

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 451 SQUARE FEET OF LAND IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THE RIGHT-OF-WAY OF CESAR CHAVEZ STREET, ACCORDING TO THE MAP OR PLAT OF THE ORIGINAL CITY OF AUSTIN ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, TRAVIS COUNTY, TEXAS; SAID 451 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a bolt found on the north right-of-way line of West Cesar Chavez Street, at the most westerly corner of that certain tract of land dedicated as right-of-way by instrument recorded in Volume 12678, Page 624 of the Real Property Records of Travis County, Texas, at the most southerly southeast corner of Lot 1A, Block 1, Thomas C. Green Subdivision as recorded in Document No. 201200136 of the Official Public Records of Travis County, Texas, as corrected by instrument recorded in Document No. 2012159776 of the Official Public Records of Travis County, Texas, said bolt found having grid coordinates of N 10,069,531.66, E 3,112,298.02 (Texas State Plane Coordinate System, NAD 83, Texas Central Zone, combined scale factor is 1.0000546074), from which an X-mark found in concrete at the original southwest corner of Lot 1, Block 185 of said Original City of Austin bears N73°25'24"W a distance of 606.60 feet; Thence, with the north right-of-way line of said Cesar Chavez Street and the south line of said Lot 1A, Block 1, N73°25'24"W a distance of 76.55 feet to a calculated point for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE S16°34'36"W a distance of 6.00 feet to a calculated point for the southeast corner of this tract;

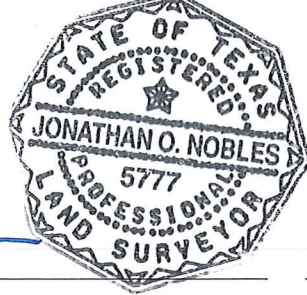
THENCE, six (6) feet south of and parallel with the north right-of-way line of said Cesar Chavez Street, N73°25'24"W a distance of 75.18 feet to a calculated point for the southwest corner of this tract;

THENCE N16°34'36"E a distance of 6.00 feet to a calculated point on the north right-of-way line of said Cesar Chavez Street, on the south line of said Lot 1A, Block 1, for the northwest corner of this tract, from which a ½" iron rod set with cap stamped TERRA

FIRMA at the southwest corner of said Lot 1A, Block 1 bears N73°25'24"W a distance of 98.88 feet;

THENCE, with the north right-of-way line of said Cesar Chavez Street and the south line of said Lot 1A, Block 1, S73°25'24"E a distance of 75.18 feet to the POINT OF BEGINNING, and containing 451 square feet (0.010 acre) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground under my supervision on September 20, 2011 and are true and correct to the best of my knowledge. A sketch accompanies this description.




