SEC 4-5 ZONING SURVEY

1,024 SQUARE FEET
CATELLUS - RMMA
MUELLER CONTROL TOWER

FN NO. 17-261(MJJ)
AUGUST 29, 2017
JOB NO. 222010927

DESCRIPTION

OF 1,024 SQUARE FEET OF SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 94 AMENDED PLAT OF MUELLER SECTION VII-C SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400036 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,024 SQUARE FEET ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD VOLUME 1964, PAGE 397 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,024 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "BURY" cap found in the curving southerly right-of-way line of Sorin Street (60' R.O.W.), being the northerly line of said Lot 1, from which a 1/2 inch iron rod with "BURY" cap found in the southerly right-of-way line of Sorin Street, being the northerly line of said Lot 1 bears, N74°13'39"E, a chord distance of 119.38 feet;

THENCE, S06°00'25"E, leaving the southerly right-of-way line of Sorin Street, over and across said Lot 1, a distance of 274.79 feet to a 1/2 inch iron rod with "STANTEC" cap set for the **POINT OF BEGINNING**, and northeasterly corner hereof;

THENCE, continuing over and across said Lot 1, for the easterly, southerly, westerly and northerly lines hereof, the following four (4) courses and distances:

1) S13°09'19"E, a distance of 32.00 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southeasterly corner hereof, from which the intersection of the easterly right-of-way line of Berkman Drive (132' R.O.W.) with the northerly right-of-way line of McCurdy Street (50' R.O.W.), same being the southwesterly corner of said Lot 1 bears, S05°25'25"E, a distance of 259.93 feet;

2) S76°50'41"W, a distance of 32.00 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southwesterly corner hereof;

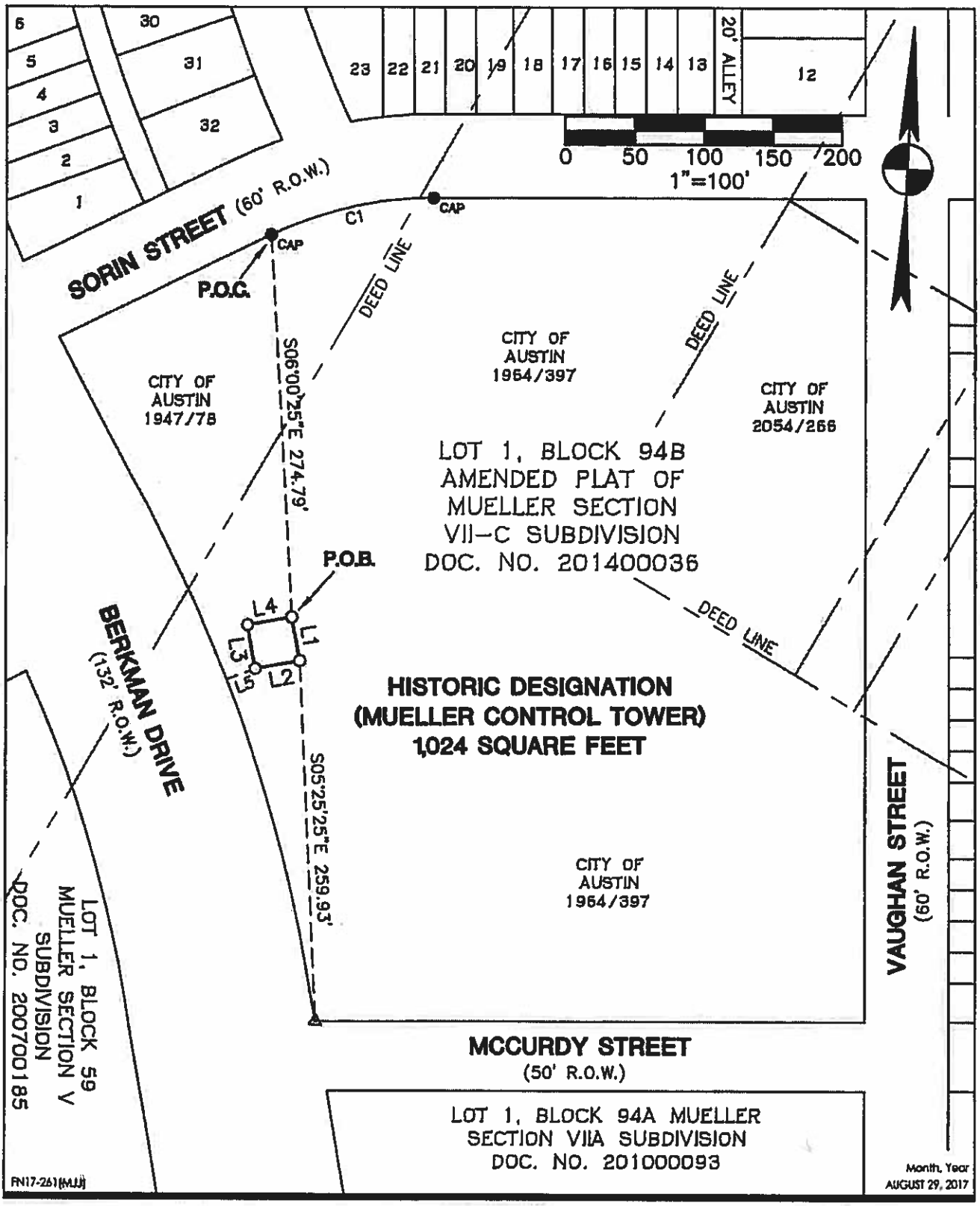
3) N13°09'19"W, a distance of 32.00 feet to a 1/2 inch iron rod with "STANTEC" cap set for the northwesterly corner hereof;

4) N76°50'41"E, a distance of 32.00 feet to the **POINT OF BEGINNING**, containing an area of 1,024 square feet of land, more or less, within these metes and bounds.

