





**OWNER:**  
FOREST CREEK INVESTMENTS LLC

**ADDRESS:**  
600 E FM 1626  
AUSTIN, TX 78748

# Field Notes

## REZONING EXHIBIT "A"

### FIELD NOTES

BEING A 0.0473 ACRE/2060 SQ SQUARE FOOT, REZONING TRACT OUT OF A ONE STORY STONE AND STUCCO BUILDING LOCATED ON LOT 1, DOUBLE CREEK SUBDIVISION, SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEROF, OF RECORD IN DOCUMENT NO. 201900171, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT CONVEYED TO FOREST CREEK INVESTMENTS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2021045359, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

COMMENCING at a 1/2" iron rod with cap(manhard) found at the East corner of Lot 1, and being an interior angle point in Lot 2 of Double Creek Subdivision Section 2, conveyed to Housing Authority of Austin by deed of record in Document No. 2022033478, of the Official Public Records, from which point a 1/2" iron rod found at the North corner of Lot 1, in the SE line of Old San Antonio Road bears N62°24'13"W, a distance of 295.22 feet;

THENCE N82°58'49"W, crossing through said Lot 1, a distance of 84.44 feet to the East corner of the one story stone and stucco building, for the East corner and POINT OF BEGINNING of the proposed rezoning tract;

THENCE the following six(6) courses and distances, along the SE and SW edge of said building:

- 1) S27°35'54"W a distance of 24.90 feet to an angle point, for a corner hereof;
- 2) S62°24'06"E along said SE line a distance of 3.70 feet to an angle point, for a corner hereof;
- 3) S27°35'54"W a distance of 6.05 feet to an angle point, for a corner hereof;
- 4) N62°24'06"W a distance of 3.75 feet to an angle point, for a corner hereof;
- 5) S27°30'54"W a distance of 19.96 feet to the South corner of said building, for the South corner hereof;
- 6) N62°12'52"W along the SW line, a distance of 40.16 feet to an angle point, for the West corner hereof;

THENCE, N27°48'28"E, severing said building, a distance of 50.77 feet to a point in the NE side of the stone and stucco building, for the North corner hereof;

THENCE S62°24'06"E, along the NE line, a distance of 40.00 feet to the POINT OF BEGINNING of the proposed rezoning tract containing 0.0473 acres/2060 square feet of land, more or less.

#### BEARING BASE

THE TEXAS COORDINATE SYSTEM OF 1983(NAD 83) UPDATED 2011  
CENTRAL TEXAS ZONE 4203, BASED ON LOCAL GPS OBSERVATIONS

SCALE FACTOR- 0.99999311

REFERENCES: TCAD# 934802

MAPSCO-P 703 MF-11

I Karl E. Atkins, do hereby certify that this, the hereon depicted plat and field notes represent an on the ground survey conducted under my supervision in Sept 24, of 2025, and is true and correct to the best of my knowledge.



