H03/19

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: <u>survey - EE revision shift.pdf</u>

From:

Sent: Thursday, August 02, 2018 3:11 PM **To:** Heldenfels, Leane;

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)



Clerk's File Number

N 60°37'12" W

2.89

BEARING **LINE TABLE**

LENGTH

LEASE AREA
ACCESS EASEMENT 1
ACCESS EASEMENT 2
10' UTILITY EASEMENT

716

ABBREVIATIONS

Plat Records Right—of—Way Travis County, Spot elevation POINT OF COMMENCING with cap stamped Set 5/8-inch iron LANDPOINT 10194172" square in Texas

RADIUS **CURVE TABLE** 58°02'54" DELTA "SQR" 100.00 N 56°00'12" E CHD. BRG. Map Records Official Public Records POINT OF BEGINNING CHORD 41.46

Federal
Ite Map
I active
I to be ۲ 6 5 4 ᅜ 8 16 N 60°37'12" W S 29°22'48" W S 29°22'48" W N 29°22'48" E N 62°58'55" W S 29°22'48" W N 26°58'45" E N 29°22'48" E S 63°55'02" E N 29°22'48" E S 60°37'12" E S 60°37'12" E S 63°55'02" E 106.55 120.80 73.03 85.71 85.71 54.75 20.00 55.90 71.43 10.00 71.84 64.00 18.00 10.01

N 29°22'48" E

Emergency Management Agency's Flood Insurance Rate for Travis County, Texas, Map Number 48453C0455J a date of January 6, 2016, the map indicates this tract t in Zone "X", determined to be outside 100 year flood p None of this plat lies within a designated Special Flood Hc Area, inundated by 100 year flood or Other Flood Areas.

Hazard Area,

this statement does not imply that tructures there-

imply that

Special Flood the property

Flood

from made

the randomy or de by scaling

the

FND. N 2

). 5/8" I.R. BEARS 25°08'19" W, 2.89'

704.38 704.22

£15

ASPHALT

12"SQR"-

GRASS

X 704.42 703.99

if this

flood damage. This determination ha the property on the referenced map an elevation survey. This flood sta and/or the structures thereon

will be free tion has been map and is r

statement

an elevation survey. This flood s iability on the part of the surveyor

FLOOD

NOTE:

have Flood

examined

NO. Ω

LENGTH 43.29

42.73

20"

OAK

GRASS

19

20"

OAK

X705.12 704.71

20" OAK-

118/

P.O.B. ACCESS E

S EASEMENT 1 EASEMENT 2

(10m.

175

N 60°37'12" W 18.00 PROPERSITY OF TEXAS FND. S SYSTEM T.C.C.A.D. 5/8" _ .70

704.79 705.10

ACCESS EASEMENT
O.11 ACRES (4,752 SQ. FT.)

ACCESS EASEMENT -0.03 ACRES (1,107 SQ. FT.)

97. 97. È COORDINATES NAD 8 30° 20° 07.79" N 37° 43° 01.62" W 83

PROPOSED

TOWER LOCATION

LEGEND

© COORDINATES | 30° 20° 07.05" N 97° 43° 00.60" W NAD

27

ELECTRIC MANHOL FIRE HYDRANT LIGHT POLE

OVERHEAD ELECTRIC LINE SIGN PROPERTY MONUMENT WOOD FENCE

(Elevations as measured area VRS network and established benchmark)

with are

Trimble R10 not tied t

to an

Elevation at

Ground=704.00'

MONOPOLE

TOWER:

o ∂ ⋫∳

SITE: ADDRESS:

HIGHLAND VILLAGE

6929 AIRPORT BOULEVARD AUSTIN, TX 78752 TRAVIS COUNTY

WALLACE SURVEY, ABSTRACT TRAVIS COUNTY, TEXAS

979

FOR: CROWN CASTLE

AS—BUILT SURVEY

CASTLE

2000 CORPORATE DRIVE CANONSBURG, PA 15317

TOWN & COUNTRY SURVEYORS

- A LANDPOINT COMPANY
2219 SAWDUST ROAD, STE. 2003
THE WOODLANDS, TX 77380
(281)465-8739
WWW.LANDPOINT.NET
TBPLS REG. NO. 10194172

SURVEYOR'S NOTES

PLANE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY. 1. BASIS OF BEARING, TEXAS STATE PL COORDINATES, TEXAS CENTRAL ZONE (NAD83).

3. THIS SURVEY DOES NOT REPRESENT 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.

LEASE AREA -0.03 ACRES (1,152 SQ.

