

**FIELD NOTE DESCRIPTION**  
**5.472 ACRES**  
**GEORGE W. SPEAR LEAGUE**  
**CITY OF AUSTIN**  
**TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 5.472 ACRES OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF TRACT 1, TRACT 2, TRACT 3 AND TRACT 4 DESCRIBED IN A DEED TO THE CITY OF AUSTIN RECORDED IN VOLUME 13019, PAGE 1781 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 5.472 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone, grid. A map of survey was prepared to accompany this description.*

**BEGINNING** at an iron pipe found on the northeast right-of-way line of Justin Lane (**N 10096174.47 E 3120599.68**) at the southwest corner of the said Tract 3, the same being the northwest corner of Lot 1, Walker Subdivision, a subdivision of record in Book 85, Page 198B of the Plat Records of Travis County, Texas, from which a ½ inch diameter steel pin found on the northeast right-of way line of Justin Lane at an exterior corner of the said Lot 1 bears S 61°42'05" E, 308.87 feet;

THENCE, N 62°03'20" W, along the northeast right-of-way line of Justin Lane, the same being the southwest line of the said Tract 3 and Tract 2, at 37.26 feet passing the common corner of Tract 1, Tract 2 and Tract 3 and continuing for a **total distance of 154.69 feet** to an iron pipe found at the intersection with the east line of Ryan Drive at an angle point in the west line of the said Tract 2;

THENCE, N 11°20'27" W, a distance of 326.18 feet along the east right-of-way line of Ryan Drive, the same being the west line of the said Tract 2 and Tract 4, to an iron pipe found at the northwest corner of the said Tract 4, the same being the same being the southwest corner of that certain 1.512 acre tract called Tract Four in a deed to 3423 Crestview, LLC recorded in Document Number 2022110312 of the Official Public Records of Travis County, Texas, being more particularly described in Volume 7680, Page 541 of the Deed Records of Travis County, Texas;

THENCE, N 64°47'34" E, a distance of 507.08 feet to a "X" found cut in concrete on the west line of a strip of land conveyed to Capital Metropolitan Transit Authority by deed recorded in Volume 13187, Page 3118 of the Real Property Records of Travis County, Texas, being at the northeast corner of the said Tract 4, the same being the southeast corner of the said 1.512 acre Tract Four;

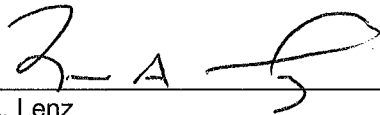
THENCE, along and with the east line of the said Tract 4, Tract 2, Tract 1 and then Tract 3, the same being the west line of the said Capital Metropolitan Transit Authority strip of land, the following two (2) courses and distances:

- 1) With a curve to the left, having a central angle of 1°57'35", a radius of 2889.93 feet, an arc of 98.84 feet and a chord bearing and distance of S 24°23'37" E, 98.84 feet to a "X" found cut in concrete;

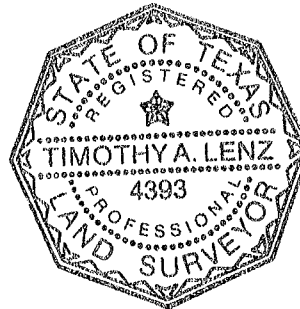
- 2) S 25°15'52" E, at 23.69 feet passing an iron pipe found at the southeast corner of the said Tract 4, the same being the northeast corner of the said Tract 2 and continuing for a **total distance of 338.42 feet** to an iron pipe found at the southeast corner of the said Tract 3, the same being the northeast corner of the said Lot 1, Walker Subdivision, from which a ½ inch diameter steel pin found at the southeast corner of the said Lot 1 bears S 25°15'52" E, 267.30 feet;

THENCE, S 64°25'04" W, a distance of 491.44 feet along the south line of the said Tract 3, the same being the north line of the said Lot 1, to the **PLACE OF BEGINNING**, containing 5.472 acres of land, more or less.


