

6.10 Acres of Land
Zoning Notes

FIELD NOTE DESCRIPTION OF 6.10 ACRES OF LAND, BEING A PORTION OF THE JAMES BURLESON LEAGUE SURVEY NO. 19, ABSTRACT NO. 4, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 6.10 ACRES OF LAND, BEING A PORTION OF THAT OF 43.391 ACRE TRACT, A PORTION OF THE SAID JAMES BURLESON LEAGUE SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM RANGER EXCAVATING, L.P. TO INTEREST PARTNERS, LLC IN DOCUMENT NUMBER 2005177300, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.10 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND SHOWN ON THE ACCOMPANYING SKETCH AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found with plastic cap stamped "COA Public Work" in the east right-of-way line of that tract of land conveyed by the Austin Northwestern Railroad to the City of Austin in Volume 9837, Page 422 of the Real Property Records of Travis County, being the most westerly corner of that 7.249 acre tract, a portion of the said James Burleson League Survey No. 19, as conveyed in a Special Warranty Deed and Construction Agreement from the City of Austin to Interest Partners, LLC of record in Document No. 2007219991, Official Public Records of Travis County, Texas, said 1/2-inch iron rod found being located at Texas Coordinate System, Central Zone, Grid Coordinate N=10070106.47 and E=3140988.93;

THENCE N 89°00'33" E, crossing the said Interest Partners, LLC 7.249 acre tract and also crossing the said Interest Partners, LLC 43.391 acre tract, a distance of 1159.30 feet to a calculated point in a south line of the said Interest Partners, LLC 7.249 acre tract and in a north line of the said Interest Partners, LLC 43.391 acre tract, for the POINT OF BEGINNING and most northerly northwest corner of the tract described herein;

THENCE with a south line of the said Interest Partners, LLC 7.249 acre tract and a north line of the said Interest Partners, LLC 43.391 acre tract, courses numbered 1 through 3 inclusive as follows:

1. S 65°35'52" E, a distance of 376.70 feet to a calculated point at point of curvature,
2. with a curve to the left an arc distance of 139.28 feet, said curve having a radius of 380.00 feet and a chord of which bears S 76°05'52" E, a distance of 138.50 feet to a calculated point at point of tangency, and
3. S 86°35'52" E, a distance of 191.21 feet to a calculated point for the northeast corner of the tract described herein, and from which calculated point, a 1/2-inch iron rod found with plastic cap stamped "COA Public Work" in or near a north line of the said Interest Partners, LLC 7.249 acre tract and at a southwest corner of that 26.9 acre tract, a portion of the said James Burleson League Survey No. 19, as described in a Correction Deed from Peter Scholl, D/B/A Scholl Enterprises to the City of Austin, of record in Volume 9571, Page 660, Real Property Records of Travis County, Texas, and being also a southeast corner of the Interest Partners, LLC 43.391 acre tract conveyed in Document Number 2005177300, Official Public Records of Travis County, Texas, bears N 65°11'53" E, a distance of 168.88 feet;

THENCE S 03°24'08" W, crossing the said Interest Partners, LLC 43.391 acre tract, a distance of 281.35 feet to a calculated point in a south line of the said Interest Partners, LLC 43.391 acre tract and in a north line of the said City of Austin 26.9 acre tract, for the southeast corner of the tract

described herein;

THENCE with a south line of the said Interest Partners, LLC 43.391 acre tract and a north line of the said City of Austin 26.9 acre tract, courses numbered 1 through 8 inclusive as follows:

1. S 84°54'08" W, a distance of 100.00 feet to a calculated point,
2. N 52°05'52" W, a distance of 310.00 feet to a calculated point,
3. N 65°35'52" W, a distance of 135.00 feet to a calculated point,
4. N 81°53'29" W, a distance of 220.35 feet to a calculated point,
5. S 61°54'08" W, a distance of 75.00 feet to a calculated point,
6. S 33°54'08" W, a distance of 105.00 feet to a calculated point,
7. S 40°20'41" W, a distance of 300.00 feet to a calculated point, and
8. N 89°50'52" W, a distance of 331.43 feet to a calculated point for the most westerly corner of the tract described herein,

