

C14-2017-0066
Tract 1

FIELD NOTES

BEING ALL OF THAT CERTAIN 1.906 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM PORTER SURVEY, ABSTRACT NUMBER 7, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF BLOCK A, VALLEY SIDE HEIGHTS, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID 1.906 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point being the south corner of Lot 5, and the east corner of Lot 4 of said Block A, Valley Side Heights, Section One, same being in the northwest right-of-way line of Wedgewood Drive (R.O.W. Varies), for the south corner and the POINT OF BEGINNING of the herein described tract,

THENCE, N61°34'54"W, across said Lot 4, a distance of 131.49 feet to a calculated point in the southeast line of Lot 2, Resubdivision of Lot 1, Braker Lane Center Section One, a subdivision recorded in Volume 90, Page 267 (P.R.T.C.TX.), for the western corner of the herein described tract of land,

THENCE, N37°04'00"E, passing the east corner of said Lot 2 and the common south corner of Lot 1, Braker Lane Center, Section 1, recorded in Volume 85, Page 168, Plat Records of Travis County, Texas, and continuing for a total distance of 640.50 feet to a calculated point, for the north corner of the herein described tract,

THENCE, S52°46'00"E, crossing said Block A, a distance of 141.65 feet to a calculated point, for the east corner of the herein described tract, same being in the northwest right-of-way line of said Wedgewood Drive, and at a point of curvature of a curve to the left,

THENCE, along said curve to the left and with the common line of said Wedgewood Drive and said Block "A", having a radius of 3337.72 feet, an arc length of 279.00 feet, and a chord that bears S39°27'41"W,, a distance of 278.92 feet to a calculated point,

THENCE, S37°04'00"W, with the common line of said Wedgewood Drive and said Block A, a distance of 341.64 feet to the POINT OF BEGINNING and containing 1.906 acres of land.

Prepared by:

 18 OCT 2017

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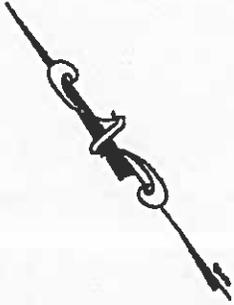


BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Exhibit A

SKETCH TO ACCOMPANY FIELD NOTES

MATCH LINE SHEET 2
MATCH LINE SHEET 1



SCALE: 1" = 50'

LOT 1
BRAKER LANE CENTER
SECTION ONE
VOL. 85, PG. 168
P.R.T.C.TX.

WILLIAM PORTER SURVEY
ABSTRACT NO. 7

VALLEYSIDE HEIGHTS, SECTION ONE

VOL. 7, PG. 31.

P.R.T.C.TX.
BLOCK 'A'

LOT 7

LOT 6

1.906 ACRES

LOT 5

POINT OF BEGINNING
1.906 ACRES

S37°04'00"W 341.64'

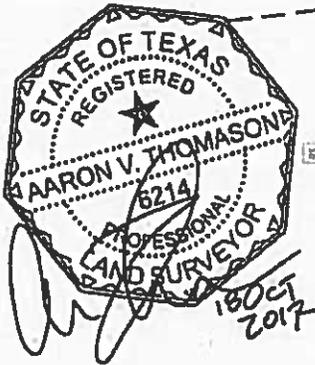
WEDGEWOOD DRIVE
(R.O.W. VARIES)

LEGEND

△ CALCULATED POINT

- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

N61°34'54"W 131.49'



LOT 2
RESUBDIVISION OF
LOT 1
BRAKER LANE CENTER
SECTION ONE
VOL. 92, PG. 287
P.R.T.C.TX.

