

County: Travis
City: Austin
Project: Pecan Tillery Tract Survey
Half AVO: 34124

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December 21, 2018

PROPERTY DESCRIPTION OF 5.147 ACRE TRACT OF LAND

BEING A 5.147 ACRE (224,187 SQ. FT.) TRACT, SITUATED IN THE GEORGE J. NEIL SURVEY NO. 1, ABSTRACT NO. 586, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF TRACTS 3-6 OF THE JACOB HENNIGER HEIRS PARTITION OF OUTLET 50, DIV. A, AND BEING ALL OF A CALLED 2.810 ACRES TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO AUSTIN HOUSING FINANCE CORPORATION AND RECORDED IN VOLUME 13035, PAGE 1441 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), ALL OF A CALLED 1.622 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO AUSTIN HOUSING FINANCE CORPORATION AND RECORDED IN DOCUMENT NO. 2001094068 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALL OF A CALLED 0.19 ACRE TRACT OF LAND DESCRIBED IN AN ADMINISTRATRIX WARRANTY DEED TO AUSTIN HOUSING FINANCE CORPORATION AND RECORDED IN DOCUMENT NO. 2004236337 O.P.R.T.C.T., ALL OF A CALLED 0.175 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO AUSTIN HOUSING FINANCE CORPORATION AND RECORDED IN DOCUMENT NO. 2001094070 O.P.R.T.C.T., ALL OF A 52.6 FEET BY 150 FEET TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO AUSTIN HOUSING FINANCE CORPORATION AND RECORDED IN DOCUMENT NO. 2004190744 O.P.R.T.C.T., AND ALL OF A 50 FEET BY 150 FEET TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO AUSTIN HOUSING FINANCE CORPORATION AND RECORDED IN DOCUMENT NO. 2004190745 O.P.R.T.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a 1/2-inch iron rod found at the western most southwest corner of said 1.622 acre tract, same being the northwest corner of a tract described to Maria Teresa Cenicerros and recorded in Volume 12417, Page 831 R.P.R.T.C.T., also being on the existing east right-of-way line of Tillery Street (60 feet right-of-way) no document found, from which a 1/2-inch iron rod with cap marked "TERRA FIRMA" found on the west line of said Tillery Street bears S72°18'26"W a distance of 78.39 feet;

THENCE with the west line of said 1.622 acre tract and said 0.19 acre and the existing east right-of-way line of said Tillery Street tract, N20°47'54"E, at a distance of 163.33 feet passing at a 1/2-inch iron rod found at the northwest corner of said 0.19 acre tract, same being the southwest corner of said 2.810 acre tract, and continuing for a total distance of 309.19 feet to a 1/2-inch iron rod with cap marked "HALFF" set at the northwest corner of said 2.810 acre tract, same being the southwest corner of a called 0.34 acre tract described to John Henry Limon and Diane Limon and recorded in Document No. 2004076451 O.P.R.T.C.T., for the northwest corner of the parcel described herein;

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THENCE departing the existing east right-of-way line of said Tillery Street, with the north line of said 2.810 acre tract, $S69^{\circ}33'04''E$, at a distance of 250.10 feet passing an iron pipe found at the southeast corner of a called 0.23 acre tract of land described in a deed to Joseph Rodriguez and recorded in Document No. 2006203320 O.P.R.T.C.T., same being the southwest corner of a tract of land described in a deed to Wayne T. Limon and Monica Limon, recorded in Document No. 2006216435 O.P.R.T.C.T., at a distance of 320.00 feet passing an iron rod found at the southeast corner of said Wayne T. Limon and Monica Limon tract, same being the southwest corner of Lot 1, Block A of Goodwin Subdivision, recorded in Document No. 201300260 O.P.R.T.C.T., at a distance of 389.32 feet passing an iron rod with cap found at the southeast corner of said Lot 1, same being the southwest corner of Lot 2 of said Goodwin Subdivision, at a distance of 458.57 feet passing an iron rod with cap marked "LANDESIGN" found at the southeast corner of said Lot 2, same being the southwest corner of Lot 3 of said Goodwin Subdivision, at a distance of 526.75 feet to an iron rod found at the southeast corner of Lot 3 of said Goodwin Subdivision, same being the southwest corner of a tract of land described in a deed to NEWMDTT LLC, and recorded in Document No. 2017031286 O.P.R.T.C.T., at a distance of 591.75 feet passing an iron rod found at the southeast corner of said NEWMDTT LLC tract, same being the southwest corner of a called 0.14 acre tract of land described in a deed to Christopher Page and recorded in Document No. 2013191785 O.P.R.T.C.T. and continuing for a total distance of 652.20 feet to an iron pipe found at the northeast corner of said 2.810 acre tract, same being the southeast corner of said 0.14 acre tract, same being the southwest corner of Lot 1 of Resubdivision of a Portion of Outlot 49, Div. A as recorded in Volume 7, Page 163 of the Plat Records of Travis County, Texas (P.R.T.C.T.), also being the northwest corner of Lot 13 of Charles Street Addition, recorded in Volume 32, Page 28 P.R.T.C.T., for the northeast corner of the parcel described herein;

