

### FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.0273 OF ONE ACRE (1,189 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 CLOVERLAWN 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 0.0273 OF ONE ACRE (1,189 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 west line 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 “E”, said Valley Side Heights, Sec. 1, from which a ½-inch iron rod found in the west right-of-way line of said Wedgewood Drive, same being the east line of Lot 8, Block “A”, said Valley Side Heights, Sec. 1, bears N 54°25’03” W, a distance of 59.87 feet;

**THENCE** with the east right-of-way line of said Wedgewood Drive, with the west line of the said 20.478 acre tract, with the west line of said Lot 1, Block E and the west line of Lot 2, Block E, said Valley Side Heights, Sec. 1, with the arc of a curve to the right, having a radius of 3,277.72 feet, an arc distance of 142.51 feet, and a chord which bears N 36°56’27” E, a distance of 142.50 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 Cloverlawn Drive, for a point-of-curvature in the west line of said Lot 2, Block “E”, Valley Side Heights, Sec. 1, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** with the east right-of-way line of said Wedgewood Drive, with the west line of the said 20.478 acre tract, with the western terminus of Cloverlawn Drive, with the west line of the tract described herein, with the arc of a curve to the right, having a radius of 3,277.72 feet, an arc distance of 90.95 feet, and a chord which bears N 38°58’53” E, a distance of 90.95 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 Cloverlawn Drive, for a point-of-curvature in the southwest line of Lot 1, Block “F”, said Valley Side Heights, Sec. 1, for the northwest 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 and the west line of Lot 2, Block “F”, said Valley Side Heights, Sec. 1, same being the west line of the said 20.478 acre tract bears with the arc of a curve to the right, having a radius of 3,277.72 feet, an arc distance of 128.90 feet, and a chord which bears N 40°54’11” E, a distance of 128.90 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 “F”, Valley Side Heights, Sec. 1, with the north right-of-way line of said Cloverlawn 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 16.24 feet, an arc distance of 28.85 feet, and a chord which bears S 11°08’59” E, a distance of 25.20 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°04’59” E, a distance of 0.48 feet to a calculated point in the south line of said Lot 1 Block “F”, Valley Side Heights, Sec. 1, in the north right-of-way line of said Cloverlawn Drive, for the northeast corner and non-tangent point-of-curvature of the tract described herein;

**THENCE** continuing across the said 20.478 acre tract, leaving the south line of said Lot 1, Block “F”, Valley Side Heights, Sec. 1, crossing the said Cloverlawn Drive right-of-way, with the east line of the tract described herein, with the arc of a curve to the left, having a radius of 3,257.72 feet, an arc distance of 51.01 feet, and a chord which bears S 39°03’00” W, a distance of 51.01 feet to a calculated point in the north line of said Lot 2, Block “E”, Valley Side Heights, Sec. 1, same being the south right-of-way line of said Cloverlawn 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 “E”, Valley Side Heights, Sec. 1, with the south right-of-way line of said Cloverlawn Drive, with the south line of the tract described herein, the following two (2) courses and distances:

1. N 62°04’59” W, a distance of 0.44 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 23.94 feet, an arc distance of 33.26 feet, and a chord which bears S 78°04’01” W, a distance of 30.65 feet to the **POINT OF BEGINNING** and containing 0.0273 of one acre (1,189 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 15<sup>th</sup> 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