LOT 4

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.TX.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	279.00	3337.72	S39°27'41"W	278.92	139.58	4°47'22"

Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791 REG. # 18224900

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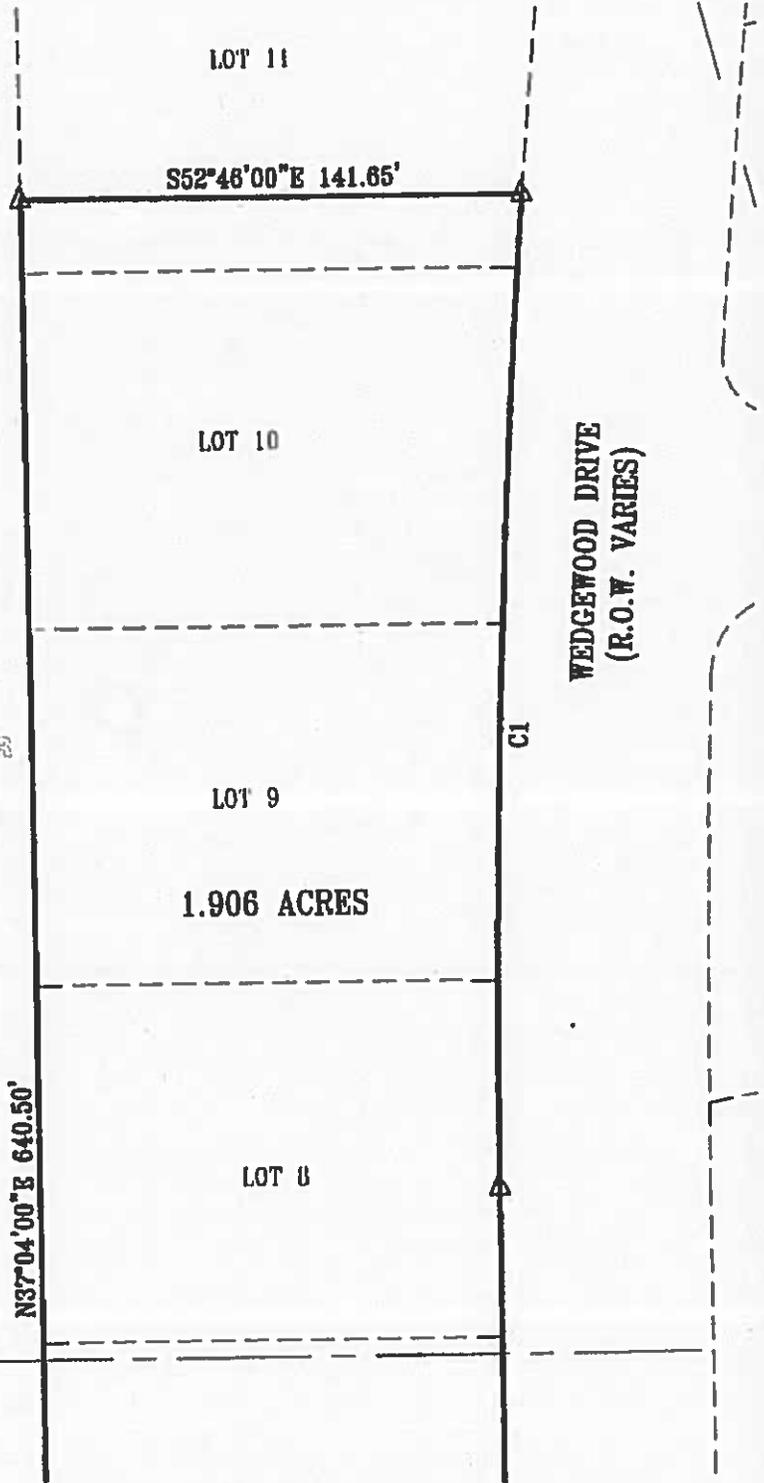
SKETCH TO ACCOMPANY FIELD NOTES

WILLIAM PORTER SURVEY
ABSTRACT NO. 7

LOT 1
BRAKER LANE CENTER
SECTION ONE
VOL. 90, PG. 267
P.R.T.C.T.X.



