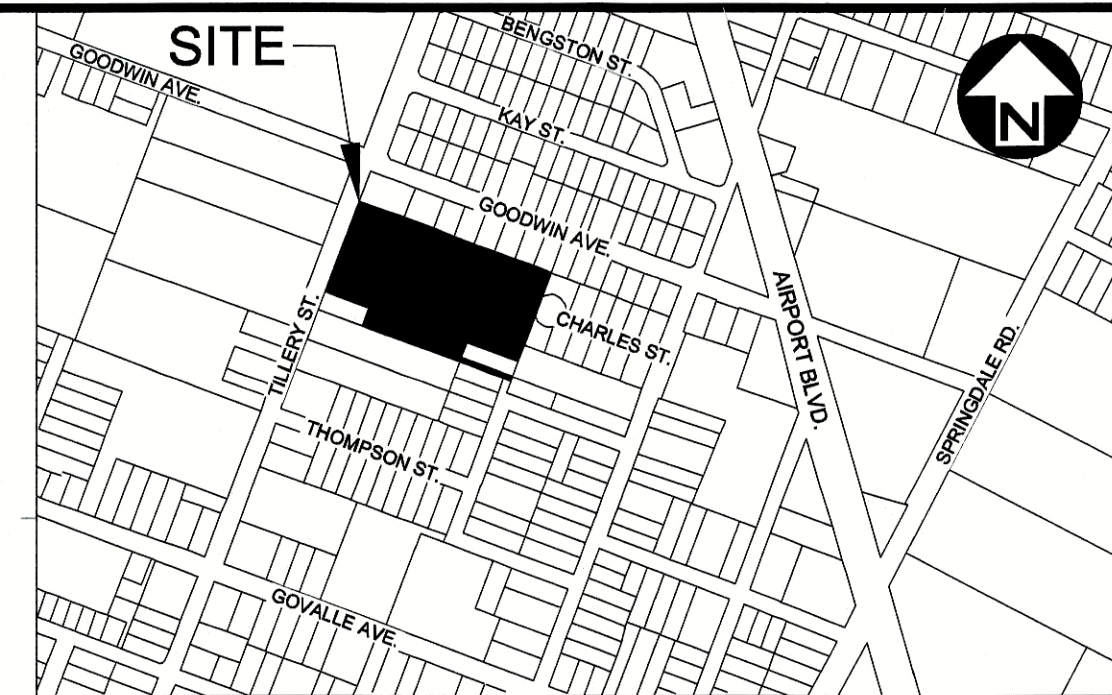




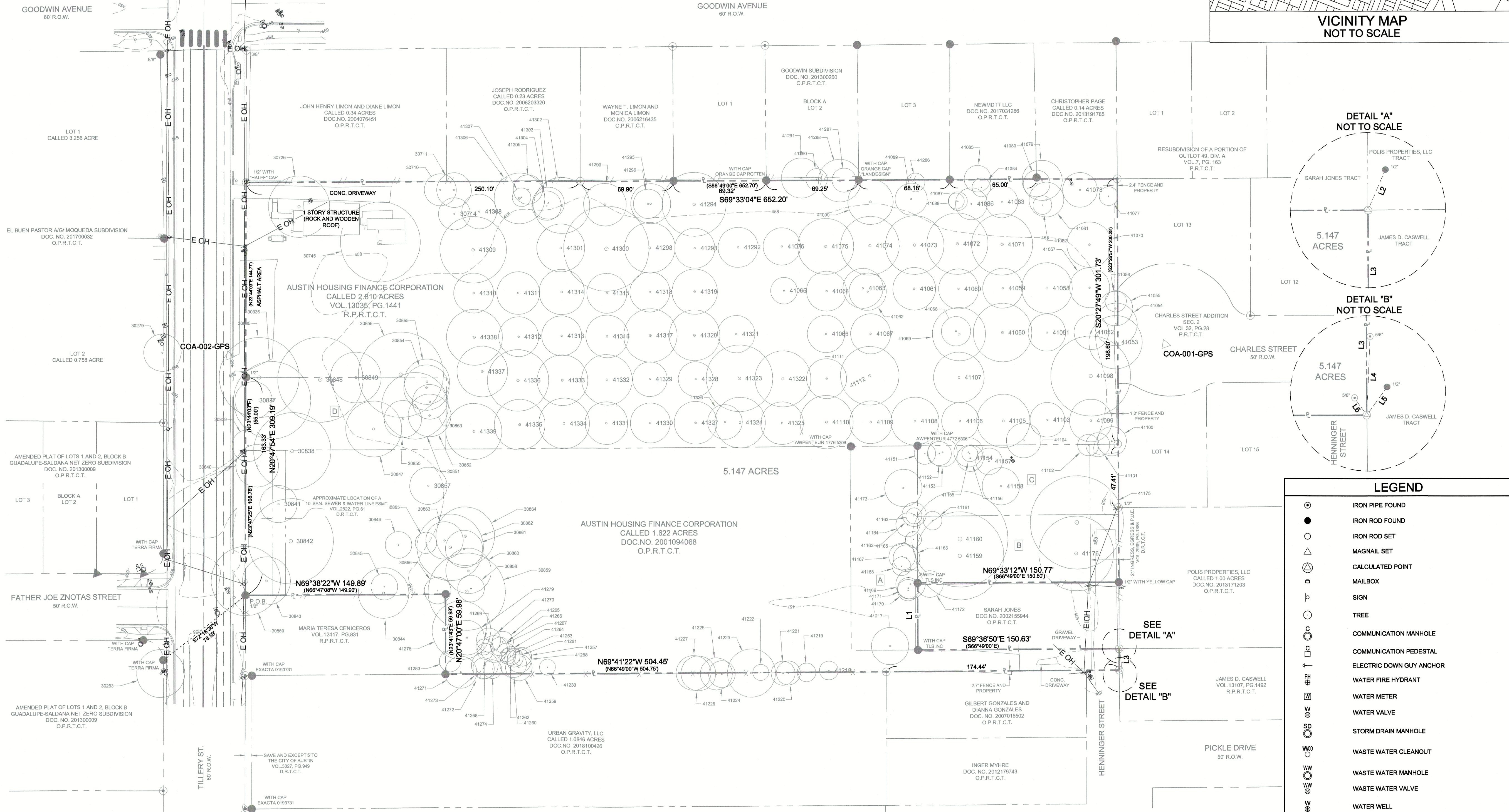
HORIZONTAL AND VERTICAL CONTROL					
STATION	GRID COORDINATES		SURFACE COORDINATES		DESCRIPTION
	NORTH	EAST	NORTH	EAST	
COA-001-GPS	10071120.96	3128226.66	10072228.79	3128570.76	MAG NAIL WITH "ZWA" WASHER
COA-002-GPS	10071360.48	3127567.98	10072468.33	3127912.01	MAG NAIL WITH "ZWA" WASHER

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S20°18'31"W	50.16'
L2	N43°47'29"E	0.58'
L3	S20°27'49"W	15.98'
L4	N23°02'31"E	1.41'
L5	N56°16'15"E	0.62'
L6	N14°53'13"W	0.32'

GEORGE J. NEIL SURVEY NO.1,
ABSTRACT NO.586



VICINITY MAP
NOT TO SCALE



DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

LEGEND

○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
△	MAGNAIL SET
○	CALCULATED POINT
□	MAILBOX
+	SIGN
○	TREE
○	COMMUNICATION MANHOLE
○	COMMUNICATION PEDESTAL
+	ELECTRIC DOWN GUY ANCHOR
+	WATER FIRE HYDRANT
○	WATER METER
○	WATER VALVE
○	STORM DRAIN MANHOLE
○	WASTE WATER CLEANOUT
○	WASTE WATER MANHOLE
○	WASTE WATER VALVE
○	WATER WELL
—	PROPERTY LINE
—	ELECTRIC OVERHEAD
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
—	WOOD FENCE
—	WIRE FENCE

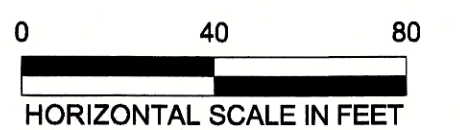
NOTE:

- 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

CITY OF AUSTIN, TEXAS
NEIGHBORHOOD HOUSING & COMMUNITY DEVELOPMENT
CONSTRUCTION & DEVELOPMENT
PECAN TILLEY TRACT
SURVEY
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY



