

**LEGAL DESCRIPTION FOR PARCEL 4961.01 STARE**

**LEGAL DESCRIPTION FOR 0.028 ACRE (1,231 SQUARE FEET) TRACT OF LAND OUT OF THE SOUTH ONE-HALF OF LOT 4, BLOCK A, LOT 1, CHEVY CHASE SOUTH, PHASE SIX RESUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 99, PAGE 40 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID SOUTH ONE-HALF OF LOT 4, BLOCK A BEING THE REMAINDER OF A CALLED 126.06 ACRE TRACT OF LAND CONVEYED TO CHEVY CHASE SOUTH, LTD. BY DEED RECORDED IN VOLUME 3969, PAGE 898 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.028 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a calculated point on the southerly line of said Lot 4 and said south one-half of Lot 4, same being the northerly line of the remaining portion of Lot 2, Chevy Chase Phase Six, a subdivision of record in Book 85, Page 127B of the Plat Records of Travis County, Texas, for the south corner of the tract herein described having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (2011) Epoch 2010, U.S. Feet, Combined Scale Factor 0.999952039) grid coordinate values of **N=10,057,141.56, E=3,120,784.80**, from which a ½" rebar at the Point of Reverse Curvature on the curving southerly right-of-way line of a cul-de-sac (60' radius) at the western terminus of a portion of Sheringham Drive (70' right-of-way), same being the southerly line of a called 0.039 acre tract of land conveyed to the City of Austin and described as "Tract C" in Street Deed recorded in Volume 12560, Page 30 of the Real Property Records of Travis County, Texas and the northerly line of said portion of Lot 2, bears along the southerly line of said Lot 4 with the northerly line of said portion of Lot 2, **S63°49'16"E**, a distance of 35.53 feet to a calculated point on the curving westerly right-of-way line of Sheringham Drive, on the northerly line of said Lot 2, same being the west corner of said 0.039 acre "Tract C" and the southeast corner of said Lot 4 (from which a rebar with cap stamped "Wallace Group" found bears **N29°32'54"E**, a distance of 1.72 feet), continuing along the curving southerly right-of-way line of Sheringham Drive and the northerly line of said portion of said Lot 2 with said curve having a chord bearing **S59°17'30"E**, a distance of 89.17 feet;

**THENCE**, along the southerly line of said Lot 4 with the northerly line of said portion of Lot 2, **N63°49'16"W**, a distance of **35.16** feet to a calculated point for the west corner of the tract herein described, from which a ½" rebar found on the curving easterly right-of-way line of a cul-de-sac (60' radius) at the eastern terminus of a portion of Sheringham Drive (70' right-of-way) at the southwest corner of said Lot 4, same being a northerly corner of said portion of said Lot 2 and the east corner of a called 0.042 acre tract of land conveyed to the City of Austin and described as "Tract A" in Street Deed recorded in Volume 12560, Page 30 of the Real Property Records of Travis County, Texas bears along the common line of said portion of Lot 2 and said Lot 4, **N63°49'16"W**, a distance of 340.66 feet;

**THENCE**, departing the northerly line of said portion of Lot 2 and crossing said south one-half of Lot 4, **N57°36'22"E**, a distance of **41.04** feet to a calculated point on the northerly line of said south one-half of Lot 4, same being the southerly line of the north one-half of Lot 4, conveyed to Post Riverside Country Club, LLC by Special Warranty Deed recorded in Document No. 2011171251 of the Official Public

Exhibit A

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Records of Travis County, Texas, for the north corner of the tract herein described, from which a cotton spindle found on the curving easterly right-of-way line of a cul-de-sac (60' radius) at the eastern terminus of a portion of Sheringham Drive (70' right-of-way) at a southerly corner of Lot 3, Block A, Lot 1, Chevy Chase South, Phase Six Resubdivision, same being the east corner of a called 0.037 acre tract of land conveyed to the City of Austin and described as "Tract B" in Street Deed recorded in Volume 12560, Page 30 of the Real Property Records of Travis County, Texas bears along the common line of said Lot 1 and said Lot 4, N63°49'16"W, a distance of 351.59 feet to a calculated point on the curving easterly right-of-way line of Sheringham Drive and the westerly line of said Lot 4 and along the curving easterly right-of-way line of Sheringham Drive and the westerly line of said Lot 4 with a curve to the left having a chord bearing N07°05'52"E, a distance of 37.06 feet;

