

CRICHTON AND ASSOCIATES
LAND SURVEYORS
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395

FIELD NOTES

FIELD NOTES FOR 3,420 SQ. FT. BEING A PORTION OF LOT 1, SOUTHWOOD ANNEX, A SUBDIVISION RECORDED IN VOLUME 9, PAGE 106, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 3,420 SQ. FT. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING at an iron pipe found in the easterly R.O.W. line of South 5th Street, being the west common corner of said Lot 1 and Lot 3 of said Southwood Annex, whence a ½" iron pin found at the southwest corner of Lot 4 of said Southwood Annex bears S18°26'54"W a distance of 139.87 feet;

THENCE S71°59'55"E with the common line of said Lots 1 and 3 a distance of 24.84 feet to a calculated point and;

N18°37'20"E through the interior of said Lot 1 a distance of 11.34 feet to a calculated point for a southwesterly corner and **POINT OF BEGINNING** of this tract;

THENCE through the interior of said Lot 1 the following four (4) courses:

- 1) N18°37'20"E a distance of 36.00 feet to a point;
- 2) S71°22'40"E a distance of 95.00 feet to a point;
- 3) S18°37'20"W a distance of 36.00 feet to a point;
- 4) N71°22'40"W a distance of 95.00 feet to the **POINT OF BEGINNING** and containing 3,420 square feet, more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground in December of 2019, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal September 24, 2020

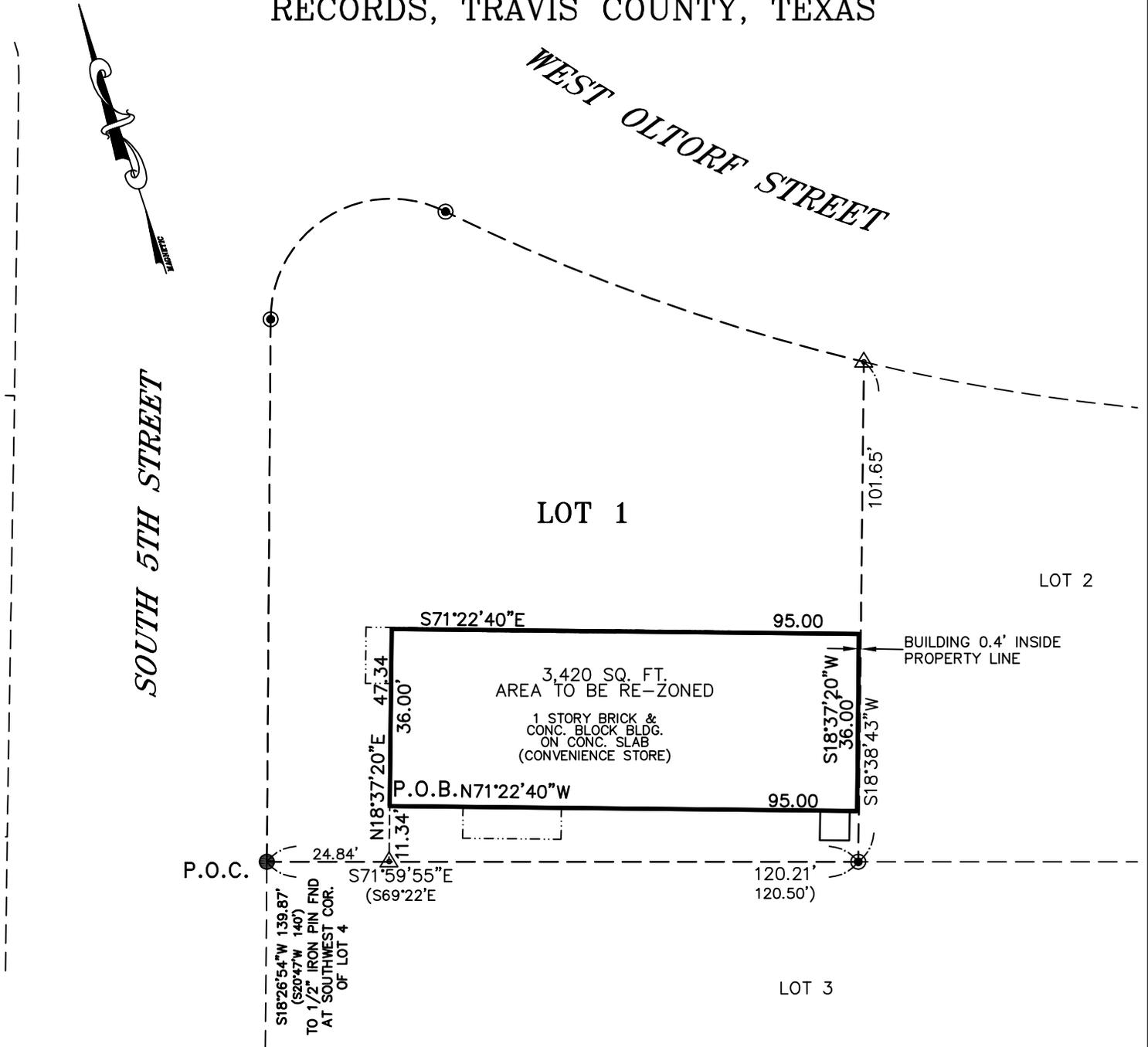


Herman Crichton, R.P.L.S. 4046
19_168

References:
TCAD Geo ID: 0402040409
Austin Grid: H20

Exhibit A

SKETCH TO ACCOMPANY FIELD NOTES FOR 3,420 SQ. FT.
 BEING A PORTION OF LOT 1, SOUTHWOOD ANNEX, A
 SUBDIVISION RECORDED IN VOLUME 9, PAGE 106, PLAT
 RECORDS, TRAVIS COUNTY, TEXAS



