



LEGAL DESCRIPTION:
BEING 9.2442 ACRES OUT OF THE E. L. HARRISON SURVEY NO. 521, ABSTRACT NO. 2576, AND THE B. K. STEWART SURVEY NO. 84, ABSTRACT NO. 2476, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 9.445 ACRE TRACT OF LAND CONVEYED TO LAKEWAY 620, LLC IN DOCUMENT NO. 2016073585 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "WARD CONTROL" CAP SET, GRID COORDINATES AND NAVD 88 ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS SOLUTIONS TAKEN ON JULY 30, 2018. 4WARD CONTROL POINT WAS CHECKED TO LCRA HARN STATION A046, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,115,515.64, E 3,060,865.52, ELEV. 750.13'.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORR). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000097873919.

BENCHMARK NOTE:
TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF CLARA VAN DRIVE, ±1.465' WEST OF RANCH TO MARKET ROAD 620, ±54' NORTHWEST OF THE NORTH CORNER OF SAID TRACT, ELEVATION = 811.39'.

TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF CLARA VAN DRIVE, ±220' WEST OF RANCH TO MARKET ROAD 620, ±223' NORTHWEST OF THE EAST CORNER OF SAID TRACT, ELEVATION = 570.55'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0405H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

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.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY). ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:

- 1) PROPERTY ADDRESS: CLARA VAN DRIVE, LAKEWAY, TEXAS
- 2) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- 3) THERE WERE NO BUILDINGS ON THIS TRACT AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.
- 4) A STRIP OF LAND EXISTS BETWEEN THE SOUTH LINE OF THE TRACT DESCRIBED IN DOCUMENT NO. 2018073585 (O.P.R.T.C.T.) AND THE NORTH LINE OF ROUND MOUNTAIN ESTATES 2, INDICATED AS AN AREA OF UNCLEAR TITLE ON THE SURVEY. THE STRIP HAS BEEN INCLUDED IN THE BOUNDARY OF THIS TRACT (BY VIRTUE OF THE STRIP AND GORES DOCTRINE) TO ELIMINATE AN UNNECESSARY GAP BETWEEN THE RECORD TRACTS.
- 5) THE WEST RIGHT-OF-WAY LINE OF RM 620 DESCRIBED IN DOCUMENT NO. 2018073585 (O.P.R.T.C.T.) ADDED A CALCULATED ANGLE POINT NEAR THE SOUTHEAST CORNER OF THE SITE TO MATCH THE RECORD CALLS OF THE TxDOT RIGHT-OF-WAY MAP FOR THAT AREA. THIS SURVEYOR BELIEVES THAT IT WAS THE INTENT OF TxDOT TO USE THE 1/2" IRON ROD FOUND AT THE COMMON EAST CORNER OF THE SUBJECT TRACT AND ROUND MOUNTAIN ESTATES 2 AS THE ANGLE POINT IN THE WEST RIGHT-OF-WAY OF RM 620, DESPITE THE TYPE II RIGHT-OF-WAY MONUMENTS BEING FOUND AT A DIFFERENT DISTANCE FROM THAT CORNER THAN WHAT IS SHOWN ON THE TxDOT MAPS. THE BOUNDARY OF THIS TRACT USES A SINGLE LINE FROM THE TYPE II RIGHT-OF-WAY MONUMENT FOUND AT THE POINT OF CURVATURE TO THE 1/2" IRON ROD FOUND AT SOUTHEAST CORNER OF THE SUBJECT TRACT, AS THE RIGHT-OF-WAY MAP INDICATES.
- 6) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	43.71'	766.53'	31°16'02"	S34°15'07"E	43.70'
C2	291.12'	547.00'	30°29'35"	S46°44'53"E	287.69'
C3	436.12'	2,555.00'	9°46'48"	S66°53'51"E	435.59'
C4	3.82'	7.00'	31°14'37"	S56°10'24"E	3.77'
C5	91.11'	2,366.84'	21°2'20"	S18°59'56"W	91.10'