Karl E. Atkins RPLS 4618

WATERLOO SURVEYORS LLC

15511 HWY 71 W

STE 110 PMB# 118

BEE CAVES, TEXAS 78738

Phone: 512-481-9602

www.waterloosurveyors.com

FIRM# 10124400

10/27/25

Date of Signature

# Sketch to Accompany Field Notes

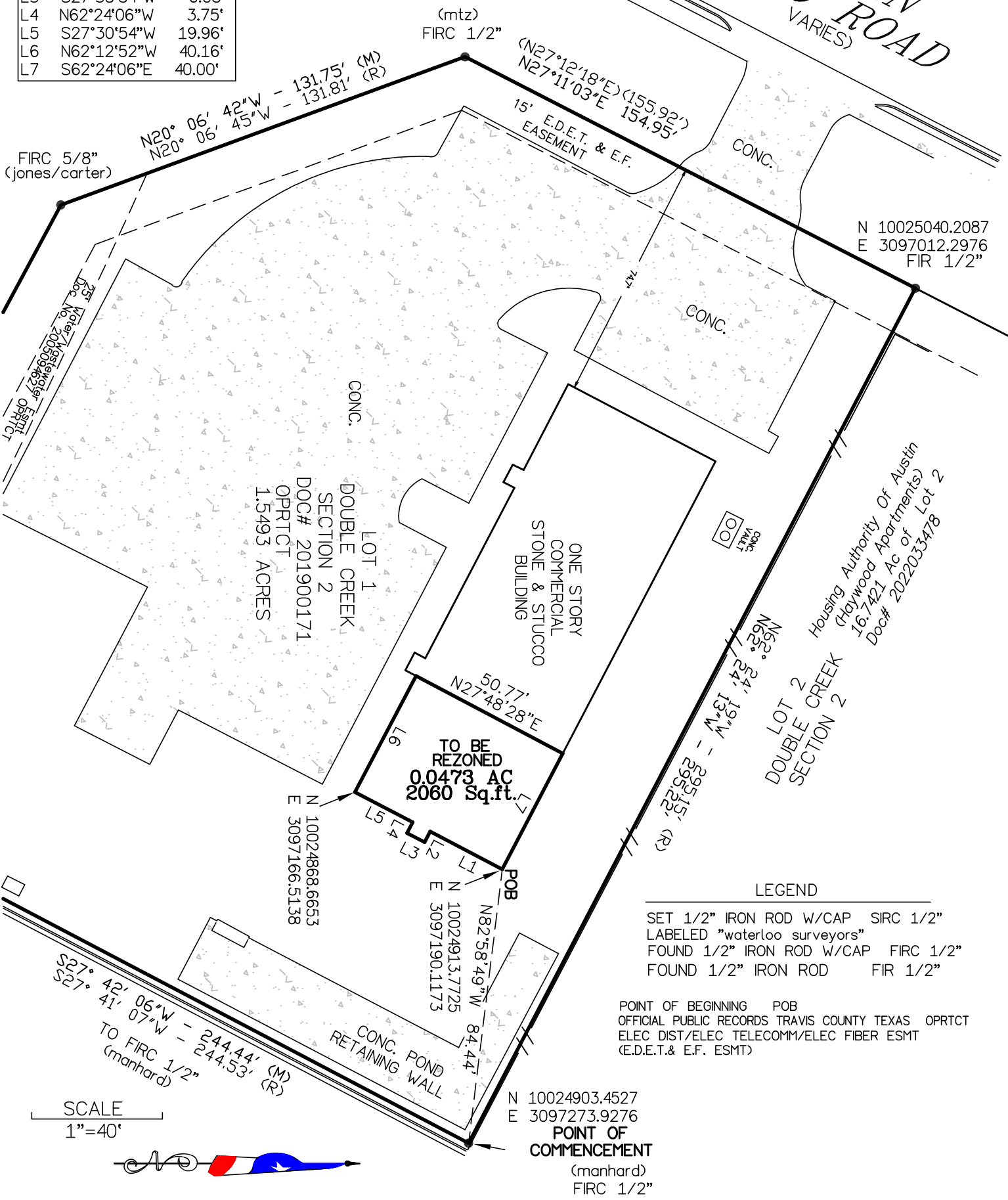
## REZONING

EXHIBIT " -- "

# OLD SAN ANTONIO ROAD

(R.O.W. VARIES)

LINE TABLE		
L#	BEARING	DISTANCE
L1	S27°35'54"W	24.90'
L2	S62°24'06"E	3.70'
L3	S27°35'54"W	6.05'
L4	N62°24'06"W	3.75'
L5	S27°30'54"W	19.96'
L6	N62°12'52"W	40.16'
L7	S62°24'06"E	40.00'



FIRC 5/8" (jones/carter)

(mtz) FIRC 1/2"

N 10025040.2087  
E 3097012.2976  
FIR 1/2"

LOT 1  
DOUBLE CREEK  
SECTION 2  
DOC# 201900171  
OPRTCT  
1.5493 ACRES

ONE STORY  
COMMERCIAL  
STONE & STUCCO  
BUILDING

LOT 2  
DOUBLE CREEK  
SECTION 2  
Housing Authority of Austin  
(Haywood Apartments)  
16.7421 Ac of Lot 2  
Doc# 2022033478

TO BE REZONED  
0.0473 AC  
2060 Sq.ft.

