



2,687 SQ. FT.  
FREDERICKSBURG ROAD ACRES  
AUSTIN, TX

FIELD NOTE FILE: 17.054  
PROJECT NO.: 448-001  
JULY 6, 2017

**FIELD NOTES**

**BEING 2,687 SQUARE FEET OUT OF THE ISAAC DECKER, LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MICHAEL J. KUHN BY DEED OF RECORD IN VOLUME 10565, PAGE 195 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID KUHN TRACT DESCRIBED AS THE WEST 50 FEET OF LOT 6, BLOCK 1 AND THE EAST 10 FEET OF LOT 7, BLOCK 1, FREDERICKSBURG ROAD ACRES, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 168 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,687 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 2-inch iron pipe found at an angle point in the irregular west line of that certain tract of land described as the East 65 feet of Lot 6, Block 1 and the East 115 feet of Lot 12, Block 1, of said Fredericksburg Road Acres, conveyed to 2001 S. Lamar LLC by deed of record in Document No. 2016153915 of the Official Public Records of Travis County, Texas, being the southeasterly corner of said Kuhn tract, and the herein described tract;

**THENCE**, S70°37'52"W, along the irregular west line of said 2001 S. Lamar LLC tract, being the south line of said Kuhn tract, a distance of 47.07 feet to a calculated point for the southwesterly corner of the herein described tract, from which a 1/2-inch iron pipe found at the northeast corner of that certain 1.658 acre portion of Lot 12, Block 1 of said Fredericksburg Road Acres, conveyed to JStrain, LLC as Tract 2 by deed of record in Document No. 2014113524 of the Official Public Records of Travis County, Texas, being in said south line bears S70°37'52"W, a distance of 3.06 feet;

**THENCE**, leaving the irregular west line of said 2001 S. Lamar LLC tract, over and across said Kuhn tract, the following two (2) courses and distances:

- 1.) N19°13'51"W, a distance of 56.88 feet to a calculated point for the northwesterly corner of the herein described tract;
- 2.) N69°48'33"E, a distance of 46.84 feet to a calculated point in said irregular west line, being the east line of said Kuhn tract, for the northeasterly corner of the herein described tract, from which a 1/2-inch iron pipe found in the south right-of-way line of South Lamar Boulevard, being the northeast corner of said Kuhn tract, being the northwest corner of said 2001 S. Lamar LLC tract bears N19°28'05"W, a distance of 319.02 feet;

**EXHIBIT A**

*INTENTIONALLY LEFT BLANK*

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**THENCE**, S19°28'05"E, along the irregular west line of said 2001 S. Lamar LLC tract, being the east line of said Kuhn tract, a distance of 57.56 feet to the **POINT OF BEGINNING**, and containing 2,687 square feet (0.062 acres) of land, more or less, within these metes and bounds.

**BEARING BASIS:** TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JUNE, 2017, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal July 6, 2017

*MA Mercado 7/6/17*

Mark Antonio Mercado, R.P.L.S. 6350  
PROJECT NO. 448-001



# LEGEND

-  1/2-INCH IRON PIPE FOUND (UNLESS NOTED)
-  CALCULATED POINT
-  P.O.B. POINT OF BEGINNING

**SOUTH LAMAR BLVD.**  
(R.O.W. VARIES)



MICHAEL J. KUHN  
VOL. 10565, PG. 195  
W. 50' OF LOT 6, BLOCK 1  
AND E. 10' OF LOT 7,  
BLOCK 1 FREDERICKSBURG  
ROAD ACRES  
VOL. 3 PG. 168

W W ENTERPRISES  
VOL. 11013,  
PG. 920

W. 105' OF LOT 7,  
BLOCK 1  
FREDERICKSBURG  
ROAD ACRES  
VOL. 3 PG. 168

N69°48'33"E 46.84'

2,687 SQ. FT.  
(0.062 ACRES)

2001 S. LAMAR LLC  
DOC. NO. 2016153915  
EAST 65' LOT 6,  
BLOCK 1 AND EAST 115'  
LOT 12, BLOCK 1  
FREDERICKSBURG ROAD ACRES  
VOL. 3 PG. 168

S70°37'52"W  
3.06'

N19°13'51"W 56.88'

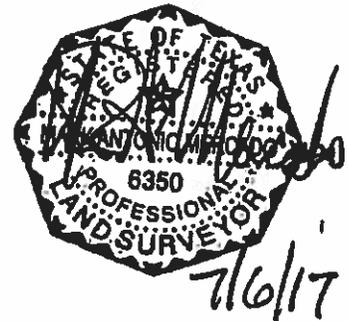
S19°28'05"E 57.56'

S70°37'52"W 47.07'

