

FIELD NOTES
FOR

A 7.59 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING ALL OF A CALLED 7.590 ACRE TRACT AS DESCRIBED IN ZONING CASE C14-2010-0062 OF THE CITY OF AUSTIN, BEING OUT OF A CALLED 61.300 ACRE TRACT CONVEYED TO SR DEVELOPMENT INC., RECORDED IN CORRECTION AND REPLACEMENT WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NO. 2004106868 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 7.59 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE SAID 7.590 ACRE TRACT.

BEGINNING at a calculated point on the east right-of-way line of S. F.M. 973 Road, a variable width right-of-way, said calculated point being the southwest corner of said 7.590-acre tract, and the southwest corner of said 61.300-acre tract, same being the northwest corner of Linda Vista, a subdivision according to the plat recorded in Volume 57, Page 91 of the Plat Records of Travis County, Texas for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE N 29°44'07" E, with the east right-of-way line of said S. F.M. 973, same being the west boundary line of said 7.590-acre tract and the west boundary line of said 61.300-acre tract. a distance of **494.92 feet** to a calculated point for the northwest corner hereof;

THENCE S 59°23'13" E, departing the east right-of-way line of said S. F.M. 973, with the north boundary line of said 7.590-acre tract, through the interior of said 61.300-acre tract, a distance of **580.94 feet** to a calculated point for the northeast corner hereof;

THENCE S 10°16'51" W, with the east boundary line of said 7.590-acre tract, through the interior of said 61.300-acre tract, a distance of **364.47 feet** to a calculated angle point hereof;

THENCE S 12°12'50" W, continuing with the east boundary line of said 7.590-acre tract, through the interior of said 61.300-acre tract, a distance of **161.33 feet** to a calculated point in the north boundary line of said Linda Vista, same being the south boundary line of said 61.300-acre tract, said point being the southeast corner of said 7.590-acre tract for the southeast corner hereof;

THENCE N 59°23'19" W, with the south boundary line of said 61.300-acre tract and the south boundary line of said 7.590-acre tract, same being the north boundary line of said Linda Vista, a distance of **750.92 feet** to the **POINT OF BEGINNING** and containing 7.59 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51094-00 by Pape-Dawson Engineers, Inc.

This product is a graphic representation of the data shown on accompanying exhibit. It does not represent an on-the-ground survey; it is not a Survey Product and only represents the approximate relative location of the property boundaries and/or natural and/or man0made features, this product does not conform to a Class A, GIS/LIS Survey Product as defined in Category 10 of the TSPS Manual of Practice and shall not be relied upon for uses which could affect the health, safety or welfare of the general public.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 20, 2021
JOB No.: 51094-00
DOC.ID.: H:\Survey\CIVIL\51094-00\Zoning\Word\FN51094-00_7.59Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01
CITY GRID: N13
TCAD Property ID: 298173 & 573482

Exhibit A



S. F.M. 973 ROAD
 (VARIABLE WIDTH RIGHT OF WAY)
 N29°44'07"E 494.92'

S59°23'13"E 580.94'

NOTES:
 1. THE BEARINGS FOR THIS EXHIBIT ARE BASED ON A CALLED 7.590 ACRE TRACT AS DESCRIBED IN ZONING CASE C14-2010-0062 OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

3. THIS PRODUCT IS A GRAPHIC REPRESENTATION OF THE DATA SHOWN ON HEREON. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY; IT IS NOT A SURVEY PRODUCT AND ONLY REPRESENTS THE APPROXIMATE RELATIVE LOCATION OF THE PROPERTY BOUNDARIES AND/OR NATURAL AND/OR MANMADE FEATURES. THIS PRODUCT DOES NOT CONFORM TO A CLASS A, GIS/SURVEY PRODUCT AS DEFINED IN CATEGORY 10 OF THE TSPS MANUAL OF PRACTICE AND SHALL NOT BE RELIED UPON FOR USES WHICH COULD AFFECT THE HEALTH, SAFETY OR WELFARE OF THE GENERAL PUBLIC.

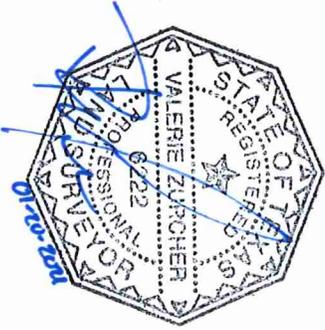
7.59 ACRES

NOEL M BAIN SURVEY
 SECTION NO. 1
 ABSTRACT NO. 61

A CALLED 7.590 ACRE TRACT
 DESCRIBED IN ZONING CASE
 C14-2010-0062
 A CALLED 61.300 ACRE TRACT
 OWNER: SR DEVELOPMENT, INC.
 CORRECTION AND REPLACEMENT
 WARRANTY DEED WITH VENDOR'S LIEN
 DOC. NO. 2004106868 (O.P.R.)

