



2.9219-ACRE TRACT, OUT OF  
JAMES BURLESON SURVEY NO. 19,  
ABSTRACT NO. 4  
TRAVIS COUNTY, TEXAS

**LEGAL DESCRIPTION FOR PARCEL 4914.01**

FIELD NOTES FOR A TRACT OF LAND, CONTAINING 2.9219 ACRES OF LAND, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, AND OUT OF A CERTAIN 143.144-ACRE TRACT OF LAND, CONVEYED TO KARLIN TRACOR LANE, LLC, A DELAWARE CORPORATION, PER SPECIAL WARRANTY DEED 2020139775, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND CONTAINING 2.9219 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND AS SHOWN ON THE ATTACHED SKETCH:

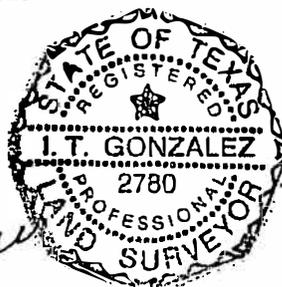
COMMENCING POINT being a 1/2 inch iron found on the south Right of Way line of F.M. 969, for the northwest corner of a 37.83-acre tract of land, described as Tract 3 out of said 143.144-Acre Tract, conveyed to Karlin Tracor Lane, LLC, a Delaware Corporation, per Special Warranty Deed 2020139775, of the Official Public Records of Travis County, Texas, thence S 80°55'18" E, 252.20 feet, along the south right of way line of FM 969, and continuing along the south right of way line of FM 969, along a curve to the right, having a radius of 3769.80 feet, a long chord bearing S 77°16'47" E, 506.66 feet, for an arc distance of 507.04 feet, to a 1/2" iron rod found for the northwest corner of a 19.969-acre tract of land, described as Tract 2 out of said 143.144-Acre Tract and the northwest corner of the herein described tract, containing 2.9219 acre of land, same being the POINT OF BEGINNING;

- 1) THENCE, along the south right of way line of FM 969, along a curve to the right, having a radius of 3769.80 feet, a long chord bearing S 69°33'23" E, 342.41 feet, for an arc distance of 342.53 feet, to a calculated point;
- 2) THENCE along a curve to the right, having a radius of 2785.00 feet, a long chord bearing S 00°30'46" E, 319.95 feet, for an arc distance of 320.12 feet, traversing said 143.144-acre tract, to a calculated point;
- 3) THENCE, N 79°04'47" W, 401.11 feet, traversing said 143.144-acre tract, to a calculated point;
- 4) THENCE N 10°55'13" E, 370.25 feet, traversing said 143.144-acre tract, to the POINT OF BEGINNING and CONTAINING 2.9219 acres of land.

BEARING BASIS NOTE:

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS), U.S. Feet)

