

FIELD NOTES

BEING 0.748 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE WILLIAM CANNON LEAGUE, ABSTRACT NUMBER 6, IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 0.759 OF AN ACRE TRACT OF LAND CONVEYED BY DEED TO DANNY WILLIAMS et al AS RECORDED IN VOLUME 11121, PAGE 133 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.748 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod found on the northerly right of way line of Damon Road (50’ ROW) for the south corner of said 0.759 of an acre tract of land and this tract of land, said point also being the west corner of Lot “A” of the “T. C. W. ADDITION” as recorded in Volume 53, Page 75 of the Plat Records of Travis County, Texas, said point also being the point of curvature of a cul-de-sac curve to the left (concave to the south) at the westerly end of said Damon Road.

THENCE along said cul-de-sac curve having the following elements, a central angle of 115° 34’ 56”, a radius of 45.00 feet and an arc length of 90.78 feet the chord of which bears N 57° 33’ 32” W a distance of 76.15 feet to a ½” iron rod found at the point of intersection with the southwest line of said 0.759 of an acre tract of land and this tract of land, same being the northerly line of that certain called 37.116 acre tract of land conveyed by deed to SDC DITTMAR LLC as recorded in Document Number 2016039380 of the Official Public Records of Travis County, Texas;

THENCE N 57° 43’ 00” W, along the common dividing line between said 0.759 of an acre tract of land and said 37.116 acre tract of land, same being the southerly line of this tract of land a distance of 148.32 feet to a ½” iron rod found at the point of intersection with the easterly right-of-way line of the I & G. N. railroad line for the west corner of said 0.759 of an acre tract of land and this tract of land;

THENCE N 32° 17’ 00” E along said right-of-way line, same being the westerly line of said 0.759 of an acre tract of land and this tract of land, a distance of 150.00 feet to a ½” iron rod found for the north corner of said 0.759 of an acre tract of land and this tract of land, same being on the southerly line of that certain called 3.0 acre tract of land conveyed by deed to Sarah Stevens as recorded in Document Number 2015015980 of the Official Public Records of Travis County, Texas;

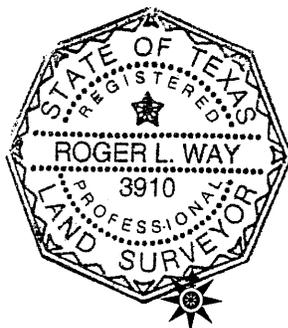
THENCE S 57° 43’ 00” E, along the common dividing line between said 0.759 of an acre tract of land and said 3.0 acre tract of land, a distance of 225.00 to an iron pipe found for the east corner of said 0.759 of an acre tract of land and this tract of land, same being the north corner of said Lot A;

THENCE S 32° 29’ 16” W, along the common dividing line between said 0.759 of an acre tract of land and said Lot A, same being the easterly line of this tract of land, a distance of 150.21 feet to **THE POINT OF BEGINNING** and containing 0.748 of an acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.



ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 06B22318

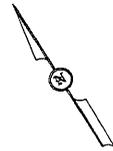


4/10/16

Date

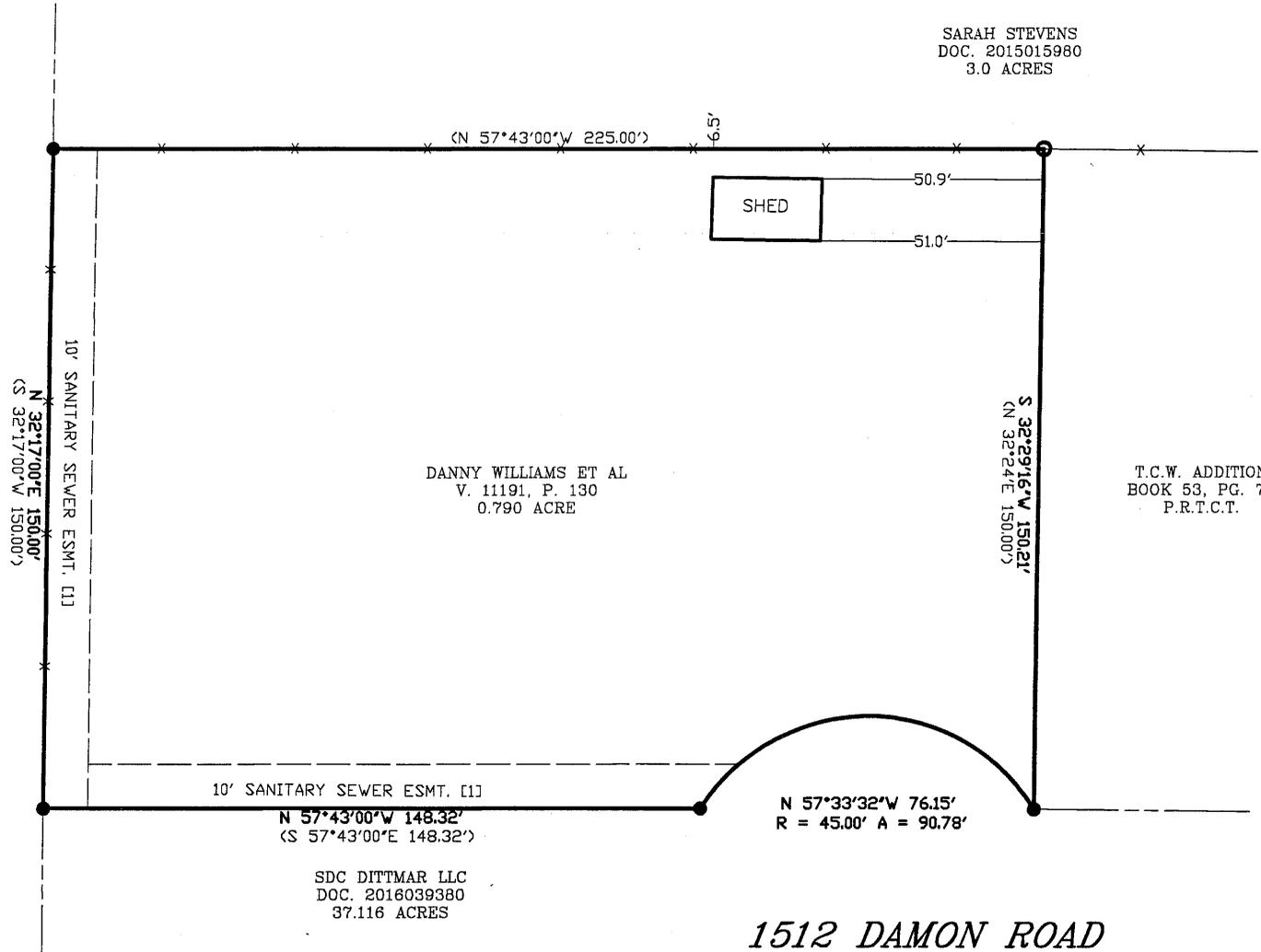
Exhibit A

SCALE: 1"=40'



- LEGEND**
- // WOOD FENCE
 - x WIRE FENCE
 - |- UTILITY LINE
 - o UTILITY POLE
 - ⊕ GAS METER
 - ⊕ ELEC. METER
 - ⊕ FIRE HYDRANT
 - PIPE FND.
 - IRON ROD FND.

I & G.N. RAILROAD



SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] PER VOL. 6, PG. 31

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY INDEPENDENCE TITLE COMPANY PER COMMITMENT G.F. #1830814-BUD, EFFECTIVE JULY 20, 2018; SCHEDULE B, PARAGRAPH 10.

SUBJECT TRACT IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOLUME 6, PG. 31 & VOLUME 53, PG. 75

DUE TO THE VAGUE DESCRIPTION OF PIPELINE ESMT. IN VOL. 429, PG. 325, ALL POINTS IS UNABLE TO DETERMINE THE LOCATION OF THE PIPELINE.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

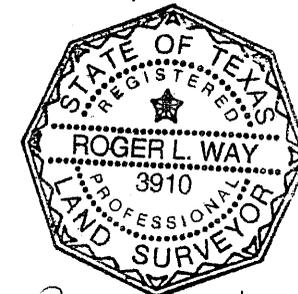
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

1512 DAMON ROAD
(50' R.O.W.)

LEGAL DESCRIPTION:
SEE EXHIBIT "A"

