

**DESCRIPTION**

FOR A 0.179-ACRE TRACT OF LAND (TRACT ONE) AND A 0.179-ACRE TRACT OF LAND (TRACT TWO) OUT OF THE B. K. STEWART SURVEY NO. 84 IN TRAVIS COUNTY, TEXAS, SAID TRACT ONE BEING ALL OF THAT CERTAIN 0.18-ACRE TRACT OF LAND (CALLED TRACT NUMBER ONE) CONVEYED TO JAMES S. BUMPOUS BY DOCUMENT NO. 2003008031 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID TRACT TWO BEING ALL OF THAT CERTAIN 0.18-ACRE TRACT OF LAND (CALLED TRACT NUMBER TWO) CONVEYED TO JAMES S. BUMPOUS BY DOCUMENT NO. 2003008031 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID TRACT ONE AND TRACT TWO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**TRACT ONE**

**BEGINNING** on an iron rod found on a point in northeasterly right-of-way line of Stewart Road (60-foot right-of-way width), said point being the southeasterly corner of Tract Number Two (called 0.18 acre) conveyed to James S. Bumpous by Document No. 2003008031 of the Official Public Records of Travis County, Texas, said point being also the southwesterly corner of Tract Number One (called 0.18-acre) conveyed to James S. Bumpous by said Document No. 2003008031, for the most westerly corner and **POINT OF BEGINNING** hereof;

**THENCE** departing said northeasterly right-of-way line, with the southeasterly boundary line of said Tract Number Two, same being the northwesterly boundary line of said Tract Number One,  $N57^{\circ}34'30''E$  for a distance of 149.98 feet to an iron rod found on a point in the southwesterly boundary line of a 0.10-acre tract of land conveyed to Michael G. Barron and Diana J. Barron by instrument recorded in Volume 13103, Page 138 of said Official Public Records, same point being the most easterly corner of said Tract Number Two, for the most northerly corner hereof;

**THENCE** in part with the southwesterly boundary line of said 0.10-acre tract of land conveyed to Michael G. Barron and Diana J. Barron and in part with the southwesterly boundary line of a 0.102-acre tract of land conveyed to Jack Fletcher and Connie Fletcher by instrument recorded in Document No. 1999088218 of the Real Property Records of said County, same being the northeasterly boundary line of said Tract Number One,  $S62^{\circ}16'53''E$  for a distance of 59.96 feet to an iron rod found on a point being the most northerly corner of a 0.230-acre tract of land conveyed to Russell R. Pancoast and Sangrid E. Pancoast by instrument recorded in Document No. 2002046109 of said Official Public Records, same point being an angle point in the southwesterly boundary line of said 0.102-acre tract, for the most easterly corner of the herein described tract;

~~THENCE with the northwesterly boundary line of said 0.230-acre tract, same being the southeasterly boundary line of said Tract Number One, S57°36'27"W for a distance of 149.87 feet to an iron rod found on a point in the aforementioned northeasterly right-of-way line of Stewart Road, same point being the most westerly corner of said 0.230-acre tract, for the most southerly corner hereof;~~

~~THENCE with said northeasterly right-of-way line, same being the southwesterly boundary line of said Tract Number One, N62°24'52"W for a distance of 59.94 feet to the POINT OF BEGINNING and containing 0.179 acre of land.~~

### TRACT TWO

~~BEGINNING on an iron rod found on a point in northeasterly right-of-way line of Stewart Road (60-foot right-of-way width), said point being the southwesterly corner of Tract Number One (called 0.18 acre) conveyed to James S. Bumpous by Document No. 2003008031 of the Official Public Records of Travis County, Texas, said point being also the southeasterly corner of Tract Number Two (called 0.18-acre) conveyed to James S. Bumpous by said Document No. 2003008031, for the most southerly corner and POINT OF BEGINNING hereof;~~

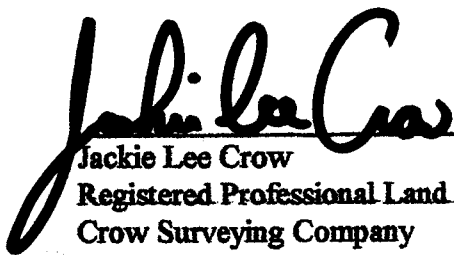
~~THENCE with said northeasterly right-of-way line, same being the southwesterly boundary line of said Tract Number Two, N62°22'30"W for a distance of 60.02 feet to a ½-inch diameter iron rod, with cap stamped R.P.L.S. #5209, set on a point being the southerly corner of a tract of land conveyed to J. H. Lee Estate by instrument recorded in Volume 13038, Page 137 of said Official Public Records, for the most westerly corner hereof;~~

