



0.745 ACRE  
WILLIAM CANNON LEAGUE, A-6  
TRAVIS COUNTY, TX

FILE NO:2023.186  
PROJECT: 615.040001  
DATE: 10/26/2023

**DESCRIPTION**

0.745 ACRE OF LAND SITUATED IN THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 0.748 ACRE TRACT CONVEYED TO ALBERT ROAD, HORIZONTAL INVESTORS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2022165674, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.745 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron pipe found in the curving north right-of-way line of Damon Road (50' r.o.w.), being the most northerly northeast corner of that certain 42.029 acre tract conveyed to 1322 Dittmar, LLC, by Deed of record in Document No. 2021163672, of said Official Public Records, for an angle point in the south line of said 0.748 acre tract and hereof;

**THENCE** N60°25'51"W, leaving said north right-of-way line, along the north line of said 42.029 acre tract, being the south line of said 0.748 acre tract, a distance of 148.07 feet to an iron pipe found at the northwest corner of said 42.029 acre, being the southwest corner of said 0.748 acre tract, also being in the east right-of-way line of I&GN Railroad (100' r.o.w.), for the southwesterly corner hereof;

**THENCE** N29°04'57"E, along said east right-of-way line, being the west line of said 0.748 acre tract, a distance of 149.72 feet to a 1/2-inch iron rod found at the northwest corner of said 0.748 acre tract, being the southwest corner of that certain 3.00 acre tract of land conveyed to Albert Road Horizontal Investors, LP, by Deed of record in Document No. 2022067113, of said Official Public Records, for the northwesterly corner hereof;

**THENCE**, S60°28'09"E, leaving said east right-of-way line, along the south line of said 3.00 acre tract, being the north line of said 0.748 acre tract, a distance of 224.57 feet to an iron pipe found at the northeast corner of said 0.748 acre tract, being the northwest corner of Lot A, T.C.W. Addition, a subdivision of record in Volume 53, Page 75, of the Plat Records of Travis County, Texas, for the northeasterly corner hereof;

**THENCE** S29°44'07"W, along the west line of said Lot A, being the east line of said 0.748 acre tract, a distance of 150.07 feet to a calculated point in said north right-of-way line of Damon Road, being the southwest corner of said Lot A, also being the beginning of a non-tangent curve to the left, for the southeasterly corner of said 0.748 acre tract and hereof;

**THENCE**, continuing along said north right-of-way line, being the south line of said 0.748 acre tract, along said curve, having a radius of 45.00 feet, a central angle of 112°24'41", an arc length of 88.29 feet, and a chord which bears, N60°16'23"W, a distance of 74.79 feet to the **POINT OF BEGINNING**, and containing 0.745 acre (32,467 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2022, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
MANHARD CONSULTING  
TBPLS FIRM NO. 10194754



# LAND TITLE SURVEY

## LEGAL DESCRIPTION

0.745 ACRE OUT OF THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6 IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 0.748 OF AN ACRE TRACT CONVEYED TO ALBERT ROAD HORIZONTAL INVESTORS, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2022165674, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

## BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18)

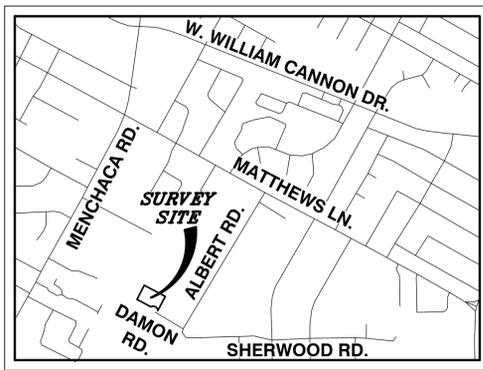
## BENCHMARK

SITE BENCHMARK: "A"  
CUT SQUARE IN TOP OF CONCRETE CURB  
NORTHING=10043205.45  
EASTING=3094940.35  
ELEVATION= 744.41' DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 2022/12/23

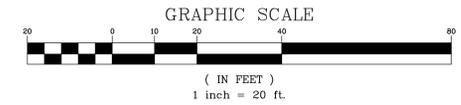
## FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48453C0585H WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.



### LOCATION MAP

NOT TO SCALE



## LEGEND

- = FOUND 1/2-INCH IRON ROD
- ⊙ = FOUND IRON PIPE
- △ = CALCULATED POINT
- ⊕ = BENCHMARK
- ⊙ = SANITARY MANHOLE (SMH)
- ⊙ = SANITARY CLEANOUT
- ⊗ = FIRE HYDRANT/AUX. VALVE
- ⊗ = VALVE BOX
- ⊙ = UTILITY POLE
- ⊕ = GUY WIRE
- = PROPERTY LINE
- - - = ADJOINING PROPERTY LINE
- - - = EASEMENT LINE
- - - = WIRE FENCE
- - - = OVERHEAD WIRES

I&GN RAILROAD  
(100' R.O.W.)

