

1625 Sq. Ft. Tract
01/29/2021

Travis County, Texas
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FN17213-2

METES AND BOUNDS DESCRIPTION

OF A 1625 SQUARE FOOT TRACT, MORE OR LESS, OUT OF LOT 4, BLOCK A, TECH RIDGE CENTER PHASE VI LOT 4, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201800132, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED IN THE DEED TO FACTOR REAL ESTATE, LLC, RECORDED IN DOCUMENT NO. 2018137491, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1625 SQUARE FOOT TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT AN IRON ROD FOUND WITH CAP STAMPED "CHAPPARAL SURVEYING" IN THE EAST LINE OF CANYON RIDGE DRIVE (RIGHT-OF-WAY WIDTH VARIES) RECORDED IN THE DEED TO THE CITY OF AUSTIN, TEXAS, RECORDED IN DOCUMENT NO. 2008003493, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID LOT 4, AND NORTHWEST CORNER OF LOT 5, BLOCK A, TECH RIDGE CENTER PHASE VI LOT 5, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201700094, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE, S 88°04'59" E, WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 5, A DISTANCE OF 90.35 FEET TO A CALCULATED POINT, FROM WHICH AN IRON ROD WITH CAP STAMPED "CHAPPARAL SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 4 BEARS, S 88°04'59" E, A DISTANCE OF 184.07 FEET;

THENCE, N 01°55'01" E, INTO THE INTERIOR OF SAID LOT 4, A DISTANCE OF 31.83 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF AND **POINT OF BEGINNING**;

THENCE, N 01°55'01" E, A DISTANCE OF 65.00 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF;

THENCE, S 88°04'59" E, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 01°55'01" W, A DISTANCE OF 65.00 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER HEREOF;

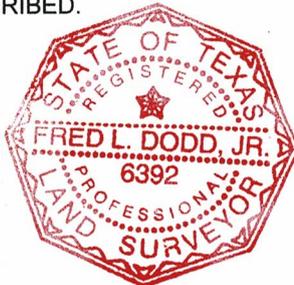
THENCE, N 88°04'59" W, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 1625 SQUARE FEET, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, WITH A COMBINED SCALE FACTOR OF 0.99990271 AND CONVERGENCE ANGLE 01°22'22".

SEE PLAT OF EVEN DATE

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 01-29-2021
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
P. O. BOX 1695
LIBERTY HILL, TX 78642



Fred L. Dodd Jr.
FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS
TBPELS FIRM NO. 10194646

Exhibit A

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A 1625 SQUARE FOOT TRACT, OUT OF LOT 4, BLOCK A, TECH RIDGE CENTER PHASE VI LOT 4, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201800132, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED IN THE DEED TO FACTOR REAL ESTATE, LLC, RECORDED IN DOCUMENT NO. 2018137491, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TECH RIDGE BOULEVARD

130' RIGHT-OF-WAY 13245/107
 140' RIGHT-OF-WAY DOC. NO.200200269
 (S 85°14'57" E 260.00')
 S 88°05'19" E 259.95'

LINE	BEARING	DISTANCE
L1	N 01°55'01" E	31.83'
L2	S 88°04'59" E	25.00'
L3	N 88°04'59" W	25.00'

MAP SYMBOLS

- IRON ROD FOUND CAPPED 'CHAPPARAL SURVEYING'
- () RECORD INFORMATION

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.04'	679.00'	4°13'21"	N 01°07'25" W	50.03'
C2	31.53'	20.00'	90°19'34"	N 46°39'10" E	28.36'
(C1)	49.97'	678.98'	04°13'00"	N 01°42'03" E	49.96'
(C2)	31.70'	20.00'	90°48'20"	N 49°21'17" E	28.48'

CANYON RIDGE DRIVE

RIGHT-OF-WAY WIDTH VARIES
 DOC. NO. 2008003493

(N 03°48'33" E 179.86')
 N 01°00'05" E 179.86'

SLOPE EASEMENT
 DOC. NO. 2006044556

LOT 4, BLOCK A
 TECH RIDGE CENTER
 PHASE VI LOT 4
 1.594 ACRES

1625 SQUARE
 FOOT TRACT

S 01°54'30" W 249.97'
 (S 04°45'03" W 250.00')

LOT 3, BLOCK A
 TECH RIDGE CENTER
 PHASE VI
 DOC. NO. 201800133

POINT OF BEGINNING

PROPOSED BUILDING

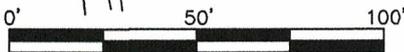
POINT OF COMMENCEMENT

WASTEWATER LINES EASEMENT DOC. NO. 2015169841
 184.07'

S 88°04'59" E 274.42'
 (S 85°14'57" E 274.39')

10' ELECTRIC/TELEPHONE ESMT.
 DOC. NO. 201700094

LOT 5, BLOCK A
 TECH RIDGE CENTER
 PHASE VI LOT 5
 DOC. NO. 201700094



SCALE: 1 Inch = 50 Feet

NOTES:

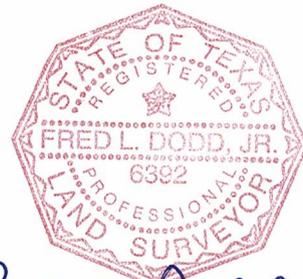
1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD THAT EXIST THAT ARE NOT SHOWN HEREON.
2. BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.99990271 AND CONVERGENCE ANGLE OF 01°22'22".



DODD SURVEYING & MAPPING CO., INC.
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STATE PLANE
 NORTH



Fred L. Dodd, Jr.

FRED L. DODD, JR.
 DATE: 01/29/2021

RPLS NO. 6392
 JOB NO. TC17213-2