THENCE crossing the said Interest Partners, LLC 43.391 acre tract, with a northwest, north and west line of the tract described herein, courses numbered 1 through 5 inclusive as follows:

1. N 45°54'08" E, a distance of 359.76 feet to a calculated point,
2. N 51°54'08" E, a distance of 245.72 feet to a calculated point,
3. N 24°24'08" E, a distance of 82.56 feet to a calculated point for a northwest corner of the tract described herein,
4. S 65°35'52" E, a distance of 189.39 feet to a calculated point at a reentrant corner of the tract described herein, and
5. N 08°54'08" E, a distance of 166.03 feet to the **POINT OF BEGINNING** of the tract described herein containing 6.10 acres of land.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid

STATE OF TEXAS
COUNTY OF TRAVIS

§
§
§

KNOW ALL MEN BY THESE PRESENTS

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying survey is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground in January and February, 2016.

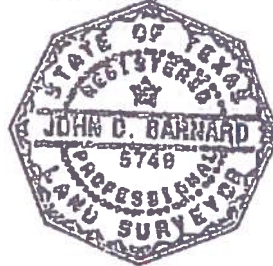
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 15th day of June 2017 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas



John D. Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

City Grid - N 22
TCAD - PID 766579 or GID 0202310107

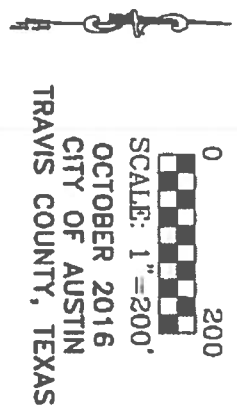
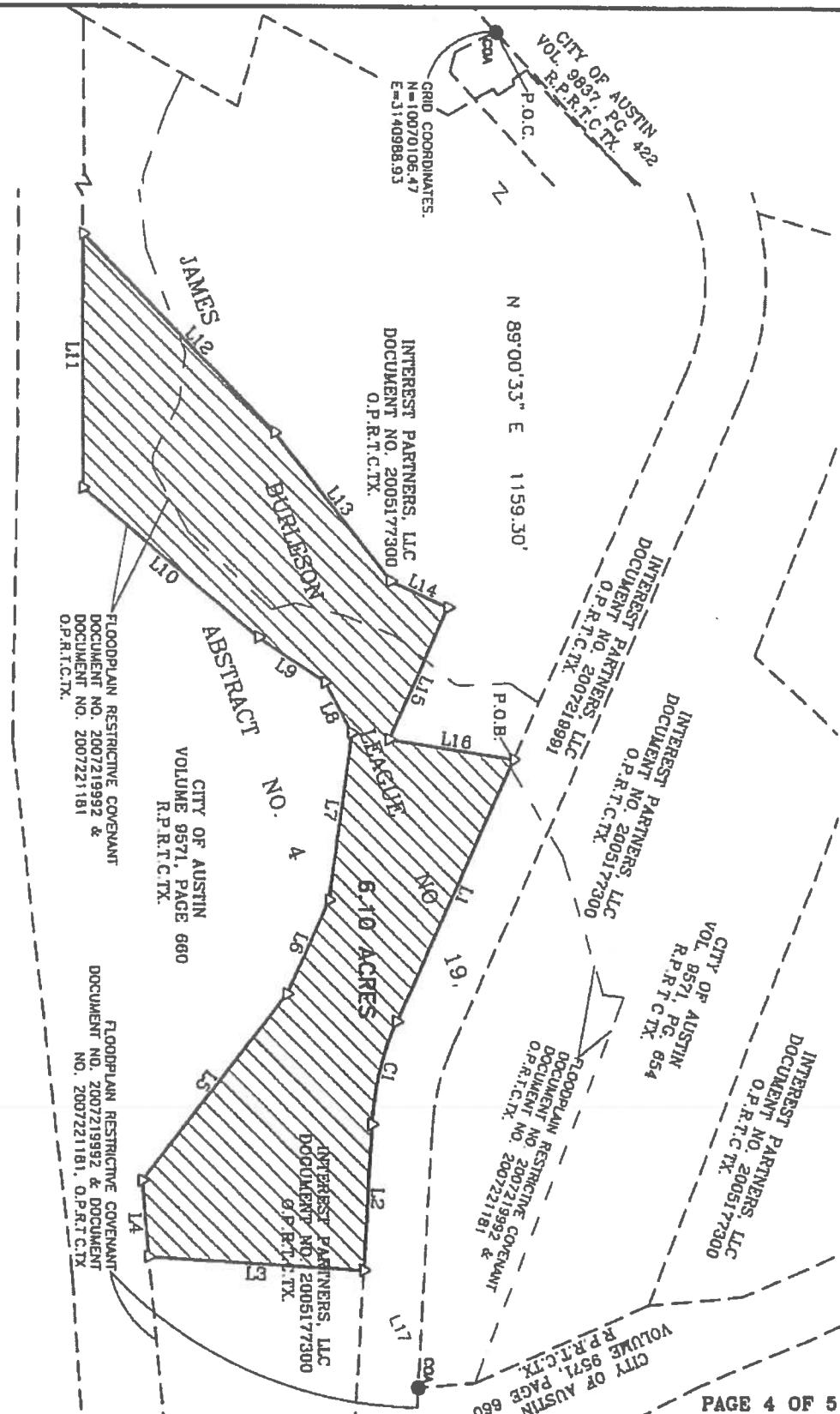


