

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.0271 OF ONE ACRE (1,180 SQUARE FEET) OF LAND IN THE J.C. HARRELSON SURVEY NO. 78, ABSTRACT NO. 352, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 20.478 ACRES OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO ATLANTIC URBANA II BRAKER LANE LLC OF RECORD IN DOCUMENT NO. 2021210112, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING A PORTION OF THE SILVERLAWN DRIVE RIGHT-OF-WAY, A 50-FOOT RIGHT-OF-WAY TO BE VACATED, AS SHOWN ON VALLEY SIDE HEIGHTS, SEC. 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0271 OF ONE ACRE (1,180 SQUARE FEET) OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with a plastic cap stamped “LANDDEV” set in the east right-of-way line of Wedgewood Drive, a 60-foot right-of-way, as shown on the said Valley Side Heights, Sec. 1 subdivision plat, in the west line of Lot 1, Block “D”, said Valley Side Heights, Sec. 1, for the southwest corner of the said 20.478 acre tract;

THENCE N 35°39’55” E, with the east right-of-way line of said Wedgewood Drive and the west line of Lot 1 and Lot 2, Block “D”, said Valley Side Heights, Sec. 1, with the west line of the said 20.478 acre tract, a distance of 114.65 feet to a 1/2-inch iron rod with a plastic cap stamped “HR GREEN” set for the intersection of the east right-of-way line of said Wedgewood Drive and the south right-of-way line of said Silverlawn Drive, for a point-of-curvature in the northwest line of said Lot 2, Block “D”, Valley Side Heights, Sec. 1, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 35°39’55” E, continuing with the west line of the said 20.478 acre tract, with the east right-of-way line of said Wedgewood Drive, with the western terminus of Silverlawn Drive, with the west line of the tract described herein, a distance of 90.46 feet to a 1/2-inch iron rod with a plastic cap stamped “HR GREEN” set for the intersection of the east right-of-way line of said Wedgewood Drive and the north right-of-way line of said Silverlawn Drive, for a point-of-curvature in the southwest line of Lot 1 Block “E”, said Valley Side Heights, Sec. 1, for the northwest corner and non-tangent point-of-curvature of the tract described herein, from which a ½-inch iron rod found at a point-of-curvature in the east right-of-way line of said Wedgewood Drive and the west line of said Lot 1, Block “E”, Valley Side Heights, Sec. 1 bears N 35°39’55” E, a distance of 89.85 feet;

THENCE leaving the east right-of-way line of said Wedgewood Drive, crossing the said 20.478 acre tract, with the south line of said Lot 1 Block “E”, Valley Side Heights, Sec. 1, with the north right-of-way line of said Silverlawn Drive, with the north line of the tract described herein, the following two (2) courses and distances:

1. with the arc of a curve to the left, having a radius of 17.45 feet, an arc distance of 29.79 feet, and a chord which bears S 13°14’05” E, a distance of 26.30 feet to a 1/2-inch iron rod with a plastic cap stamped “HR GREEN” set for a point-of-tangency, and
2. S 62°07’05” E, a distance of 0.18 feet to a calculated point in the south line of said Lot 1 Block “E”, Valley Side Heights, Sec. 1, same being the north right-of-way line of said Silverlawn Drive, for the northeast corner of the tract described herein;

THENCE S 35°39’55” W, continuing across the said 20.478 acre tract, leaving the south line of said Lot 1, Block “E”, Valley Side Heights, Sec. 1, crossing the said Silverlawn Drive right-of-way, with the east line of the tract described herein, a distance of 50.46 feet to a calculated point in the south right-of-way line of said Silverlawn Drive, same being the north line of said Lot 2, Block “D”, Valley Side Heights, Sec. 1, for the southeast corner of the tract described herein:

THENCE continuing across the said 20.478 acre tract, with the south right-of-way line of said Silverlawn Drive, with the north line of said Lot 2, Block “D”, Valley Side Heights, Sec. 1, with the south line of the tract described herein, the following two (2) courses and distances:

1. N 62°07’05” W, a distance of 0.19 feet to a 1/2-inch iron rod with a plastic cap stamped “HR GREEN” set for a point-of-curvature, and

2. with the arc of a curve to the left, having a radius of 22.92 feet, an arc distance of 32.89 feet, and a chord which bears S 76°45'55" W, a distance of 30.14 feet to the **POINT OF BEGINNING** and containing 0.0271 of one acre (1,180 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of November and December, 2020, February, 2021, and May and September 2022.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 15th day of May 2023 A.D.

HR GREEN DEVELOPMENT TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735



Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas


FIELD NOTES REVIEWED
BY  DATE: 05/17/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



Exhibit "B"

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	17.45' {17.45'}	29.79' {29.78'}	S 13°14'05" E {S 11°50' E}	26.30' {26.30'}
C2	22.92' {22.92'}	32.89' {32.89'}	S 76°45'55" W {N 78°10' E}	30.14' {30.14'}

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 62°07'05" E	0.18'
L2	N 62°07'05" W	0.19'

LEGEND

●	1/2" IRON ROD FOUND
● LANDDEV	1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" SET
△	CALCULATED POINT
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" SET
{ }	RECORD INFORMATION PER VOL. 7, PG. 31, P.R.T.C.TX.
()	RECORD INFORMATION PER DOC. NO. 2021210112, O.P.R.T.C.TX.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

NOTES:

1. SURVEYOR MAKES NO EXPRESSED OR IMPLIED WARRANTIES AS TO THE FEE OWNERSHIP OF THE PROPERTY.
2. BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
3. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999127400.

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DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

0.0271 OF ONE ACRE ~ 1,180 SQUARE FEET
J. C. HARRELSON SURVEY NO. 78 ABSTRACT NO. 352,
TRAVIS COUNTY, TEXAS