

**From:** [Heldenfels, Leane](#)  
**To:** [Ramirez, Diana](#)  
**Subject:** c15-2018-0034, 6919 1/2 Airport Boulevard, aug 13 late back up packet - add email and attachment  
**Date:** Monday, August 13, 2018 1:16:21 PM  
**Attachments:** [survey - EE revision shift.pdf](#)

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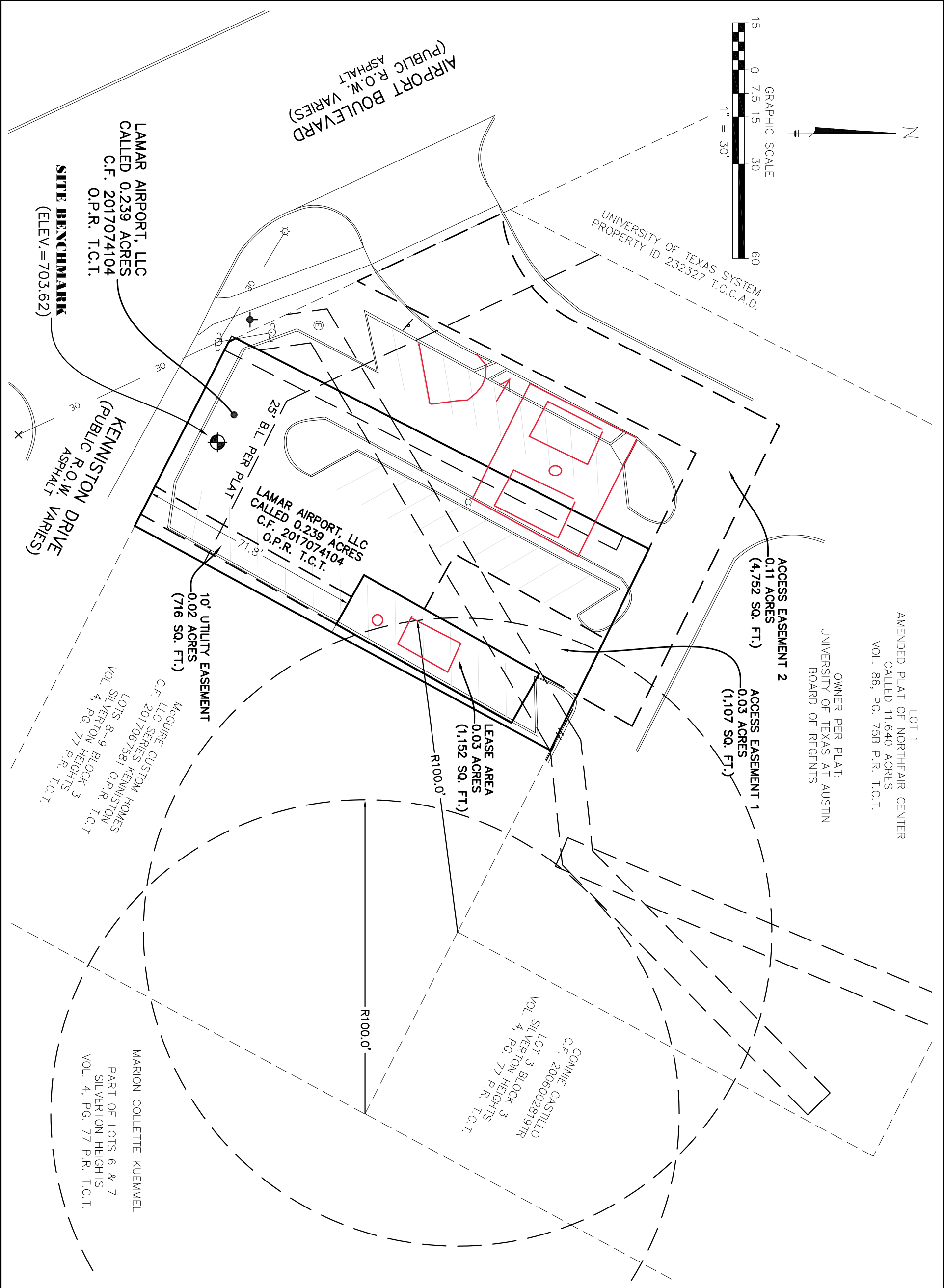
**From:** [REDACTED]  
**Sent:** Thursday, August 02, 2018 3:11 PM  
**To:** Heldenfels, Leane; [REDACTED]  
**Subject:** RE: 6919 1/2 Airport Boulevard - ZBOA request



Leane, shifting a small portion of the site out of the AE electrical easement. Our surveyor indicated that easement was a 1950 easement still in place but not being used. Eben Kellog provided us info indicating that was not correct. It is a 1985 recorded active elect easement. Sorry for the last minute change. Kit does not change the pole location, only the wall. I will also import the 2 evergreen trees and the wall note on your plans.

