





**Professional Land Surveying, Inc.  
Surveying and Mapping**

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**3.280 ACRES  
FRANCISCO GARCIA SURVEY NO. 312,  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3.280 ACRES OF LAND IN THE FRANCISCO GARCIA SURVEY NO. 312, TRAVIS COUNTY, TEXAS, BEING ALL OF A 5.88 ACRE TRACT DESCRIBED IN A CORRECTION PARTITION DEED TO TIGER CREEK PARTNERS, L.P., DATED FEBRUARY 28, 2000, AND RECORDED IN DOCUMENT NO. 2002056821 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT A 2.602 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS DATED MAY 21, 2002, AND RECORDED IN DOCUMENT NO. 2002132099 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.280 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TXDOT Type II monument found in the east right-of-way line of Burnet Road (F.M. 1325, right-of-way width varies), same being in the north line of said 5.88 acre tract, also being in the south line of a 3.056 acre tract recorded in Volume 12343, Page 1800 of the Real Property Records of Travis County, Texas, being also the northeast corner of the said 2.602 acre tract and also being the southeast corner of a 0.741 acre tract described in Document No. 2002105449 of the Official Public Records of Travis County, Texas;

**THENCE** with the north line of the 5.88 acre tract, same being the south line of said 3.056 acre tract, the following three (3) courses and distances:

1. South 72°42'45" East, a distance of 40.84 feet to a 1/2" rebar found;
2. South 52°10'16" East, a distance of 119.73 feet to a 1/2" rebar found;
3. South 77°16'06" East, a distance of 282.04 feet to a 120D nail found for the northeast corner of the 5.88 acre tract, being the northwest corner of Lot 1, Block A, the Replat of Scofield Farms, Phase 8, Section 6, a subdivision of record in Volume 99, Page 139 of the Plat Records of Travis County, Texas;

**THENCE** South 12°43'01" West, with the east line of the 5.88 acre tract, same being the west line of said Lot 1, a distance of 332.01 feet to a 1/2" rebar found in the north right-of-way line of Scofield Ridge Parkway (120' right-of-way width), described in Volume 93, Page 273 of the Plat Records of Travis County, Texas,

being the southeast corner of the 5.88 acre tract and also being the southwest corner of Lot 1;

**THENCE** with the north right-of-way line of Scofield Ridge Parkway, same being the south line of the 5.88 acre tract the following three (3) courses and distances:

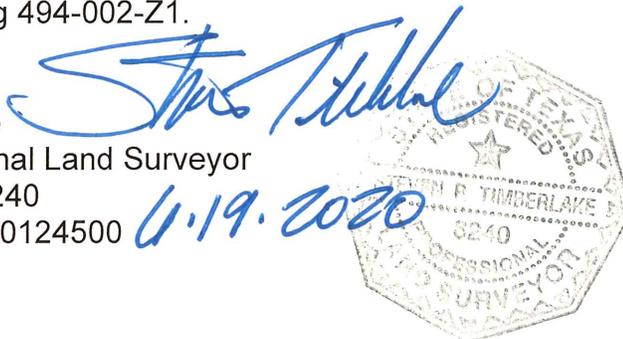
1. North  $77^{\circ}18'07''$  West, a distance of 55.88 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having an arc length of 63.24 feet, a radius of 930.00 feet, and a chord which bears North  $75^{\circ}13'13''$  West, a distance of 63.23 feet to a 1/2" rebar with "Chaparral" cap set;
3. North  $73^{\circ}28'52''$  West, a distance of 233.63 feet to a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of Burnet Road, being the southeast corner of the 2.602 acre tract;

**THENCE** with the east right-of-way line of Burnet Road, same being the east line of the 2.602 acre tract and crossing the 5.88 acre tract, the following three (3) courses:

1. North  $30^{\circ}44'03''$  West, a distance of 130.91 feet to a 1/2" rebar with "Chaparral" cap set;
2. North  $14^{\circ}15'55''$  East, a distance of 119.85 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the right, having an arc length of 153.77 feet, a radius of 3231.54 feet, and a chord which bears North  $15^{\circ}37'43''$  East, a distance of 153.76 feet to the **POINT OF BEGINNING**, containing 3.280 acres of land, more or less.

Surveyed on the ground November, 2005. Bearing Basis: Grid Azimuth for Texas Central Zone, NAD 1983/93 HARN values from LCRA control network. Attachments: Drawing 494-002-Z1.

