

BINDOCK REMAINING TRACT – 5.967 ACRES

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE RACHAEL SAUL SURVEY AND BEING A PART OF THAT 14.812 ACRE TRACT OF LAND CONVEYED TO ERIC F. BINDOCK AND WIFE, JAMIE BINDOCK, BY DEED RECORDED IN VOLUME 8109. PAGE 497 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A HILTI NAIL SET FOR THE NORTHWEST CORNER OF THE SAID 14.812 ACRE TRACT, THE SAME BEING MOST NORTHERLY CORNER OF LOT 17, BLOCK K, ANDERSON MILL WEST SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200000334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING AN ANGLE POINT IN THE SOUTH LINE OF LOT 25,

THENCE N.79°57'18"E., ALONG THE NORTH LINE OF THE SAID 14.812 ACRE TRACT, AT A DISTANCE OF 320.33 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 25, BLOCK K, IN ALL A TOTAL DISTANCE OF 426.56 FEET TO A ½" IRON ROD WITH CAP MARKED "RJS" SET;

THENCE N.74°18'37"E., ALONG THE NORTH LINE OF THE SAID 14.812 ACRE TRACT, A DISTANCE OF 23.67 FEET TO A ½" IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF ANDERSON MILL ROAD FOR THE SOUTHWEST CORNER OF LOT 26, BLOCK D, ANDERSON MILL WEST SECTION 18 AMENDED, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97, PAGES 371, 372 AND 373 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE NORTH LINE OF THE SAID 14.812 ACRE TRACT, THE SAME BEING THE SOUTH LINE OF THE SAID PLAT OF ANDERSON MILL WEST SECTION 18 AMENDED, THE FOLLOWING FOUR COURSES:

1. N.74°18'37"E. ALONG SAID LINE A DISTANCE OF 101.08 FEET TO A ½" IRON ROD FOUND;
2. N.71°39'30"E. A DISTANCE OF 283.10 FEET TO A ½" IRON ROD WITH CAP MARKED "RJS SET;
3. N.71°39'30"E., A DISTANCE OF 126.52 FEET TO A ½" IRON ROD WITH CAP MARKED "RJS" SET;
4. N.71°21'30"E. A DISTANCE OF 155.63 FEET TO ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 14.812 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THAT 20.538 ACRE TRACT OF LAND CONVEYED TO PHOENIX JOINT VENTURE BY DEED RECORDED IN VOLUME 10340, PAGE 820 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE S.01°29'14"E., ALONG THE EAST LINE OF THE SAID 14.812 ACRE TRACT AND THE WEST LINE OF THE SAID 20.538 ACRE TRACT, A DISTANCE OF 720.53 FEET TO A ½" IRON ROD WITH CAP MARKED "RJS" SET;

THENCE CROSSING THE SAID 14.812 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

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1. N.60°55'43"W. A DISTANCE OF 286.37 FEET A ½" IRON ROD WITH CAP MARKED "RJS" SET AND TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 545.93 FEET, (SAID CURVE HAVING A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 27°26'17", AND A CHORD BEARING N.47°12'34"W., 540.73 FEET) TO A ½" IRON ROD WITH CAP MARKED "RJS" SET;
3. N.33°29'26"W., A DISTANCE OF 9.39 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 5.967 ACRES, MORE OR LESS.

JOHN KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS

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