10' SANITARY SEWER  
EASEMENT VOL. 6, PG. 31

ALBERT ROAD HORIZONTAL  
INVESTORS, LP  
CALLED 0.748 ACRE  
DOC. NO. 2022165674

0.745 ACRE  
(32,467 SQ. FT.)

LOT A  
T.C.W. ADDITION  
VOL. 53, PG. 75

DAMON ROAD  
(50' R.O.W.)

1322 DITTMAR, LLC  
42.028 ACRES  
DOC. NO. 2021163672

### SURVEYOR'S CERTIFICATION:

TO: ALBERT ROAD HORIZONTAL INVESTORS, LP, AND FIRST AMERICAN TITLE GUARANTY COMPANY: I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN DECEMBER 2022 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (ii) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (iii) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY ABILITIES AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY (THE "SUBJECT PROPERTY") SHOWN HEREON; (iv) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED ABOVE WITH RESPECT TO FIRST AMERICAN TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 5825548-00784996, DATE OF POLICY OF OCTOBER 11, 2022; (v) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (vi) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; (vii) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (viii) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (ix) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (x) THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0585H, EFFECTIVE DATE OF SEPTEMBER 26, 2008 INDICATES THAT THE SUBJECT TRACT LIES WITH ZONE "X" - CLEAR (DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN") (xi) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON AND (xii) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS).

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR REVIEW 2023/02/01.

SEAN I. COMPTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 6766  
6448 E HWY 290, STE. B-105  
AUSTIN, TX 78723

IN REFERENCE TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 5825548-00784996, WITH A POLICY DATE OF OCTOBER 11, 2022 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

TITLE ISSUES RAISED IN PRIOR TITLE COMMITMENTS MAY NOT BE SHOWN EXCEPT THAT PLOTTABLE EASEMENTS THAT THE SURVEYOR IS AWARE OF HAVE BEEN SHOWN.

PREVIOUSLY RAISED TITLE ISSUES, INSURED OVER OR OTHERWISE DISPOSED OF IN THE ABOVE TITLE COMMITMENT ARE NOT SHOWN HEREON.

PLOTTABLE EASEMENTS AND SETBACKS IDENTIFIED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN HEREON. EASEMENTS AND SETBACKS THAT HAVE BEEN VACATED, INSURED OVER, OR OTHERWISE DISPOSED OF HAVE NOT BEEN SHOWN HEREON.

### SCHEDULE B:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:  
VOLUME 6, PAGE 31 AND VOLUME 53, PAGE 75 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- 6D. 10' SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 5, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.  
-SUBJECT TO, SHOWN HEREON
- 6E. EASEMENT AS RECORDED IN VOLUME 429, PAGE 325 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
-DOES NOT APPLY, RECORDED DEED DOES NOT APPLY TO SUBJECT TRACT
- 6F. 10' SANITARY SEWER EASEMENT IN VOLUME 10882, PAGE 554 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
-SUBJECT TO, AS SHOWN HEREON

## SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

| TAG# | DESCRIPTION                         |
|------|-------------------------------------|
| 300  | MULTI-TRUNK LIVE OAK (13", 9")      |
| 301  | 8.5" CEDAR                          |
| 302  | 9" CEDAR                            |
| 303  | 8.5" CEDAR                          |
| 304  | MULTI-TRUNK HACKBERRY (9.5", 7")    |
| 305  | 8.5" CHINABERRY                     |
| 306  | 10.5" HACKBERRY                     |
| 307  | 10" HACKBERRY                       |
| 308  | 11.5" HACKBERRY                     |
| 309  | MULTI-TRUNK LIVE OAK (12.5", 11.5") |
| 310  | 33" LIVE OAK                        |
| 311  | 13" LIVE OAK                        |
| 312  | MULTI-TRUNK LIVE OAK (16", 13")     |
| 313  | 19" LIVE OAK                        |
| 314  | 18" LIVE OAK                        |
| 315  | 19.5" LIVE OAK                      |
| 316  | 18" LIVE OAK                        |
| 317  | MULTI-TRUNK LIVE OAK (16", 11")     |
| 318  | MULTI-TRUNK LIVE OAK (15", 7.5")    |

| CURVE | DELTA      | RADIUS | LENGTH | CHORD BEARING | CHORD  |
|-------|------------|--------|--------|---------------|--------|
| C1    | 112°24'41" | 45.00' | 88.29' | N6°01'6"23"W  | 74.79' |
| (C1)  | 115°34'56" | 45.00' | 90.78' | N5°7'33"32"W  | 76.15' |