**THENCE**, along the northerly line of said south one-half of Lot 4 with the southerly line of said north one-half of Lot 4, **S63°49'16"E**, a distance of **35.16** feet to a calculated point for the east corner of the tract herein described, from which a ½" rebar found on the curving westerly line of a cul-de-sac (60' radius) at the western terminus of a portion of Sheringham Drive (70' right-of-way), at the northeast corner of said Lot 4, same being a southerly corner of said Lot 1 and the west corner of a called 0.039 acre tract of land conveyed to the City of Austin and described as "Tract D" in Street Deed recorded in Volume 12560, Page 30 of the Real Property Records of Travis County, Texas bears along the northerly line of said south one-half of Lot 4 with the southerly line of said north one-half of Lot 4, **S63°49'16"E**, a distance of 2.93 feet to a calculated point on the curving westerly line of Sheringham Drive and easterly line of said Lot 4, at the northeast corner of said south one-half of Lot 4 and the southeast corner of said north one-half of Lot 4 and along the westerly right-of-way line of Sheringham Drive and easterly line of said Lot 4 with a curve to the right having a chord bearing **N44°09'35"E**, a distance of 36.82 feet;

**THENCE**, departing the southerly line of said north one-half of Lot 4 and crossing said south one-half of Lot 4, **S57°36'22"W**, a distance of **41.04** feet to the **POINT OF BEGINNING** containing **0.028** acre (1,231 Square Feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey made on the ground in July, August and December, 2018 and January and February, 2019. Bearings are based on the Texas State Plane Coordinate System NAD 83 (2011) Epoch 2010, Central Zone. The coordinates for this project were derived from utilizing base/RTK GPS observations from a steel rod found in concrete (NGS D1521) having grid coordinates of N=10,058,260.35, E=3,121,095.49. The distance shown are surface values. The combined scale factor is 0.999952039.



*Mary P. Hawkins 4/10/19*

Mary P. Hawkins, R.P.L.S. No. 4433  
Quality Management Division  
Department of Public Works  
City of Austin

#### REFERENCES

TCAD Parcel No. 03-0701-0203  
Austin Grid K-19

FIELD NOTES REVIEWED

BY [Signature] DATE: 04.10.2019

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

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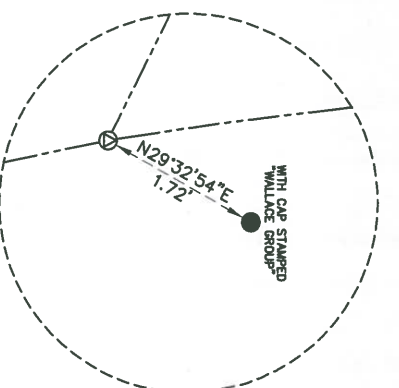


# LINE TABLE

NO.	BEARING	DISTANCE
L1	N63°49'16"W	35.16'
L2	N57°36'22"E	41.04
L3	S63°49'16"E	35.16'
L4	S57°36'22"W	41.04
L5	S63°49'16"E	35.53'
L6	S63°49'16"E	2.93'

# CURVE TABLE

NO.	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE	ARC LENGTH	RADIUS
C1	N44°09'35"E	36.82'	35°44'13"	37.42'	60.00'
C2	S08°26'49"W	36.77'	35°41'13"	37.37'	60.00'
C3	S26°18'58"W	70.05'	71°25'31"	74.80'	60.00'
(C3)	(S28°18'39"W)	(70.02')	(71°23'39")	-	(60.00')
C4	S59°17'30"E	89.17'	95°59'10"	100.52'	60.00'
(C4)	(S55°37'38"E)	(89.33')	(96°13'05")	-	(60.00')
C5	N07°05'52"E	37.06'	35°58'38"	37.68'	60.00'



DETAIL  
NOT TO SCALE

## NOTE:

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED TO STEWART TITLE GUARANTY COMPANY ON FEBRUARY 21, 2019, EFFECTIVE DATE FEBRUARY 12, 2019, FILE NO. 20180121. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

## BEARING BASIS NOTE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011) EPOCH 2010, CENTRAL ZONE. THE COORDINATES FOR THIS PROJECT WERE DERIVED FROM UTILIZING BASE/RTK GPS OBSERVATIONS FROM A STEEL ROD FOUND IN CONCRETE (NGS D1521) HAVING GRID COORDINATES OF N=10,058,260.35, E=3,121,095.49. THE DISTANCES SHOWN ARE SURFACE VALUES. THE COMBINED SCALE FACTOR IS 0.999952039.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN JULY, AUGUST & DECEMBER, 2018 AND JANUARY & FEBRUARY, 2019.

