

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.0270 OF ONE ACRE (1,176 SQUARE FEET) OF LAND IN THE THOMAS H. MAYS SURVEY NO. 89, ABSTRACT NO. 562, 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 BRONZE 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 0.0270 OF ONE ACRE (1,176 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 found 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, at the southwest corner of Lot 1, Block M, North Oaks Hillside Section 2-B, a subdivision according to the plat or map of record in Volume 62, Page 11, Plat Records of Travis County, Texas, and the northwest corner of Lot 1, Block H, said Valley Side Heights, Sec. 1, same being the northwest corner of the said 20.478 acre tract;

THENCE with the east right-of-way line of said Wedgewood Drive and the west line of the said 20.478 acre tract, with the west line of said Lot 1, Block H, Valley Side Heights, Sec. 1, with the arc of a curve to the left, having a radius of 263.75 feet, an arc distance of 112.84 feet, and a chord which bears S 43°59'56" W, a distance of 111.98 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 Bronze Drive, at a point-of-curvature in the southwest line of said Lot 1, Block H, Valley Side Heights, Sec. 1, for the northern most corner and **POINT OF BEGINNING** of the tract described herein;

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 H, Valley Side Heights Sec. 1, with the north right-of-way line of said Bronze 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 21.40 feet, an arc distance of 32.10 feet, and a chord which bears S 11°08'39" E, a distance of 29.17 feet to a 1/2-inch iron rod with a plastic cap stamped “HR GREEN” set for a point-of-tangency, and
2. S 54°00'39" E, a distance of 1.07 feet to a calculated point in the north right-of-way line of said Bronze Drive, same being the south line of said Lot 1 Block H, Valley Side Heights, Sec. 1, for the northeast corner of the tract described herein;

THENCE continuing across the said 20.478 acre tract, leaving the south line of said Lot 1, Block H, Valley Side Heights, Sec. 1, crossing the said Bronze Drive right-of-way, with the east line of the tract described herein, with the arc of a curve to the right, having a radius of 828.82 feet, an arc distance of 50.35 feet, and a chord which bears S 29°18'14" W, a distance of 50.34 feet to a calculated point in the curving south right-of-way line of said Bronze Drive, same being the north line of Lot 7, Block G, said 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 north line of said Lot 7, Block G, Valley Side Heights, Sec. 1, with the curving south right-of-way line of said Bronze Drive, with the south line of the tract described herein, with the arc of a curve to the left, having a radius of 18.98 feet, an arc distance of 30.60 feet, and a chord which bears S 78°35'11" W, a distance of 27.40 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 Bronze Drive, at a point-of-tangency in the northwest line of said Lot 7, Block G, Valley Side Heights, Sec. 1, same being the west line of the said 20.478 acre tract, for the southwest corner of the tract described herein, from which a ½-inch iron rod found at a point-of-tangency in the east right-of-way line of said Wedgewood Drive, in the west line of the said 20.478 acre tract, same being the west line of Lot 6, Block G, said Valley Side Heights, Sec. 1 bears with the arc of a curve to the right, having a radius of 808.82 feet, an arc distance of 135.88 feet, and a chord which bears S 37°10'01" W, a distance of 135.72 feet;

THENCE 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 said Bronze Drive, with the west 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 808.82 feet, an arc distance of 70.79 feet, and a chord which bears N 29°50'49" E, a distance of 70.77 feet to a ½-inch iron rod found at a point of reverse-curvature, and
2. with the arc of a curve to the right, having a radius of 263.75 feet, an arc distance of 19.78 feet, and a chord which bears N 29°35'38" E, a distance of 19.77 feet to the **POINT OF BEGINNING** and containing 0.0270 of one acre (1,176 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: 05/16/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



Exhibit "B"

