



W. H. TOBIN'S SUBDIVISION  
Bk. 1, Pg. 64  
P.R.T.C.T.

**LEGAL DESCRIPTION**

BEING a 21.880 acre tract of land situated in the Peter C. Harrison Survey No. 3, Abstract No. 2104, Travis County, Texas being a portion of Lot 25 of the W.H. Tobin's Subdivision as shown on a plat recorded in Book 1, Page 64 of the Plat Records of Travis County Texas and being all of the certain tract of land called to contain 21.90 acres in a Warranty Deed to James Edwin Wand & Gwen Eileen Wade as described in Volume 7885, Page 41 of the Deed Records of Travis County, Texas said 21.880 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

**BEGINNING:** at a 10 inch fence post with 60d nail found for the common corner of Lot 20, 21, 24 and 25 of the said W.H. Tobin's Subdivision, the same being the Northeastern corner of that certain tract of land called to contain 100 acres as described in a Gift Deed to Gwen Nelson Wade in Volume 12016, Page 5704 of the Real Property Records of Travis County, Texas, the Southeastern corner of that certain tract of land called to contain 140.00 acres as described in a Warranty Deed to Daniel B. Dierschke in Volume 5731, Page 550 of the Deed Records of Travis County, Texas, the Southwestern corner of that certain tract of land called to contain 100 acres in a Special Warranty Deed to Lynne Gilliam Gahan, et al as described in Document No. 2001004206 of the Official Public Records of Travis County, Texas, for the Northwestern corner of this herein described tract;

**THENCE:** South 46°17'13" East a distance of 327.43 feet along the Southwestern line of the said Gahan called 100 acre tract, the Northeastern line of the said 21.90 acre tract to a 5/8 inch iron rod with cap stamped "JonesCarter" set for the Northwestern corner of that certain tract of land called to contain 11.00 acres in a Special Warranty Deed to Jason Joseph and Christopher Joseph as described in Document No. 2013181960 of the Official Public Records of Travis County, Texas, for the Northeastern corner of this herein described tract;

**THENCE:** South 42°49'15" West a distance of 2912.71 feet along the Northwestern line of the said 11.00 acres, the Eastern line of the said 21.90 acre tract to a 5/8 inch iron rod with cap stamped "JonesCarter" set on the Northeastern line of Hokanson Road (R.O.W. Varies) for the Southwestern corner of the said 11.00 acre tract, for the Southeastern corner of this herein described tract;

**THENCE:** North 46°55'37" West a distance of 327.39 feet along the Northeastern line of said Hokanson Road, the Southwestern line of the said 21.90 acre tract to a 5/8 inch iron rod found for the Southeastern corner of the said Gwen Nelson Wade - 100 acre tract, for the Southwestern corner of this herein described tract;

**THENCE:** North 42°48'41" East a distance of 2913.07 feet along the Southeastern line of the said Gwen Nelson Wade - 100 acre tract, the Northwestern line of the said 21.90 acre tract to the POINT OF BEGINNING and CONTAINING an area of 21.880 acres of land.

**NOTES:**

- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone.
- The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by First American Title Insurance Company, GF No. 2447117-AU20, effective date October 5, 2019, issue date October 15, 2019. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
- The following items are listed in the above referenced title commitment:
  - 10b. Rights of Parties in Possession. (OWNER POLICY ONLY) MAY AFFECT the subject tract.
  - 10c. Visible and apparent easements on or across property described in Schedule A. MAY AFFECT the subject tract
  - 10d. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not. MAY AFFECT the subject tract
  - 10e. Easement:  
Recorded: in Volume 550, Page 26, of the Deed Records, Travis County, Texas. MAY AFFECT the subject tract unable to determine location of easement from recorded document.
  - 10f. Easement: Right of Way Easement (General Type Easement)  
Recorded: May 04, 2004 in County Clerk's File No. 2004083631, of the Official Public Records, Travis County, Texas. MAY AFFECT the subject tract (blanket)
- By scaling the subject property onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 4845300710, effective date January 5, 2016, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM, or that it is the most current published flood map.
- The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
- The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.
- Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting therefrom.

**CERTIFICATION**

To The Jenkins Organization, First American Title Insurance Company:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. The field work was completed on November 12, 2019.

Drawing Date: November 20, 2019

  
Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
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**LAND TITLE SURVEY**  
OF  
**21.880 ACRES**  
OUT OF THE  
**PETER C. HARRISON**  
**SURVEY, A-2104**  
TRAVIS COUNTY, TEXAS  
NOVEMBER 2019



Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 10046101  
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**LEGEND**

●	IRON ROD FOUND
▲	NAIL FOUND
△	CALCULATED POINT
—x—	BARBED WIRE FENCE