

LEGAL DESCRIPTION

A DESCRIPTION OF 0.312 ACRE TRACT OF LAND, BEING A PORTION OF 1.428 ACRE TRACT (6B) OF LAND OUT OF L. MUNOS SURVEY ABSTRACT NO. 513 CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. AS RECORDED IN DOCUMENT (DOC.) NO. 2016128108 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), TEXAS; SAID 0.312 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod found with “SAM INC” cap having Texas State Plane Coordinate (Texas Central Zone, NAD 83, (Grid) US feet, combined scale factor of 0.999916) values of N=10106523.650 and E= 3145348.719, being the northwest corner of Taebaek Drive (60’ right-of-way) as recorded in Doc. No. 200600015 of O.P.R.T.C., also being the northeast corner of Lot 80, Block 00 of Pioneer Crossing East Subdivision, Section 9 as recorded in Doc. No. 200600015 of O.P.R.T.C., from which a ½” iron rod found with illegible cap for the northwest corner of said Lot 80, being the northeast corner of Lot 79 of said subdivision, bears N 68°08’03” W, a distance of 13.24 feet; being the southwest corner of herein described tract;

THENCE traversing the interior of said 1.428-acre tract, the following two (2) courses and distances:

1. A curve to the left with a radius of 613.75 feet, central angle of 5°38’58”, an arc length of 60.52 feet, and a chord bears N 9°42’27” W with a distance of 60.49 feet, to an iron rod set with “HEJL LEE” cap;
2. N 11°41’20” W, a distance of 158.75 feet to an iron rod set with “HEJL LEE” cap on the north line of said 1.428 acre tract; being on the south line of the remainder portion of Art Collection, Inc. tract as recorded in Volume 13270 Page 1369 of the Real Property Record of Travis County (R.P.R.T.C.), Texas, being the northwest corner of herein described tract;

THENCE, N 78°26’07” E, traveling along the north line of said 1.428 acre tract and the south line of said remainder portion of Art Collection, Inc. tract, a distance of 85.20 feet to an iron rod set with “HEJL LEE” cap for the northeast corner of herein described tract, from which an iron rod found bears N 78°23’23” E, a distance of 84.40 feet on the north line of a 17.96 acre tract conveyed to the City of Austin as described in Doc. No. 2017001969 of O.P.R.T.C.:

THENCE, traveling along the east line of said 1.428 acre tract, and the west line of said 17.96 acre tract, the following three (3) courses and distances:

1. A curve to the left with a radius of 25.00 feet, central angle of $89^{\circ}35'40''$, an arc length of 39.10 feet, and a chord bears S $32^{\circ}57'17''$ W with a distance of 35.23 feet, to an iron rod set with "HEJL LEE" cap;
2. S $11^{\circ}41'20''$ E, a distance of 96.36 feet to an iron rod set with "HEJL LEE" cap;
3. A non-tangent curve to the right with a radius of 673.81 feet, central angle of $8^{\circ}48'44''$, an arc length of 103.63 feet, and a chord bears S $10^{\circ}06'23''$ E with a distance of 103.53 feet, to an iron rod set with "HEJL LEE" cap for the northeast corner of said Taebaek Drive, being the southeast corner of herein described tract;

THENCE, S $83^{\circ}57'11''$ W, traveling along the south line of said 1.428 acre tract and north line of said Taebaek Drive, a distance of 59.97 feet to the POINT OF BEGINNING, containing 0.312 acre (13,596 square feet) of land, more or less.

BEARING BASIS NOTE

The bearings described hereon are based on Texas Coordinate System on 1983, NAD83, Texas Central Zone 4203 (Grid) U.S. survey feet with a combined scale factor of 0.999916 resulting in a surface adjustment factor of 1.000084, as scaled hereon from origin (0,0). Texas State Plane Coordinates were determined using the Leica Smartnet North America Network based on RTCM-Reference Stations 2292 and 2309.