P.O.B.  
2" IRON  
PIPE FOUND

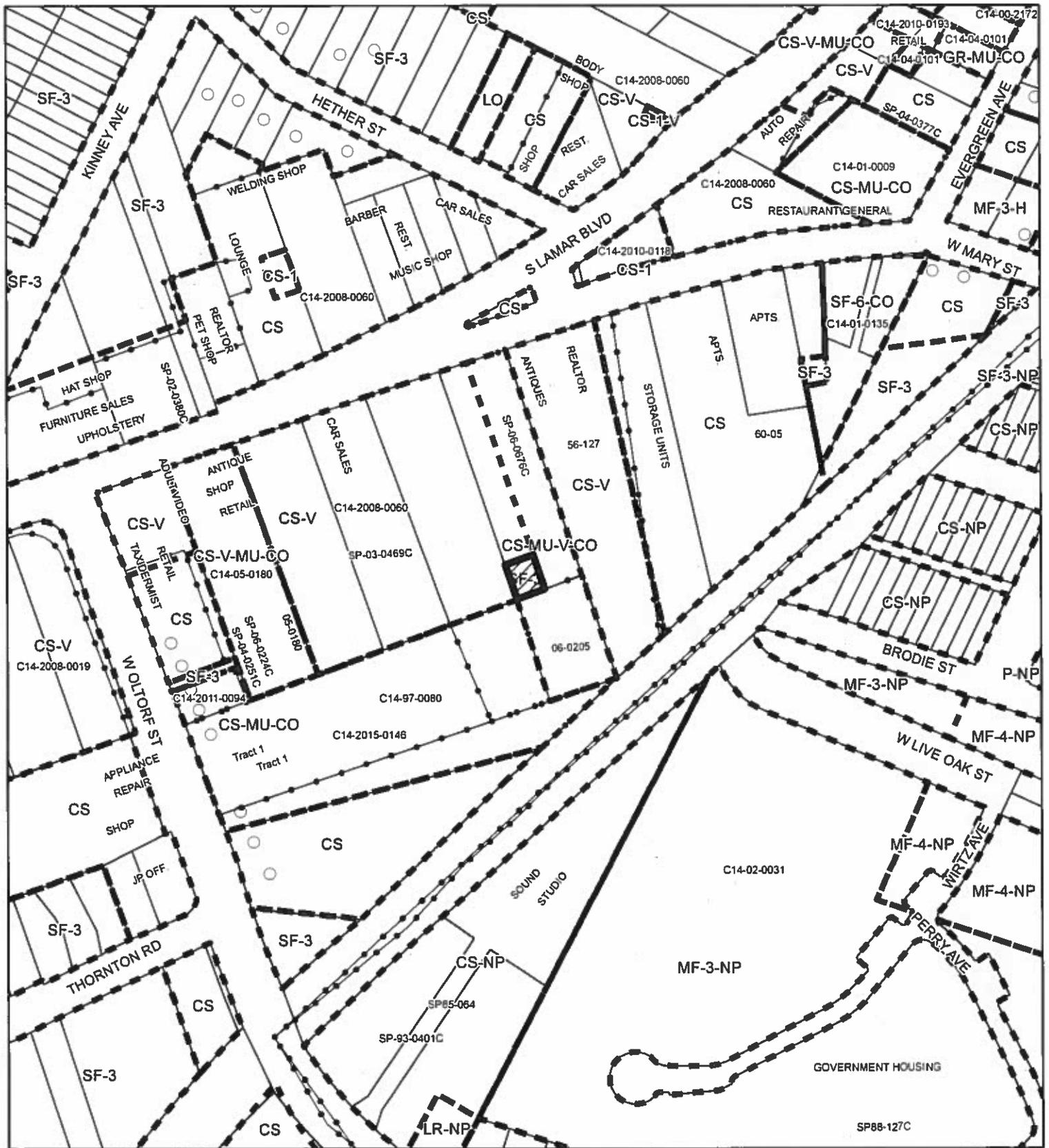
JSTRAIN, LLC  
DOC. NO. 2014113524  
(TRACT 2)  
1.658 ACRES OF  
LOT 12, BLOCK 1  
FREDERICKSBURG  
ROAD ACRES  
VOL. 3 PG. 168

2001 S. LAMAR LLC  
DOC. NO. 2016153915  
EAST 65' LOT 6,  
BLOCK 1 AND EAST 115'  
LOT 12, BLOCK 1  
FREDERICKSBURG ROAD ACRES  
VOL. 3 PG. 168



BEARING BASIS:  
TEXAS COORDINATE SYSTEM,  
NAD83(2012A), CENTRAL ZONE,  
UTILIZING THE LEICA SMARTNET  
CONTINUALLY OPERATING REFERENCE  
NETWORK.

FIELD NOTE NUMBER: <b>17.054</b>		2,687 SQUARE FEET OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MICHAEL J. KUHN OF RECORD IN VOLUME 10565, PAGE 195, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.	 ENGINEERING SURVEYING <b>kbge</b>	CLIENT INFORMATION
JOB NUMBER: <b>448-001</b>	ISSUE DATE: <b>07/06/17</b>			OPUS DEVELOPMENT COMPANY
SHEET: <b>1 OF 1</b>		<b>EXHIBIT</b>	505 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No.F-12802 TBPLS No. 10193943	



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2017-0081**

**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.

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