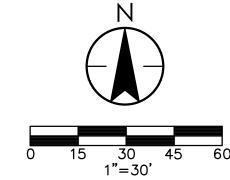
14.095 ACRES AUSTIN INDEPENDENT SCHOOL DISTRICT VOLUME 3784, PAGE 477

2.3683 ACRES REDEEMING GRACE LUTHERAN CHURCH DOC. NO. 2008156993



BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK. MANAGED BY ALLTERRA CENTRAL.

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PRÒVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 12A.

TBM 3: PK WITH "STANTEC" WASHER SET IN CURB LINE OF CHURCH PARKING LOT AT THE END OF PRIVATE DRIVEWAY. ±450' SOUTH OF FM 1626. ELEV=697.54'(AS SHOWN)

TBM 4: PK NAIL WITH "STANTEC" WASHER SET IN CONCRETE AT&T VAULT ON SOUTH SIDE OF FM 1626 AND EAST SIDE OF PRIVATE DRIVEWAY, ±11' SOUTHEAST OF POWER POLE. ELEV=702.55'(AS SHOWN)

GENERAL NOTES:

- 1) ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
- 2) A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON AND IS IDENTIFIED AS STANTEC CONSULTING SERVICES, INC FIELDNOTE FILE FN. NO. 23-066(ABB).

FLOODPLAIN NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0590J, REVISED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATION:

AUSTIN, TEXAS 78723

I, AUSTIN B. BURKLUND, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY MADE DURING THE MONTH OF APRIL, 2023 AND PERFORMED UNDER MY DIRECTION AND SUPERVISION.

DRAFT

AUSTIN B. BURKLUND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6879 STANTEC CONSULTING SERVICES, INC. 1905 ALDRICH STREET, SUITE 300

FIELDNOTE DESCRIPTION:

A 1.699 ACRE OF LAND OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 1.826 ACRE TRACT OF LAND CONVEYED TO PUENTE CARMEN HERNANDEZ AND JOSE ISABEL GALVIN BY DEED OF RECORD IN DOCUMENT NO. 2006058579 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.699 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1626 (R.O.W. VARIES), BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN 1.2944 ACRE TRACT OF LAND CONVEYED TO SOCHAC HOLDINGS, LLC BY DEED OF RECORD IN DOCUMENT NO. 2022028768 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN TXDOT PARCEL 19 BY DEED OF RECORD IN DOCUMENT NO. 2019033572 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, N87'34'51"E, LEAVING THE NORTHEASTERLY CORNER OF SAID SOCHAC HOLDINGS LLC TRACT, ALONG THE SOUTHERLY LINE OF FM 1626 AND SAID TXDOT PARCEL 19, FOR THE NORTHERLY LINE HEREOF, A DISTANCE OF 268.72 FEET TO THE SOUTHEASTERLY CORNER OF SAID TXDOT PARCEL 19, FOR THE NORTHEASTERLY CORNER HEREOF;