***Vincent G. Huebinger***


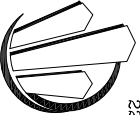
Vincent Gerard & Assoc. Inc  
1715 S. Capital Texas Hwy, Suite 207  
Austin, Texas 78746  
512 328-2693 (O) 512 423-0853 (M)





AS-BUILT SURVEY		
IN THE		
JAMES P. WALLACE SURVEY, ABSTRACT 979 TRAVIS COUNTY, TEXAS		
FOR: CROWN CASTLE		
SITE: HIGHLAND VILLAGE SITE NO: 824529 ADDRESS: 6929 AIRPORT BOULEVARD AUSTIN, TX 78752 TRAVIS COUNTY		
 2000 CORPORATE DRIVE CANONSBURG, PA 15317 SURVEY WORK PERFORMED BY:		
TOWN & COUNTRY SURVEYORS - A LANDPOINT COMPANY 2219 SAWDUST ROAD, STE. 2003 THE WOODLANDS, TX 77380 (281) 465-8730 WWW.LANDPOINT.NET TBPIS REG. NO. 10194172		
DRAWN BY: BJD	CHECKED BY: RS	JOB #: 17-1690
SURVEYOR'S NOTES		
1. BASIS OF BEARING, TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE (NAD83).		
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.		
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.		
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT, G.F. NO. 25373, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ON JUNE 28, 2013, WITH AN EFFECTIVE DATE OF JUNE 21, 2013.		
SITE BENCHMARK 		
SET MAG NAIL IN ASPHALT EL. 703.62 (GEOID 12)		
LOCATED APPROXIMATELY 6 FEET NORTHEAST OF THE SOUTHWEST CURB OF A PARKING LOT, AS SHOWN ON SURVEY. ELEVATIONS AS MEASURED WITH TRIMBLE R10 USING AREA VRS NETWORK.		
SURVEYOR'S CERTIFICATION		
I HEREBY CERTIFY TO CROWN CASTLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, THAT THE ABOVE IS A REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.		
TOWN AND COUNTRY SURVEYORS - A LANDPOINT COMPANY		
JAY DEAN CANINE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4349 DATE: DECEMBER 22, 2017 Revised January 2, 2018: Modify Access Easement 2 and add a 10' wide Utility Easement. Revised January 8, 2018: Add Title and 100' Radius Exhibit.		
SHEET 2 OF 3		



