





C14-2019-0064

Grady Field  
2406 Sq. Ft. Tract  
03/27/2019

Travis County, Texas  
Page 1 of 1  
FN19040

**METES AND BOUNDS DESCRIPTION  
(SUITE #165)**

**OF A 2406 SQUARE FOOT TRACT, MORE OR LESS, BEING OVER A PORTION OF LOT 2, TOWNE SQUARE CENTER, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGE 130 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2406 SQUARE FOOT TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING, AT A CALCULATED POINT IN THE SOUTH LINE OF WILLIAM CANNON DRIVE (120' RIGHT-OF-WAY - 78/130) FOR THE POINT OF CURVATURE IN SAID SOUTH LINE, FROM WHICH A "X" FOUND CUT IN CONCRETE FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 2 BEARS, N 74°45'35" W, A DISTANCE OF 205.54 FEET, AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2 BEARS, S 69°46'56" E, A DISTANCE OF 311.71 FEET;**

**THENCE, S 42°03'08" W, INTO THE INTERIOR OF SAID LOT 2, A DISTANCE OF 157.53 FEET TO FACE OF A ONE-STORY BRICK AND STUCCO BUILDING FOR THE CENTER OF A CONCRETE DIVISION WALL FOR THE NORTHEAST CORNER HEREOF AND PLACE OF BEGINNING;**

**THENCE, S 06°20'23" W, ALONG THE EAST FACE OF SAID BUILDING, A DISTANCE OF 48.2 FEET TO A POINT FOR THE SOUTHEAST CORNER OF HEREOF;**

**THENCE, N 83°39'37" W, ALONG THE FACE OF SAID BUILDING, A DISTANCE OF 50.0 FEET TO A POINT IN THE CENTER OF THE WEST DIVISION WALL FOR THE SOUTHWEST CORNER HEREOF;**

**THENCE, N 06°20'23" E, ALONG THE CENTER OF SAID WEST DIVISION WALL, A DISTANCE OF 48.2 FEET TO A POINT IN THE CENTER OF THE NORTH DIVISION WALL FOR THE NORTHWEST CORNER HEREOF;**

**THENCE, S 83°39'37" E, ALONG THE CENTER OF SAID NORTH DIVISION WALL, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2406 SQUARE FEET, MORE OR LESS.**

**BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.99994789 AND CONVERGENCE ANGLE 01°18'06".**

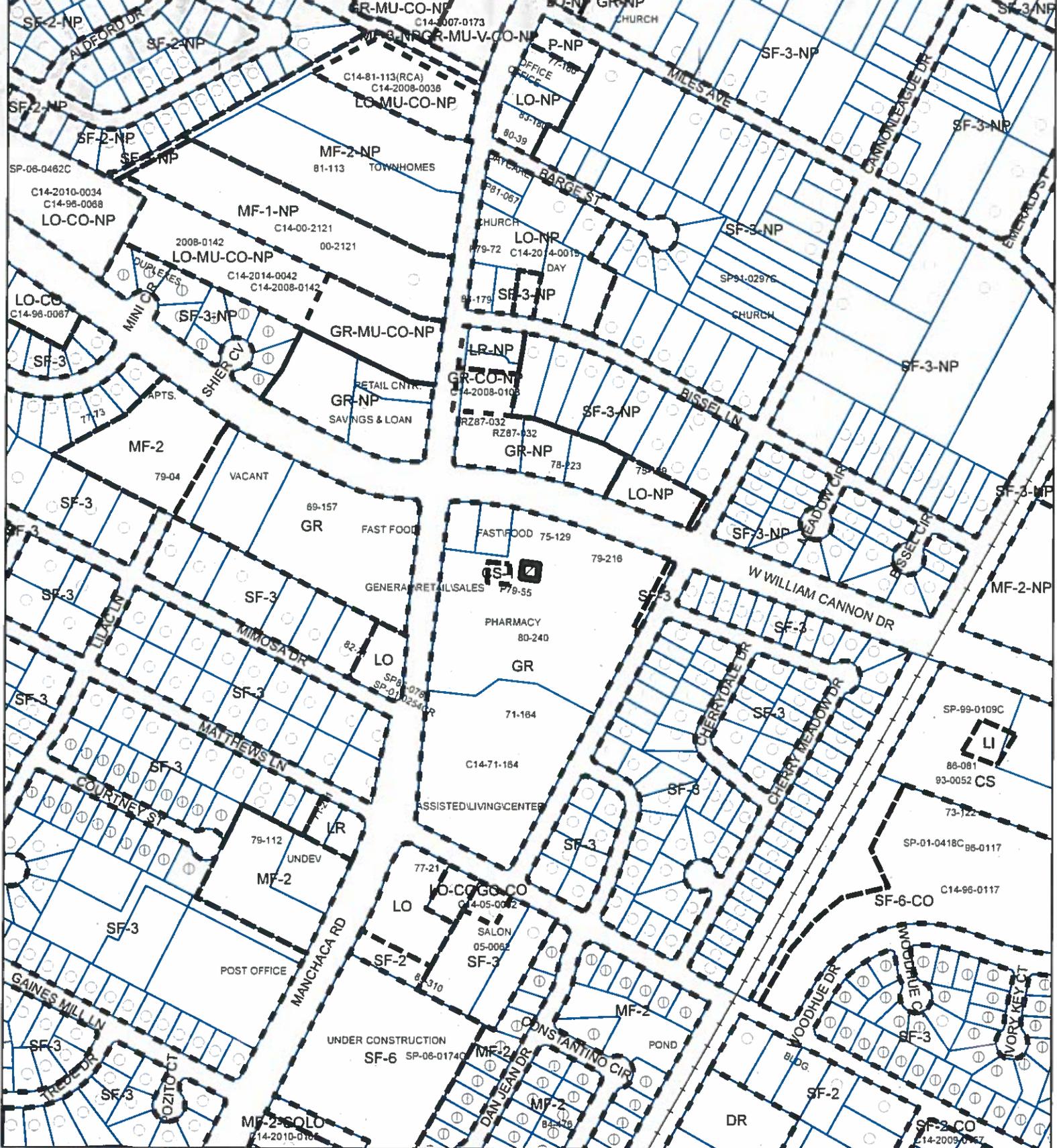
**I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.**

DATE: 03-27-2019  
FRED L. DODD, JR, SURVEYOR, INC.  
8019 W. GRAND PKWY.  
SUITE 1060 #464  
RICHMOND, TX 77407



Fred L. Dodd Jr.  
FRED L. DODD JR.  
R.P.L.S.NO.6392  
STATE OF TEXAS

**EXHIBIT "A"**



**ZONING**

ZONING CASE#: C14-2019-0064

**EXHIBIT "B"**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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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Created: 3/29/2019