



**Professional Land Surveying, Inc.
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**1.118 ACRES
PROPOSED LOT 6, BLOCK A,
TECH RIDGE CENTER PH. VI
ZONING DESCRIPTION**

A DESCRIPTION OF 1.118 ACRES (APPROX. 48,713 SQ.FT.) OF LAND IN THE LOUIS FRITZ SURVEY NO. 291, ABSTRACT NO. 280 AND THE J. A. G. BROOKS SURVEY NO. 79 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 11.911 ACRE TRACT CONVEYED TO TECH RIDGE PHASE VI, L.P. IN CONTRIBUTION SPECIAL WARRANTY DEEDS DATED SEPTEMBER 10, 2008 AND RECORDED IN DOCUMENT NOS. 2008152498 AND 2008152499 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.118 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south line of Lot 5, Block A of Tech Ridge Center Phase VI Lot 5, a subdivision of record in Document No. 201700094 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of Canyon Ridge Drive (right-of-way width varies), described in Document No. 2008003493 of the Official Public Records of Travis County, Texas, being the west line of said 11.911 acre tract, being the southwest corner of said Lot 5, bears North 83°59'31" West, a distance of 406.60 feet;

THENCE, with the north line of said proposed Lot 6, the following three (3) courses and distances:

1. South 83°59'31" East, with the south line of said Lot 5, a distance of 13.38 feet to a 1/2" rebar with "Chaparral" cap set at the southeast corner of said Lot 5;
2. North 04°47'45" East, with the east line of said Lot 5, a distance of 11.80 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of Lot 2, Block A, Tech Ridge Center Phase VI Lot 2, a subdivision of record in Document No. 201500212 of the Official Public Records of Travis County, Texas;
3. South 85°14'45" East, with the south line of said Lot 2, a distance of 197.60 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of said Lot 2, being in the east line of said 11.911 acre tract, and being in the west line of Lot 4, Block A of The Crossing at Parmer Lane Section 3, a subdivision of record in Book 102, Page 279 of the Plat Records of Travis County, Texas, for the northeast corner hereof;

THENCE, South 30°13'57" West, with the east line of said 11.911 acre tract, being the

Exhibit A

west line of said Lot 4, a distance of 307.45 feet to a calculated point, from which a 1/2" rebar with "Chaparral" cap found in the north Right-of-Way line of East Yager Lane (ROW width varies), described in Volume 1830, Page 175 and Volume 1848, Page 13, both of the Deed Records of Travis County, Texas, being the southeast corner of said 11.911 acre tract, and being the southwest corner of said Lot 4, bears South 30°13'57" West, a distance of 130.15 feet;

THENCE, over and across said 11.911 acre tract, the following two (2) courses and distances:

North 59°46'13" West, a distance of 185.51 feet to a calculated point;

North 30°13'47" East, a distance of 206.31 feet to the **POINT OF BEGINNING**, containing 1.118 acres of land, more or less.

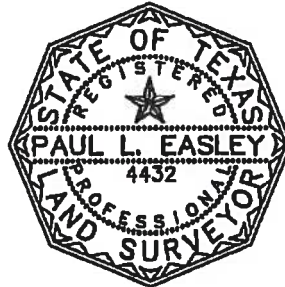
Surveyed on the ground January 18, 2018.

Bearing Basis: The Texas Coordinate System of 1983, Texas Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: 143-024-TR6-ZN2.dwg

 05/01/18

Paul L. Easley
Registered Professional Land Surveyor
State of Texas No. 4432



REFERENCES:

TCAD Parcel ID: 894633
Austin Grid map M33-N33

SKETCH TO ACCOMPANY A DESCRIPTION OF 1.118 ACRES (APPROX. 48,713 SQ.FT.) OF LAND IN THE LOUIS FRITZ SURVEY NO. 291, ABSTRACT NO. 280, AND THE J. A. G. BROOKS SURVEY NO. 79, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 11.911 ACRE TRACT CONVEYED TO TECH RIDGE PHASE VI, L.P. IN CONTRIBUTION SPECIAL WARRANTY DEEDS DATED SEPTEMBER 10, 2008 AND RECORDED IN DOCUMENT NOS. 2008152498 AND 2008152499 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING PROPOSED LOT 6, BLOCK A, TECH RIDGE CENTER PHASE VI LOT 6, NOT YET RECORDED.

- LEGEND
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - △ CALCULATED POINT
 - ⊙ IRON PIPE FOUND (SIZE NOTED)
 - () RECORD INFORMATION

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD
L1	S30°13'57"W	130.15'	
L2	N58°56'19"W	162.62'	(N58°55'08"W 162.62')
L3	N18°08'12"W	22.40'	
L4	S83°59'31"E	13.38'	
L5	N04°47'45"E	11.80'	
L6	N18°08'12"W	14.45'	
L7	S58°56'19"E	29.92'	

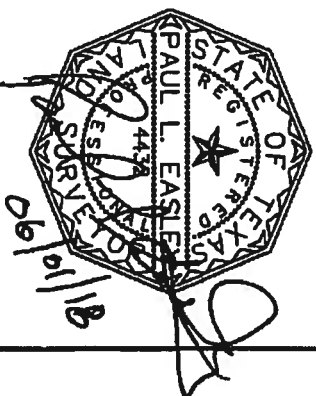
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C1	593.00'	22°16'50"	230.60'	S46°00'57"E
C2	568.83'	18°29'42"	183.62'	S27°23'03"E

DATE OF SURVEY: 01/18/18
 PLOT DATE: 06/01/18
 DRAWING NO.: 143-024-TR6-ZN2
 PROJECT NO.: 143-024
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: DMC
 SHEET 1 OF 2

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
 143-024-TR6-ZN2



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 DRAWN BY: DMC
 SHEET 2 OF 2