NOTES	NAME	DATE
SURVEY BY	P.L.E.	12/15/18
DRAWN BY	J.A.O.	12/15/18
DESIGNED BY	-	-
CHECKED BY	-	-
REVIEWED BY	-	-



TAG NO.	TYPE	SIZE
30710	ASH	12"
30711	AMERICAN ELM	13"
30714	HACKBERRY	12"
30726	PECAN	23"
30745	PECAN	30"
30835	PECAN	30"
30836	PECAN	29"
30837	MAGNOLIA	14"
30838	PECAN	29"
30839	AMERICAN ELM	12"
30840	AMERICAN ELM	16"
30841	POPLAR	14"
30842	PECAN	32"
30843	ASH	18"
30844	ASH DBL	14" 10"
30845	ASH	10"
30846	ASH	10"
30847	PECAN	21"
30848	AMERICAN ELM	32"
30849	PECAN	19"
30850	PECAN	14"
30851	PECAN	25"
30852	PECAN	16"
30853	PECAN	13"
30854	PECAN	17"
30855	PECAN	17"
30856	PECAN	32"
30857	BOISE DARK	10"
30858	ASH	10"
30859	ASH DBL	22" 13"
30860	PECAN	17"
30861	PECAN	14"
30862	PECAN DBL	20" 10"
30863	PECAN	14"
30864	PECAN	22"
30865	ASH	8"
30866	ASH	10"
30869	AMERICAN ELM	26"
41050	PECAN	22"
41051	PECAN	14"
41052	PECAN	13"
41053	HACKBERRY	20"
41054	HACKBERRY DBL	11" 10"
41055	POPLAR DBL	10" 6"
41056	HACKBERRY	8"
41057	PECAN	15"
41058	PECAN	19"
41059	PECAN	15"
41060	PECAN	15"
41061	PECAN	16"
41062	PECAN	14"
41063	PECAN	15"
41064	PECAN	15"
41065	PECAN	10"
41066	PECAN	14"
41067	PECAN	15"
41068	PECAN	11"
41069	PECAN	20"
41070	PECAN	17"
41071	PECAN	23"
41072	PECAN	23"
41073	PECAN	22"
41074	PECAN	22"
41075	PECAN	21"
41076	PECAN	14"
41077	PECAN	7"
41078	HACKBERRY	13"
41079	HACKBERRY	15"

TAG NO.	TYPE	SIZE
41080	HACKBERRY	10"
41081	PECAN	13"
41082	POPLAR	7"
41083	PECAN	12"
41084	OAK	7"
41085	HACKBERRY	10"
41086	CHINABERRY DBL	8" 8"
41087	PECAN	7"
41088	ELM	6"
41089	PECAN	12"
41090	PECAN	17"
41098	PECAN DBL	23" 14"
41099	PECAN	16"
41100	PECAN	11"
41101	PECAN	9"
41102	POPLAR	8"
41103	PECAN	13"
41104	PECAN	13"
41105	PECAN	20"
41106	PECAN	14"
41107	PECAN DBL	13" 11"
41108	PECAN	18"
41109	PECAN	16"
41110	PECAN	20"
41111	PECAN	15"
41112	PECAN	22"
41151	POPLAR	8"
41152	POPLAR	9"
41153	POPLAR	11"
41154	PECAN	10"
41155	POPLAR	6"
41156	POPLAR	11"
41157	CHINABERRY	10"
41158	HACKBERRY	14"
41159	PECAN	35"
41160	BALD CYPRES	35"
41161	POPLAR	7"
41162	POPLAR	9"
41163	POPLAR	6"
41164	POPLAR DBL	6" 6"
41165	PECAN	6"
41166	PECAN	10"
41167	PECAN	10"
41168	PECAN	7"
41169	POPLAR	11"
41170	POPLAR	8"
41171	POPLAR	8"
41172	HACKBERRY	10"
41173	PECAN	14"
41175	PECAN	35"
41176	SYCAMORE	28"
41217	PECAN	14"
41218	HACKBERRY	7"
41219	HACKBERRY	7"
41220	HACKBERRY	9"
41221	HACKBERRY	9"
41222	HACKBERRY	6"
41223	ELM	TRL 9" 7" 11"
41224	HACKBERRY DBL	7" 5"
41225	HACKBERRY	12"
41226	HACKBERRY	13"
41227	HACKBERRY	13"
41230	CHINABERRY	6"
41257	ASH	7"
41258	ASH	9"
41259	ASH	10"
41260	ASH	10"
41261	ASH	7"