CURVE TABLE (RECORD)					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
[C2]	291.05'	547.00'	30°29'11"	S46°45'35"E	287.63'
[C2]	291.05'	547.00'	30°29'11"	S46°45'49"E	287.63'
[C3]	436.16'	2,555.00'	9°46'51"	S66°53'36"E	435.63'
[C3]	436.16'	2,555.00'	9°46'51"	S66°53'50"E	435.63'
[C4]	3.45'	7.00'	28°31'19"	S57°41'28"E	3.41'
[C4]	3.82'	7.00'	31°14'37"	S56°11'03"E	3.77'
[C5]	90.75'	2,366.84'	21°1'48"	S18°46'13"W	90.74'

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
G.F. NO.: 54163
EFFECTIVE DATE: FEBRUARY 28, 2017
ISSUED: APRIL 7, 2017

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

1) THOSE FILED OF RECORD IN DOCUMENT NO. 2005220704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO]

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

G. EASEMENT AS SHOWN IN INSTRUMENT FROM A.K. STEWART AND ANNIE STEWART TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 824, PAGE 337, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - BLANKET TYPE]

H. EASEMENT AS SHOWN IN INSTRUMENT FROM JAMES L. STEWART AND CLAIRE STEWART TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17, RECORDED IN VOLUME 2147, PAGE 444 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

I. EASEMENT AS SHOWN IN INSTRUMENT FROM LARRY NIEMANN, TRUSTEE TO CITY OF AUSTIN, RECORDED IN VOLUME 10508, PAGE 804 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

J. EASEMENT AS SHOWN IN INSTRUMENT FROM LARRY NIEMANN, TRUSTEE TO THE CITY OF AUSTIN, DATED OCTOBER 16, 2007 RECORDED IN DOCUMENT NO. 2007191959 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

K. EASEMENT AS SHOWN IN INSTRUMENT FROM SCHMIDT TRACT PARTNERSHIP TO CITY OF LAKEWAY, DATED JANUARY 21, 2014 RECORDED IN DOCUMENT NO. 2014012678 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

L. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN MEDIATED SETTLEMENT AGREEMENT, DATED MARCH 24, 2000, RECORDED IN DOCUMENT NO. 2000101142 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO]

M. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RESTRICTIONS AND EASEMENT AGREEMENT, AND NOTICE OF RESTRICTIVE COVENANTS BENEFITING ADJACENT COMMERCIAL LAND, DATED NOVEMBER 23, 2005, RECORDED IN DOCUMENT NO. 2005220704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO]

**B. K. STEWART
SURVEY NO. 84
ABSTRACT NO. 2476**

LOT 1, BLOCK "A"
LEXUS OF LAKEWAY
DOC. NO. 201400028
O.P.R.T.C.T.

CLARA VAN DRIVE
(R.O.W. VARIES)

[B]
CALLED 0.771 ACRES
CITY OF LAKEWAY
DOC. NO. 2007110514
O.P.R.T.C.T.

[C]
CALLED 0.379 ACRES
(PART 2)
THE STATE OF TEXAS
VOL. 9954, PG. 306
R.P.R.T.C.T.

**E. L. HARRISON
SURVEY NO. 521
ABSTRACT NO. 2576**

[A]
CALLED 9.445 ACRES
LAKEWAY 620, LLC
DOC. NO. 2018073585
O.P.R.T.C.T.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, LANDMARK CONSOLIDATED, INC., SCHMIDT TRACT PARTNERSHIP
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS, OBSERVABLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

STEVEN M. DUARTE, R.P.L.S.
TEXAS REGISTRATION NO. 5940
DATE 6/2/2022



NO.	DATE	REVISION	APP.
3			
2			
1	6/2/22	REVISE BOUNDARY WITH PROPOSED R.O.W.	SMD

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174390

Date: 6/2/2022
Project: 00751
Scale: 1" = 60'
Reviewer: JSW
Tech: DDL
Field Crew: SV/JDL
Survey Date: AUG. 2021
Sheet: 1 OF 1
P:\00751\dwg\00751-rev.dwg