SITE BENCHMARK

EF. 703.62 (GEOID 12) MAG NAIL IN ASPHALT

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 SUPPERVISION.

TOWN AND COUNTRY SURVEYORS
A LANDPOINT COMPANY

JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345
DATE: DECEMBER 22, 2017

Revised January 2, 2018: Modify Access Easemei 2 and add a 10' wide Utility Easement.
Revised January 8, 2018: Add Title and 100' Radius Exhibit.

Volume , Texas. SITE BENCHMARK (ELEV.=

703.62)

Lands Vallend L

KENNISTON DRIVE

 \overline{G}

30,

6

P.O. ALL PRACTS WEN-

10p. 100.

10n.

10m.

10j.

November 20, Deed Records (

shown in instrument to the City 1968 recorded in Volume 3621, P of Travis County, Texas. **LOCATED**

ent to the City of Austin, da: Volume 3621, Page 2037 of Texas. **LOCATED NORTHWEST**

dated of the **ST OF**

702.95

702.56 703.2

CZJRAV JUOB T R.O.W. TIAHGZA

703.

7704.18 GRASS ~

703.61 GRASS

CONCRETE

CALLED AIRPORT, LC C.F. 2017074104 O.P.R. T.C.T.

 \Box

P.O.B. LEASE

AREA

SE 2

S 8-9 BLOCK 3

VERTON HEIGHTS +, PG. 77 P.R. T.C.T.

C.F.

McGU 201

IRE CUSTOM HOMES, SERIES KENNISTON 17067581 O.P.R. T.C.T.

18"W

Easement as shown in instrument to the City of Austin, dated July 2, 1973 recorded in Volume 4681, Page 1773 of the Deed Records of Travis County, Texas. **DOES NOT AFFECT SITE. SHOWN ON SURVEY.**

Easement as shown in instrument to the City of Austin, date April 23, 1979 recorded in Volume 6576, Page 2191 of the Dee Records of Travis County, Texas. **LOCATED NORTHWEST OF SITE**.

/ of Austin, dated Page 431 of the Texas. **DOES NOT**

FND. CONCRETE MONUMENT

.59 1.30

10g.

GRASS

10' UTILITY EASEMENT -0.02 ACRES (716 SQ. FT.)

(10i.)

Easement as a November 5, 1 Deed Records

shown in instrument to the City of Austin, dated 1968 recorded in Volume 3570, Page 286 of the of Travis County, Texas. **LOCATED NORTH OF SITE.**

shown in instrument from Don McElwreath dated 1967 recorded in Volume 3387, Page 2215 of the of Travis County, Texas. **LOCATED NORTH OF SITE.**

10h.

10g.)

ZONING: No zoning found at the time of survey.

TEMS LISTED IN SCHEDULE B OF TITLE COMMITMENT:

Easements and building lines according to the m recorded in Volume 86, Page 75B of the Plat Record County, Texas. AFFECTS 10' UTILITY EASEMENT AI EASEMENT 2. SHOWN ON SURVEY.

Nap Cords

p or plat s of Travis **ACCESS**

ONBLIC)

CONCRETE

ASPHALT

'SQR"

10n

957

ASPHALT

704.41 703.99

LAORIA

Easement as shown in instrument to the City of A August 19, 1985 recorded in Volume 9335, Page Real Property Records of Travis County, Texas.

Real Property Records of Tra AFFECT SITE. SHOWN ON SURVEY

Easement as shown in instrument to the City of Austin, dated August 27, 1985 recorded in Volume 9346, Page 118 of the Real Property Records of Travis County, Texas. AFFECTS LEASE AREA AND ACCESS EASEMENT 1. SHOWN ON SURVEY.

LAMAR AIRPORT, LLC CALLED 0.239 ACRES C.F. 2017074104 O.P.R. T.C.T.

Easement as shown in instrument to the City of Austin, dated December 9, 1986 recorded in Volume 10010, Page 42 of the Real Property Records of Travis County, Texas. **LOCATED** NORTHWEST OF SITE.