**AUGUST 9, 2023**



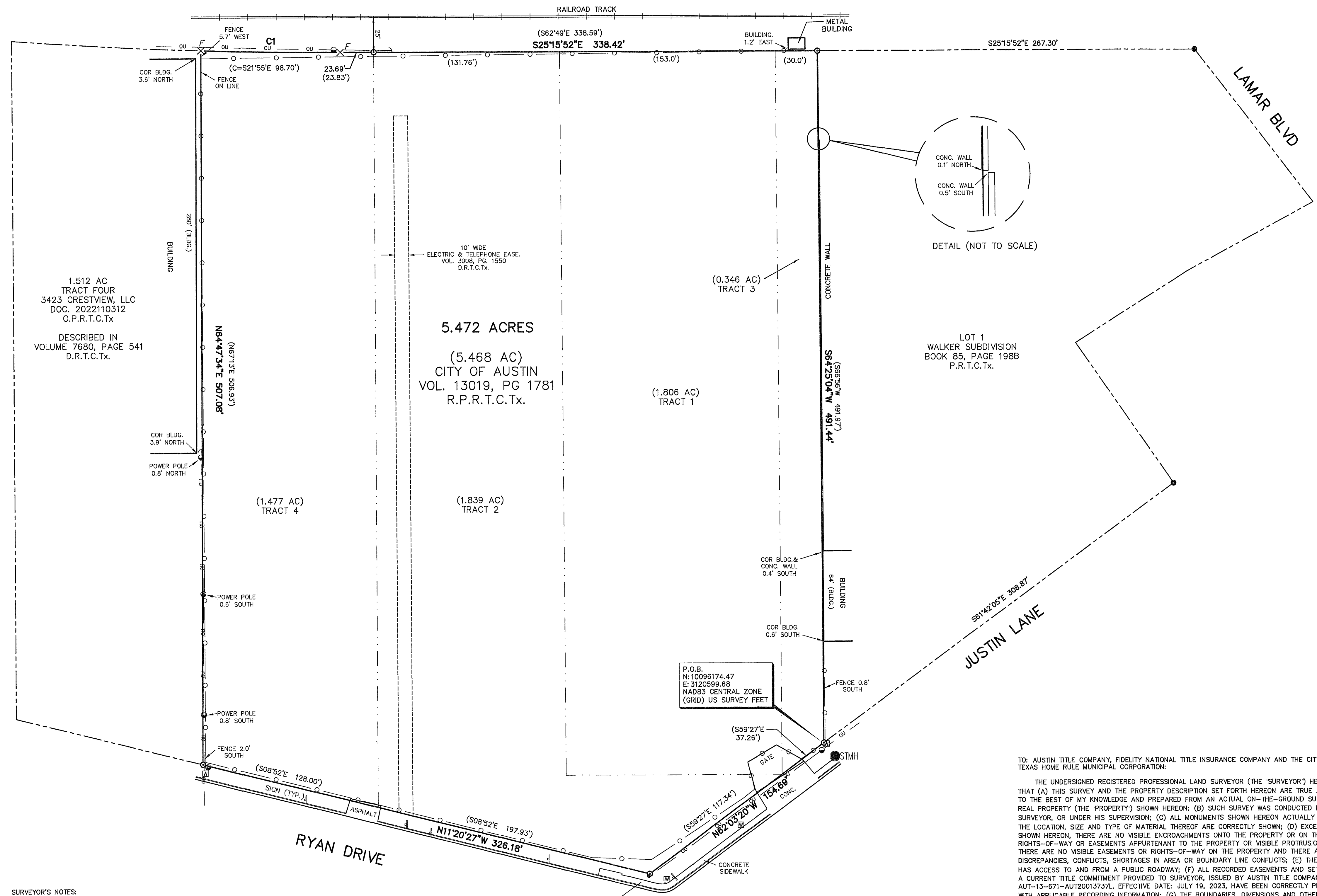
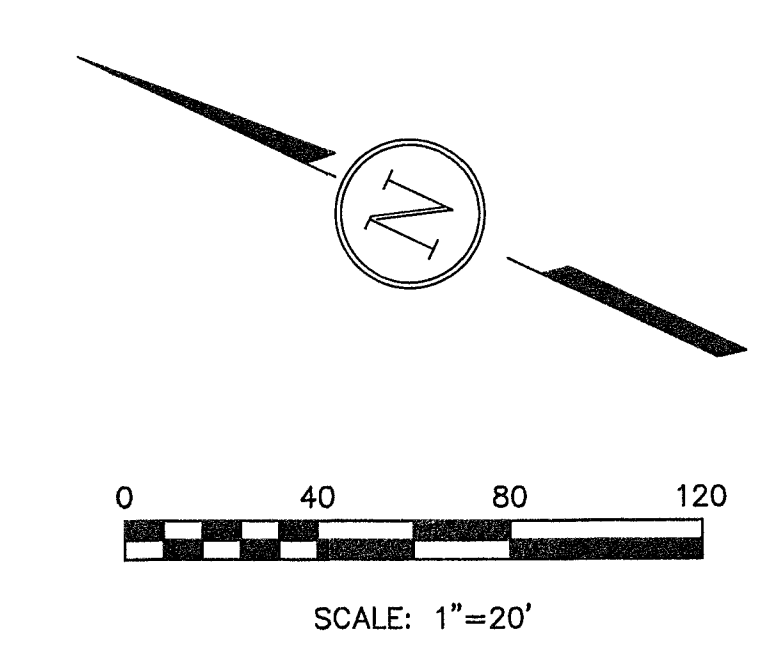
Timothy A. Lenz  
Lenz & Associates, Inc.  
Firm Number 100290-00  
4150 Freidrich Lane, Suite A-1  
Austin, Texas 78744  
(512) 443-1174



(2023-0320.docx)

FIELD NOTES REVIEWED  
BY:  DATE: 08/24/23  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

CAPITAL METROPOLITAN TRANSIT AUTHORITY  
VOL. 13187, PAGE 3118 R.P.R.T.C.Tx.



