



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

1.219 ACRES
ZONING DESCRIPTION
OUTLOT 14, DIVISION "C"

A DESCRIPTION OF 1.219 ACRES OF LAND (APPROXIMATELY 53,092 SQ. FT.), BEING A PORTION OF OUTLOT 14, DIVISION "C" OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING A PORTION OF A 9.862 ACRE TRACT CONVEYED TO PERRY ESTATE, LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 4, 2011 AND RECORDED IN DOCUMENT NO. 2011032668 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.219 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2" hole drilled in the concrete cap of a rock post for the intersection of the north right-of-way line of East 41st Street (60' right-of-way width) and the west right-of-way line of East Red River Street (80' right-of-way width), for the southeast corner of said 9.862 acre tract;

THENCE North 62°30'20" West, with the north right-of-way line of East 41st Street, same being the south line of said 9.862 acre tract, a distance of 307.00 feet to a calculated point, from which, a 1/2" rebar with Chaparral cap set for an angle point in the aforementioned line bears North 62°30'20" West, a distance of 254.46 feet;

THENCE crossing said 9.862 acre tract, the following forty-three (43) courses and distances:

1. North 27°19'03" East, a distance of 2.70 feet to a calculated point;
2. With a curve to the right, having a radius of 8.00 feet, a delta angle of 86°42'40", an arc length of 12.10 feet, and a chord which bears North 70°42'59" East, a distance of 10.98 feet to a calculated point;
3. South 63°31'55" East, a distance of 2.24 feet to a calculated point;
4. North 26°55'55" East, a distance of 10.92 feet to a calculated point;
5. North 39°14'57" East, a distance of 10.91 feet to a calculated point;
6. With a curve to the left, having a radius of 376.44 feet, a delta angle of

09°32'05", an arc length of 62.65 feet, and a chord which bears North 34°28'00" East, a distance of 62.57 feet to a calculated point;

7. North 27°21'50" East, a distance of 34.45 feet to a calculated point;
8. With a curve to the right, having a radius of 12.22 feet, a delta angle of 48°29'07", an arc length of 10.34 feet, and a chord which bears North 08°18'14" West, a distance of 10.03 feet to a calculated point;
9. North 61°48'02" West, a distance of 18.79 feet to a calculated point;
10. With a curve to the right, having a radius of 30.17 feet, a delta angle of 75°23'22", an arc length of 39.69 feet, and a chord which bears North 23°28'33" West, a distance of 36.89 feet to a calculated point;
11. North 14°13'09" East, a distance of 24.86 feet to a calculated point;
12. North 27°22'55" East, a distance of 31.59 feet to a calculated point;
13. North 62°37'05" West, a distance of 18.55 feet to a calculated point;
14. North 27°22'55" East, a distance of 11.63 feet to a calculated point;
15. North 62°37'05" West, a distance of 1.75 feet to a calculated point;
16. North 27°22'55" East, a distance of 9.22 feet to a calculated point;
17. South 62°37'05" East, a distance of 1.75 feet to a calculated point;
18. North 27°22'55" East, a distance of 11.53 feet to a calculated point;
19. South 62°34'54" East, a distance of 19.37 feet to a calculated point;
20. South 27°22'55" West, a distance of 22.99 feet to a calculated point;
21. South 63°15'54" East, a distance of 17.07 feet to a calculated point;
22. North 27°23'51" East, a distance of 3.85 feet to a calculated point;
23. With a curve to the right, having a radius of 1.94 feet, a delta angle of 88°40'29", an arc length of 3.00 feet, and a chord which bears North 71°44'06"

- East, a distance of 2.71 feet to a calculated point;
24. South $62^{\circ}36'12''$ East, a distance of 20.60 feet to a calculated point;
25. North $27^{\circ}23'48''$ East, a distance of 1.70 feet to a calculated point;
26. North $72^{\circ}23'48''$ East, a distance of 6.68 feet to a calculated point;
27. South $62^{\circ}42'02''$ East, a distance of 8.56 feet to a calculated point;
28. North $27^{\circ}17'58''$ East, a distance of 3.40 feet to a calculated point;
29. South $62^{\circ}42'02''$ East, a distance of 23.82 feet to a calculated point;
30. South $27^{\circ}17'58''$ West, a distance of 3.40 feet to a calculated point;
31. South $62^{\circ}42'02''$ East, a distance of 8.56 feet to a calculated point;
32. South $17^{\circ}49'17''$ East, a distance of 6.71 feet to a calculated point;
33. South $27^{\circ}28'51''$ West, a distance of 1.70 feet to a calculated point;
34. South $62^{\circ}31'09''$ East, a distance of 20.58 feet to a calculated point;
35. With a curve to the right, having a radius of 1.91 feet, a delta angle of $90^{\circ}00'00''$, an arc length of 3.01 feet, and a chord which bears South $17^{\circ}31'09''$ East, a distance of 2.71 feet to a calculated point;
36. South $27^{\circ}28'51''$ West, a distance of 3.91 feet to a calculated point;
37. South $62^{\circ}31'09''$ East, a distance of 17.93 feet to a calculated point;
38. South $27^{\circ}37'04''$ West, a distance of 82.12 feet to a calculated point;
39. South $62^{\circ}16'04''$ East, a distance of 116.29 feet to a calculated point;
40. With a curve to the right, having a radius of 7.54 feet, a delta angle of $84^{\circ}41'44''$, an arc length of 11.14 feet, and a chord which bears North $74^{\circ}13'44''$ East, a distance of 10.15 feet to a calculated point;
41. South $62^{\circ}06'42''$ East, a distance of 10.59 feet to a calculated point;