THENCE with the east line of said 2.810 acre tract, same being the west line of said Charles Street Addition tract, $S20^{\circ}27'49''W$, at a distance of 198.60 feet passing an iron pipe found at the southeast corner of said 2.810 acre tract, same being the northeast corner of said Austin Housing Finance Corporation (52.6 feet by 150 feet) tract, also being on the west line of Lot 14 of said Charles Street Addition, at a distance of 245.01 feet passing a 1/2-inch iron pipe found in the east line of said Austin Housing Finance Corporation (52.6 feet by 150 feet) tract, same being the northwest corner of a called 1.00 acre tract described to Polis Properties, LLC, recorded in Document No. 2013171203 O.P.R.T.C.T., also being the southeast corner of said Lot 14 of Charles Street Addition, for a total distance of 301.73 feet to a 1/2-inch iron rod with cap found at the southeast corner of said Austin Housing Finance Corporation (50 feet by 150 feet) tract, same being on the west line of said 1.00 acre tract, also being the northeast corner of a tract of land described to Sarah Jones, and recorded in Document No. 2002155944 O.P.R.T.C.T., for an angle point in the east line of the parcel described herein;

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THENCE, with the south line of said Austin Housing Finance Corporation (50 feet by 150 feet) tract, same being the north line of said Sarah Jones tract, N69°33'12"W, a distance of 150.77 feet to an iron rod with cap marked "TLS INC" found at the southwest corner of said Austin Housing Finance Corporation (50 feet by 150 feet) tract, same being the northwest corner of said Sarah Jones tract, also being on the east line of said 0.175 acre tract, for an angle point in the east line of the parcel described herein;

THENCE, with the west line of said Sarah Jones tract, and the east line of said 0.175 acre tract S20°18'31"W, a distance of 50.16 feet to an iron rod with cap marked "TLS INC" found at the southwest corner of said Sarah Jones tract, same being the southeast corner of said 0.175 acre tract, for an angle point in the east line of the parcel described herein;

THENCE, with the south line of Sarah Jones tract, S69°36'50"E, a distance of 150.63 feet to a calculated point for the southeast corner of said Sarah Jones tract, same being the southwest corner of said 1.0 acre tract, also being the northwest corner of a tract of land described in a deed to James D. Caswell and recorded in Volume 13107, Page 1492 R.P.R.T.C.T., from which a 1/2-inch iron rod found bears N43°47'29"E, at a distance of 0.58 feet, for an angle point in the east line of the parcel described herein;

THENCE, with the west line of said James D. Caswell tract, S20°27'49"W, a distance of 15.98 feet to a calculated point at the southeast corner of said 1.622 acre tract, same being on the west line of said James D. Caswell tract, also being on the existing south right-of-way line of Henninger Street (no record found), for the southeast corner of the parcel described herein, from which a 5/8-inch iron pipe found bears N23°02'31"E, a distance of 1.41 feet, also from which a 1/2-inch iron rod bears N56°16'15"E, a distance of 0.62 feet, also from which a 5/8-inch iron pipe found bears N14°53'13"W, a distance of 0.32 feet;

THENCE, departing the west line of said James D. Caswell and the existing east right-of-way line of said Henninger Street, with the south line of said 1.622 acre tract, N69°41'22"W, at a distance of 174.44 feet passing an iron pipe found at the northwest corner of a tract of land described in deed to Gilbert Gonzales and Dianna Gonzales and recorded in Document No. 2007016502 O.P.R.T.C.T., also being the northeast corner of a called 1.0846 acre tract of land described in a deed to Urban Gravity, LLC and recorded in Document No. 2018100426 O.P.R.T.C.T. and continuing for a total distance of 504.45 feet to an iron rod found at the southeast corner of said Maria Teresa Cenicerros tract, for the southernmost southwest corner of the parcel herein described;

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THENCE, departing the north line of said 1.0846 acre tract, with the east line of said Maria Teresa Cenicerros tract, same being a west line of said 1.622 acre tract, N20°47'00"E, a distance of 59.98 feet to an iron rod found at the northeast corner of said Maria Teresa Cenicerros tract, for an angle point in the south line of the parcel described herein;

THENCE, with the north line of said Maria Teresa Cenicerros tract, same being a south line of said 1.622 acre tract, N69°38'22"W, a distance of 149.89 feet to the **POINT OF BEGINNING** and containing 5.147 acres tract (224,187 sq. ft.) of land, more or less.

Notes:

The basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203, NAD 83/2011. All coordinates and distances are U.S. survey feet, shown in surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00011.

This survey was completed without the benefit of a title commitment. there may be easements or other matters of record not shown or noted hereon.

Horizontal & Vertical control points were established by Zamora, L.L.C., Geoid 12b.

Field collection was performed from 11-05-18 to 12-04-18

I, Paul L. Easley, a registered professional land surveyor, do hereby certify that this plat and the accompanying description of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



Paul L. Easley, R.P.L.S.

Registered Professional Land Surveyor

Texas Registration No. 4432

Halff Associates, Inc., TBPLS Firm No. 10029607

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12/21/18
Date