Date Prepared: November 30, 2020



By: *I. T. Gonzalez*

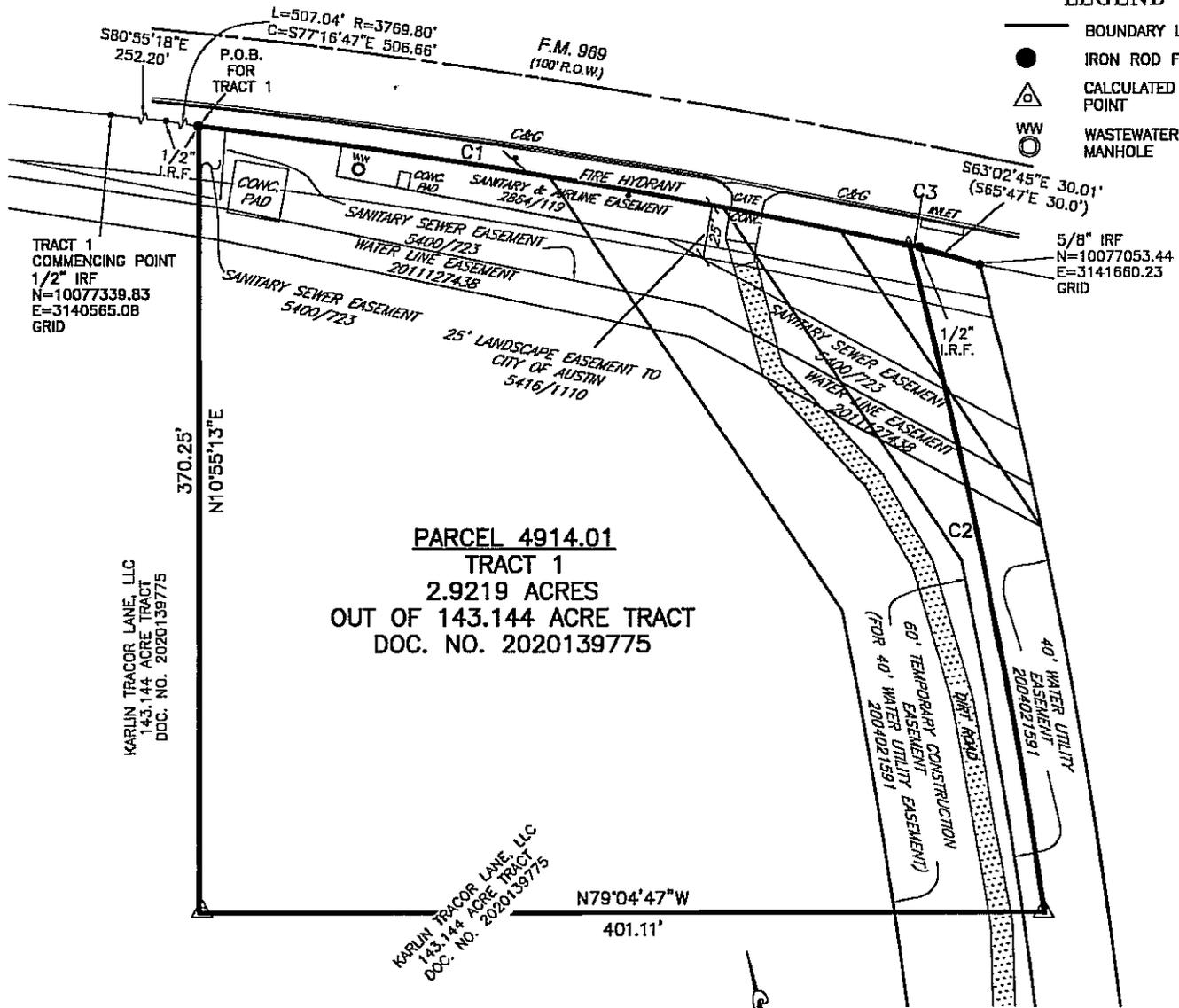
I T Gonzalez, R.P.L.S. No. 2780  
I T Gonzalez Engineers  
3501 Manor Rd  
Austin, Tx 78723  
512-447-7400  
*11-30-2020*

REFERENCES

TCAD #0213300301  
AUSTIN GRID N24

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

- LEGEND —
- BOUNDARY LINE
  - IRON ROD FOUND
  - △ CALCULATED POINT
  - WW WASTEWATER MANHOLE



**PARCEL 4914.01**  
**TRACT 1**  
**2.9219 ACRES**  
**OUT OF 143.144 ACRE TRACT**  
**DOC. NO. 2020139775**

TRACT 1  
 COMMENCING POINT  
 1/2" IRF  
 N=10077339.83  
 E=3140565.08  
 GRID

KARLIN TRACOR LANE, LLC  
 143.144 ACRE TRACT  
 DOC. NO. 2020139775

KARLIN TRACOR LANE, LLC  
 143.144 ACRE TRACT  
 DOC. NO. 2020139775

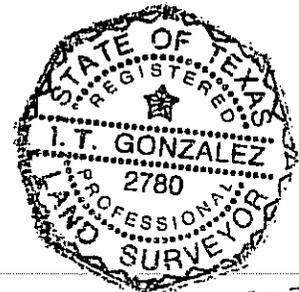


DATE: 11-30-2020  
 PROJECT NO. S20.02.20.01

CURVE DATA				
CURVE #	LENGTH	CHORD	BEARING	RADIUS
C1	342.53'	342.41'	S69°33'23"E	3769.80'
C2	320.12'	319.95'	S00°30'46"E	2785.00'
C3	4.57'	4.57'	S66°55'07"E	3769.80'

**SURVEYOR'S CERTIFICATION**

The undersigned does hereby certify that this boundary survey, was this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon. This survey was performed without the benefit of a title search.



