

METES AND BOUNDS DESCRIPTION

FOR A 16.070 ACRE TRACT OF LAND SITUATED IN THE SAMUEL PHARRASS SURVEY, ABSTRACT NO. 496, IN WILLIAMSON COUNTY, TEXAS, AND BEING A REMNANT PORTION OF A CALLED 173.43 ACRE TRACT OF LAND CONVEYED TO RANDALL A. BOHLS, NEMA BOHLS AND JUSTIN KENT BOHLS BY DEED OF GIFT RECORDED IN VOLUME 2450, PAGE 0563 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 16.070 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the southeast corner hereof, same being on a point in the southerly boundary line of said 173.43-acre Bohls tract, same being on a point in the northerly boundary line of a remnant portion of the called 290.77 acre tract of land conveyed to Prewitt Farms, Ltd., as described in Document No. 2007076169 of the Official Public Records of Williamson County, Texas, same being on the southwest corner of the called 24.4870 acre tract of land (Tract 1) conveyed to the City of Taylor as recorded in Document No. 2000057185 of the Official Public Records of Williamson County, Texas, for the **POINT OF BEGINNING** hereof, and from which a 1/2" iron rod found monumenting the original southeast corner of the said 173.43 acre Bohls tract bears the following four (4) courses and distances:

- 1) N 68°35'58" E a distance of 200.77 feet to a concrete monument with wire cable in center found;
- 2) N 68°35'58" E a distance of 580.15 feet to a 1/2" iron rod found;
- 3) N 68°14'44" E a distance of 805.84 feet to a 1/2" iron rod found;
- 4) N 68°39'11" E a distance of 448.36 feet to said 1/2" iron rod found monumenting the original southeast corner of the 173.43 acre Bohls tract;

THENCE with the southerly boundary line of said 173.43-acre BOHLS tract, same being with the northerly boundary line of said Prewitt Farms tract, **S 68°23'03" W** for a distance of **422.84 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the southwest corner hereof, same being on a point in the easterly right-of-way line of Justin Lane, conveyed to the City of Taylor as described in Document No. 2000057185 of the Official Public Records of Williamson County, Texas;


THENCE with the said easterly right-of-way line of Justin Lane, **N 2°46'41" W** for a distance of **1,749.24 feet** to a 1/2" iron rod found monumenting the northwest corner hereof, same being on a point in the northerly boundary line of said 173.43-acre Bohls

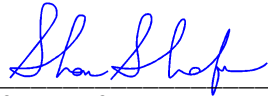
tract, same being on a point in the southerly boundary line of a remnant portion of the called 80 acre tract of land conveyed to Donald Ray Rydell and Larry Wayne Rydell as described in Volume 449, Page 251 of the Deed Records of Williamson County, Texas;

THENCE with the northerly boundary line of said 173.43-acre Bohls tract, same being in part with the southerly boundary line of said Rydell tract, same being in part with the southerly boundary line of the called 22.7081 acre tract of land conveyed to the City of Taylor as described in Document No. 2008084719 of the Official Public Records of Williamson County, Texas, **N 68°23'56" E**, (Bearing basis: called N 71°06' E per description contained in said Volume 2450, Page 563) for a distance of **422.79 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northeast corner hereof, same being on the northwest corner of the aforementioned 24.4870-acre City of Taylor tract of land;

THENCE with the westerly boundary line of said 24.4870-acre City of Taylor tract, **S 2°46'43" E**, for a distance of **1,749.12 feet** to the POINT OF BEGINNING hereof, and containing 16.070 acres of land more or less.