## SURVEY PREPARED FOR

THE GEYSER GROUP  
1023 SPRINGDALE RD, BLDG. 11,  
STE. E, AUSTIN, TX 78721



CALLED 0.745 ACRE - WILLIAM CANNON LEAGUE, A-6

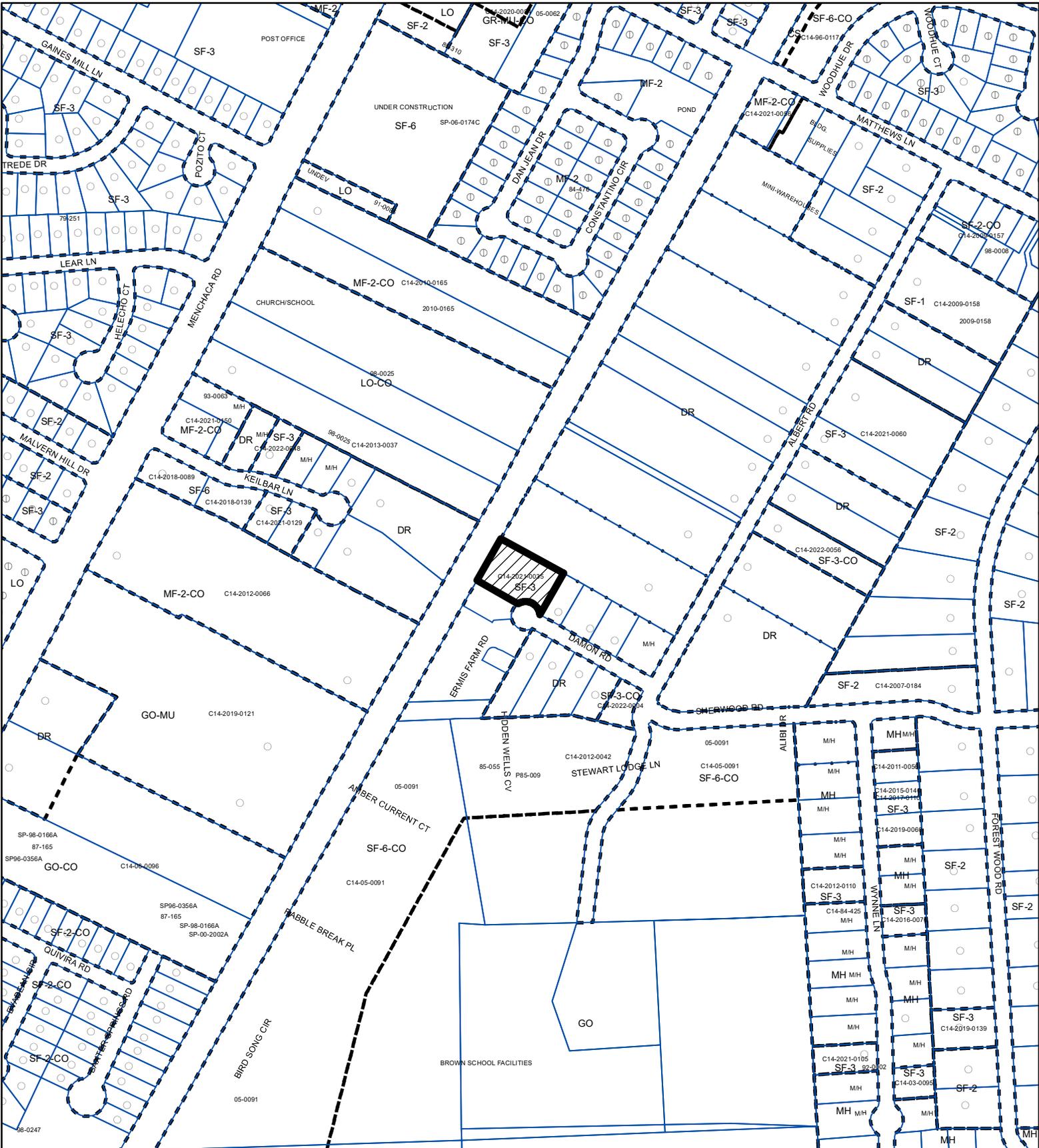
DAMON ROAD, AUSTIN, TX 78745

LAND TITLE SURVEY

PROJ. MGR.: S.C.  
DRAWN BY: PWP, T.Y.  
SURVEY DATE: 12/7/22  
ISSUE DATE: 02/01/23  
SCALE: 1"=20'

SHEET

1 OF 1



**ZONING**

**EXHIBIT "B"**

ZONING CASE#: C14-2023-0032



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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Created: 3/20/2023