42. With a curve to the right, having a radius of 7.19 feet, a delta angle of $93^{\circ}19'33''$, an arc length of 11.71 feet, and a chord which bears South $20^{\circ}19'06''$ East, a distance of 10.46 feet to a calculated point;

43. South $62^{\circ}05'07''$ East, a distance of 55.53 feet to a calculated point in the west right-of-way line of East Red River Street, same being the east line of said 9.862 acre tract, from which, a $3/4''$ iron pipe found for angle point in same line bears North $20^{\circ}15'40''$ East, a distance of 286.09 feet;

THENCE South $20^{\circ}15'40''$ West, with the west right-of-way line of East Red River Street, same being the east line of said 9.862 acre tract, a distance of 144.04 feet to the **POINT OF BEGINNING**, containing 1.219 acres of land, more or less.

Surveyed on the ground March 3, 2011. Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 793-001-Z4.

EW 1/28/13

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



A SKETCH TO ACCOMPANY A DESCRIPTION OF 1.219 ACRES OF LAND (APPROXIMATELY 53,092 SQ. FT.), BEING A PORTION OF OUTLOT 14, DIVISION "C" OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING A PORTION OF A 9.862 ACRE TRACT CONVEYED TO PERRY ESTATE, LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 4, 2011 AND RECORDED IN DOCUMENT NO. 2011032668 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C1	8.00'	86°42'40"	12.10'	N70°42'59"E
C2	376.44'	9°32'05"	62.65'	N34°28'00"E
C3	12.22'	48°29'07"	10.34'	N08°18'14"W
C4	30.17'	75°23'22"	39.69'	N23°28'33"W
C5	1.94'	88°40'29"	3.00'	N71°44'06"E
C6	1.91'	90°00'00"	3.01'	S17°31'09"E
C7	7.54'	84°41'44"	11.14'	N74°13'44"E
C8	7.19'	93°19'33"	11.71'	S20°19'06"E

LEGEND	
△	CALCULATED POINT
⊙	IRON PIPE FOUND (SIZE NOTED)
○	1/2" REBAR WITH CHAPARRAL CAP SET
☒	FOUND 1/2" DRILLED HOLE IN CONCRETE CAP OF ROCK POST
()	RECORD INFORMATION



EW
1/28/13

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°19'03"E	2.70'
L2	S63°31'55"E	2.24'
L3	N26°55'55"E	10.92'
L4	N39°14'57"E	10.91'
L5	N27°21'50"E	34.45'
L6	N61°48'02"W	18.79'
L7	N14°13'09"E	24.86'
L8	N27°22'55"E	31.59'
L9	N62°37'05"W	18.55'
L10	N27°22'55"E	11.63'
L11	N62°37'05"W	1.75'
L12	N27°22'55"E	9.22'
L13	S62°37'05"E	1.75'
L14	N27°22'55"E	11.53'
L15	S62°34'54"E	19.37'
L16	S27°22'55"W	22.99'
L17	S63°15'54"E	17.07'
L18	N27°23'51"E	3.85'
L19	S62°36'12"E	20.60'

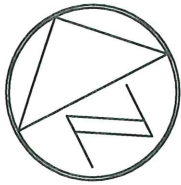
LINE TABLE		
LINE	BEARING	DISTANCE
L20	N27°23'48"E	1.70'
L21	N72°23'48"E	6.68'
L22	S62°42'02"E	8.56'
L23	N27°17'58"E	3.40'
L24	S62°42'02"E	23.82'
L25	S27°17'58"W	3.40'
L26	S62°42'02"E	8.56'
L27	S17°49'17"E	6.71'
L28	S27°28'51"W	1.70'
L29	S62°31'09"E	20.58'
L30	S27°28'51"W	3.91'
L31	S62°31'09"E	17.93'
L32	S27°37'04"W	82.12'
L33	S62°16'04"E	116.29'
L34	S62°06'42"E	10.59'
L35	S62°05'07"E	55.53'