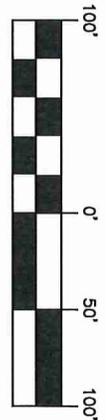
P.O.B.

N59°23'19"W 750.92'
 LINDA VISTA
 VOL. 57, PG. 91 (P.R.)



S10°16'51"W 364.47'

S12°12'50"W 161.33'



A 7.59 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING ALL OF A CALLED 7.590 ACRE TRACT AS DESCRIBED IN ZONING CASE C14-2010-0062 OF THE CITY OF AUSTIN, BEING OUT OF A CALLED 61.300 ACRE TRACT CONVEYED TO SR DEVELOPMENT INC. RECORDED IN CORRECTION AND REPLACEMENT WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NO. 2004106868 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028801

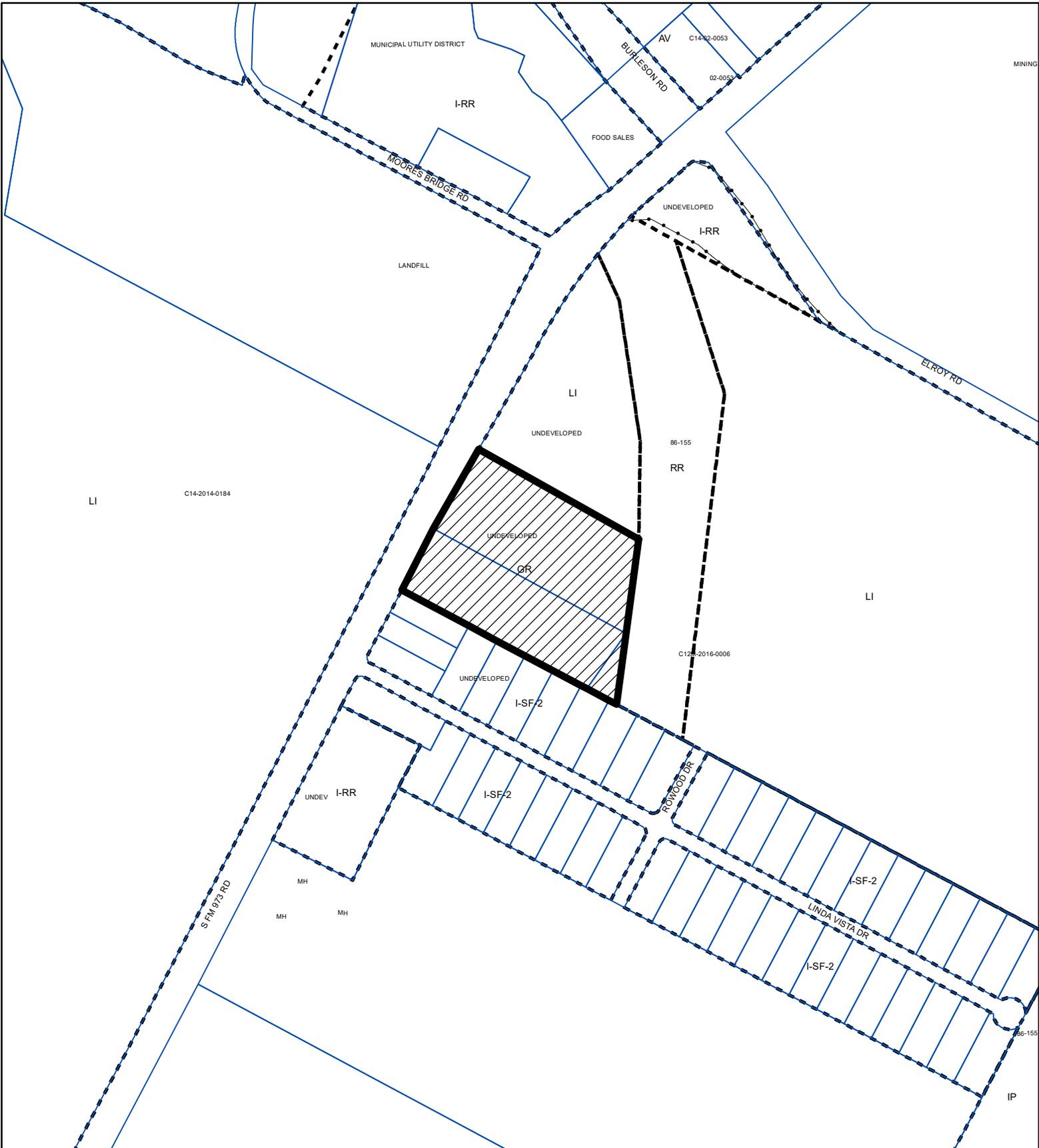
LEGEND:

- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.R. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

JANUARY 20, 2021

JOB No.:

SHEET 1 OF 1
 51094-00



ZONING

ZONING CASE#: C14-2021-0049

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: 3/24/2021