

**RIGHT-OF-WAY TO BE VACATED
FIELD NOTES DESCRIPTION**

DESCRIPTION OF 0.108 OF ONE ACRE (4,726 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; SAID 0.108 OF ONE ACRE, BEING ALL OF THE SILVERLAWN DRIVE RIGHT-OF-WAY, A 50-FOOT RIGHT-OF-WAY, 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 0.108 OF ONE ACRE 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 cap stamped “LANDDEV” set for the southwest corner of the said 20.478 acre tract, 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;

THENCE N 35°39’55” E, with the west line of the said 20.478 acre tract, with the east right-of-way line of said Wedgewood Drive, with the west line of Lot 1 and Lot 2, Block “D”, said Valley Side Heights, Sec. 1, 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 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 80.00 feet to a 1/2-inch iron rod with a plastic cap stamped “HR GREEN” set for the southeast corner of said Lot 1 Block “E”, Valley Side Heights, Sec. 1, for the northeast terminus of Silverlawn Drive, for the northeast corner of the tract described herein:

THENCE S 54°04’19” W, leaving the south line of said Lot 1, Block “E”, Valley Side Heights, Sec. 1, continuing across the said 20.478 acre tract, with the east terminus of Silverlawn Drive, with the east line of the tract described herein, a distance of 55.71 feet to a 1/2-inch iron rod with a plastic cap stamped “HR GREEN” set for the northeast corner of said Lot 2, Block “D”, Valley Side Heights, Sec. 1, for the southeast terminus of Silverlawn Drive, for the southeast corner of the tract described herein:

THENCE continuing across the said 20.478 acre tract, with the north line of said Lot 2, Block “D”, Valley Side Heights, Sec. 1, with the south right-of-way line of said Silverlawn Drive, 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 62.25 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 0.108 of one acre (4,726 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 "A"

WEDGEWOOD DRIVE
{60' R.O.W.}

{N 37°04' E
(N 35°39'55" E 294.96')
N 35°39'55" E 294.96'

P.O.B.

114.65'

P.O.C. LANDDEV

89.85'
{89.85'}

90.46'
{90.46'}

LOT 1
BLOCK E
VALLEY SIDE HEIGHTS, SEC. 1
VOL. 7, PG. 31, P.R.T.C.TX.

SILVERLAWN DRIVE
{50' R.O.W.}
0.108 ACRE
4,726 SQ. FT.
TO BE VACATED
{S 60°43' E 62.25'}

LOT 2
BLOCK D
VALLEY SIDE HEIGHTS, SEC. 1
VOL. 7, PG. 31, P.R.T.C.TX.

J. C. HARRELSON SURVEY NO. 78
ABSTRACT NO. 352

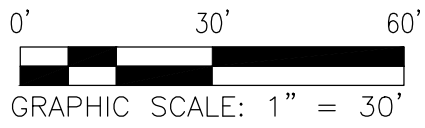
LOT 1
BLOCK D
VALLEY SIDE HEIGHTS, SEC. 1
VOL. 7, PG. 31, P.R.T.C.TX.

S 62°07'05" E 80.00'
{S 60°43' E 80'}

N 62°07'05" W 62.25'

{N 55°24' E
S 54°04'19" W
55.71'
{55.67'}

CALLED 20.478 ACRES
SPECIAL WARRANTY DEED
ATLANTIC URBANA II BRAKER LANE LLC
DOCUMENT NO. 2021210112
O.P.R.T.C.TX.



REMAINDER OF
CALLED 38.128 ACRES
WARRANTY DEED
WITH VENDOR'S LIEN
BIG OPP ZONE, LLC
DOC. NO. 2020033183
O.P.R.T.C.TX.

FILE No. 1434
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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:

0.108 ACRE ~ 4,726 SQUARE FEET
J. C. HARRELSON SURVEY NO. 78 ABSTRACT NO. 352,
TRAVIS COUNTY, TEXAS

Exhibit "A"

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'}

LEGEND

- 1/2" IRON ROD FOUND
- LANDDEV 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" SET
- 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 COMMENCING
- 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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