Steven P. Timberlake  
Registered Professional Land Surveyor  
State of Texas No. 6240  
T.B.P.L.S. Firm No. 10124500



A SKETCH TO ACCOMPANY A DESCRIPTION OF 3.280 ACRES OF LAND IN THE FRANCISCO GARCIA SURVEY, NO. 312, TRAVIS COUNTY, TEXAS, BEING ALL OF A 5.88 ACRE TRACT DESCRIBED IN A CORRECTION PARTITION DEED TO TIGER CREEK PARTNERS, L.P., DATED FEBRUARY 28, 2000, AND RECORDED IN DOCUMENT NO. 2002056821 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT A 2.602 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS DATED MAY 21, 2002, AND RECORDED IN DOCUMENT NO. 2002132099 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
No.	BEARING	LENGTH
L1	S72°42'45"E	40.84'
L2	N77°18'07"W	55.88'

(RECORD)

(S72°40'16"E 41.02')

(N74°22'41"W 56.15')

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	930.00'	3°53'46"	63.24'	N75°13'13"W	63.23'
C2	3231.54'	2°43'35"	153.77'	N15°37'43"E	153.76'

(RECORD)

(N15°37'43"E 153.76')

(N72°43'22"W 63.09')

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 494-002-Z1



DATE OF SURVEY: NOVEMBER, 2005  
 PLOT DATE: 06/18/2020  
 DRAWING NO.: 494-002-Z1  
 PROJECT NO.: 494-002  
 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: JDB  
 SHEET 3 OF 4

0.741 AC.  
STATE OF TEXAS  
(2002105449)

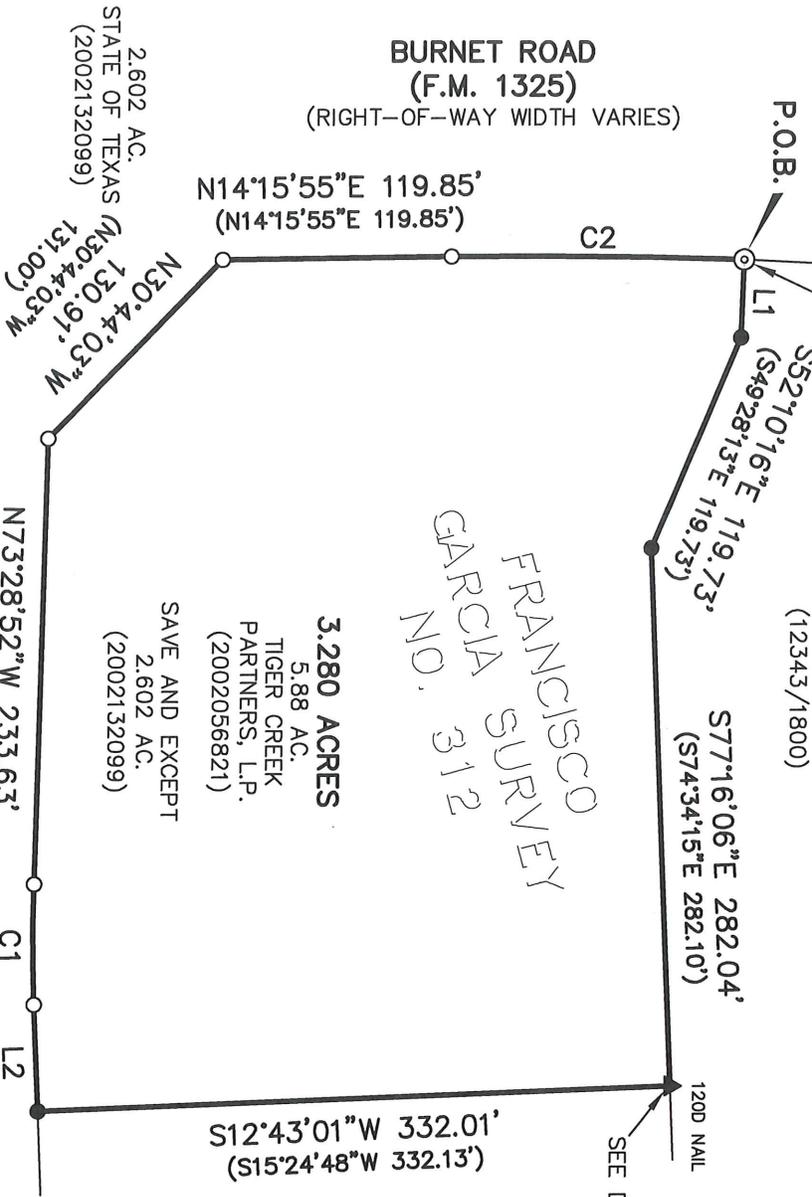
STA 151+00.40  
217.64 RT.

3.056 AC.  
B.W.L., L.P.  
(12343/1800)



1" = 100'

**BURNET ROAD  
(F.M. 1325)**  
(RIGHT-OF-WAY WIDTH VARIES)



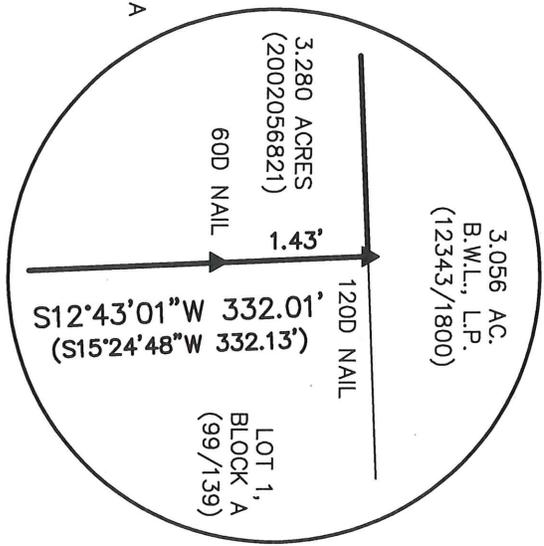
**FRANCISCO  
GARCIA  
SURVEY  
NO. 312**