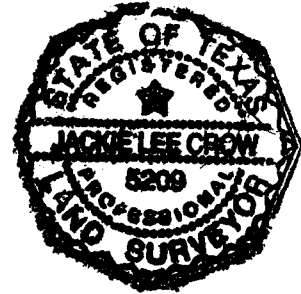
~~THENCE departing said northeasterly right-of-way line, with the southeasterly boundary line of said tract conveyed to the J. H. Lee Estate, same being the northwesterly boundary line of said Tract Number Two, N57°36'00"E for a distance of 149.93 feet to an iron rod found on a point being the most westerly corner of a 0.10-acre tract of land conveyed to Michael G. Barron and Diana J. Barron by instrument recorded in Volume 13103, Page 138 of said Real Property Records, for the most northerly corner hereof;~~

~~THENCE with the southwesterly boundary line of said 0.10-acre tract, same being the northeasterly boundary line of said Tract Number Two, S62°26'45"E for a distance of 59.99 feet to an iron rod found on a point being the most northerly corner of said Tract Number One, for the most easterly corner hereof;~~

~~THENCE with the northwesterly boundary line of said Tract Number One, same being the southeasterly boundary line of said Tract Number Two, S57°34'30"W for a distance of 149.98 feet to the POINT OF BEGINNING and containing 0.179 acre of land.~~

Based on an on-the-ground survey made under the direct supervision of the undersigned and shown on accompanying survey drawing. Bearing basis is the record northwesterly boundary line of said Tract Number Two.

 8/19/2003  
Date  
Jackie Lee Crow  
Registered Professional Land Surveyor No. 5209  
Crow Surveying Company  
1800 Barton Hills Drive, Austin, Texas 78704  
(512) 442-8434



Job #CSC23111

**SURVEY DRAWING TO  
ACCOMPANY DESCRIPTION**

ADDRESS: 16020 STEWART ROAD

**Note:**

This boundary survey performed without benefit of a title commitment.

J. H. LEE ESTATE  
VOL. 13038, PG. 137  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS

BEARING BASIS  
149.93'  
150.00'  
(S 57°36'00" W  
N 57°36'00" E

(TRACT NUMBER TWO)  
(0.18 ACRE)

TRACT TWO  
0.179 AC.

POINT OF  
BEGINNING  
TRACT TWO

N 57°34'30" E  
149.98'  
150.00'  
(S 57°36'00" W

POINT OF  
BEGINNING  
TRACT ONE

TRACT ONE  
0.179 AC.

(TRACT NUMBER ONE)  
(0.18 ACRE)

IRON ROD FOUND  
S 62°16'53" E  
59.96'  
(N 62°24'W)  
(60.00')

IRON ROD FOUND

WOOD FENCE ENCROACHES 0.58'

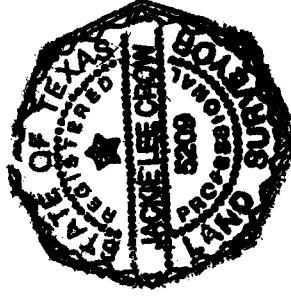
Scale 1" = 30'

JACK FLETCHER & CONNIE FLETCHER  
DOC. NO. 199908218  
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

MICHAEL G. BARRON & DIANA J. BARRON  
VOL. 13103, PG. 138  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS

RUSSELL R. PANCOAST &  
SANGRID E. PANCOAST  
DOC. NO. 2002046109  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS

JAMES S. BUMPOUS  
DOC. NO. 2003008031  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS



*Jackie Lee Crow*  
JACKIE LEE CROW  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5209

CSC23111 PAGE 4 OF 4

**Crow Surveying  
Company**  
1800 Barton Hills Drive  
Austin, Texas 78704  
(512)442-8434

**LEGEND**

R.O.W. RIGHT-OF-WAY  
( ) RECORD INFORMATION

(60' R.O.W.)

STEWART ROAD

R.O.W. LINE  
IRON ROD SET

N 62°22'30" W  
60.02'  
(S 62°24'E)  
(60.00')

IRON ROD FOUND  
N 62°24'52" W  
59.94'  
(S 62°24'E)  
(60.00')

IRON ROD FOUND  
N 62°24'52" W  
59.94'  
(S 62°24'E)  
(60.00')

EDGE OF ASPHALT

R.O.W. LINE

ROCK PATIO

ROCK PATIO ENCROACHES 1.5'

GRAVEL DRIVEWAY