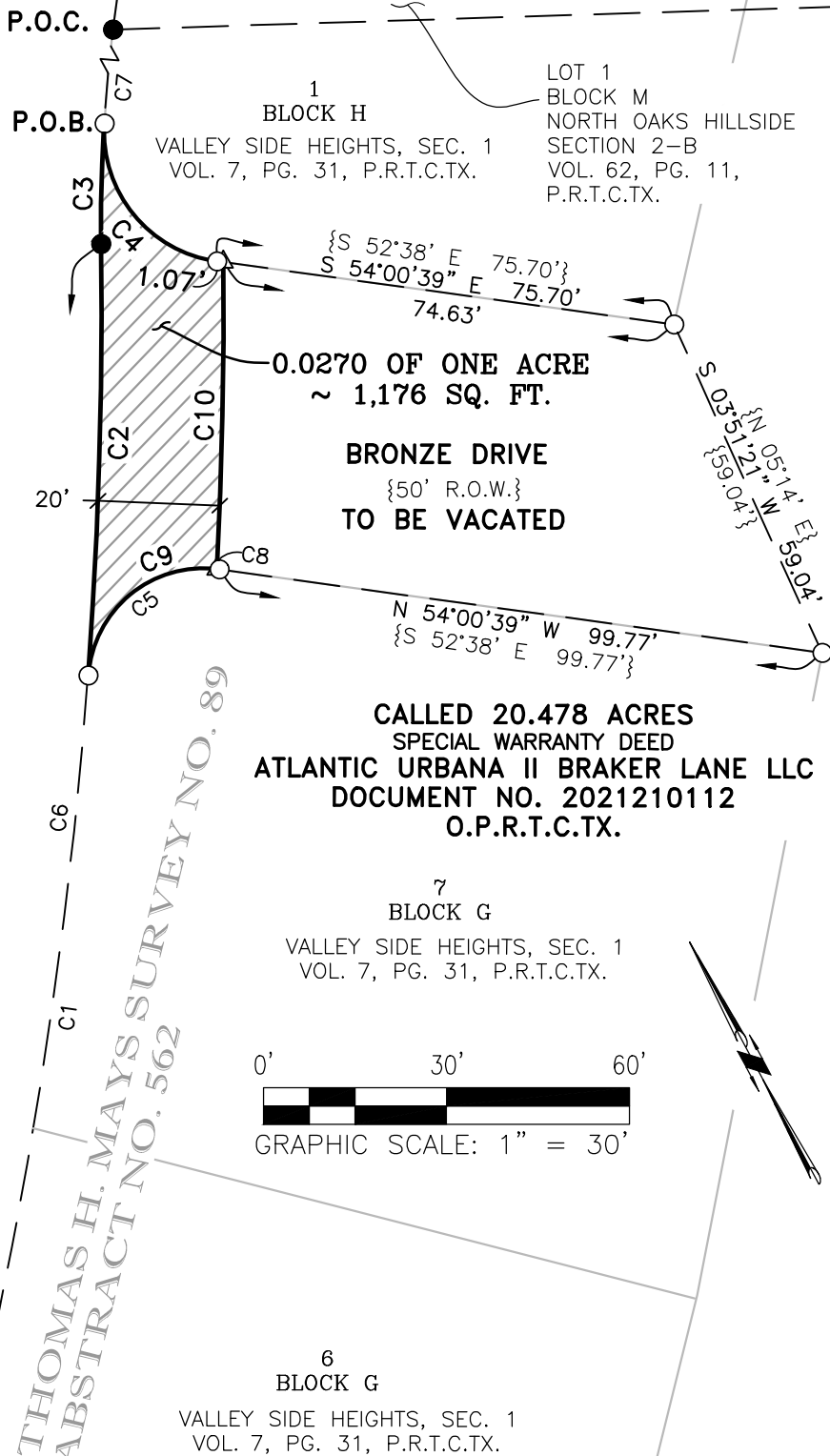
CALLED 38.128 ACRES
WARRANTY DEED
WITH VENDOR'S LIEN
BIG OPP ZONE, LLC
DOC. NO. 2020033183,
O.P.R.T.C.TX.

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

APPROXIMATE LOCATION
OF SURVEY LINE

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

THOMAS H. MAYS SURVEY NO. 89
ABSTRACT NO. 562



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:

0.0270 OF ONE ACRE ~ 1,176 SQUARE FEET
THOMAS H. MAYS SURVEY NO. 89, ABSTRACT NO. 562,
TRAVIS COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	808.82' (808.82') {808.82'}	135.88'	S 37°10'01" W	135.72'
C2	808.82' (808.82') {808.82'}	70.79' {70.58'}	N 29°50'49" E {N 31°16' E}	70.77' {70.56'}
C3	263.75' (263.75') {263.75'}	19.78' {19.94'}	N 29°35'38" E {N 30°56' E}	19.77' {19.94'}
C4	21.40' {21.40'}	32.10' {32.02'}	S 11°08'39" E {N 9°46' E}	29.17' {29.12'}
C5	18.98' {18.98'}	31.00' {31.00'}	S 79°11'22" W {N 80°34' E}	27.67' {27.67'}
C6	808.82' (808.82') {808.82'}	206.67' (206.67') {206.57'}	N 34°39'35" E (N 34°39'45" E)	206.11' (206.11') {206.01'}
C7	263.75' (263.75') {263.75'}	112.84' {112.86'}	S 43°59'56" W {N 45°21' E}	111.98' {112.00'}
C8	18.98'	0.40'	N 54°37'00" W	0.40'
C9	18.98'	30.60'	S 78°35'11" W	27.40'
C10	828.82'	50.35'	S 29°18'14" W	50.34'

LEGEND

NOTES:

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



1/2" IRON ROD FOUND



1/2" IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET



CALCULATED POINT



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

FILE No. 1434
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