

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.7732 ACRE, (33,682 SQUARE FEET), OUT OF THE A.F. BELL SURVEY NO. 75, ABSTRACT NO. 86, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF SKY MOUNTAIN DRIVE (50' RIGHT-OF-WAY) DEDICATED IN VOLUME 25, PAGE 2 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.7732 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

COMMENCING at a 1/2-inch iron rod found in the north right-of-way line of said Sky Mountain Drive, being the common south corner of Lot H and Lot L of Mountain Shadows, a subdivision recorded in Volume 25, Page 2 (P.R.T.C.T.), from which a cotton gin spindle found for the southwest corner of said Lot H, being in the north right-of-way line of said Sky Mountain Drive, being in the east right-of-way line of Mountain Shadows Drive (50' right-of-way), bears, N61°52'51"W, a distance of 139.82 feet;

THENCE, with the north right-of-way line of said Sky Mountain Drive and the south line of said Lot L, S61°52'51"E, a distance of 25.00 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the north right-of-way line of said Sky Mountain Drive, in part with the south line of said Lot L, and in part with the south line of Lot P, of said Mountain Shadows the following two (2) courses and distances:

- 1) **S61°52'51"E**, at a distance of 324.92 feet passing a 1/2-inch iron rod found for the common south corner of said Lot L and said Lot P, continuing for a total distance of **523.32** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **S69°47'42"E**, a distance of **152.49** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being the northeast corner of the eastern terminus of said Sky Mountain Drive, being the southeast corner of said Lot P, and being in the west line of a called 39.970 acre tract ("Tract 1") conveyed to Fairfield Hill Country LP in Document No. 2020247768 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), from which a 1/2-inch iron rod found for the northeast corner of said Lot P, for the southeast corner of Lot O, of said Mountain Shadows, being in the west line of said Fairfield Hill Country tract, bears, N28°09'33"E, a distance of 450.13 feet;

THENCE, with the eastern terminus of said Sky Mountain Drive and the west line of said Fairfield Hill Country tract, **S28°09'33"W**, a distance of **49.96** feet to a 1/2-inch iron rod found for the southeast corner hereof, said point being the southeast corner of the eastern terminus of said Sky Mountain Drive, and being the northeast corner of Lot Q of said Mountain Shadows;

THENCE, with the south right-of-way line of said Sky Mountain Drive, in part with the north line of said Lot Q, and in part with the north line of Lot M of said Mountain Shadows, the following two (2) courses and distances:

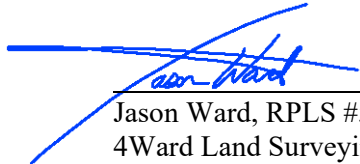
- 1) **N69°56'36"W**, a distance of **149.23** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N61°52'44"W**, at a distance of 201.63 feet passing a 1/2-inch iron rod found for the common north corner of said Lot Q and said Lot M, continuing for a total distance of **526.69** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, from which a 1/2-inch iron rod found in the south right-of-way line of said Sky Mountain Drive, being the northwest corner of said Lot M, also being the northeast corner of Lot 1, A Subdivision of Block I, Mountain Shadows, a subdivision recorded in Volume 26, Page 43 (P.R.T.C.T.), bears, N61°52'44"W, a distance of 25.00 feet;

THENCE, over and across said Sky Mountain Drive, **N28°14'50"E**, a distance of **49.88** feet to the **POINT OF BEGINNING** and containing 0.7732 Acre, (33,682 Sq. Ft.) of land more or less.


Notes:

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 1.000081372178. See attached sketch (reference drawing: 00930_Sky Mountain Dr ROW Vacation.dwg.)