*Mary P. Hawkins*  
MARY P. HAWKINS, R.P.L.S. NO. 4433 DATE *4/10/19*

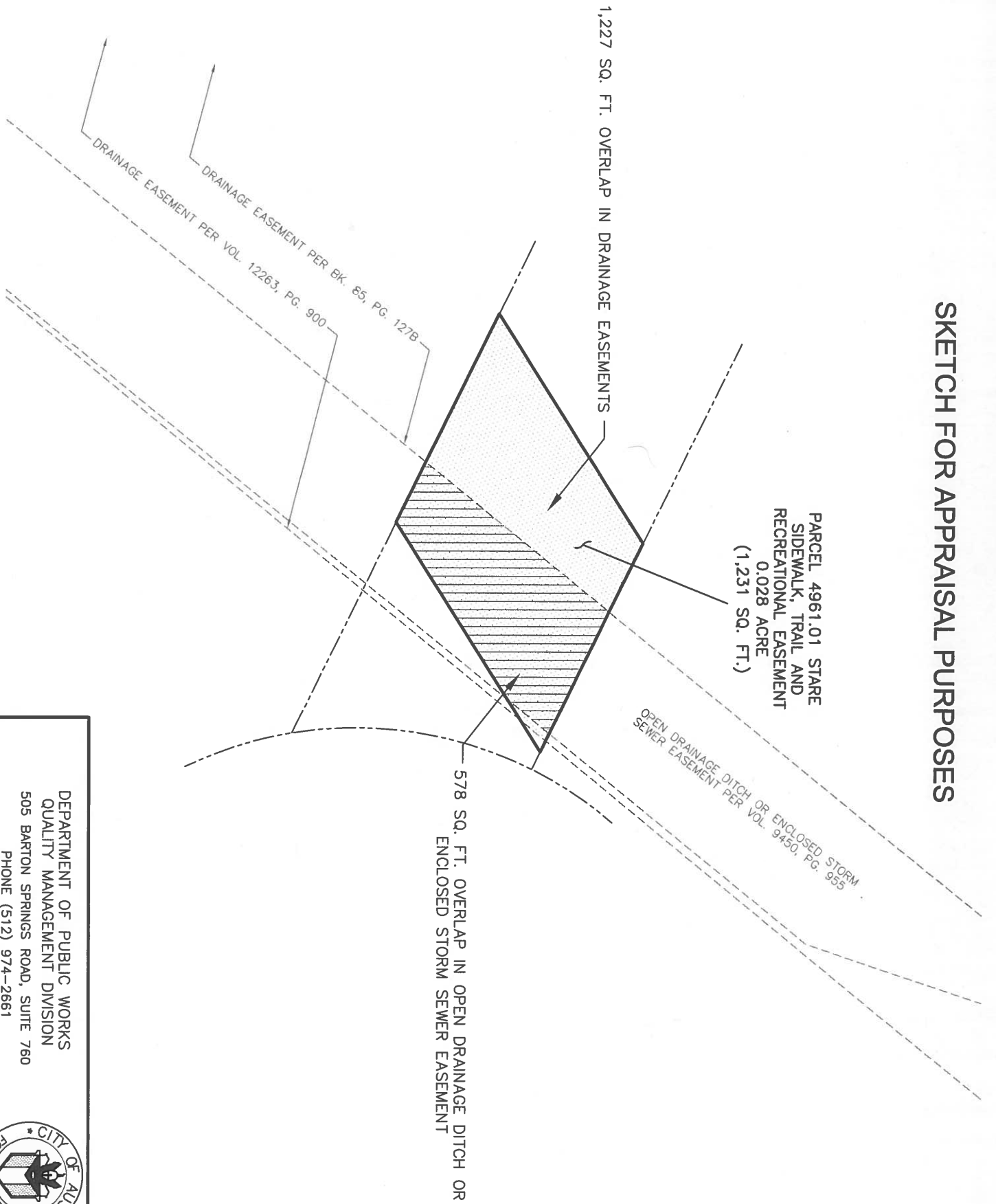


DRAWN BY: MARY P. HAWKINS  
COUNTRY CLUB CREEK TRAIL - 4961.01 STARE.DWG  
FB. 4070, PG. 46 - 49

DEPARTMENT OF PUBLIC WORKS  
QUALITY MANAGEMENT DIVISION  
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# SKETCH FOR APPRAISAL PURPOSES



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