**3.280 ACRES**

5.88 AC.  
TIGER CREEK  
PARTNERS, L.P.  
(2002056821)

SAVE AND EXCEPT  
2.602 AC.  
(2002132099)

**SCOFIELD RIDGE PARKWAY**  
(120' RIGHT-OF-WAY WIDTH)  
(93/273)



**DETAIL A**  
N.T.S.

LOT 1,  
BLOCK A  
REPLAT OF  
SCOFIELD FARMS  
PHASE 8, SECTION 6  
(99/139)

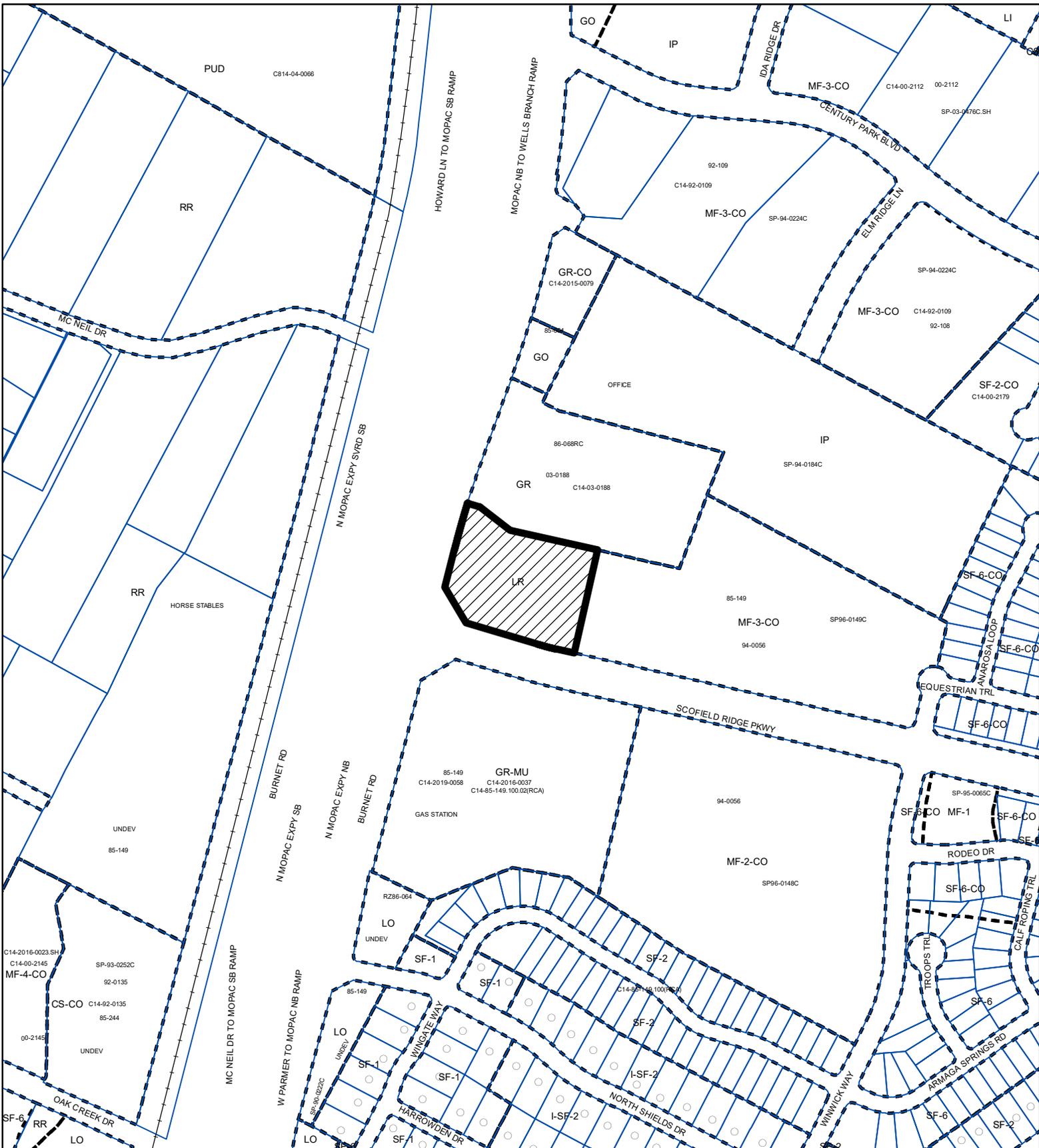
**LEGEND**

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ TxDOT TYPE II DISK FOUND
- ▲ NAIL FOUND (TYPE NOTED)
- ( ) RECORD INFORMATION

*Handwritten signature and date: 4-19-2020*

DATE OF SURVEY: NOVEMBER, 2005  
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DRAWING NO.: 494-002-Z1  
PROJECT NO.: 494-002  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 4 OF 4





**ZONING**

ZONING CASE#: C14-2020-0050

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/1/2020