LEGAL DESCRIPTION FOR PARCEL 4961.04 STARE

LEGAL DESCRIPTION FOR 1.133 ACRE (49,334 SQUARE FEET) TRACT OF LAND OUT OF LOT 3 AND A PORTION OF LOT 2, CHEVY CHASE SOUTH PHASE SIX, A SUBDIVISION OF RECORD IN BOOK 85, PAGE 127B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID LOT 3 AND SAID PORTION OF LOT 2 CONVEYED TO F&B 4404 OLTORF, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013130889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1.133 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on the northerly right-of-way line of East Oltorf Street (90' right-of-way), same being the southerly line of said Lot 3 for the southwest corner of the tract herein described having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (2011) Epoch 2010, U.S. Feet, Combined Scale Factor 0.999952039) grid coordinate values of N=10,056,009.61, E=3,119,688.01, from which an "X" on a concrete wall found at the southwest corner of said Lot 3, same being the southeast corner of Lot 1, Amended Plat of Tracts D and G, Willow Bend Addition, Section One, a subdivision of record in Book 86, Page 172D of the Plat Records of Travis County, Texas bears along the northerly right-of-way line of East Oltorf Street with the southerly line of said Lot 3, N62°30'15"W, a distance of 3.75 feet;

THENCE, departing the northerly right-of-way line of East Oltorf Street and crossing said Lot 3 and portion of Lot 2 with the following twenty-three (23) courses:

1.) N55°20'39"E, a distance of 23.27 feet to a calculated angle point;
2.) N42°00'14"E, a distance of 56.68 feet to a calculated angle point;
3.) N62°42'19"E, a distance of 22.61 feet to a calculated angle point;
4.) N34°39'47"E, a distance of 48.82 feet to a calculated angle point;
5.) N45°24'13"E, a distance of 36.83 feet to a calculated angle point;
6.) N60°06'26"E, a distance of 26.88 feet to a calculated angle point;
7.) N22°05'05"E, a distance of 21.63 feet to a calculated angle point;
8.) N52°04'18"E, a distance of 41.20 feet to a calculated angle point;
9.) N31°36'53"E, a distance of 213.05 feet to a calculated angle point;
10.) N02°28'46"E, a distance of 36.76 feet to a calculated angle point;

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11.) N23°40'49"E, a distance of 74.30 feet to a calculated angle point;
12.) N34°50'58"E, a distance of 138.19 feet to a calculated angle point;
13.) N42°26'26"E, a distance of 55.98 feet to a calculated angle point;
14.) N58°28'07"E, a distance of 42.87 feet to a calculated angle point;
15.) N22°46'20"E, a distance of 65.46 feet to a calculated angle point;
16.) N40°17'05"E, a distance of 185.58 feet to a calculated angle point;
17.) N58°06'22"E, a distance of 94.34 feet to a calculated angle point;
18.) N87°17'13"E, a distance of 15.51 feet to a calculated angle point;
19.) N56°23'27"E, a distance of 165.75 feet to a calculated angle point;
20.) N66°45'12"E, a distance of 30.27 feet to a calculated angle point;
21.) N81°23'17"E, a distance of 65.97 feet to a calculated angle point;
22.) N23°14'56"E, a distance of 41.11 feet to a calculated angle point;

23.) N57°36'22"E, a distance of 138.71 feet to a calculated point on the southerly line of Lot 4, Block A, Lot 1, Chevy Chase South, Phase Six Resubdivision, a subdivision of record in Book 99, Page 40 of the Plat Records of Travis County, Texas, same being the northerly line of said portion of Lot 2 for the northwest corner of the tract herein described, from which a ½" rebar found on the curving easterly right-of-way line of a cul-de-sac (60' radius) at the eastern terminus of a portion of Sheringham Drive (70' right-of-way) at the southwest corner of said Lot 4, same being a northerly corner of said portion of said Lot 2 and the east corner of a called 0.042 acre tract of land conveyed to the City of Austin and described as "Tract A" in Street Deed recorded in Volume 12560, Page 30 of the Real Property Records of Travis County, Texas bears along the northerly line of said portion of Lot 2 with the southerly line of said Lot 4, N63°49'16"W, a distance of 340.66 feet;

THENCE, along the northerly line of said portion of Lot 2 and the southerly line of said Lot 4, S63°49'16"E, a distance of 35.16 feet to a calculated point for the northeast corner of the tract herein described, from which a ½" rebar at the Point of Reverse Curvature on the curving southerly right-of-way line of a cul-de-sac (60' radius) at the western terminus of a portion of Sheringham Drive (70' right-of-way), same being the southerly line of a called 0.039 acre tract of land conveyed to the City of Austin and described as "Tract C" in Street Deed recorded in Volume 12560, Page 30 of the Real Property Records of Travis County, Texas and the northerly line of said portion of Lot 2, bears along the southerly line of said Lot 4 with the northerly line of said portion of Lot 2, S63°49'16"E, a distance of 35.53 feet to a calculated point on the curving westerly right-of-way line of Sheringham Drive, on the northerly line of said portion of Lot 2, same being the west corner of said 0.039 acre "Tract C" and the southeast corner of said Lot 4 (from which a rebar with cap stamped "Wallace Group" found bears N29°32'54"E, a distance of 1.72 feet), continuing along the curving southerly right-of-way line of Sheringham Drive with the northerly line of said portion of said Lot 2 with said curve having a chord bearing S59°17'30"E, a distance of 89.17 feet;
THENCE, departing the southerly line of said Lot 4, Block A and crossing said portion of Lot 2 and said Lot 3 with the following twenty-three (23) courses:

