



**Professional Land Surveying, Inc.  
Surveying and Mapping**

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Austin, Texas 78744

EXHIBIT " \_\_\_\_\_ "

PORTION OF LOT 3,  
ORIENS PARK SECTION SEVEN  
AND CITY OF AUSTIN  
197.59 ACRE TRACT  
(PERMANENT USE AREA)

**0.176 ACRES  
CITY OF AUSTIN FULL PURPOSE LIMITS, TRAVIS COUNTY, TEXAS  
J.C. TANNEHILL SURVEY NO. 29, ABS. NO. 22**

A DESCRIPTION OF 0.176 ACRES (APPROXIMATELY 7,658 SQ. FT.) IN THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT 22, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, ORIENS PARK SECTION SEVEN, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 192B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 197.59 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 20, 2002 AND RECORDED IN DOCUMENT NO. 2002178092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.176 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for in the northeast line of said Lot 3, same being an angle point in the northeast line of the said 197.59 acre tract, being also the southernmost corner of a 21.12 acre tract described in Volume 545, Page 263 of the Deed Records of Travis County, Texas, from which a 1/2" rebar found for an angle point in the northwest line of the said 197.59 acre tract, being the easternmost corner of said 21.12 acre tract, bears North 28°22'56" East, a distance of 513.62 feet;

**THENCE** crossing Lot 3 and said 197.59 acre tract, the following three (3) courses and distances:

1. South 19°13'59" East, a distance of 242.02 feet to a calculated point;
2. South 79°37'27" West, a distance of 30.36 feet to a calculated point;
3. North 19°13'59" West, a distance of 268.54 feet to a calculated point in the northeast line of Lot 3, same being the northeast line of the 197.59 acre tract, being also in the southwest line of the said 21.12 acre tract, from which a 1/2" rebar found for the northernmost corner of said Lot 3, same being in the northeast line of the 197.59 acre tract, being in the southwest line of said 21.12

acre tract, being also the easternmost corner of Lot 1, Block A, Oriens Park Section Ten, a subdivision of record in Volume 87, Page 31A of the Plat Records of Travis County, Texas, bears North 63°06'54" West, a distance of 41.26 feet;

**THENCE** South 63°06'54" East with the northeast line of Lot 3, same being the northeast line of the 197.59 acre tract and the southwest line of the 21.12 acre tract a distance of 43.28 feet to the **POINT OF BEGINNING**, containing 0.176 acres of land, more or less.

Surveyed on the ground on August 20, 2014.

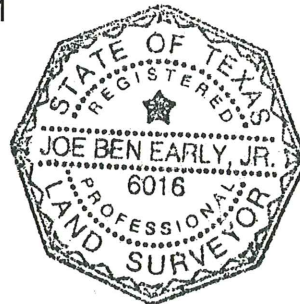
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

Attachments: Survey Drawing No. 966-001-PUA1



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
T.X.B.L.S. Firm No. 10124500

8/25/14  
Date



REFERENCES:  
TCAD Property ID: 209780  
Austin Grid Map M-25

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.176 ACRES (APPROXIMATELY 7,658 SQ. FT.) IN THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT 22, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, ORIENS PARK SECTION SEVEN, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 192B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 197.59 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 20, 2002 AND RECORDED IN DOCUMENT NO. 2002178092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



1" = 60'

PORTION OF 21.12 ACRE  
LOT NO. 1, P.W.  
SEIDERS HOME TRACT  
(545/263)

CITY OF AUSTIN  
197.59 ACRES  
(2002178092)

LEGEND	
●	1/2" REBAR FOUND
△	CALCULATED POINT
( )	RECORD INFORMATION

P.O.B.

L4  
L2  
L3

LOT 1  
BLOCK A  
ORIENS PARK SECTION TEN  
(87/31A)

CITY OF AUSTIN  
197.59 ACRES  
(2002178092)

LOT 3  
ORIENS PARK  
SECTION SEVEN  
(86/192B)

CITY OF AUSTIN  
197.59 ACRES  
(2002178092)

S19°13'59"E 242.02'  
N19°13'59"W 268.54'



8/25/14

PERMANENT USE AREA  
0.176 ACRES  
APPROX. 7,658 SQ. FT.

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD CHORD)
L1	S79°37'27"W	30.36'	
L2	S63°06'54"E	43.28'	
L3	N63°06'54"W	41.26'	
L4	N63°06'54"W	84.54'	(S61°43'33"E 84.72')
L5	N28°22'56"E	513.62'	(N29°44'06"E 513.72')

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 966-001-PUA1

Chaparral

DATE OF SURVEY: 08/20/14  
PLOT DATE: 08/25/14  
DRAWING NO.: 966-001-PUA1  
PROJECT NO.: 966-001  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB