

STATE OF TEXAS §
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COUNTY OF TRAVIS §

Metes & Bounds Property Description

A tract of land containing 3.35 Acres out of the Leonard Eck Survey No. 162, Abstract No. 2433 of Travis County, Texas, being the same tract recorded in the name of Jabco Ventures, LLC. under Document No. 2023101955 (Tracts 1 & 2) of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Document No. 2023101955 of the R.P.R.T.C.T.)

BEGINNING at a 1/2 Inch iron pipe found on the southwest right-of-way line of Eck Lane being the east corner of a tract recorded in the name of Robert John James Paluck and Michelle Alaine Deknock Paluck Trustee of the Paluck Family Revocable Tract under Document No. 2020055332 of the R.P.R.T.C.T., and being the north corner of this tract;

THENCE, with said southwest right-of-way line the following two (2) courses:

- 1. **SOUTH 56° 41' 30" EAST**, with said southwest right-of-way line, a distance of **105.59 Feet** (called 105.60 Feet) to a 1/2 Inch iron pipe found at a corner of this tract;
- 2. **SOUTH 56° 39' 04" EAST** (called South 56° 39' 00" East), with said southwest right-of-way line, a distance of **210.97 Feet** to a 1/2 Inch iron rod found at the east corner of this tract (from which a second 1/2 Inch iron rod found bears South 56° 35' 19" East, a distance of 92.23 Feet, from said second 1/2 Inch iron rod found a third 1/2 Inch iron rod found bears South 56° 35' 19" East, a distance of 184.44 Feet);

THENCE, **SOUTH 52° 14' 41" WEST**, with the northwest line of Lot 1 of Conley Addition as recorded in Volume 77, Page 177 of the Travis County Plat Records, a distance of **544.46 Feet** to a point at the south corner of this tract;

THENCE, with the Colorado River, being Lake Travis the following three (3) courses:

- 1. **NORTH 34° 51' 00" WEST**, a distance of **110.40 Feet** to a point at a corner of this tract;
- 2. **NORTH 36° 40' 54" WEST**, a distance of **89.79 Feet** to a point at a corner of this tract;
- 3. **NORTH 35° 47' 43" WEST**, a distance of **99.59 Feet** to a point at the west corner of this tract;

THENCE, **NORTH 52° 15' 22" EAST**, with the southeast line of the aforementioned Paluck Tract, a distance of **431.18 Feet** to the POINT OF BEGINNING and containing 3.35 Acre of land.

(See attached drawing)



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