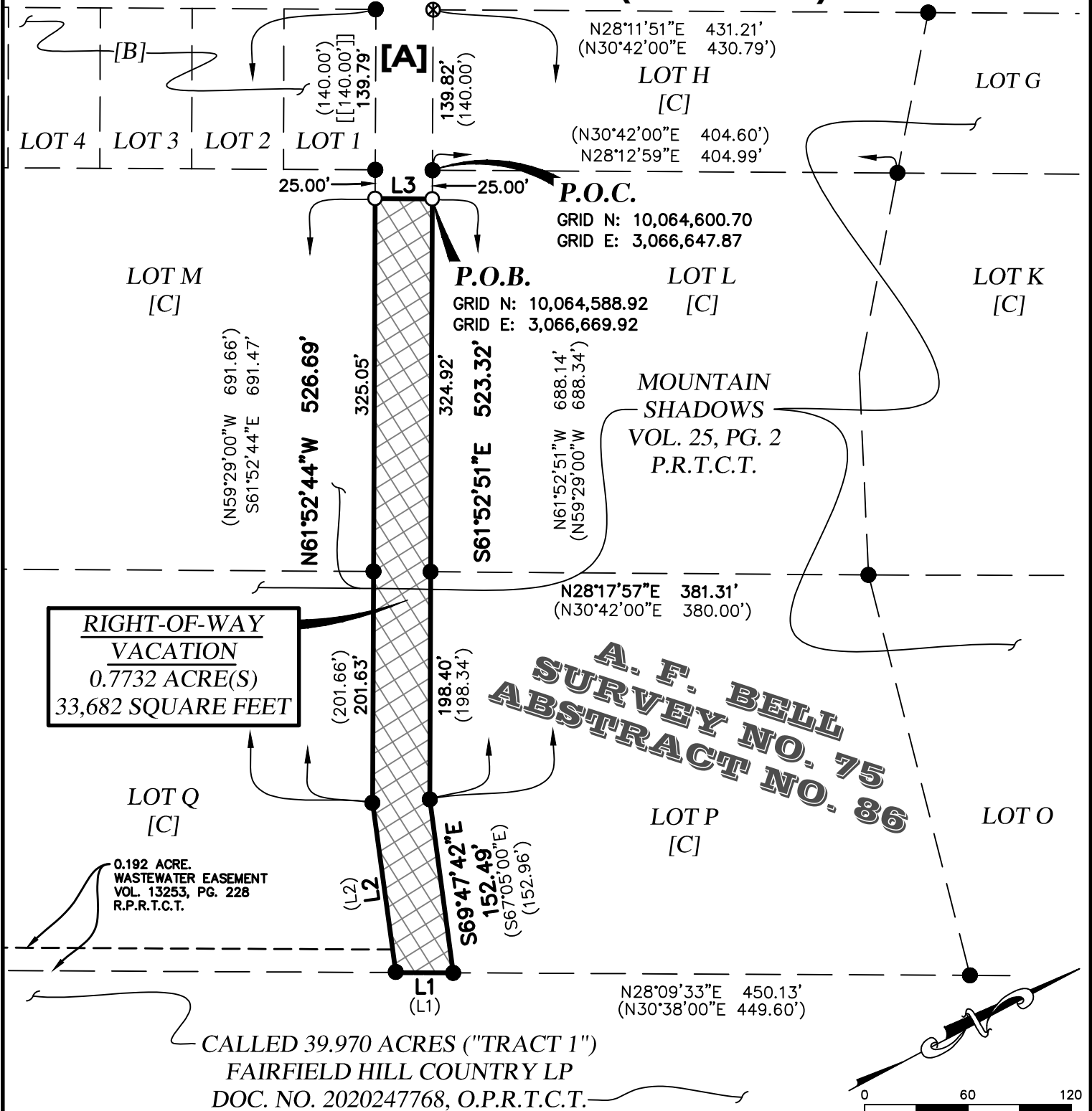
COA GRID #B21


5/25/2021
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



FIELD NOTES REVIEWED
BY  DATE: 06/08/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

MOUNTAIN SHADOWS DRIVE (50' R.O.W.)



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	5/25/2021
Project:	00930
Scale:	1" = 120'
Reviewer:	DV
Tech:	DV
Field Crew:	JZ/JC
Survey Date:	JAN. 2020
Sheet:	1 OF 2

[A]
SKY MOUNTAIN DRIVE
(50' R.O.W.)

[B]
 A SUBDIVISION OF
 BLOCK I
 MOUNTAIN SHADOWS
 VOL. 26, PG. 43
 P.R.T.C.T.

[C]
 OWNER: LMC SKY
 HOLDINGS, LLC
 DOC. NO. 2020209889
 O.P.R.T.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S28°09'33"W	49.96'
L2	N69°56'36"W	149.23'
L3	N28°14'50"E	49.88'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S30°38'00"W	50.76'
(L2)	N67°05'00"W	149.50'

LEGEND

	PROPOSED BOUNDARY LINE
	EXISTING EASEMENTS
	EXISTING PROPERTY LINES
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	COTTON SPINDLE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 25, PG. 2
[[.....]]	RECORD INFORMATION PER PLAT VOL. 26, PG. 43

5/25/2021



NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081372178.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

0.7732 ACRE
RIGHT-OF-WAY
VACATION
City of Austin,
Travis County, Texas

COA GRID #B21

 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	5/25/2021
	Project:	00930
	Scale:	N/A
	Reviewer:	DV
	Tech:	DV
	Field Crew:	JZ/JC
	Survey Date:	JAN. 2020
	Sheet:	2 OF 2