

LEGAL DESCRIPTION

A DESCRIPTION OF 524 SQUARE FEET TRACT OF LAND, BEING A PORTION OF 1.428 ACRE TRACT OF LAND OUT OF L. MUNOS SURVEY ABSTRACT NO. 513 CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP AS RECORDED IN DOCUMENT (DOC.) NO. 2016128108 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 524 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING 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.T., 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.T., 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;

THENCE, traversing the interior of said 1.428 acre tract, along the west line of proposed Taebaek Drive (60’ R.O.W.), a curve to the left with a radius of 613.75 feet, central angle of 0°40’14”, an arc length of 7.18 feet, and a chord bears N 7°13’05” W with a distance of 7.18 feet, to the POINT OF BEGINNING, being the southeast corner of herein described tract;

THENCE, continuing traversing the interior of said 1.428 acre, the following five (5) courses and distances:

1. S 82°26’48” W, a distance of 1.50 feet to a point;
2. A curve to the left with a radius of 612.25 feet, central angle of 4°58’46”, an arc length of 53.21 feet, and a chord bears N 10°02’36” W with a distance of 53.21 feet, to a point, from which an iron rod found with “HEJL LEE” cap on the west line of the proposed Taebaek Drive, bears N 77°44’54” E and a distance of 1.50 feet;
3. N 11°41’20” W, a distance of 21.56 feet to a point;
4. S 78°18’40” W, a distance of 1.50 feet to a point;
5. N 11°41’20” W, a distance of 137.21 feet to a point on the north line of said 1.428 acre tract, also being on the south line of the remainder portion of Art Collection, Inc. as recorded in Vol. 13262 Pg. 145 and Vol. 13270 Pg. 1369 of Real Property Records of Travis County, Texas (R.P.R.T.C.T.); 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 Art Collection remainder tract, a distance of 3.00 feet to an iron rod found with "HEJL LEE" cap on the west line of the proposed Taebaek Drive, being the northeast corner of herein described tract;

THENCE, traversing the interior of said 1.428 acre, and along the west line of the proposed Taebaek Drive the following two (2) courses and distances:

1. S 11°41'20" E, a distance of 158.75 feet to an iron rod found with "HEJL LEE" cap;
2. A curve to the right with a radius of 613.75 feet, central angle of 4°58'44", an arc length of 53.33 feet, and a chord bears S 10°02'34" E with a distance of 53.32 feet, to the POINT OF BEGINNING, containing 524 square feet of land, more or less.

BEARING BASIS NOTE

The bearings described 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 Stations 2292 and 2309.


Prepared by



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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 -CONTINENTAL HOMES SLOPE EASE - 2022-04-04.DOC

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LATERAL SUPPORT (SLOPE) EASEMENT

PARCEL NO. _____

LEGEND

- POB** POINT OF BEGINNING
- IRF IRON ROD FOUND
 - IRF (HL) IRON ROD FOUND WITH "HEJL LEE" CAP
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- EXISTING PROPERTY/ RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE

LINE TABLE		
NO.	BEARING & DISTANCE	
L1	N68°08'03"W 13.24'	
L2	S82°26'48"W 1.50'	
L3	N11°41'20"W 21.56'	
L4	S78°18'40"W 1.50'	
L5	N78°26'07"E 3.00'	

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	
C11	613.75'	0°40'14"	7.18'	N 7°13'05"W	7.18'
C12	613.75'	4°58'44"	53.33'	S10°02'34"E	53.32'
C2	612.25'	4°58'46"	53.21'	N10°02'36"W	53.21'

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.



Chien Y. Lee 4-4-2022
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UPDATED: 2022-4-4

BRAKER SAMSUNG SURFACE PROP ROW & EASE 2022-04-04.DWG