FIELD NOTES REVIEWED

BY: John Moore DATE: 6-27-2017

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

NOTES:
SEE PAGE 5 OF 5 FOR LEGEND, SURVEY NOTES, AND LINE AND CURVE TABLES.

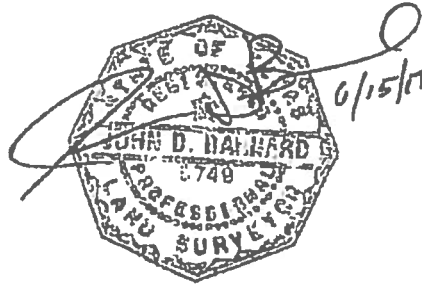


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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1954R2

LEGEND

- COA 1/2" IRON ROD W/PLASTIC CAP
STAMPED "COA PUBLIC WORK" FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS
COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 65°35'52" E	376.70'
L2	S 86°35'52" E	191.21'
L3	S 03°24'08" W	281.35'
L4	S 84°54'08" W	100.00'
L5	N 52°05'52" W	310.00'
L6	N 65°35'52" W	135.00'
L7	N 81°53'29" W	220.35'
L8	S 61°54'08" W	75.00'
L9	S 33°54'08" W	105.00'
L10	S 40°20'41" W	300.00'
L11	N 89°50'52" W	331.43'
L12	N 45°54'08" E	359.76'
L13	N 51°54'08" E	245.72'
L14	N 24°24'08" E	82.56'
L15	S 65°35'52" E	189.39'
L16	N 08°54'08" E	166.03'
L17	N 65°11'53" E	168.88'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	380.00'	139.28'	S 76°05'52" E	138.50'