NOTE: BEARING BASIS IS TEXAS STATE PLANE
 COORDINATES (NAD83), CENTRAL TEXAS ZONE (4203)

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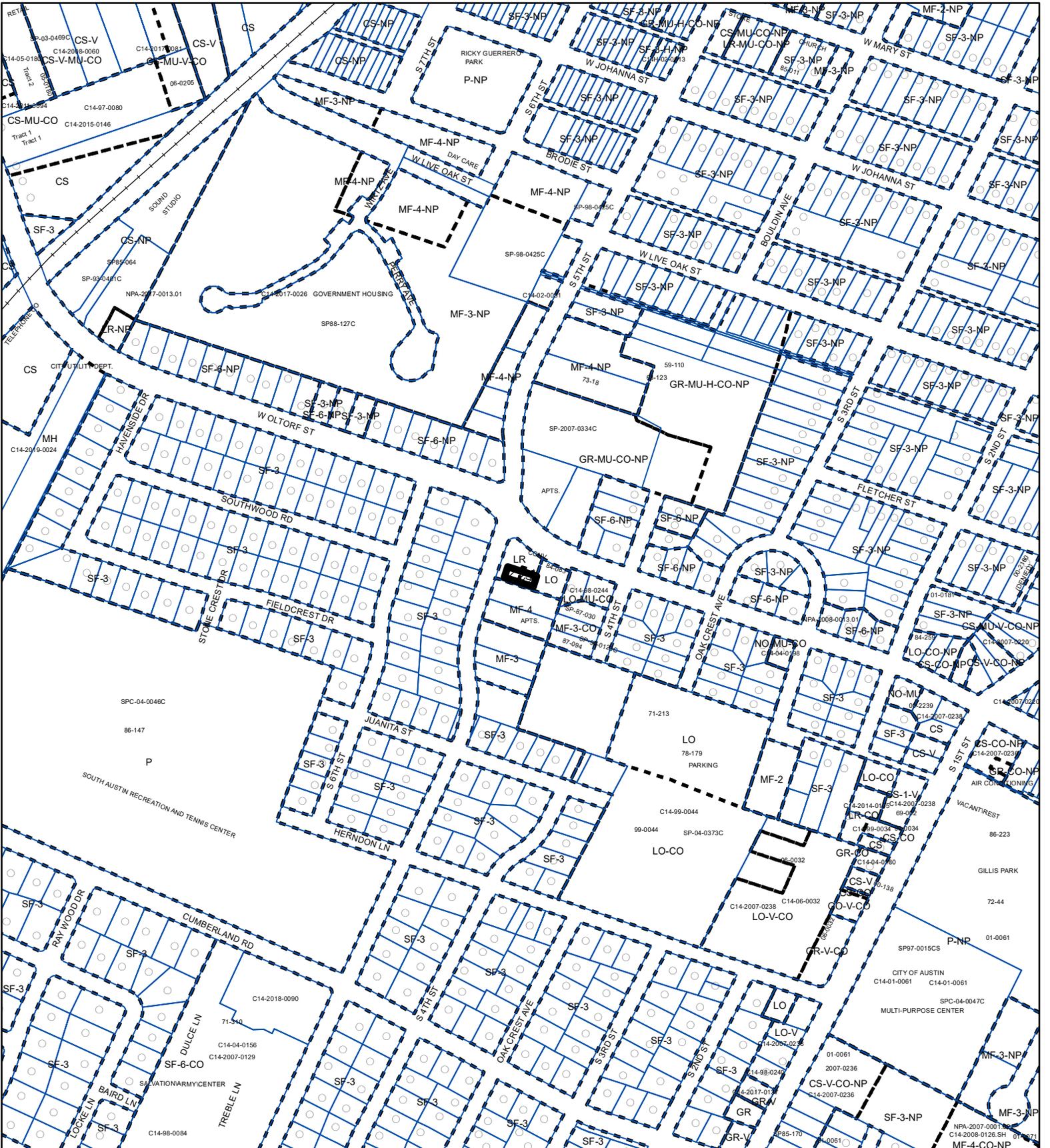
LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
△	CALCULATED POINT
●	IRON PIPE FOUND
⊙	SPINDLE FOUND
⊠	TXDOT MONUMENT FOUND
()	RECORD INFORMATION

SCALE: 1" = 30'

JOB NUMBER: 19_168



REVISED: SEPT. 24, 2020
 DATE: December 30, 2019



ZONING

ZONING CASE#: C14-2021-0007

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

Created: 1/14/2021