LEASE AREA DESCRIPTION:		BEING 0.03 acres (1,152 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.03 acre tract of land being more particularly described by metes and bounds as follows:
COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas, conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.;		
THENCE North 28'23'18" East, along and with the common line of said 0.239 acres and said Lots 8 – 9, a distance of 71.27 feet to a point;		
THENCE North 60'37'12" West, over and across said 0.239 acres, a distance of 2.89 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the south corner and POINT OF BEGINNING of the herein described tract;		
THENCE North 60'37'12" West, a distance of 18.00 feet to a square chiseled in asphalt, set for the west corner of the herein described tract;		
THENCE North 29'22'48" East, a distance of 64.00 feet to a square chiseled in asphalt, set for the north corner of the herein described tract;		
THENCE South 60'37'12" East, a distance of 18.00 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the east corner of the herein described tract;		
THENCE South 29'22'48" West, a distance of 64.00 feet to the POINT OF BEGINNING and containing a computed 0.03 acres (1,152 square feet) of land.		
10' UTILITY EASEMENT DESCRIPTION:		
BEING 0.02 acres (716 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.02 acre tract of land being more particularly described by metes and bounds as follows:		
COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas (P.R. T.C.T.), conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.;		
THENCE North 62'58'55" West, along and with the south line of said 0.239 acres and the north right-of-way line of said Kenniston Drive, a distance of 4.13 feet to the south corner and POINT OF BEGINNING of the herein described tract;		
THENCE North 62'58'55" West, continuing along and with said common line, a distance of 10.01 feet to the west corner of the herein described tract;		
THENCE North 29'22'48" East, over and across said 0.239 acre tract, a distance of 71.84 feet to the north corner of the herein described tract, lying on the south line of a 0.03 acre Lease Area;		
THENCE South 60'37'12" East, along and with the south line of said lease area, a distance of 10.00 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the east corner of the herein described tract;		
THENCE South 29'22'48" West, a distance of 71.43 feet to the POINT OF BEGINNING and containing a computed 0.02 acres (716 square feet) of land.		
ACCESS EASEMENT 1 DESCRIPTION:		
BEING 0.03 acres (1,107 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.03 acre tract of land being more particularly described by metes and bounds as follows:		
COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas (P.R. T.C.T.), conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.;		
THENCE North 28'23'18" East, along and with the common line of said 0.239 acres and said Lots 8 – 9, a distance of 150.31 feet to a point in a southwest line of Lot 1, Amended Plat of Northfair Center, recorded under Volume 86, Page 75B P.R. T.C.T.;		
THENCE North 63'55'02" West, along and with a common line of said 0.239 acres and said Lot 1, a distance of 19.56 feet to a point, for the most eastern south corner of a 0.11 acre Access Easement (A.E.) and the east corner and POINT OF BEGINNING of the herein described tract;		
THENCE South 29'22'48" West, over and across said 0.239 acres, at a distance of 13.90 feet passing a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the north corner of a 0.03 acre Lease Area, and continuing along the northwest line of said Lease Area, in all a total distance of 55.90 feet to a point, for the south corner of the herein described tract;		
THENCE North 60'37'12" West, a distance of 20.00 feet to a point, for the west corner of the herein described tract;		
THENCE North 29'22'48" East, a distance of 54.75 feet to a point in a southwest line of said Lot 1 and said A.E., for the north corner of the herein described tract;		
THENCE South 63'55'2" East, along and with the southwest line of said Lot 1 and said A.E., a distance of 20.03 feet to the POINT OF BEGINNING and containing a computed 0.03 acres (1,107 square feet) of land.		
ACCESS EASEMENT 2 DESCRIPTION:		
BEING 0.11 acres (4,752 square feet) of land, out of a called Lot 1, Amended Plat of Northfair Center, owner per plat is University of Texas at Austin Board of Regents, recorded under Volume 86, Page 75B in the Plat Records of Travis County, Texas (P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.11 acre tract of land being more particularly described by metes and bounds as follows:		
COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 P.R. T.C.T., conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.;		
THENCE North 28'23'18" East, along and with the common line of said 0.239 acres and said Lots 8 – 9, a distance of 150.31 feet to a point in a southwest line of said Lot 1;		
THENCE North 63'55'02" West, along and with the common line of said 0.239 acres and said Lot 1, a distance of 19.56 feet to a point, for the east corner of a 0.03 acre Access Easement (A.E.) and the most eastern south corner and POINT OF BEGINNING of the herein described tract;		
THENCE North 63'55'02" West, continuing along and with said common line, and continuing over and across said Lot 1, a distance of 85.71 feet to a point for an internal corner of the herein described tract;		
THENCE South 26'58'45" West, a distance of 120.80 feet to a point in the northeast Right-of-Way (R.O.W.) line of Airport Boulevard (public R.O.W. varies), for the most southern south corner of the herein described tract;		
THENCE North 25'08'19" West, along and with said northeast R.O.W. line, a distance of 50.83 feet to a point for the west corner of the herein described tract, from which a found 5/8 inch iron rod bears North 25'08'19" West, a distance of 2.89 feet;		
THENCE along and with a curve to the LEFT, having a radius of 42.73 feet, a delta angle of 58'02"54", and whose long chord bears North 56'00'12" East, a distance of 41.46 feet to a tangent point for corner of the herein described tract;		
THENCE North 26'58'45" East, a distance of 73.03 feet to a point for the north corner of the herein described tract;		
THENCE South 63'55'02" East, a distance of 106.55 feet to a point for the east corner of the herein described tract;		
THENCE South 29'22'48" West, a distance of 20.03 feet to the POINT OF BEGINNING and containing a computed 0.11 acres (4,752 square feet) of land.		
AS-BUILT SURVEY IN THE JAMES P. WALLACE SURVEY, ABSTRACT 979 TRAVIS COUNTY, TEXAS		
POB: CROWN CASTLE		
SITE: HIGHLAND VILLAGE SITE NO: 824529 ADDRESS: 6929 AIRPORT BOULEVARD AUSTIN, TX 78752 TRAVIS COUNTY		
 2000 CORPORATE DRIVE CANONSBURG, PA 15317		
SURVEY WORK PERFORMED BY:		
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DRAWN BY: BJD    CHECKED BY: RS    JOB #: 17-1690		
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