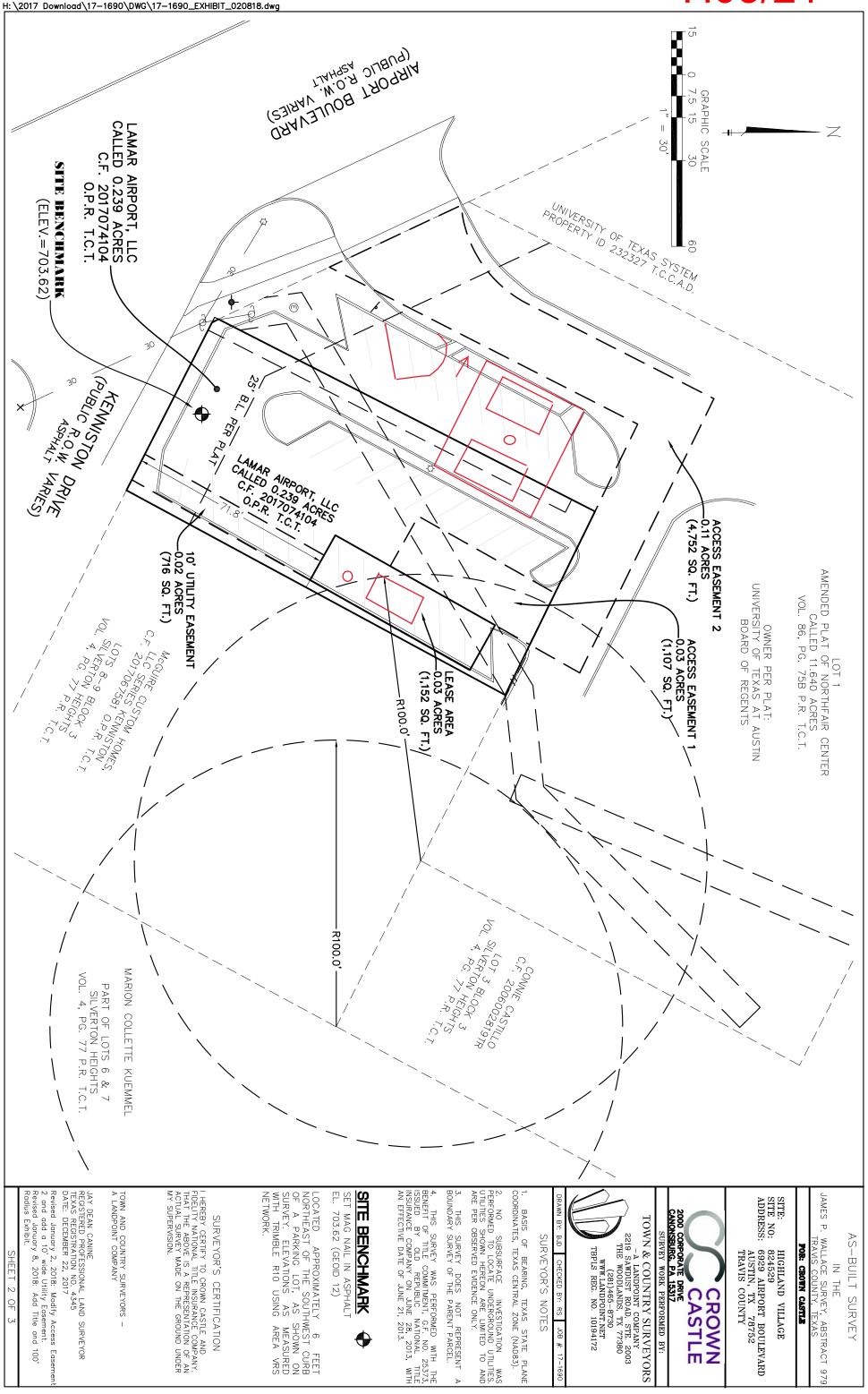
by instrument Records of T nt recorded in Travis County,

Driveway easements dedicated to 5677, Page 2043 of the Deed LOCATED NORTH OF SITE.

H:\2017 Download\17-1690\DWG\17-1690_EXHIBIT_020818.dwg 0. 10 R.

HIC SCALE 30

H03/21



H03/22

DESCRIPTION:

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: acres (1,152 square feet) of land, out of a called 0.239

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 $28^{\circ}23^{\circ}18^{\circ}$ 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; point;

THENCE North 60°37'12" West, over and across said 0.239 distance of 2.89 feet to a 5/8 inch iron rod with orange "Landpoint 10194172" set for the south corner and POINT described tract; over and across said 0.239 acres, of BEGINNING Ω

THENCE chiseled North 60'37'12" West, a distance of 18.00 in asphalt, set for the west corner of the herein feet to o a square described

THENCE chiseled North in asp asphalt, set f East, a for the n a distance of north corner of .6 the herein of described

g THENCE g corner ¥. th 앜 orange 60'37'12" East, a distance of 18.00 feet to a orange cap stamped "Landpoint 10194172" set the herein described tract; Ω 5/8 for th inch

feet) 유 ENCE South 29°22'48" West, a distance of 64.00 feet to the POINT BEGINNING and containing a computed 0.03 acres (1,152 square

UTILITY EASEMENT DESCRIPTION:

Q

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.; o McGuire Conder C.F.

