



Professional Land Surveying, Inc.
Surveying and Mapping

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3500 McCall Lane
Austin, Texas 78744

C14-2017-0095

**0.031 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.031 ACRES (APPROXIMATELY 1,348 SQ. FT.) BEING A PORTION OF LOT 1B, BLOCK D, REPLAT OF DEERFIELD AT BRODIE SUBDIVISION SECTION II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201400141 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Mag nail with "Chaparral" washer found in the west right-of-way line of Brodie Lane (100' right-of-way width), same being the northeast corner of Lot 1B, also being the southeast corner of Lot 1A, Block D, Replat of Deerfield at Brodie Subdivision Section II, from which a 1/2" rebar with "Chaparral" cap found in the west right-of-way line of Brodie Lane, for a point of curvature in the east line of Lot 1B, bears South 28°24'39" West, a distance of 137.43 feet, and a marked "X" on a manhole lid found for the northwest corner of Lot 1B, same being the southwest corner of Lot 1A, also being in the east line of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II, bears North 61°35'21" West, a distance of 237.40 feet;

THENCE North 70°49'31" West, crossing Lot 1B, a distance of 145.55 feet to the northeast corner of an existing one story stone and stucco building, for the northeast corner of the herein described tract, and the true **POINT OF BEGINNING** hereof;

THENCE continuing across Lot 1B, the following six (6) courses and distances:

1. South 28°30'54" West, with the east face of the building, a distance of 26.60 feet to a calculated point;
2. North 61°41'01" West, crossing the building, a distance of 51.14 feet to a calculated point in the building;
3. North 28°29'14" East, in part crossing the building and in part with the west face of the building, a distance of 26.22 feet to the northwest corner of the building;
4. South 61°25'15" East, with the north face of the building, a distance of 23.99 feet to a calculated point;
5. North 28°34'50" East, with the north face of the building, a distance of 0.35 feet to a calculated point;

EXHIBIT A

6. South $61^{\circ}58'20''$ East, with the north face of the building, a distance of 27.16 feet to the **POINT OF BEGINNING**, containing 0.031 acres of land, more or less.

Surveyed on the ground July 10, 2017. Bearing Basis: Texas State Plane Coordinate System, Central Zone (NAD-83 HARN) datum, established from City of Austin reference point(s): "EUD169", "C-12-3002", and "B-17-4002".

Attachments: Drawing 562-025-STE

Eric J. Dannheim 7/26/17

Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.031 ACRES (APPROXIMATELY 1,348 SQ. FT.) BEING A PORTION OF LOT 1B, BLOCK D, REPLAT OF DEERFIELD AT BRODIE SUBDIVISION SECTION II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201400141 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 1A
BLOCK D
REPLAT OF DEERFIELD
AT BRODIE SUBDIVISION
SECTION II
(201400141)

N61°35'21"W 237.40'

L4
L6

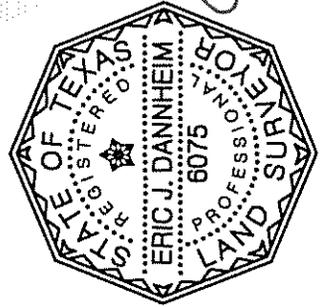
LOT 1C
BLOCK D
REPLAT OF
DEERFIELD AT
BRODIE
SUBDIVISION
SECTION II
(201400141)

0.031 ACRES
APPROX. 1,348 SQ. FT.

LINE	BEARING	DISTANCE
L1	S28°30'54"W	26.60'
L2	N61°41'01"W	51.14'
L3	N28°29'14"E	26.22'
L4	S61°25'15"E	23.99'
L5	N28°34'50"E	0.35'
L6	S61°58'20"E	27.16'

LOT 1B
BLOCK D
REPLAT OF DEERFIELD
AT BRODIE SUBDIVISION
SECTION II
(201400141)

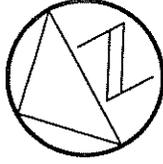
EXISTING 1
STORY STONE
& STUCCO
BUILDING



Eric J. Dannheim
7/26/17

DATE OF SURVEY: 7/10/17
PLOT DATE: 7/26/17
DRAWING NO.: 562-025-SITE
PROJECT NO.: 562-025
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JPA
SHEET 1 OF 1

Chaparral



1" = 30'

P.O.C.