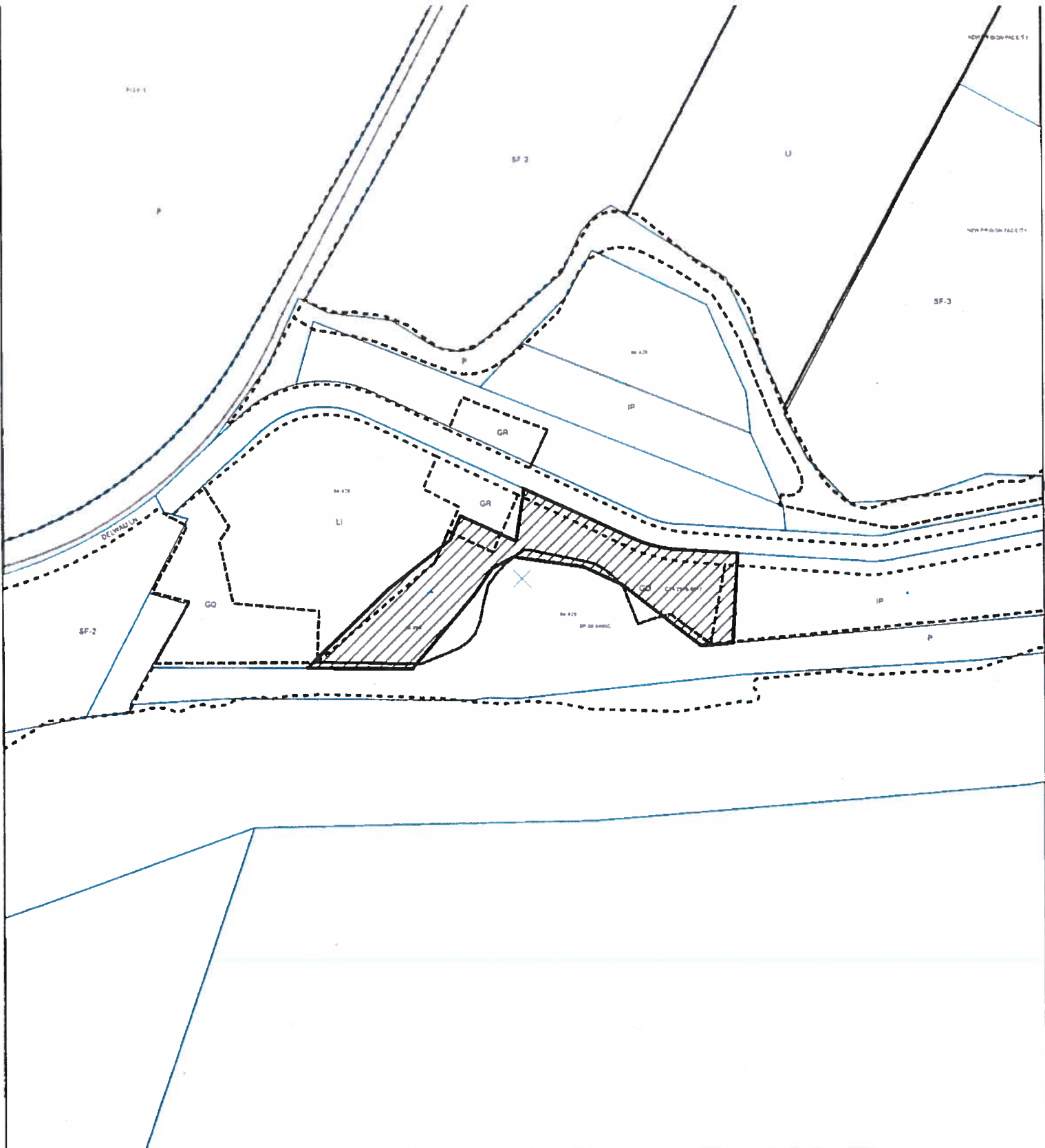
NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99995.



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 TBPE Firm No. F-14308 | TBPLS Firm No. 101206-00




EXHIBIT TO ACCOMPANY
 FIELD NOTES DESCRIPTION
 FN1954R2



ZONING

Zoning Case: C14-2016-0017

EXHIBIT B

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness