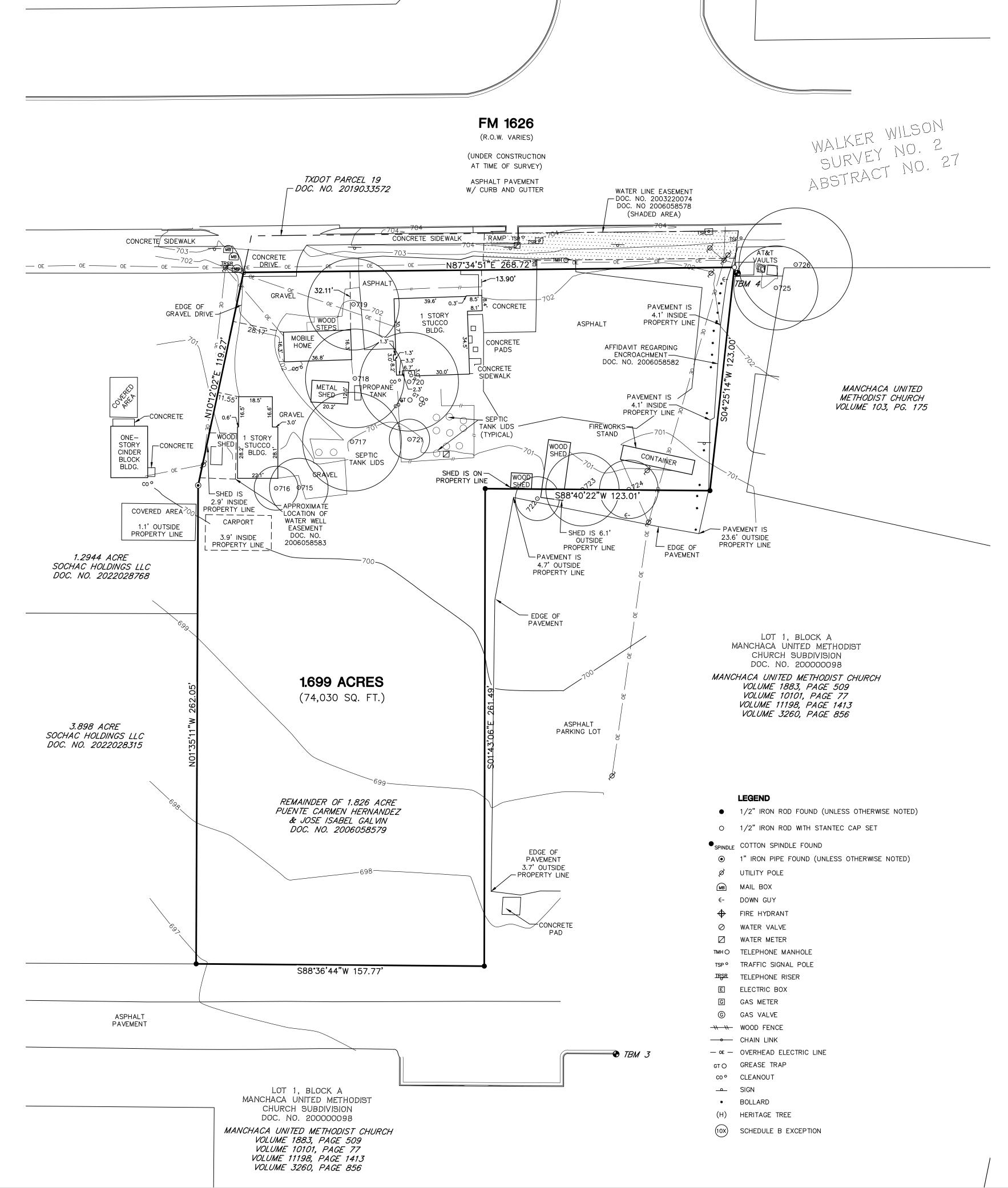
THENCE, LEAVING THE SOUTHEASTERLY CORNER OF SAID TXDOT PARCEL 19, IN PART ALONG THE SOUTHERLY LINE OF FM 1626, IN PART ALONG THE WESTERLY LINE OF LOT 1, BLOCK "A" MANCHACA UNITED METHODIST CHURCH SUBDIVISION OF RECORD IN DOCUMENT NO. 200000098 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE EASTERLY AND SOUTHERLY LINES HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SO4°25'14"W, A DISTANCE OF 123.00 FEET TO A 1/2 INCH IRON ROD
- 2) S88°40'22"W, A DISTANCE OF 123.01 FEET TO A 1/2 INCH IRON ROD
- 3) S01°43'06"E, A DISTANCE OF 261.49 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER HEREOF;
- 4) S88'36'44"W, A DISTANCE OF 157.77 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF THAT CERTAIN 3.898 ACRE TRACT OF LAND CONVEYED TO SOCHAC HOLDINGS, LLC BY DEED OF RECORD IN DOCUMENT NO. 2022028315 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE SOUTHWESTERLY CORNER OF SAID 1.826 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE WESTERLY LINE OF SAID LOT 1, ALONG THE EASTERLY LINE OF SAID SOCHAC HOLDING LLC TRACTS, BEING THE WESTERLY LINE OF SAID 1.826 ACRE TRACT AND HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N01°35'11"W, A DISTANCE OF 262.05 FEET TO A 3/4 INCH IRON PIPE
- 2) N10"12'02"E, A DISTANCE OF 119.27 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.699 ACRE (74,030 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

TREE LIST: NO. DESCRIPTION 715 16" HACKBERRY 716 12" HACKBERRY 717 (H) 27" PECAN 718 27" SYCAMORE 25" SYCAMORE 719 720 27" PECAN 721 11" PECAN 722 12" HACKBERRY 723 20" CEDAR ELM 724 16" HACKBERRY 725 23" POST OAK 726 (H) 31" POST OAK



File Name: 222012697v01_to01.dwg 23.04.27 YY.MM.DD

Revision

Sheet 1 of 1

ORIGINAL SHEET - ARCH D

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Permit-Seal

Project Number: 222012697

Dwn. Chkd. Dsgn. Drawing No.