

**FIELD NOTE DESCRIPTION**  
**10.112 ACRES**  
**PART LOT, 1 BLOCK A**  
**CHAMPION 360 SUBDIVISION**

FIELD NOTE DESCRIPTION OF 10.112 ACRES OF LAND OUT OF LOT 1, BLOCK A, CHAMPION 360 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200300121 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 10.112 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone, grid. A map of survey was prepared to accompany this description.*

**BEGINNING** at a ½ inch diameter steel pin found on the curving east right-of-way line of Capital of Texas Highway (Loop 360) at the northwest corner of the said Lot 1, Champion 360 Subdivision, the same being at the southwest corner of Lot 1, Lakewood Office Park, a subdivision of record in Book 87, Page 43C of the Plat Records of Travis County, Texas;

THENCE, along the common line between the said Lot 1, Champion 360 Subdivision and the said of Lot 1, Lakewood Office Park subdivision, the following four (4) courses and distances:

- 1) S 61°34'42" E, 42.48 feet to a ½ inch diameter steel pin found;
- 2) S 62°16'46" E, 167.09 feet to a ½ inch diameter steel pin found;
- 3) S 61°10'58" E, 265.68 feet to a ½ inch diameter steel pin found;
- 4) S 64°17'01" E, 79.79 feet to a ½ inch diameter steel pin found at the northeast corner of the said Lot 1, Champion 360 Subdivision, the same being at the northerly most corner of that certain 0.998 acre tract described in a deed to Matthew Robinson and Tenaya Hills recorded in Document Number 2014067663 of the Official Public Records of Travis County, Texas;

THENCE, along and with the common line between the said Lot 1, Champion 360 Subdivision and the said 0.998 acre Robinson tract, the following two (2) courses and distances:

- 1) S 28°39'33" W, 186.73 feet to a ½ inch diameter steel pin found;
- 2) S 06°44'47" E, 96.98 feet to a nail found in rock at the southwest corner of the said 0.998 acre Robinson tract;

THENCE, along the east line of the said Lot 1, Champion 360 Subdivision, being a common line with that certain 3.35 acre tract described in a deed to Bruce K. Speyer and wife, Roberta F. Speyer, and then continuing along the east line of the said Lot 1, Champion 360 Subdivision and the common line with Lot 75, Lakewood Village, a subdivision of record in Book 8, Page 24 of the Plat Records of Travis County, Texas, the following seven (7) courses and distances:

- 1) S 75°07'35" W, 73.49 feet to a steel pin set;

**10.112 Acres**  
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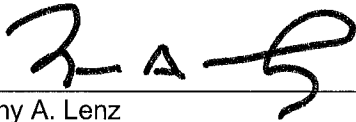
- 2) S 85°12'48" W, 103.20 feet to a steel pin set;
- 3) S 46°07'48" W, 70.29 feet to a computed point;
- 4) S 23°22'48" W, 322.30 feet to a computed point;
- 5) S 34°37'48" W, 235.03 feet to a computed point;
- 6) S 01°52'12" E, 241.78 feet to a computed point;
- 7) S 11°34'12" E, 534.98 feet to a computed point on the common line between the said Lot 1, Champion 360 Subdivision and the said Lot 75;

THENCE, S 78°25'48" W, a distance of 181.35 feet to a steel pin set on the west line of the said Lot 1, Champion 360 Subdivision, the same being the east right-of-way line of Capital of Texas Highway (Loop 360), from which a Type I TxDOT right-of-way monument found bears S 0°13'04" E, 464.45 feet;

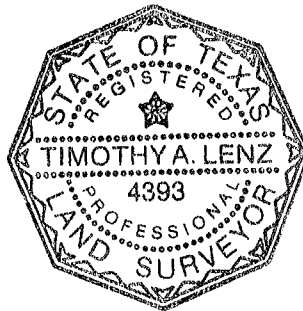
THENCE, with the east right-of-way line of Capital of Texas Highway (Loop 360), the following four (4) courses and distances:

- 1) N 0°13'04" W, 420.45 feet to a Type I TxDOT right-of-way monument found;
- 2) N 07°55'04" W, 203.96 feet to a steel pin set;
- 3) N 03°21'13" E, 713.96 feet to a Type I TxDOT right-of-way monument found;
- 4) With a curve to the right, having a central angle of 18°32'25", a radius of 1759.86 feet, an arc of 569.47 feet and a chord bearing and distance of N 12°41'50" E, 566.99 feet to the **PLACE OF BEGINNING**, containing 10.112 acres of land, more or less.

**MARCH 24, 2023**



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