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR INDEPENDENCE TITLE COMPANY / RBANK TEXAS

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



Roger L. Way

	By:	Date:
FIELD WORK	WW	04-03-18
DRAFTING	DJ	04-10-18

Job No. 12B11017

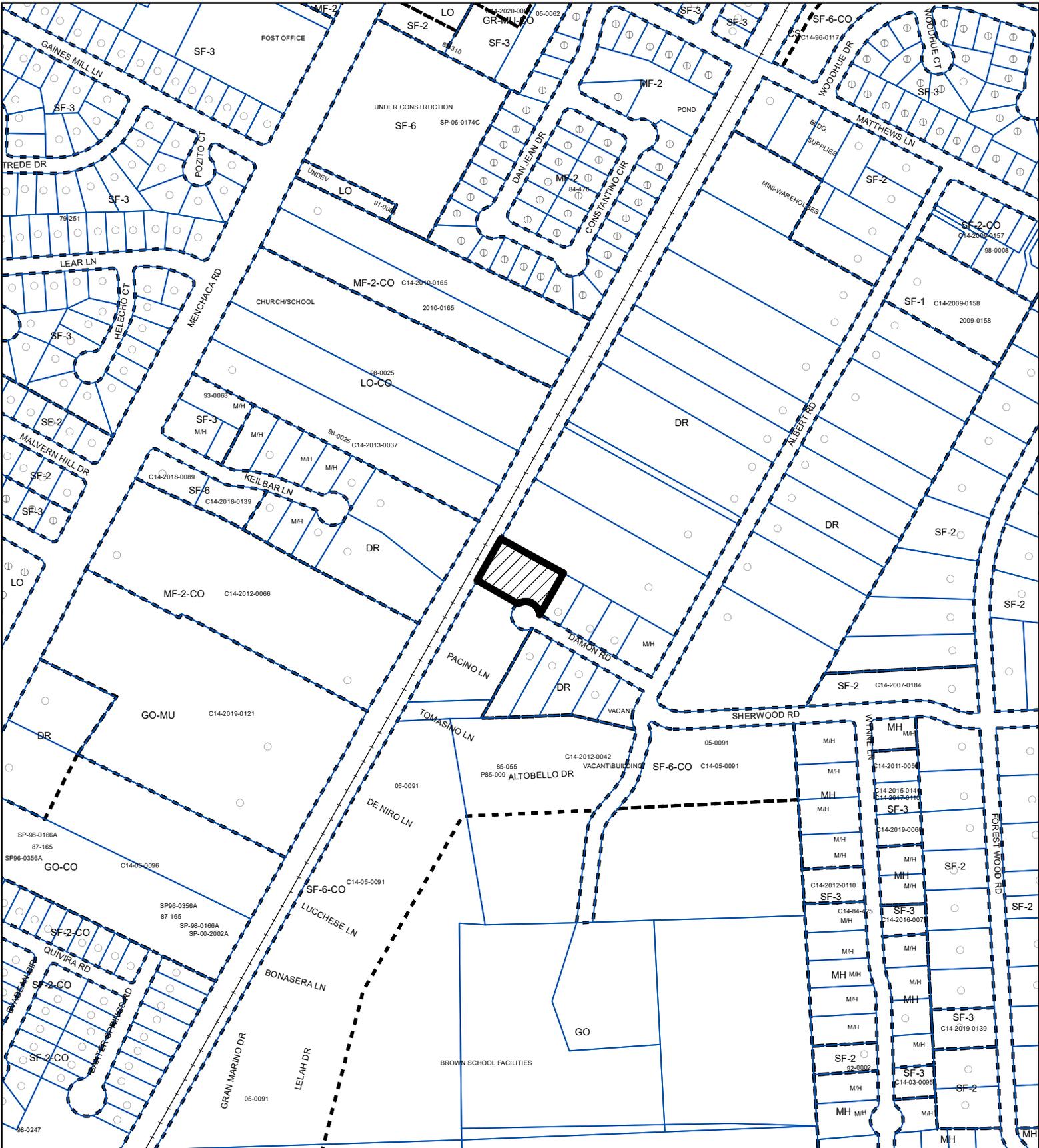


ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900



ZONING

ZONING CASE#: C14-2021-0035

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: 3/16/2021