

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 16.1568 ACRES (703,791 SQUARE FEET), OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, IN TRAVIS COUNTY, TEXAS, AND BEING THE REMAINDER OF A 21.9814 ACRE TRACT CONVEYED TO APPLIED MATERIALS, INC., IN VOLUME 13346, PAGE 1584 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 16.1568 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512 554 3371
jward@4wards.com
www.4wards.com

BEGINNING, at a 1/2-inch iron rod with "RPLS 4046" cap found in the southeast right-of-way line of Giles Lane (aka Giles Road, right-of-way varies), and being in the southwest line of said 21.9814 acre Applied Materials tract, and being the northwest corner of Lot 1 of One Lutheran Center, a subdivision recorded in Volume 87, Page 70B-70C of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the southeast corner of a called 0.977 acre tract conveyed to the City of Austin by Street Deed in Document No. 2000136249 of the Official Property Records of Travis County, Texas (O.P.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "RPLS 4046" cap found at a point of curvature in the east right-of-way line of said Giles Lane, and being the west line of said Lot 1, and being the north corner of a called 6,777 square foot tract conveyed to Travis County, Texas, in Volume 11047, Page 456 (R.P.R.T.C.T.) bears, S27°55'55"W, a distance of 202.58 feet;

THENCE, with the southeast right-of-way line of said Giles Lane and the southeast line of said 0.977 acre Street Deed, over and across said 21.9814 acre Applied Materials tract, N27°49'43"E, a distance of 1,221.83 feet to a calculated point for the northwest corner hereof, said point being in the northeast line of said 21.9814 acre Applied Materials tract, and being a corner in the west line of Lot 1, Block "A" of Applied Materials Subdivision Section 1, recorded in Volume 89, Pages 222-224 (P.R.T.C.T.), and being the southeast corner of a called 2.52 acre tract conveyed to the City of Austin in Volume 10679, Page 576 (R.P.R.T.C.T.), and being the northeast corner of said 0.977 acre Street Deed;

THENCE, leaving the southeast right-of-way line of said Giles Lane, with the common line of said Lot 1, Block "A" of Applied Materials Subdivision Section 1 and said 21.9814 acre Applied Materials tract, the following two (2) courses and distances:

- 1) S62°07'07"E, a distance of 665.49 feet to a calculated point for the northeast corner hereof, and
- 2) S21°48'18"W, a distance of 879.74 feet to a 3/8-inch iron rod found for the southeast corner hereof, said point being at the northeast corner of Lot 1 of Fiesta Plaza, a subdivision recorded in Volume 76, Page 359 (P.R.T.C.T.);

THENCE, over and across said 21.9814 acre Applied Materials tract, with the north line of Lot 1 of said Fiesta Plaza, the following two (2) courses and distances:

- 1) N62°10'35"W, a distance of 524.17 feet to a calculated point for an interior ell-corner hereof, and
- 2) S27°49'25"W, a distance of 346.65 feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being the northeast corner of Lot 1 of said One Lutheran Center, from which a 3/4-inch iron pipe found at the northwest corner of a called 2.00 acre tract conveyed to Applied Materials, Inc., in Volume 13041, Page 2014 (R.P.R.T.C.T.), and being in the east line of Lot 1 of said One Lutheran Center bears, S27°49'25"W, a distance of 46.66 feet;

EXHIBIT "A"

THENCE, continuing over and across said 21.9814 acre Applied Materials tract, with the north line of Lot 1 of said One Lutheran Center, N62°04'55"W, a distance of 233.66 feet to the **POINT OF BEGINNING** and containing 16.1568 Acres (703,791 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000081235472. See attached sketch (reference drawing: 00945_Zoning Exhibit-1.dwg).

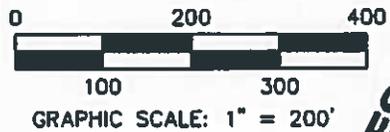


1/6/2020

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC



WILLIAM H. SANDERS SURVEY NO. 54 ABSTRACT NO. 690



GILES LANE (AKA GILES ROAD) (R.O.W. VARIES)
 (N27°49'43"E 1,221.92')
 N27°49'43"E 1,221.83'

**16.1568 ACRE(S)
 703,791 SQUARE FEET**

REMAINDER OF CALLED 21.9814 ACRES APPLIED MATERIALS, INC. VOL. 13346, PG. 1584 R.P.R.T.C.T.