Prepared by




Chien Y. Lee Date: **October 4, 2021**
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References: TCAD #568763
GF NO. AUT16010619
AUSTIN GRID: P30

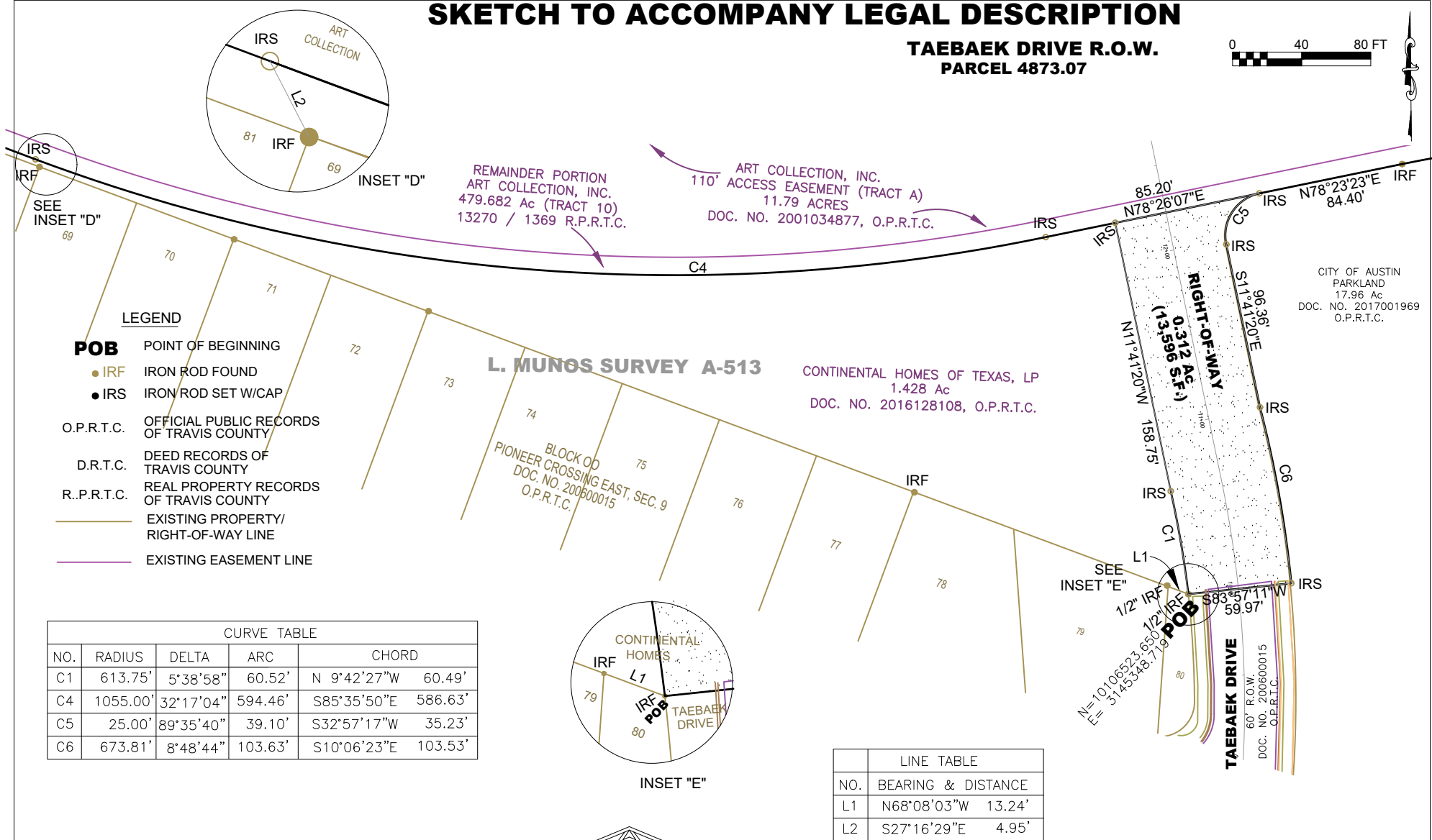
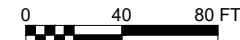


LEGAL DESCRIPTION TEXT-TAEBAEK - 2021-10-04.DOC

FIELD NOTES REVIEWED
BY:  DATE: 10/07/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**TAEBAEK DRIVE R.O.W.
PARCEL 4873.07**



NOTE

HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, NAD83, TEXAS CENTRAL ZONE 4203 (GRID) U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 0.999916 RESULTING IN A SURFACE ADJUSTMENT FACTOR OF 1.000084, AS SCALED HEREON FROM ORIGIN (0,0). TEXAS STATE PLANE COORDINATES WERE DETERMINED USING THE LEICA SMARTNET NORTH AMERICA NETWORK BASED ON RTCM-REFERENCE STATION 2292 & RTCOM-REFERENCE STATION 2309.



Chien Lee **10-4-20**
CHIENT Y. LEE, P.E., R.P.L.S., AICP

UPDATED: 2021-10-04

HLA PROJ. NO. 13801-B

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