MATCH LINE SHEET 2
MATCH LINE SHEET 1



LEGEND

- △ CALCULATED POINT
- P.R.T.C.T.X. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.T.X.

Carlson, Brigrance & Doering, Inc.
 FIRM ID #73791 REG. # 10024902

Civil Engineering 5301 West Wilton Center Phone No. (512) 280-3100	Surveying Austin, Texas 78749 Fax No. (512) 280-3105
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C14-2017-0066
Tract 2

FIELD NOTES

BEING ALL OF THAT CERTAIN 1.150 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM PORTER SURVEY, ABSTRACT NUMBER 7, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF BLOCK A, VALLEY SIDE HEIGHTS, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID 1.150 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point being the westernmost corner of said Block A, Valley Side Heights, Section One, same being the southernmost corner of Lot 3, Resubdivision of Lot 1, Braker Lane Center Section One, a subdivision recorded in Volume 90, Page 267 (P.R.T.C.TX.), and being also a point in the northeast right-of-way line of Braker Lane (R.O.W. Varies), for the western corner and the POINT OF BEGINNING of the herein described tract,

THENCE, N37°04'00"E, with the common boundary line of said Block A, passing the common southerly corner of said Lot 3 and Lot 2 of said Resubdivision of Lot 1, and continuing for a total distance of 384.91 feet to a calculated point, for the north corner of the herein described tract,

THENCE, S61°34'54"E, crossing Lot 4 of said Valley Side Heights, a distance of 131.49 feet to a calculated point, for the east corner of the herein described tract, same being in the northwest right-of-way line of Wedgewood Drive (R.O.W. Varies),

THENCE, S37°04'00"W, with the common line of said Wedgewood Drive and said Block A, a distance of 367.10 feet to a calculated point, for a southerly corner of the herein described tract of land, same being the beginning of a curve to the right,

THENCE, along said curve to the right, having a radius of 22.92 feet, an arc length of 32.38 feet, and a chord that bears S78°10'00"W, a distance of 29.75 feet to a calculated point, being in a southern boundary line of said Block A, and also being in the northern right-of-way line of aforesaid Braker Lane, for the southernmost corner of the herein described tract,

THENCE, N60°45'00"W, with the common boundary line of said Block A and said Braker Lane, a distance of 111.48 feet to the POINT OF BEGINNING and containing 1.150 acres of land.

Prepared by:

 18 Oct 2017

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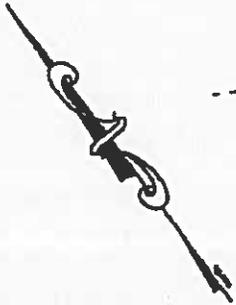
BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Exhibit B

SKETCH TO ACCOMPANY FIELD NOTES

LOT 1
BRAKER LANE CENTER
SECTION ONE
VOL. 30, PG. 188
P.R.T.C.TX.

LOT 5



SCALE: 1" = 50'

LOT 2

Line Table		
Line #	Length	Direction
L1	131.49	S61°34'54"E
L2	111.48'	N60°45'00"W



LEGEND

- △ CALCULATED POINT
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

POINT OF BEGINNING
1.15 ACRES

RESUBDIVISION OF LOT 1
BRAKER LANE CENTER SECTION ONE
VOL. 30, PG. 257
P.R.T.C.TX.

VALLEY SIDE HEIGHTS, SECTION ONE
VOL. 7, PG. 31.
P.R.T.C.TX.
BLOCK "A"

WILLIAM PORTER SURVEY
ABSTRACT NO. 7

WEDGEWOOD DRIVE
(R.O.W. VARIES)

N37°04'00"E 384.91'

S87°04'00"W 367.10'