P.O.B.
 GRID N: 10,095,145.67
 GRID E: 3,151,722.96

CALLED 6,777 SQ. FT. TRAVIS COUNTY VOL. 11047, PG. 456 R.P.R.T.C.T.

LOT 1 FIESTA PLAZA VOL. 76, PG. 359 P.R.T.C.T.

U.S. HIGHWAY 290 (R.O.W. VARIES)

16.1568 ACRES ZONING EXHIBIT City of Austin, Travis County, Texas

4WARD
 Land Surveying
 A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	1/6/2020
Project:	00945
Scale:	1" = 200'
Reviewer:	SDM
Tech:	DDL
Field Crew:	JO/WC
Survey Date:	DEC. 2019
Sheet:	1 OF 3

[A]
LOT 1
ONE LUTHERAN CENTER
VOL. 87, PGS. 70B-70C
P.R.T.C.T.

[B]
REMAINDER OF
CALLED 2.00 ACRES
APPLIED MATERIALS, INC.
VOL. 13041, PG. 2014
R.P.R.T.C.T.

[C]
LOT 1, BLOCK "A"
APPLIED MATERIALS
SUBDIVISION SECTION 1
VOL. 89, PGS. 222-224
P.R.T.C.T.

[D]
CALLED 2.52 ACRES
CITY OF AUSTIN
VOL. 10679, PG. 576
R.P.R.T.C.T.

[E]
CALLED 6.15 ACRES
CITY OF AUSTIN
VOL. 10769, PG. 337
R.P.R.T.C.T.

[F]
CALLED 0.907 ACRE
STATE OF TEXAS
DOC. NO. 2011167824
O.P.R.T.C.T.

[G]
CALLED 0.479 ACRE
STATE OF TEXAS
DOC. NO. 2011167823
O.P.R.T.C.T.

[H]
CALLED 0.977 ACRE
CITY OF AUSTIN
DOC. NO. 2000136249
O.P.R.T.C.T.

**16.1568 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.AWARDLS.COM (512) 637-2384
TBPELS FIRM #10174300

Date:	1/6/2020
Project:	00945
Scale:	1" = 200'
Reviewer:	SDM
Tech:	DOL
Field Crew:	JO/WC
Survey Date:	DEC. 2019
Sheet:	2 OF 3

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	3/4" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "RPLS 4046" CAP FOUND (UNLESS NOTED)
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 13346, PG. 1584
{.....}	RECORD INFORMATION PER VOL. 13041, PG. 2014
<.....>	RECORD INFORMATION PER PLAT VOL. 87, PGS. 708-70C
-.....-	RECORD INFORMATION PER PLAT VOL. 89, PG. 222
[.....]	RECORD INFORMATION PER PLAT VOL. 76, PG. 359
<{.....}>	RECORD INFORMATION PER DOC. NO. 2000136249
.....	RECORD INFORMATION PER TXDOT RIGHT OF WAY MAPS

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	329.09'	5,729.58'	317°27'	S77°11'29"W	329.05'

CURVE TABLE (RECORD)

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	329.06'	5,729.58'	317°26'	S77°11'23"W	329.01'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S27°49'25"W	346.65'
L2	N62°04'55"W	233.66'
L3	N27°54'26"E	288.97'
L5	S27°44'32"W	241.55'
L6	S27°49'25"W	46.66'
L7	S27°55'55"W	202.58'
L8	S83°57'01"W	171.28'

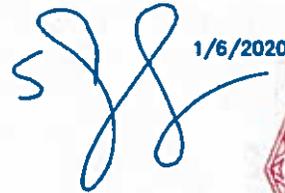
LINE TABLE (RECORD)

LINE #	DIRECTION	LENGTH
(L2)	N62°10'55"W	233.54'
<L2>	N60°21'00"W	233.54'
<L3>	N29°36'00"E	288.83'
(L4)	N83°55'45"E	299.70'
{L4}	N85°56'00"E	300.00'
[L4]	N85°48'38"E	300.01'
<L6>	S29°40'00"W	46.73'
(L6)	S27°16'20"W	46.87'
L8	S84°02'10"W	171.21'

GENERAL NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081235472.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