A plat of survey has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100



October 2, 2012

SHANE SHAFER, R.P.L.S. NO. 5281

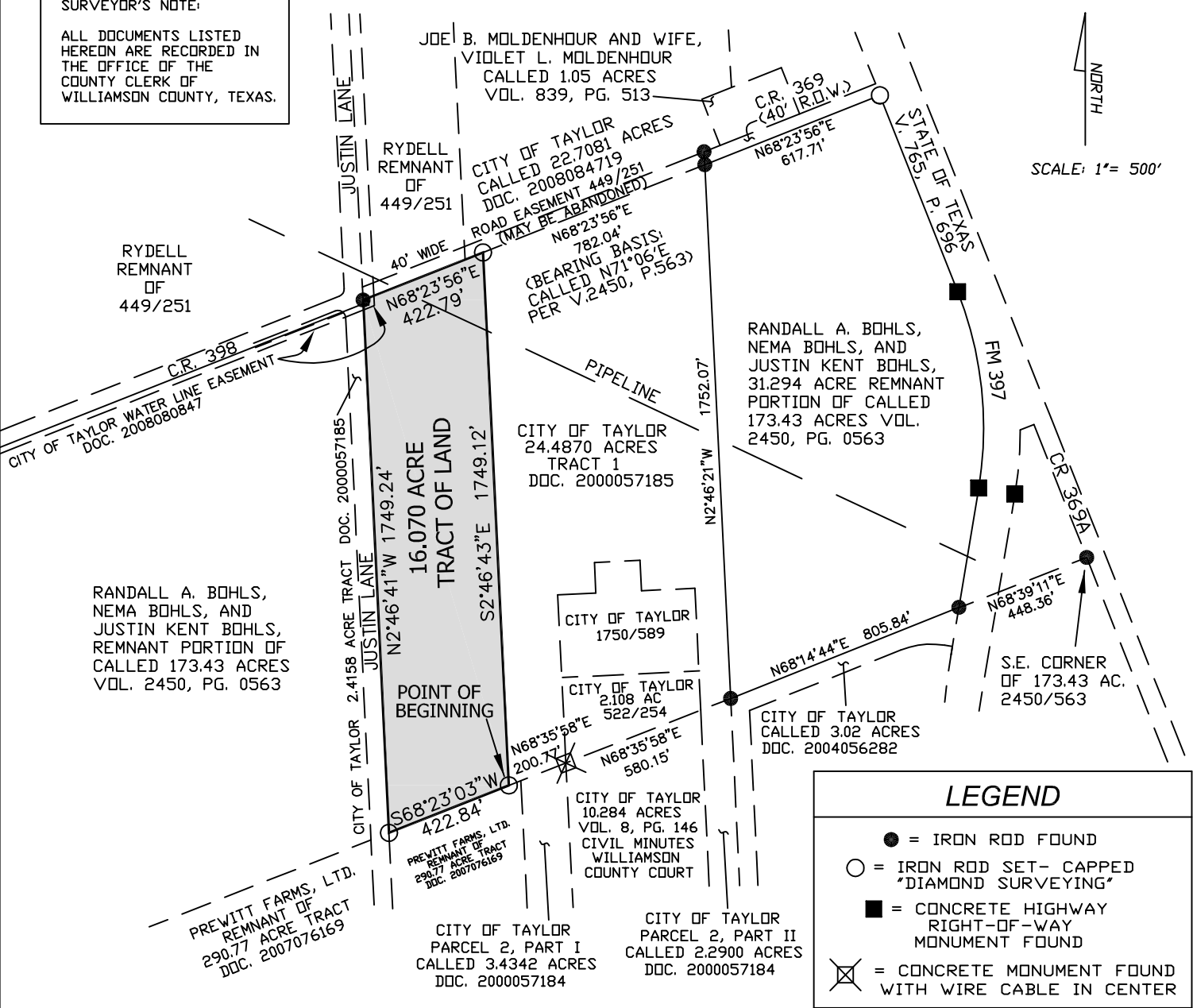
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PLAT TO ACCOMPANY METES & BOUNDS DESCRIPTION

FOR A 16.070 ACRE TRACT OF LAND LOCATED IN THE SAMUEL PHARRASS SURVEY, ABSTRACT NO. 496, WILLIAMSON COUNTY, TEXAS, AND BEING A REMNANT PORTION OF A CALLED 173.43 ACRE TRACT OF LAND CONVEYED TO RANDALL A. BOHLS, NEMA BOHLS AND JUSTIN KENT BOHLS BY DEED OF GIFT RECORDED IN VOLUME 2450, PAGE 0563 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

SURVEYOR'S NOTE:
ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.



To: Randall A. Bohls, Nema Bohls and Justin Kent Bohls exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision completed on September 25, 2012. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III, Survey. This survey was prepared without the benefit of a Title Commitment and does not show easements that may affect this tract. This survey is not intended to be used as a Land Title Survey for Title Insurance purposes. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



Shane Shafer
OCTOBER 2, 2012
SHANE SHAFER, R.P.L.S. NO. 5281 DATE

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