Jonathan O. Nobles

Registered Professional Land Surveyor No. 5777



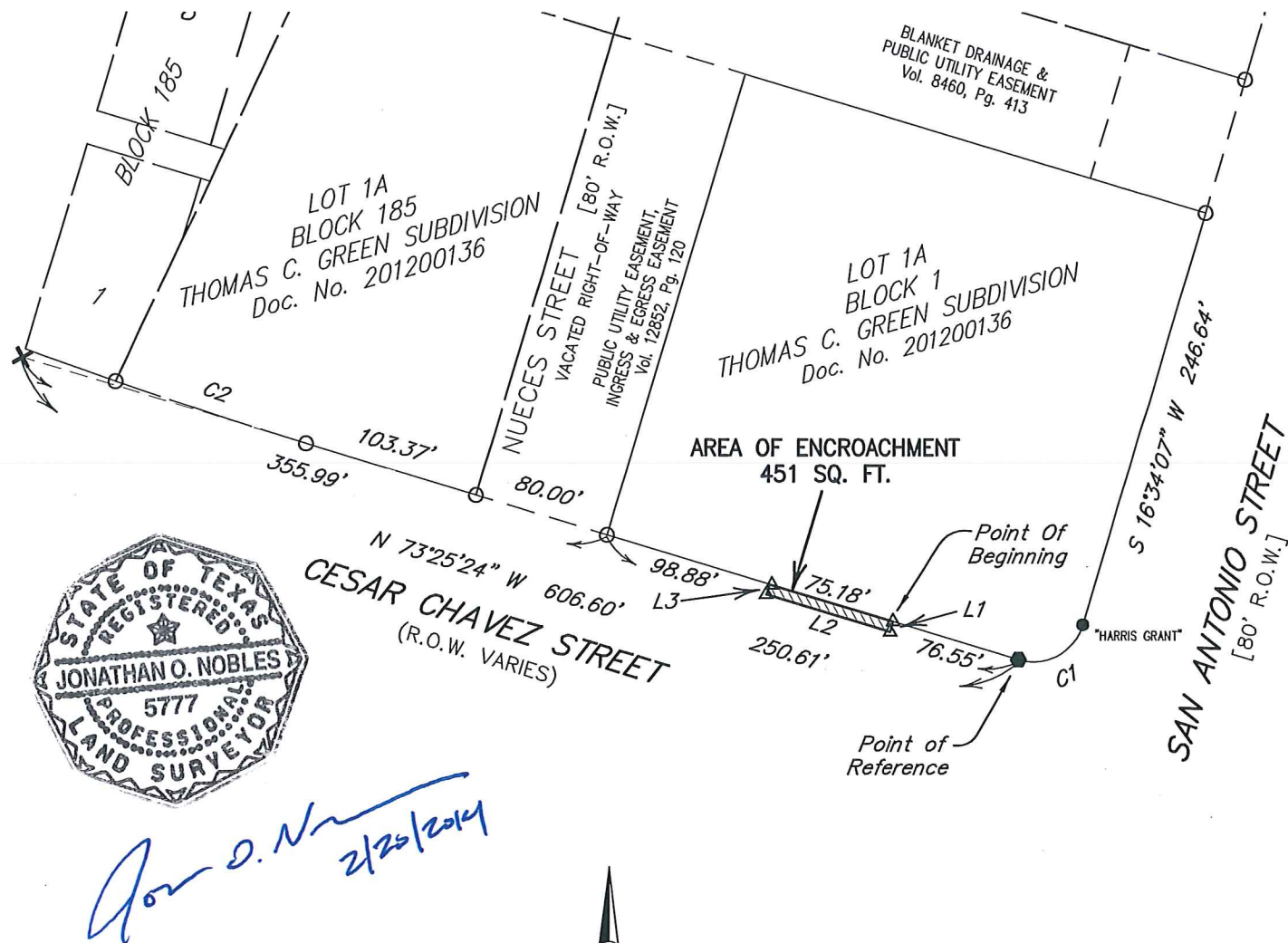
Date

Client: Hanover
Date: February 20, 2014
Job No.: 0A648-002
FB: 621 & 623
File: J:\Projects\A648...\0002...\Survey\Legal\A648-002-Encroachment-FN.doc
TCAD No.: 01-0500-04
Austin Grid No.: H-22

BEARING BASIS NOTE:

Horizontal datum based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.
Distances shown are surface values. Combined scale factor is 1.0000546074.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°34'36" W	6.00'
L2	N 73°25'24" W	75.18'
L3	N 16°34'36" E	6.00'

SCALE: 1"=100'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	46.96'	42.31'	S 61°38'55" W
C2	2957.41'	116.93'	116.92'	N 72°17'26" W

LEGEND

- 1/2" IRON ROD FOUND
- BOLT FOUND
- ▲ P-K NAIL FOUND
- ✕ "X"-MARK FOUND IN CONCRETE
- 1/2" IRON ROD SET W/CAP
STAMPED "TERRA FIRMA"
- △ CALCULATED POINT

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000546074.

Client : Hanover R. S., LP
Date : February 20, 2014
Office : J. Nobles, M. Carney, S. Barger
Crew : J. Jones, S. Barger, R. Meyer, B. Riggsby
F.B. : 621/74, 622/5
Job No : 0A648-0002-00/500
File : J:\Projects\A648\002\Survey\Drawing Files\Esmts\A648-002_Encroachment.dwg
J:\Projects\A648\001\Survey\Point Files\A648-001.crd

terra firma LAND SURVEYING

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