*I.T. Gonzalez* 11-30-2020

**I.T. GONZALEZ**  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 REG. NO. 2780

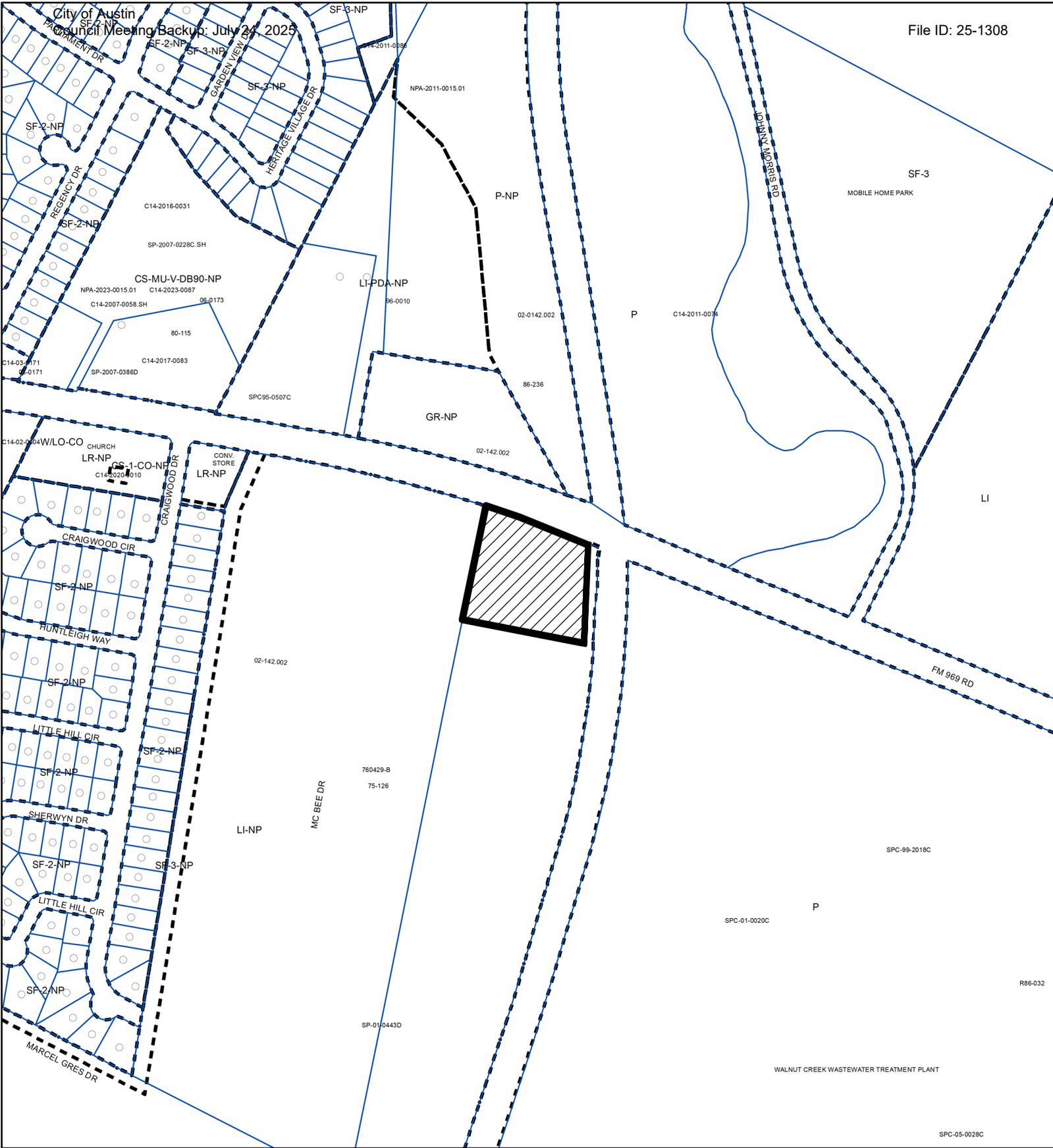
Bearing basis for this survey is Texas State Plane coordinates (NAD83), Central Texas Zone (4203). Combined Scale Factor = 0.999970.

PARCEL 4914.01, TRACT 1, 2.9219 ACRES  
 TRAVIS COUNTY, TEXAS

KARLIN TRACOR LANE, LLC  
 F.M. 969, AUSTIN, TEXAS



SURVEYING FIRM REGISTRATION No. 100573-0  
 3501 MANOR RD.  
 (512) 447-7400 AUSTIN, TEXAS 78723 FAX (512) 447-6389



### ZONING

### EXHIBIT "B"

ZONING CASE#: C14-2025-0035

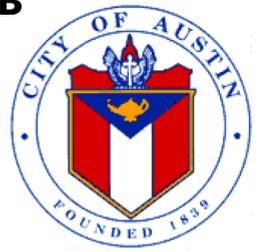


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 2/28/2025