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 of the west ine, a distance of 10.01 feet to the west g along and st corner of the with n said common herein

THENCE North distance of 71 lying on 29°22′48" East, over and across said 0.239 acre tract, .84 feet to the north corner of the herein described the south line of a 0.03 acre Lease Area;

CE South 60'37'12" East, along and with the south line of said area, a distance of 10.00 feet to a 5/8 inch iron rod with ge cap stamped "Landpoint 10194172" set for the east corner of the said and the said area. stamped "Land described tract;

THENCE OF BEGIT of land. BEGINNING land. and 29°22'48" West, a containing ۵ a distance computed of 71.43 feet to 0.02 acres (716 the POINT square feet)

EASEMENT 1 DESCRIPTION:

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: 0.03 acres (1,107 square feet) of land, out of a called

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 0.239 acres and said Lots 8 — 9, a distance of 150.31 feet to in a southwest line of Lot 1, Amended Plat of Northfair Center, recorded under Volume 86, Page 75B P.R. T.C.T.; of said o a point

the mand thact; 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

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 the west corner of the herein described tr ce of 20.00 tract; feet ç Ω point, ਵ੍ਹੇ

THENCE North 29°22'48" East, southwest line of said Lot 1 a and a distance of the said A.E., fo f 54.75 feet to for the north c corner of the a

THENCE South (Lot 1 and said BEGINNING and of land. said 63'55'2" East, along and with the southwest line d.E., a distance of 20.03 feet to the POINT OF containing a computed 0.03 acres (1,107 square of said

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:

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.; COMMENCING at a 1/2 inch iron (R.O.W.) line of Kenniston Drive south corner of a called 0.239 found in ic R.O.W. north Right-of-Way

THENCE North 28'23'18" East, along 0.239 acres and said Lots 8 - 9, a in a southwest line of said Lot 1; and with a distance 약 common line of said 150.31 feet to a point

eastern south the east E North 63'55'02" West, along and with the acres and said Lot 1, a distance of 19.56 fast corner of a 0.03 acre Access Easement in south corner and POINT OF BEGINNING of recommon line of said feet to a point, for t (A.E.) and the most of the herein described

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 s R.O.W. line, a distance of 50.83 feet to a point the herein described tract, from which a found North 25'08'19" West, a distance of 2.89 feet; vith said northeast point for the west corner of ound 5/8 inch iron rod bears

THENCE along and with a curve to the LEFT, he of 42.73 feet, a delta angle of 58°02'54", and North 56°00'12" East, a distance of 41.46 feet corner of the herein described tract; to the LEFT, having a radius ა ose long chord bears a tangent point for

THENCE North orth 26*58'45" East, a corner of the herein d a distance described of 73.03 tract; feet to a point for

corner 63*55'02" er of the h e East, described distance 앜 106 55 feet to a point for

feet) of land. THENCE South BEGINNING 29°22'48" West, ۵ Ω a distance computed of 20.03 feet to the POINT 0.11 acres (4,752 square

AS-BUILT SURVEY

JAMES P. WALLACE SURVEY, ABSTRACT 979
TRAVIS COUNTY, TEXAS

FOR: CROWN CASTLE

SITE: ADDRESS: 6929 AIRPORT BOULEVARD AUSTIN, TX 78752 TRAVIS COUNTY HIGHLAND VILLAGE



TOWN & COUNTRY SURVEYORS -A LANDPOINT COMPANY
2219 SAWDUST ROAD, STE. 2003
THE WOODLANDS, TX 77380
(281)465-8730
WWW.LANDPOINT.NET
TBPLS REG. NO. 10194172

CHECKED BY: RS JOB #: 17-1

SURVEYOR'S NOTES

 BASIS OF BEARING, TEXAS STATE PL COORDINATES, TEXAS CENTRAL ZONE (NAD83). PLANE

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 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.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO CROWN CASTLE AND FIDELITY NATIONAL THLE 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. 4345
DATE: DECEMBER 22, 2017

Revised January 2, 2018: Modify Access Easemer 2 and add a 10' wide Utility Easement.
Revised January 8, 2018: Add Title and 100' Radius Exhibit.