







Professional Land Surveying, Inc.  
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**0.491 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.491 ACRES (APPROXIMATELY 21,396 SQ. FT.), BEING OUT OF AND A PART OF LOT-1, OAK VIEW-SECTION TWO, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 80, PAGE 259, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALSO ALL OF A 0.49055 ACRE TRACT CONVEYED TO SCHMIDT INVESTMENTS, LTD., IN A WARRANTY DEED DATED MAY 31, 1997 AND RECORDED IN VOLUME 12946, PAGE 1823 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN VOLUME 12563, PAGE 2202 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.491 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for the southwest corner of said 0.49055 acre tract, same being the southernmost southwest corner of said Lot-1, and also being an angle point in a north line of Lot 1, Schmidt Tract No. One, a subdivision of record in Volume 81, Page 111 of the Plat Records of Travis County, Texas;

**THENCE** North 03°48'23" East, with the west line of the 0.49055 acre tract, same being a west line of Lot-1, Oak View-Section Two, and also being an east line of said Lot 1 Schmidt Tract No. One, a distance of 240.20 feet to a calculated point, from which a 1/2" rebar with "Bury Partners" cap found bears North 77°38'27" West, a distance of 0.55 feet;

**THENCE** North 86°15'32" West, with a south line of the 0.49055 acre tract, same being a south line of Lot-1, Oak View-Section Two, and also being the north line of Lot 1, Schmidt Tract No. One, a distance of 14.81 feet to an "X" in concrete found;

**THENCE** with the north and east lines of the 0.49055 acre tract, crossing Lot-1, Oak View-Section Two, the following six (6) courses and distances:

1. With a curve to the right, having a radius of 20.24 feet, a delta angle of 41°18'48", an arc length of 14.59 feet, and a chord which bears North 52°39'18" East, a distance of 14.28 feet to a 1/2" rebar found;
2. South 86°16'39" East, a distance of 85.62 feet to a 1/2" rebar found;
3. With a curve to the right, having a radius of 4.50 feet, a delta angle of 89°42'34", an arc length of 7.05 feet, and a chord which bears South 40°35'28" East, a distance of 6.35 feet to a 1/2" rebar found;

**EXHIBIT A**

4. South  $04^{\circ}03'57''$  West, a distance of 222.63 feet to a 1/2" rebar found;
5. North  $86^{\circ}27'38''$  West, a distance of 1.32 feet to an "X" in concrete found;
6. South  $03^{\circ}18'42''$  West, a distance of 22.33 feet to a Mag nail with washer found for the southeast corner of the 0.49055 acre tract, same being a south line of Lot-1, Oak View-Section Two, and also being a north line of Lot 1, Schmidt Tract No. One;

**THENCE** North  $86^{\circ}19'59''$  West, with the south line of the 0.49055 acre tract, same being a south line of Lot-1, Oak View-Section Two and also being a north line of Lot 1, Schmidt Tract No. One, a distance of 83.87 feet to the **POINT OF BEGINNING**, containing 0.491 acres of land, more or less.

Surveyed on the ground May 24, 2016. 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: Drawing 927-003-BASE.



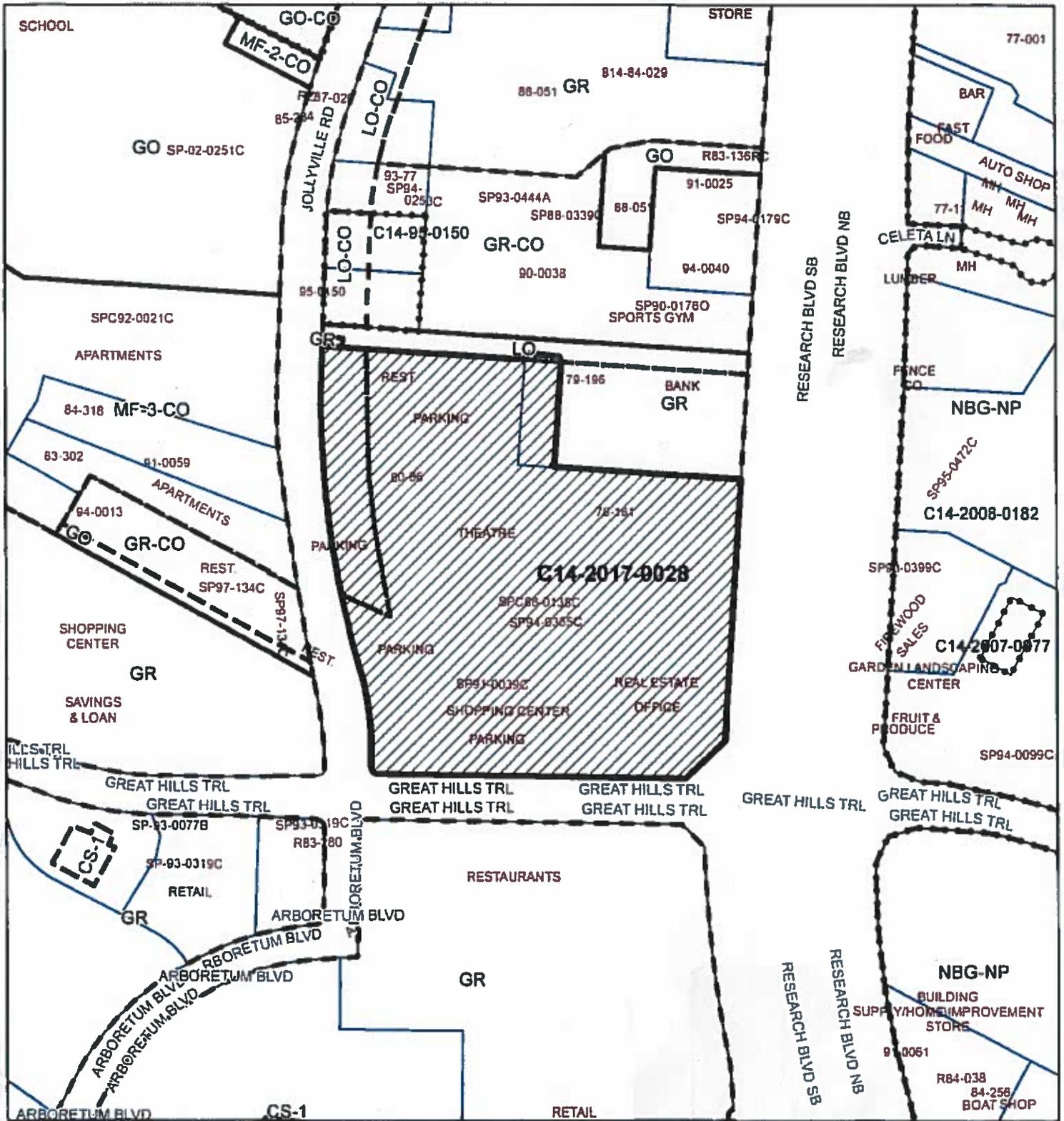
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Date







# ZONING

Case#: C14-2017-0028

# EXHIBIT B

-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

0 200 Feet

1" = 300'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017