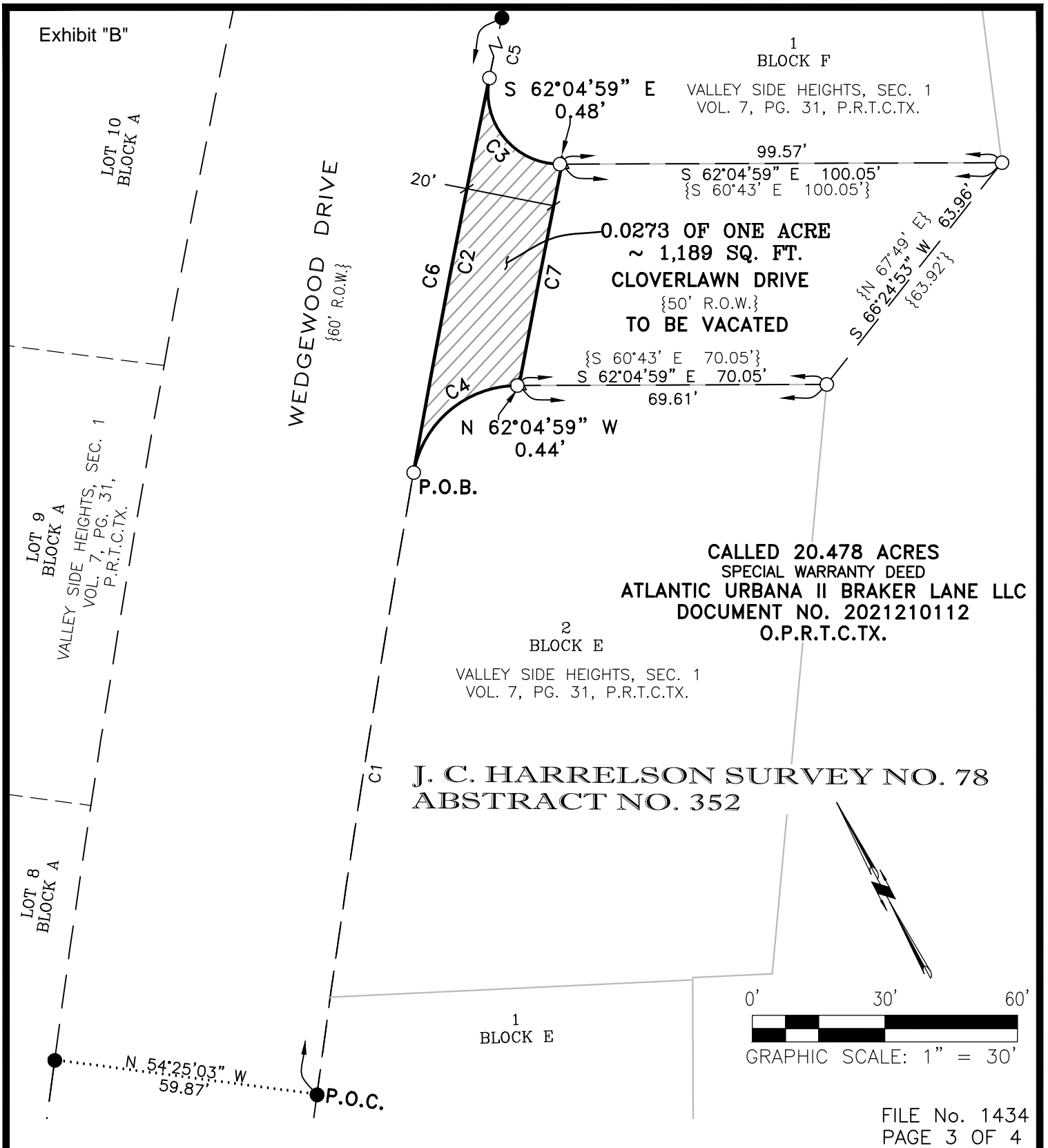
FIELD NOTES REVIEWED  
BY:  DATE: 05/17/23  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



Exhibit "B"



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:

**0.0273 OF ONE ACRE ~ 1,189 SQUARE FEET**  
J. C. HARRELSON SURVEY NO. 78 ABSTRACT NO. 352,  
TRAVIS COUNTY, TEXAS

## Exhibit "B"

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	3,277.72' (3,277.72') {3,277.72'}	142.51'	N 36°56'27" E	142.50'
C2	3,277.72' (3,277.72') {3,277.72'}	90.95' {90.98'}	N 38°58'53" E {N 40°21' E}	90.95' {90.98'}
C3	16.24' {16.24'}	28.85' {28.87'}	S 11°08'59" E {S 9°47' E}	25.20' {25.22'}
C4	23.94' {23.94'}	33.26' {33.31'}	S 78°04'01" W {N 79°26' E}	30.65' {30.67'}
C5	3,277.72' (3,277.72') {3,277.72'}	128.90'	N 40°54'11" E	128.90'
C6	3,277.72' (3,277.72') {3,277.72'}	362.36' (362.36') {362.31'}	N 38°51'45" E (N 38°51'45" E)	362.18' (362.18') {362.13'}
C7	3,257.72'	51.01'	S 39°03'00" W	51.01'

**LEGEND**

●	1/2" IRON ROD FOUND
△	CALCULATED POINT
○	1/2" IRON ROD WITH A 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.

FILE No. 1434  
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SUITE 150  
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