

**LEGAL DESCRIPTION**

A DESCRIPTION OF 677 SQUARE FEET 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, TEXAS (O.P.R.T.C.T.); SAID 677 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod found having Texas State Plane Coordinate (Texas Central Zone, NAD 83, (Grid) US feet, combined scale factor of 0.999916) values of N=10107620.150 and E= 3144947.699, being the northeast corner of Lot 81, Block 00, of Pioneer Crossing East Subdivision, Section 9 as recorded in Doc. No. 200600015 of O.P.R.T.C.T., also being the northwest corner of Lot 69 of said subdivision, from which a ½” iron rod found for the northeast corner of Lot 70 and being the northwest corner of Lot 71 of said subdivision, bears S 69°34’59” E, a distance of 120.25 feet; being the southeast corner of herein described tract;

THENCE, N 69°34’15” W, traveling along the north line of said Lot 81 and the south line of said 1.428-acre tract, a distance of 187.65 feet to an iron rod set with “HEJL LEE” cap on the east line of a 20.084-acre tract conveyed to GRMU Investors, LLC as recorded in Doc. No. 2019076547 of O.P.R.T.C.T.; being the southwest corner of herein described tract;

THENCE, traveling along the northeast line of said 20.084-acre tract, a curve to the left with a radius of 25.00 feet, central angle of 30°04’24”, an arc length of 13.99 feet, and a chord bears N 53°30’28” W with a distance of 13.81 feet, to an iron rod set with “HEJL LEE” cap for the northwest corner of said 1.428 acre tract, also being on the south line of the remainder portion of Art Collection, Inc. 479.682 acre tract (Tract 10) as recorded in Volume 13270 Page 1369 of Real Property Records of Travis County, Texas (R.P.R.T.C.T.); being the northwest corner of herein described tract;

THENCE, S 69°25’41” E, traveling along the north line of said 1.428 acre tract and the south line of said Art Collection, Inc. remainder tract, a distance of 197.27 feet to an iron rod set with “HEJL LEE” cap, being the beginning point of curve for the common line for the said 1.428 acre tract and Art Collection, Inc. remainder tract; being the northeast corner of herein described tract;

THENCE, S 27°16’29” E, traversing the interior of said 1.428 acre tract, a distance of 4.95 feet to the POINT OF BEGINNING, containing 677 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: **April 4, 2022**

Registered Professional Land Surveyor No. 5771

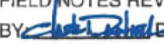
Hejl, Lee & Associates, Inc. (TBPLS Firm No. 10058500)

206 Taylor Street, Hutto, TX 78634

(512) 642-3292 Ph.



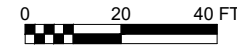
References: TCAD #568763  
GF NO. AUT16010619  
AUSTIN GRID: P30

FIELD NOTES REVIEWED  
BY  DATE: 04/06/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

LEGAL DESCRIPTION -DRAIN EASE - 2022-04-04.DOC

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROP. DRAINAGE EASEMENT PARCEL \_\_\_\_\_

CURVE TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
C1	25.00'	30°04'24"	13.99'	N 53°30'28"W 13.81'



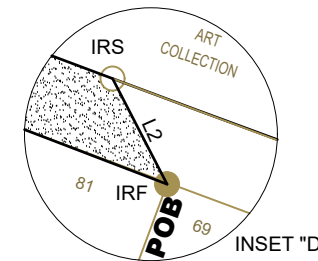
## LEGEND

- POB** POINT OF BEGINNING
- IRF IRON ROD FOUND
  - IRS IRON ROD SET W/CAP
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- EXISTING PROPERTY/ RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE

L. MUNOS SURVEY A-513

ART COLLECTION, INC.  
110' ACCESS EASEMENT (TRACT A)  
11.79 ACRES  
DOC. NO. 2001034877, O.P.R.T.C.

**PROP. DRAIN. EASE.  
677 S.F.**



LINE TABLE		
NO.	BEARING & DISTANCE	
L2	S27°16'29"E 4.95'	

GRIMU INVESTORS, LLC  
20.084 AC.  
DOC. NO. 2019076547  
O.P.R.T.C.  
TCAD NO. 0242310235

BLOCK 00  
PIONEER CROSSING EAST, SEC. 9  
DOC. NO. 200600015  
O.P.R.T.C.

CONTINENTAL HOMES OF TEXAS, LP  
1.428 Ac (6B)  
DOC. NO. 2016128108,  
O.P.R.T.C.



*Chien Lee*  
4-4-2022  
CHIENT Y. LEE, P.E., R.P.L.S., AICP

**HEJL, LEE & ASSOCIATES, INC.**  
ENGINEERING • SURVEYING • PLANNING  
206 TAYLOR STREET, HUTTO, TX 78634  
Ph: (512) 642-3292  
TBPE FIRM NO. F-755 TBPLS FIRM NO. 10058500

**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 0.9999916 RESULTING IN A SURFACE ADJUSTMENT FACTOR OF 1.0000084, 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.

UPDATED: 2022-4-4

HLA PROJ. NO. 13801-B