- LEGEND**
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
  - 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
  - PIPE FOUND
  - CONCRETE MONUMENT FOUND
  - NAIL FOUND
  - NAIL SET
  - COMPUTED POINT
  - MAG NAIL FOUND
  - MAG NAIL SET W/WASHER MARKED 'LENZ & ASSOC.'
  - 'X' FOUND
  - 'X' SET
  - SPINDLE FOUND
  - SPINDLE SET
  - WOOD FENCE
  - WIRE FENCE
  - CHAIN LINK FENCE
  - METAL FENCE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - B.L. BUILDING LINE
  - POWER POLE
  - OVERHEAD UTILITY LINE
  - DOWN GUY
  - (BRG-DIST.) RECORD CALL
  - MANHOLE (VARIOUS TYPES)
  - CLEAN-OUT
  - VALVE
  - AIR CONDITIONER
  - ELEC BOX
  - TRANSFORMER ON PAD
  - TEL/CABLE RISER/BOX
  - FIRE HYDRANT
  - STREET LIGHT
  - WATER METER
- O.P.R.T.C.Tx OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
R.P.R.T.C.Tx REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
P.R.T.C.Tx PLAT RECORDS OF TRAVIS COUNTY, TEXAS

**SURVEYOR'S NOTES:**

- BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE, GRID, COMBINED SURFACE TO GRID SCALE FACTOR 0.999913885, GRID TO SURFACE SCALE FACTOR 1.000086122.
- A METES AND BOUNDS (FIELD NOTE) LEGAL DESCRIPTION WAS PREPARED TO ACCOMPANY THIS MAP OF SURVEY WHICH IS ALSO INCLUDED HEREON.

SURVEYOR NOTES REGARDING ITEMS LISTED IN SCHEDULE B, 10(g) AND 10(h), OF TITLE COMMITMENT PREPARED BY AUSTIN TITLE COMPANY (CF NO. AUT-13-671-AUT20013737L, EFFECTIVE DATE JULY 19, 2023) CALLED TO AFFECT THE PROPERTY DESCRIBED HEREON:

10(g) EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 530, PAGE 260, DEED RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THE TRACT DESCRIBED HEREON.

10(h) EASEMENT TO CITY OF AUSTIN FOR ELECTRIC AND TELEPHONE LINES, BEING MORE PARTICULARLY DESCRIBED THEREIN, RECORDED IN VOLUME 3008, PAGE 1550, DEED RECORDS OF TRAVIS COUNTY, TEXAS, EASEMENT IS PLOTTED HEREON.

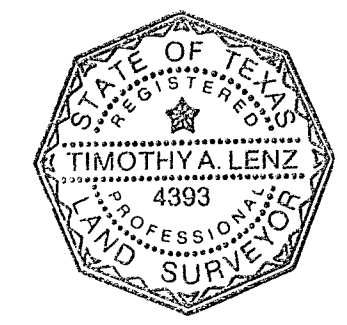
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°57'35"	2889.93'	98.84'	S24°23'37"E	98.84'

TO: AUSTIN TITLE COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND THE CITY OF AUSTIN, A TEXAS HOME RULE MUNICIPAL CORPORATION.

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (THE 'SURVEYOR') HEREBY CERTIFIES THAT (A) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY (THE 'PROPERTY') SHOWN HEREON; (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS SUPERVISION; (C) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (D) EXCEPT AS MAY BE SHOWN HEREON, THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE PROPERTY OR ON THE RIGHTS-OF-WAY OR EASEMENTS APPURTENANT TO THE PROPERTY OR VISIBLE PROTRUSIONS THEREFROM, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS; (E) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; (F) ALL RECORDED EASEMENTS AND SETBACK LINES IN A CURRENT TITLE COMMITMENT PROVIDED TO SURVEYOR, ISSUED BY AUSTIN TITLE COMPANY, OF NO. AUT-13-671-AUT20013737L, EFFECTIVE DATE: JULY 19, 2023, HAVE BEEN CORRECTLY PLOTTED HEREON WITH APPLICABLE RECORDING INFORMATION; (G) THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT; AND (H) THIS SURVEY COMPLIES WITH CURRENT STANDARDS FOR A CATEGORY 1A, CONDITION 2 SURVEY AS SPECIFIED BY THE LATEST EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS.

DATE OF SURVEY 9th DAY OF AUGUST, 2023  
DATE OF MAP - AUGUST 24, 2023

*[Signature]*  
TIMOTHY A. LENZ  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4150 FREDRICH LANE, SUITE A-1  
AUSTIN, TEXAS 78744  
(512) 443-1174



**TSPS LAND TITLE SURVEY**

5.472 ACRES

GEORGE W. SPEAR LEAGUE

CITY OF AUSTIN

TRAVIS COUNTY, TEXAS.

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**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FREDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744

SURVEY #: 2023-0320 F.B. 1226/33