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

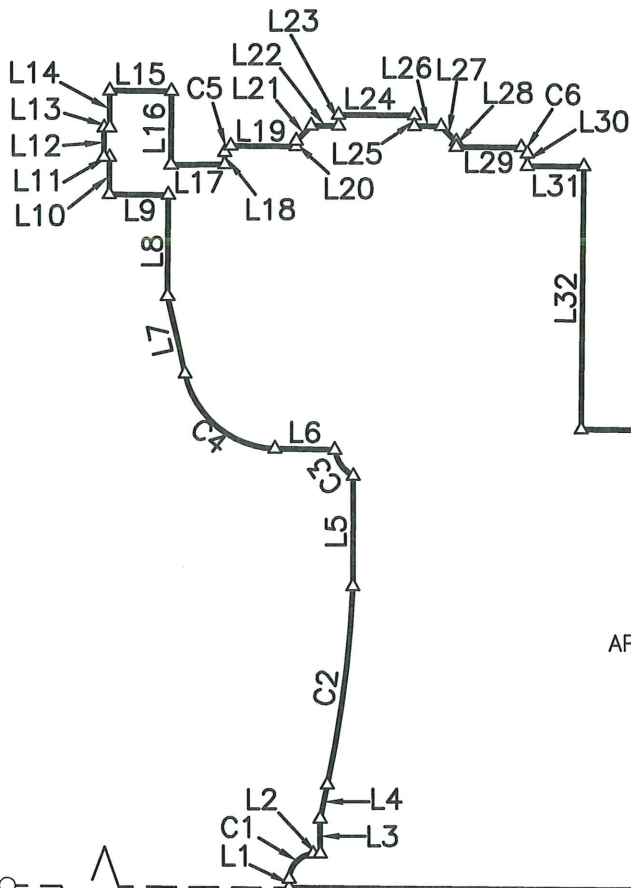
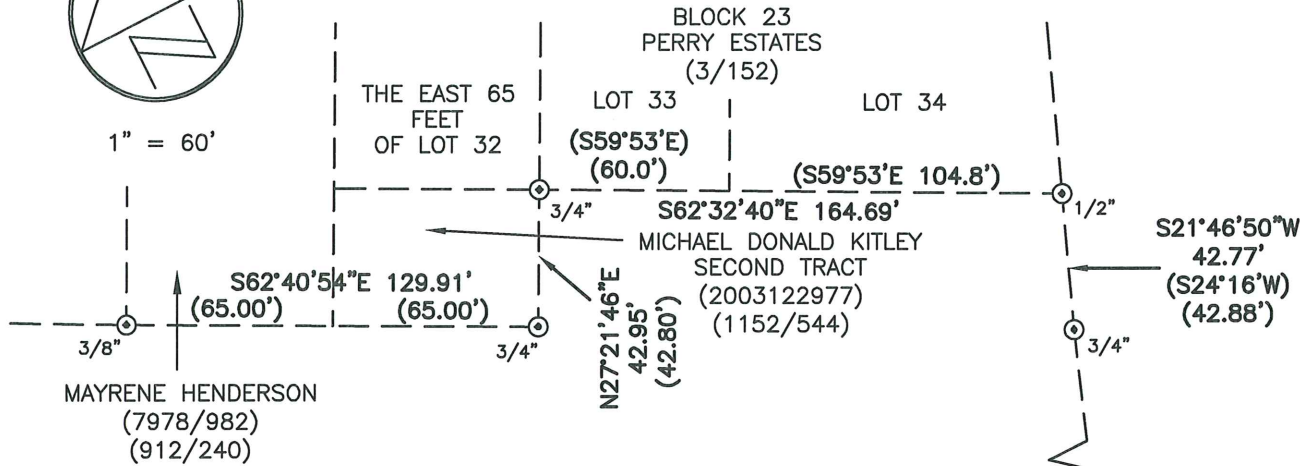
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 793-001-Z4

DATE OF SURVEY: 03/03/11
PLOT DATE: 01/25/13
DRAWING NO.: 793-001-Z4
PROJECT NO.: 793-001
DRAWN BY: CWW
SHEET 1 OF 2

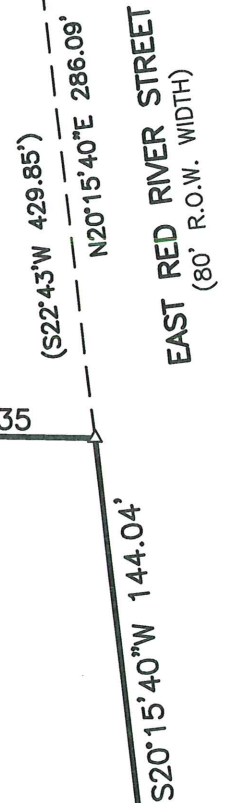
Chaparral



1" = 60'



1.219 ACRES
APPROX. 53,092 SQ. FT.



N62°30'20"W 254.46'
N62°30'20"W 307.00'
(N60°03'W 561.46')

P.O.B.

DATE OF SURVEY: 03/03/11
PLOT DATE: 01/25/13
DRAWING NO.: 793-001-Z4
PROJECT NO.: 793-001
DRAWN BY: CWW
SHEET 2 OF 2

EAST 41ST STREET
(60' R.O.W. WIDTH)

Chaparral



EW
1/28/13