 1/6/2020



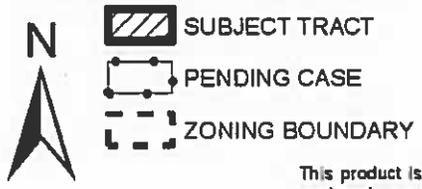
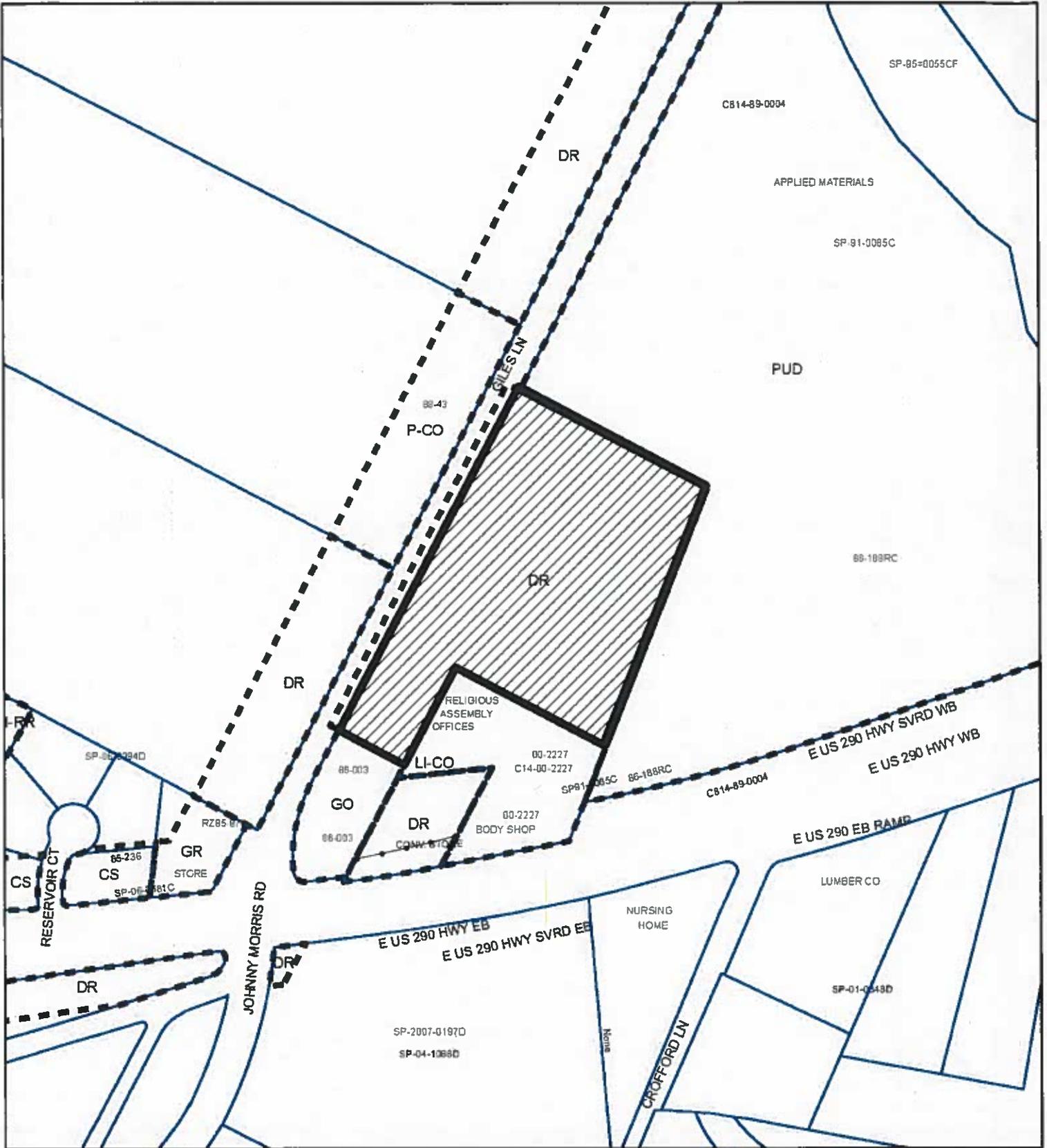
TCAD PARCEL NO. 227119
COA GRID NO. Q27 & Q28

**16.1568 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



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TBPELS FIRM #10174300

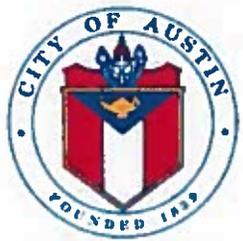
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Tech:	DDL
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Survey Date:	DEC. 2019
Sheet:	3 OF 3



ZONING
ZONING CASE#: C14-2020-0005
EXHIBIT "B"

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 400'

Created: 1/17/2020