TAG NO.	TYPE	SIZE
41262	ASH	7"
41263	ASH	6"
41264	ASH	7"
41265	ASH	8"
41266	ASH	7"
41267	ASH	10"
41268	ASH	6"
41269	ASH	6"
41270	ASH	9"
41271	ASH	12"
41272	ASH	10"
41273	ASH	8"
41274	ASH	7"
41276	ASH	22"
41279	PECAN	13"
41283	ASH	8"
41286	ELM	7"
41287	HACKBERRY	9"
41288	PECAN DBL	11" 10"
41290	HACKBERRY	8"
41291	POPLAR	15"
41292	PECAN	15"
41293	PECAN	15"
41294	PECAN	24"
41295	PECAN	15"
41296	PECAN	11"
41298	PECAN DBL	11" 14"
41299	PECAN	16"
41300	PECAN DBL	21" 11"
41301	PECAN	18"
41302	PECAN	21"
41303	PECAN	12"
41304	PECAN	11"
41305	PECAN	11"
41306	PECAN	19"
41307	PECAN	7"
41308	HACKBERRY	13"
41309	PECAN DBL	17" 15"
41310	PECAN	15"
41311	PECAN	16"
41312	PECAN	15"
41313	PECAN	15"
41314	PECAN	17"
41315	PECAN	15"
41316	PECAN	16"
41317	PECAN DBL	14" 12"
41318	PECAN	15"
41319	PECAN	17"
41320	PECAN	19"
41321	POPLAR	14"
41322	PECAN DBL	16" 10"
41323	PECAN DBL	16" 14"
41324	PECAN	19"
41325	PECAN	16"
41326	PECAN	13"
41327	PECAN	16"
41328	PECAN	13"
41329	PECAN	13"
41330	PECAN	15"
41331	PECAN	16"
41332	PECAN	19"
41333	PECAN	19"
41334	PECAN	19"
41335	PECAN	19"
41336	PECAN	23"
41337	PECAN	19"
41338	PECAN DBL	14" 14"
41339	PECAN	21"

Legal Description:

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 3-8 of the Jacob Henniger Heirs Partition of Outlot 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. 2001094088 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 Administrative 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. 2004180744 Corporation and recorded in Document No. 2004190745 O.P.R.T.C.T. and being more particularly described by metes and bounds as follows:

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 Ceniceros 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 308.19 feet to a 1/2-inch iron rod with cap marked "HALFT" 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;

THENCE departing the existing east right-of-way line of said Tillery Street, with the north line of said 2.810 acre tract, S89°33'0"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. 201315191765 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 26 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°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;

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 150.83 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. 2015100426 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 Ceniceros tract, for the southernmost southwest corner of the parcel herein described;

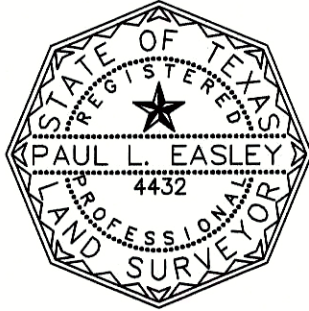
THENCE, departing the north line of said 1.0846 acre tract, with the east line of said Maria Teresa Ceniceros tract, same being a west line of said 1.622 acre tract, N20°47'00"E, a distance of 59.98 feet to an iron rod found at the northeast corner of said Maria Teresa Ceniceros tract, for an angle point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

THENCE, with the north line of said Maria Teresa Ceniceros 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.

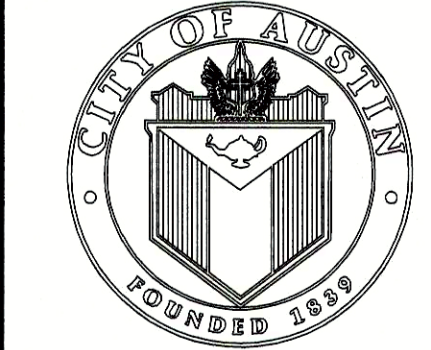
I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

PAUL L. EASLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4452
HALFF ASSOCIATES, INC., TBPLS FIRM NO. 10029607
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729, 512-777-4600.

12/21/18
DATE



CITY OF AUSTIN, TEXAS
NEIGHBORHOOD HOUSING & COMMUNITY DEVELOPMENT
CONSTRUCTION & DEVELOPMENT
PECAN TILLERY TRACT
SURVEY
TOPOGRAPHIC AND EXISTING RIGHT-OF-WAY



NOTES	NAME	DATE
SURVEY BY	P.L.E.	12/15/18
DRAWN BY	J.A.O.	12/15/18
DESIGNED BY	-	-
CHECKED BY	-	-
REVIEWED BY	-	-