1.15
ACRES

LOT 2

LOT 1

L2

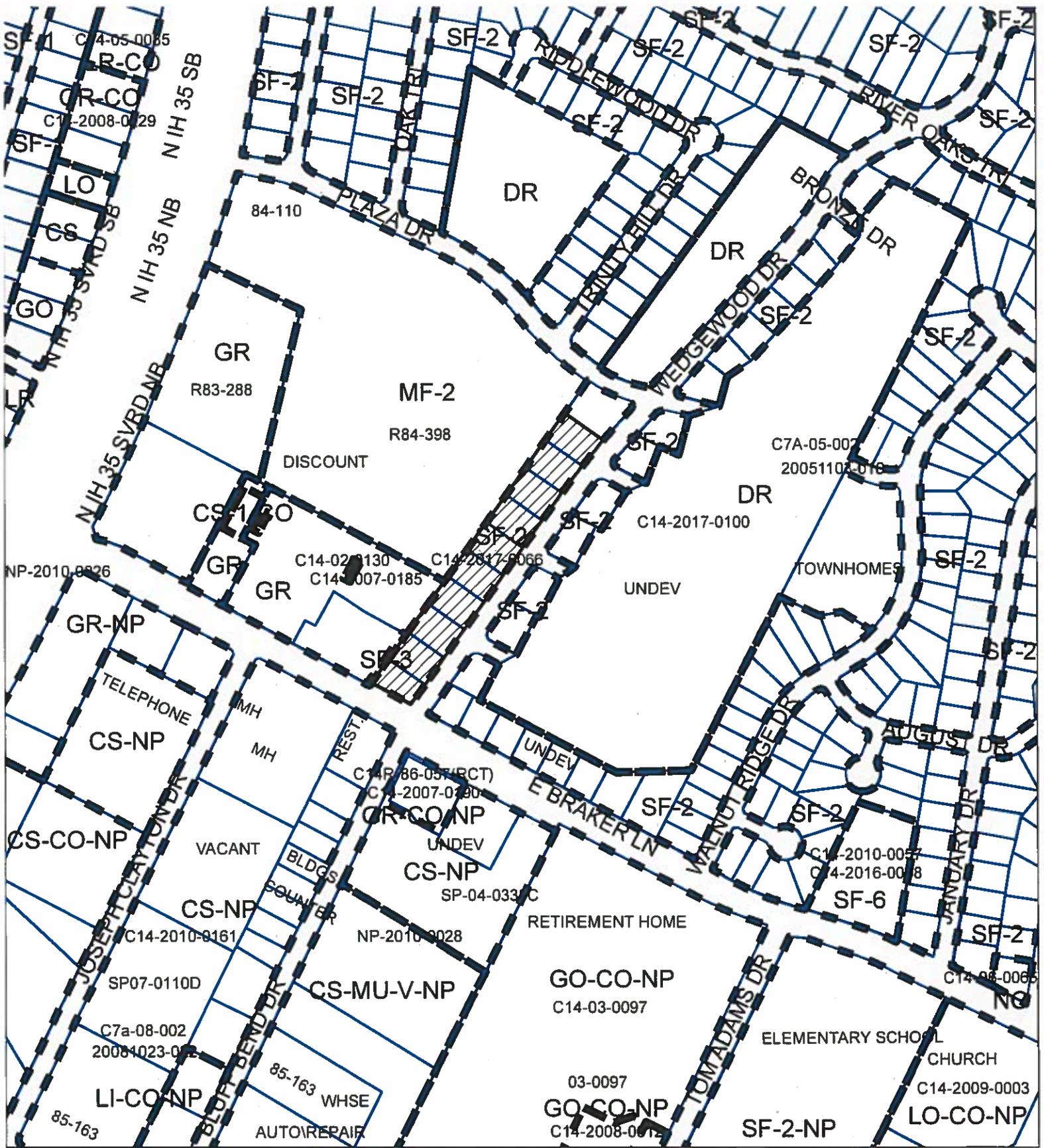
BRAKER LANE
(R.O.W. VARIES)

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	32.38	22.92	S78°10'00"W	29.75	19.56	80°56'50"

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.TX.

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Zoning Exhibit C

Zoning Case: C14-2017-0066



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 375'

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