1.) S57°36'22"W, a distance of 147.76 feet to a calculated angle point;
2.) S23°14'56"W, a distance of 48.51 feet to a calculated angle point;
3.) S81°23'17"W, a distance of 78.79 feet to a calculated angle point;
4.) S66°45'12"W, a distance of 23.70 feet to a calculated angle point;
5.) S58°23'27"W, a distance of 171.32 feet to a calculated angle point;
6.) S87°17'13"W, a distance of 15.99 feet to a calculated angle point;
7.) S58°06'22"W, a distance of 81.83 feet to a calculated angle point;
8.) S40°17'05"W, a distance of 176.25 feet to a calculated angle point;
9.) S22°46'20"W, a distance of 70.50 feet to a calculated angle point;
10.) S58°28'07"W, a distance of 48.31 feet to a calculated angle point;
11.) S42°26'26"W, a distance of 49.77 feet to a calculated angle point;
12.) S34°50'58"W, a distance of 133.26 feet to a calculated angle point;
13.) S23°40'49"W, a distance of 65.76 feet to a calculated angle point;
14.) S02°28'46"W, a distance of 38.94 feet to a calculated angle point;
15.) S31°36'53"W, a distance of 226.26 feet to a calculated angle point;
16.) S52°04'18"W, a distance of 38.58 feet to a calculated angle point;
17.) S22°05'05"W, a distance of 23.93 feet to a calculated angle point;
18.) S60°06'26"W, a distance of 33.35 feet to a calculated angle point;
19.) S45°24'13"W, a distance of 30.14 feet to a calculated angle point;
20.) S34°39'47"W, a distance of 53.49 feet to a calculated angle point;
21.) S62°42'19"W, a distance of 24.62 feet to a calculated angle point;
22.) S42°00'14"W, a distance of 54.71 feet to a calculated angle point;
23.) S55°20'39"W, a distance of 10.93 feet to a calculated angle point on the northerly right-of-way line.
of East Oltorf Street, same being the southerly line of said Lot 3 for the southeast corner of the tract herein described, from which a ½" rebar found at the Point of Curvature of a curve to the left at the southeasterly corner of Lot 1, Block A, Nexus Subdivision, a subdivision of record in Document No. 201300125 of the Official Public Records of Travis County, Texas, at the intersection of the northerly right-of-way line of East Oltorf Street and the northwesterly right-of-way line of Wickersham Lane (90’ right-of-way) bears along the northerly right-of-way line of East Oltorf Street with the southerly line of said Lot 3, S62°30'15"E, a distance of 382.75 feet to a calculated point at the Point of Curvature for a curve to the right, for the southeast corner of said Lot 3, same being the west corner of Monaco Condominiums, described in Condominium Declaration recorded in Volume 9517, Page 517 of the Real Property Records of Travis County, Texas (from which a ½ rebar found bears N15°24'48"W, a distance of 1.68 feet) and continuing along the curving northerly right-of-way line of East Oltorf Street with the southerly line of said Monaco Condominiums and said Lot 1, Block A, Nexus Subdivision along said curve to the right having a chord bearing S55°04'00"E, a distance of 527.27 feet;

THENCE, along the northerly right-of-way line of East Oltorf Street with the southerly line of said Lot 3, N62°30'15"W, a distance of 33.93 feet to the POINT OF BEGINNING containing 1.133 acre (49,334 Square Feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey made on the ground in July, August and December, 2018 and January and February, 2019. Bearings are based on the Texas State Plane Coordinate System NAD 83 (2011) Epoch 2010, Central Zone. The coordinates for this project were derived from utilizing base/RTK GPS observations from a steel rod found in concrete (NGS D1521) having grid coordinate, s of N=10,058,260.35, E=3,121,095.49. The distance shown are surface values. The combined scale factor is 0.9999952039.

Mary P. Hawkins, R.P.L.S. No. 4433
Quality Management Division
Department of Public Works
City of Austin

REFERENCES
TCAD Parcel No. 03-1008-0504
Austin Grid K-19

FIELD NOTES REVIEWED
BY DATE: 04-10-19
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT
LEGEND

- COTTON SPINDLE FOUND
- X FOUND ON CONCRETE WALL
- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- CALCULATED POINT
- ( ) RECORD INFORMATION

LOT 2
AMENDED PLAT OF TRACTS D AND G,
WILLOW BEND ADDITION, SECTION ONE
BK. 86, PG. 1720

LOT 3
CHEVY CHASE SOUTH PHASE SIX
BK. 85, PG. 1278

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LOT 3 & PORTION OF LOT 2
CHEVY CHASE SOUTH PHASE SIX
FAB 4404 OLTRF, LP
DOC. NO. 2013300562
4404 EAST OLTRF STREET
78741
TCAD NO. 0310088564

MATCH SHEET 5 OF 9
### LINE TABLE

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### CURVE TABLE

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NOTE:

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED TO STEWART TITLE GUARANTY COMPANY ON FEBRUARY 21, 2019, EFFECTIVE DATE FEBRUARY 12, 2019, FILE NO. 20180123. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

BEARING BASIS NOTE:


THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN JULY, AUGUST & DECEMBER, 2018 AND JANUARY & FEBRUARY, 2019.