N70°49'31"W 145.55'

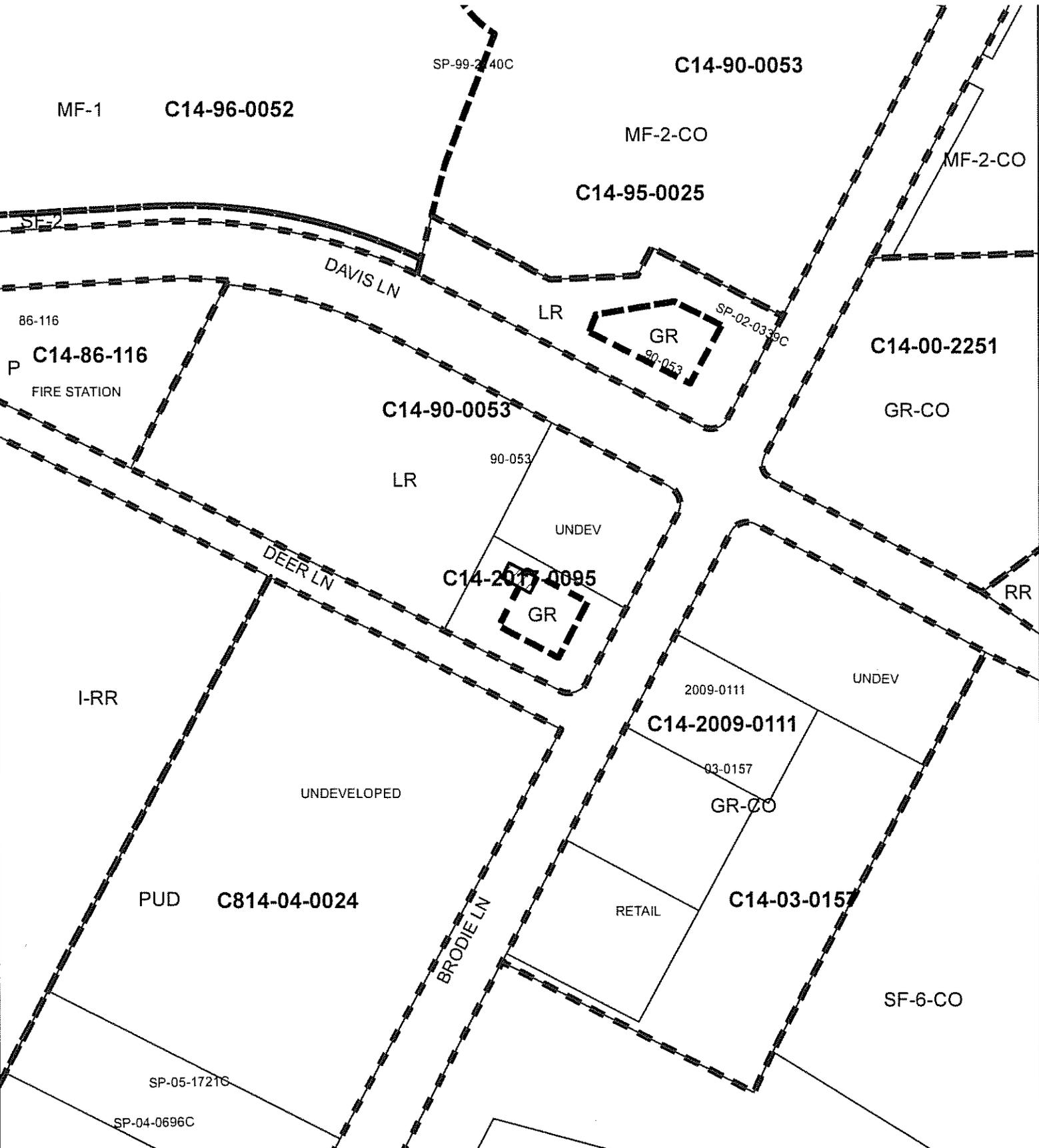
S28°24'39"W 137.43'
BRODIE LANE
(100' R.O.W. WIDTH)

P.O.B.

LEGEND

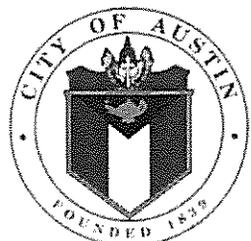
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ▲ MAG NAIL WITH "CHAPARRAL" WASHER FOUND
- ☒ MARKED "X" ON MANHOLE LID FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

BEARING BASIS: BEARINGS NOTED ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, TEXAS, CENTRAL ZONE (NAD-83 HARN) DATUM. THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT(S): "EUD169", "C-12-3002", AND "B-17-4002".
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 562-025-SITE



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
 Zoning Case: C14-2017-0095 **EXHIBIT B**



1" = 200'

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.