N 10024868.6653  
E 3097166.5138

N 10024913.7725  
E 3097190.1173

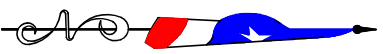
N 10024903.4527  
E 3097273.9276  
**POINT OF COMMENCEMENT**  
(manhard)  
FIRC 1/2"

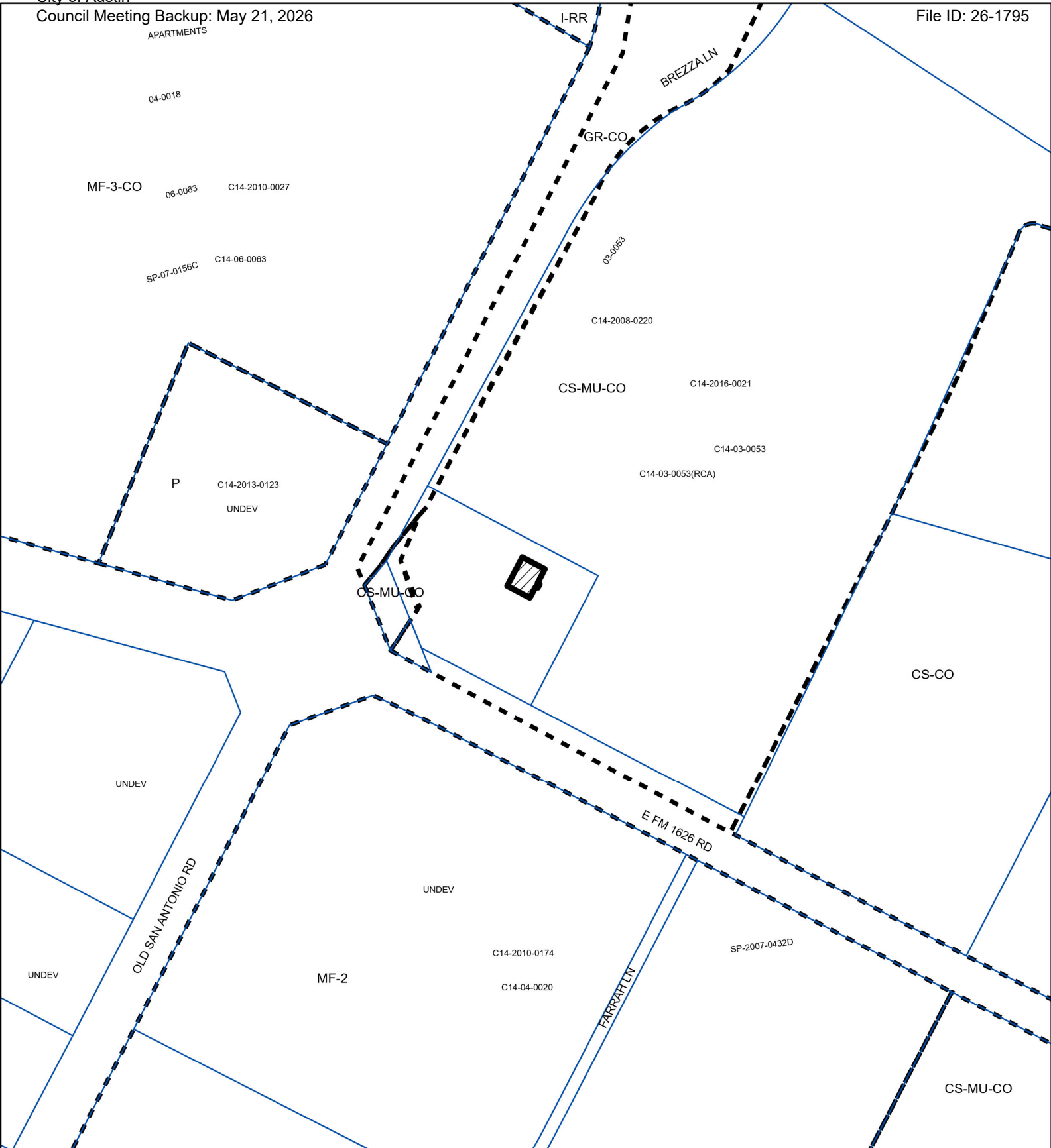
**LEGEND**

SET 1/2" IRON ROD W/CAP SIRC 1/2"  
 LABELED "waterloo surveyors"  
 FOUND 1/2" IRON ROD W/CAP FIRC 1/2"  
 FOUND 1/2" IRON ROD FIR 1/2"

POINT OF BEGINNING POB  
 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS OPRTCT  
 ELEC DIST/ELEC TELECOMM/ELEC FIBER ESMT  
 (E.D.E.T. & E.F. ESMT)

SCALE  
1"=40'

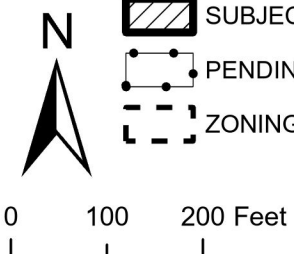







### ZONING

ZONING CASE#: C14-2025-0113

### EXHIBIT "B"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