STANTEC CONSULTING
SERVICES INC.
221 WEST SIXTH ST.
SUITE 600
AUSTIN, TEXAS 78701

MARK J. JEZISEK DATE 8/29/17
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10194230
mark.jezisek@stantec.com

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5267
PROFESSIONAL
LAND SURVEYOR



V:\2220\active\222010927\survey\222010927EX2.dwg
2017/08/30 10:14 AM By: Jezisek, Mark

Stantec

221 West Sixth Street, Suite 600
Austin, TX 78701
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

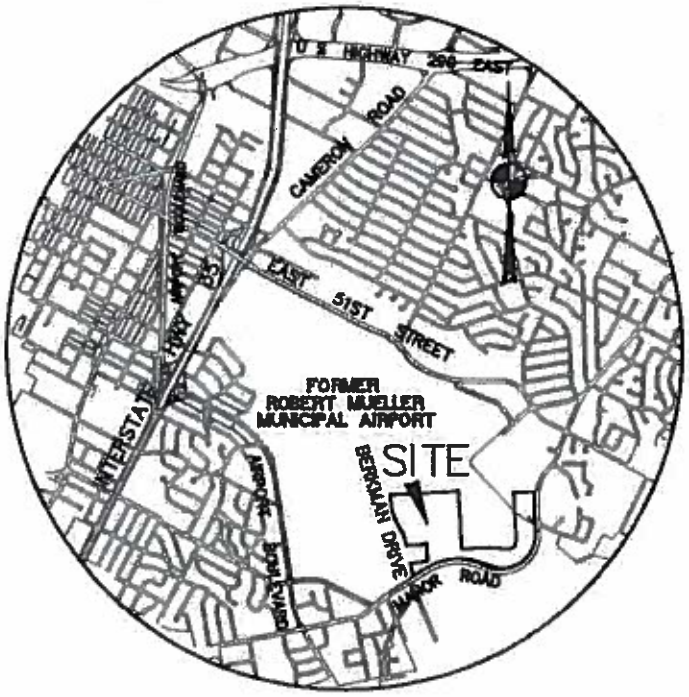
STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5287
PROFESSIONAL
LAND SURVEYOR

8/29/17

Client/Project
CLIENT
CATELLUS
RMMA

Figure No.
SHEET 1 OF 2

Title
MUELLER CONTROL TOWER
AUSTIN, TEXAS



VICINITY MAP
N.T.S.

BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD 83(93), CENTRAL ZONE, UTILIZING CITY OF AUSTIN PROVIDED RMMA GPS CONTROL MONUMENTS RM01–RM10.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S13°09'19"E	32.00'
L2	S76°50'41"W	32.00'
L3	N13°09'19"W	32.00'
L4	N76°50'41"E	32.00'
L5	S65°57'05"W	22.10'

LEGEND

●CAP	1/2" IRON ROD WITH "BURY" CAP FOUND
O	1/2" IRON ROD WITH "STANTEC" CAP SET
△	CALCULATED CORNER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	120.38'	270.00'	25°32'42"	N74°13'39"E	119.38'

V:\2220\active\222010927\survey\222010927EX2.dwg
2017/08/30 10:14 AM By: Jezisek, Mark

FN17-261 (MJJ)

Month, Year
AUGUST 29, 2017

Stantec

221 West Sixth Street, Suite 600
Austin, TX 78701
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5267
PROFESSIONAL
LAND SURVEYOR

8/29/17

Client/Project
CLIENT
CATELLUS
RMMA

Figure No.
SHEET 2 OF 2

Title
MUELLER CONTROL TOWER
AUSTIN, TEXAS

TAX CERTIFICATE **NO 9015**

Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 02-1516-2601-0000

PROPERTY OWNER:
CITY OF AUSTIN
2110-A COSA RATON DR STE 103
AUSTIN, TX 78747

PROPERTY DESCRIPTION:
LOT 1 BLK 94B MUELLER SEC VII-C
SUBD AMENDED

SITUS INFORMATION: 3925 BERKMAN DR 78723

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interest are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2016	AUSTIN ISD	* EXEMPT *
	CITY OF AUSTIN	* EXEMPT *
	TRAVIS COUNTY	* EXEMPT *
	TRAVIS COUNTY HEALTHCARE DISTRICT	* EXEMPT *
	AUSTIN COMMUNITY COLLEGE	* EXEMPT *

TOTAL TAX:	* EXEMPT *
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE = = >	* EXEMPT *

ALL TAXES ABOVE ARE EXEMPT FOR TAX YEAR 2016.

The above-described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of $10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF SEPTEMBER 1, 2017.

Fee Paid: $10.00

BRUCE ELFANT
Tax Assessor-Collector

By: Andrea Copeland