAVIS COUNTY, TEXAS;

TRACT 5: 2.438 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND CONVEYED TO R.O. DELAHOUSSEY AND WIFE, ELIZABETH J. DELAHOUSSEY IN DEED RECORDED IN VOLUME 5240, PAGE 716, DEED RECORDS, TRAVIS COUNTY, TEXAS;

SAID 30.776 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found in the northwest right-of-way line of Old San Antonio Road (right-of-way width varies), being the southernmost corner of the said 2.438 acre tract, being also the easternmost corner of a 4.080 acre tract described in Document No. 2019099697 of the Official Public Records of Travis County, Texas, from

which a 1/2" rebar in concrete found in the northwest right-of-way line of Old San Antonio Road, being the southernmost corner of the said 4.080 acre tract, bears South 49°02'20" West, a distance of 80.10 feet;

THENCE with the common line of the said 2.438 acre tract, the said 5.233 acre tract and the said 4.080 acre tract, the following two (2) courses and distances:

1. North 62°32'42" West, a distance of 1071.36 feet to a 1/2" rebar found for the westernmost corner of the said 2.438 acre tract;
2. North 27°40'33" East, a distance of 307.59 feet to a 1/2" rebar found for the northernmost corner of the said 5.233 acre tract, being the westernmost corner of the said 6.209 acre tract, being also the southernmost corner of a 3.316 acre tract described in Volume 9622, Page 65 of the Real Property Records of Travis County, Texas;

THENCE North 28°42'03" East with the northwest line of the said 6.209 acre tract and the southeast line of the said 3.316 acre tract, a distance of 406.17 feet to a 1/2" rebar found for the easternmost corner of the said 3.316 acre tract, being the southernmost corner of a 6.205 acre tract described in Volume 4024, Page 441 of the Deed Records of Travis County, Texas;

THENCE North 28°45'20" East with the northwest line of the said 6.209 acre tract and the southeast line of the said 6.205 acre tract, a distance of 369.84 feet to a 1/2" rebar found for the northernmost corner of the said 6.209 acre tract, being the easternmost corner of the said 6.205 acre tract, being also in the southwest line of Lot 27, Block D, Ashbrook, a subdivision of record in Document No. 200700379 of the Official Public Records of Travis County, Texas;

THENCE South 63°43'40" East with the northeast line of the said 6.209 acre tract, the southwest line of said Lot 27 and the southwest line of Lot 9, Conroy Park No. 2, a subdivision of record in Volume 79, Page 225 of the Plat Records of Travis County, Texas, a distance of 344.89 feet to a 1/2" rebar found for the easternmost corner of the said 6.209 acre tract, being in the northwest line of the said 9.38 acre tract, being also the southernmost corner of said Lot 9;

THENCE North 29°16'07" East with the northwest line of the said 9.38 acre tract which varies from the southeast line of said Lot 9, a distance of 139.67 feet to a 1" iron pipe found for the northernmost corner of the said 9.38 acre tract, being the westernmost corner of the South Grove Condominiums, a condominium regime described and shown in Document Nos. 2014118021 and 2017176582 of the Official Public Records of Travis County, Texas;

THENCE with the common line of the said 9.38 acre tract and the South Grove Condominiums, the following three (3) courses and distances:

1. South 69°08'53" East, a distance of 655.69 feet to a calculated point in a rock gabion;
2. South 30°33'44" West, a distance of 95.53 feet to a cotton spindle found;
3. South 67°14'52" East, a distance of 146.20 feet to a 1/2" iron pipe found in the northwest right-of-way line of Old San Antonio Road, being the easternmost corner of the said 9.38 acre tract, being also the southernmost corner of the said South Grove Condominiums;

THENCE South 30°58'54" West with the northwest right-of-way line of Old San Antonio Road and the southeast line of the said 9.38 acre tract, a distance of 489.47 feet to a 1" iron pipe found for the southernmost corner of the said 9.38 acre tract, being the easternmost corner of the said 7.50 acre tract;

THENCE South 30°58'54" West with the northwest right-of-way line of Old San Antonio Road and the southeast line of the said 7.50 acre tract, a distance of 428.66 feet to a 1/2" iron pipe found for the southernmost corner of the said 7.50 acre tract, being the easternmost corner of the said 5.233 acre tract;

THENCE South 33°28'51" West with the northwest right-of-way line of Old San Antonio Road and the southeast line of the said 5.233 acre tract, a distance of 208.21 feet to a cotton spindle found for the southernmost corner of the said 5.233 acre tract, being the easternmost corner of the said 2.438 acre tract;

THENCE South 33°08'28" West with the northwest right-of-way line of Old San Antonio Road and the southeast line of the said 2.438 acre tract, a distance of 99.13 feet to the **POINT OF BEGINNING**, containing an area of 30.776 acres, more or less.

Surveyed on the ground on July 15, 2021.

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

Attachments: Survey Drawing No. 1083-004-BASE



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

7/22/21

Date