19.791 ACRES
 AUSTIN WINDCREST NORTH
 INTERSTATE LIMITED PARTNERSHIP
 (2003149806)

E YAGER LANE
 (R.O.W. WIDTH VARIES)
 1830/175, 1848/13

2.404 ACRES
 QUENTIN LTD.
 (2008003493)

CANYON RIDGE DRIVE
 (R.O.W. WIDTH VARIES)
 (2008003493)

LOT 5, BLOCK A
 TECH RIDGE CENTER
 PHASE VI LOT 5
 (201700094)

LOUIS FRITZ SURVEY NO. 291
 ABSTRACT NO. 280

LOT 2, BLOCK A
 TECH RIDGE CENTER
 PHASE VI LOT 2
 (201500212)

APPROXIMATE SURVEY LINE
 (SOURCE: GENERAL LAND OFFICE GIS)

11.911 ACRES
 TECH RIDGE PHASE VI, L.P.
 (2008152498)
 (2008152499)

1.118 ACRES
 APPROX. 48,713 SQ. FT.
 TECH RIDGE PHASE VI, L.P.
 (2008152498)
 (2008152499)

S30°13'57"W 307.45'
 S30°13'57"W 437.60'
 S30°12'09"W 524.09'

LOT 4
 BLOCK A
 THE CROSSING AT PARKER
 LANE SECTION THREE
 (102/279)

J. A. G. BROOKS SURVEY NO. 79



1" = 100'

Chaparral

30' ROADWAY
 (2052/117)

S83°59'31"E 419.99' P.O.B.

S04°47'45"W 225.56'

S85°14'45"E 197.60'

S30°13'57"W 83.73'

N30°13'47"E 206.31'

N59°46'13"W 185.51'

L2

L7

CH

L7

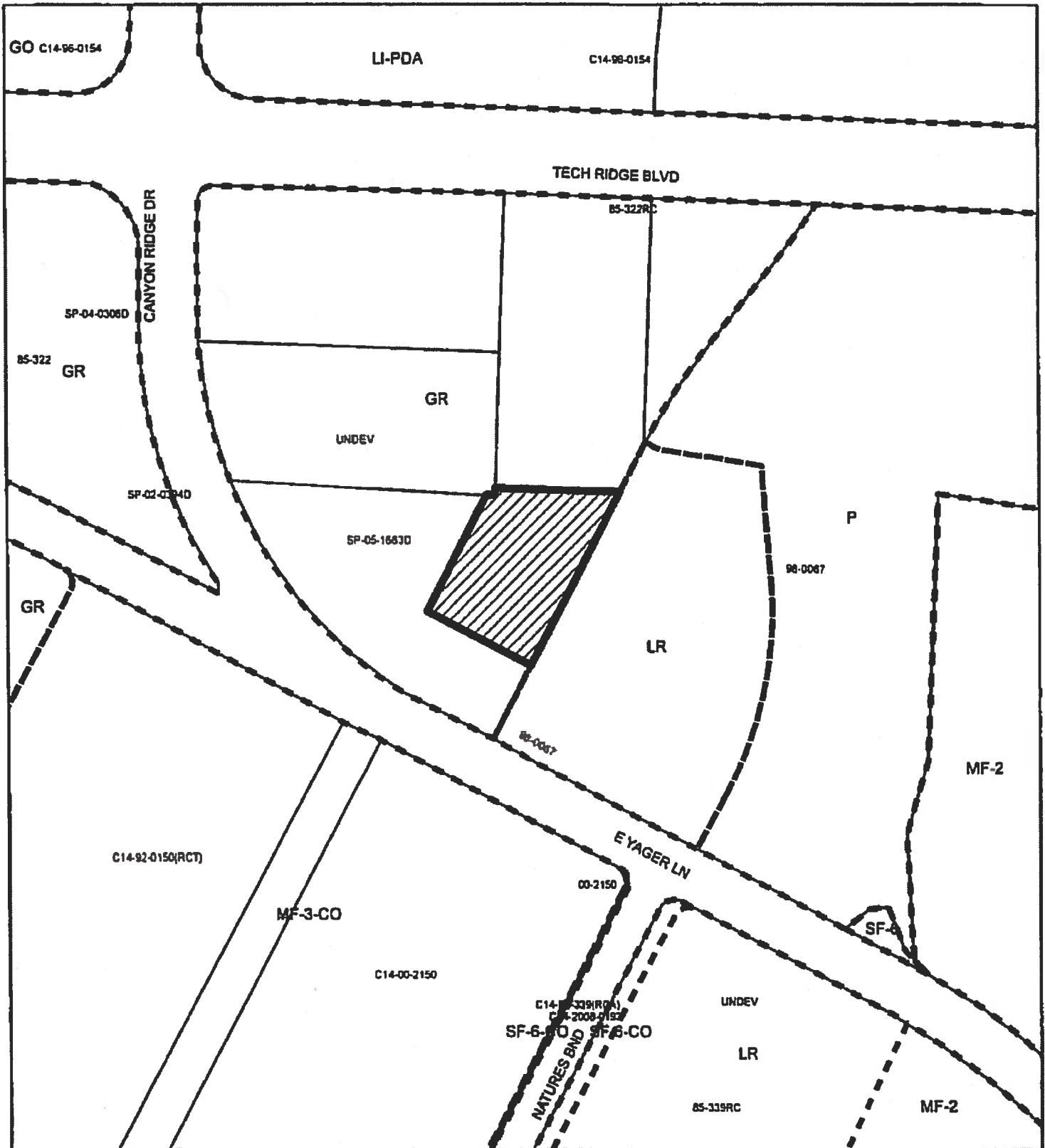
80.30'




C1

C2

L3

L6



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Zoning Case
C14-2018-0063

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.