

Austin Innovation Park
To
The City of Austin
(For Water Line Easement)

Field Notes for Parcel 6648.01_WLE

BEING 0.1282 OF ONE ACRE (5,584 SQUARE FEET) OF LAND, OUT OF AND A PART OF THE ROBERT FOSTER SURVEY, ABSTRACT NUMBER 284 IN THE CITY OF AUSTIN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, LAKEWOOD OFFICE PARK, A SUBDIVISION RECORDED ON DECEMBER 18, 1986, IN BOOK 87, PAGE 43C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TO AUSTIN INNOVATION PARK BY SPECIAL WARRANTY DEED EXECUTED AUGUST 4, 2021, RECORDED IN DOCUMENT 2021174167 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.1282 OF ONE ACRE (5,584 SQ. FT.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 5/8 inch iron rod found at a corner in a southerly line of Lot 1 of said Lakewood Office Park, being a northerly line of Lot 1, Block A, Champion 360 Subdivision, a subdivision recorded May 12, 2003 in Document 200300121 of the Official Public Records of Travis County, Texas, to Bull Creek Market, LLC, a Texas Limited Liability Company, by Special Warranty Deed, executed April 13, 2023, recorded in Document 2023038947 of the Official Public Records of Travis County, Texas, thence as follows:

North 61°31'16" West, a distance of 12.57 feet, with a southerly line of Lot 1 of said Lakewood Office Park, being a northerly line of Lot 1, Block A, of said Champion 360 Subdivision, to a calculated point for the **POINT OF BEGINNING** and the southeast corner of the herein described tract of land, having grid coordinate (Texas Coordinate System, Central Zone, NAD83 2011 Adjustment, epoch 2010.00, U. S. Feet, Surface Adjustment Factor 1.00008) values of N = 10,106,652.86, E = 3,098,934.41;

1. **THENCE, North 61°31'16" West**, continuing with a southerly line of Lot 1 of said Lakewood Office Park, being a northerly line of Lot 1, Block A, of said Champion 360 Subdivision, at a distance of 29.83 feet, passing of a 5/8 inch iron rod found, continuing an additional 0.37 feet, in all a distance of **30.20 feet**, to a calculated point in the existing east right-of-way line of North Capital of Texas Highway (Loop 360-right-of-way width varies), at the beginning of a non-tangent circular curve to the right, for the southwest corner of the herein described tract of land, from which an iron rod with cap marked LENZ found in the existing east right-of-way line of North Capital of Texas Highway, being a westerly line of Lot 1, Block A, of said Champion 360 Subdivision, bears along a circular curve to the left of 1,759.86 feet radius, an arc length of 569.47 feet, having a central angle of 18°32'25" (the sub-chord of said curve bears South 12°39'01" West, a distance of 566.99 feet), with the east right-of-way line of North Capital of Texas Highway, to a calculated point for the endpoint of said curve, from said calculated point a Texas Department of Transportation Type I monument found bears North 89°27'40" West, a distance of 0.20 feet, continuing along the existing east right-of-way line of North Capital of Texas Highway, South 03°22'48" West, a distance of 714.11 feet;
2. **THENCE**, along said curve to the right of 1,759.86 feet radius, an arc length of 185.98 feet, having a central angle of 6°03'18" (the sub-chord of said curve bears North 24°56'52" East, a distance of 185.89 feet), with the existing east right-of-way line of said North Capital of Texas Highway, to a calculated point for the northwest corner of the herein described tract of land, from which a 3/4 inch iron rod found in the existing east right-of-way line of North Capital of Texas Highway, at the northwest corner of Lot 1, of said Lakewood Office Park, being the southwest corner of Lot 1, Owen Subdivision, a subdivision recorded


Exhibit A

on February 6, 1985 in Book 85, Page 92A of the Plat Records of Travis County, Texas, bears along a circular curve to the right of 1,759.86 feet radius, an arc length of 209.12 feet, having a central angle of 6°48'30" (the sub-chord of said curve bears North 31°22'47" East, a distance of 209.00 feet;

THENCE, leaving the existing east right-of-way line of North Capital of Texas Highway, crossing Lot 1, of said Lakewood Office Park, the following two (2) courses;

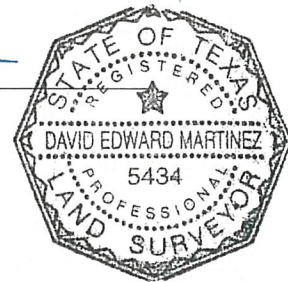
3. **South 62°01'29" East**, a distance of **30.00 feet**, to a calculated point at the beginning of a non-tangent circular curve to the left, for the northeast corner of the herein described tract of land;
4. Along said curve to the left of **1,729.86 feet** radius, an arc length of **186.26 feet**, having a central angle of **6°10'09"** (the long chord of said curve bears **South 24°53'27" West**, a distance of **186.17 feet**), to the **POINT OF BEGINNING** and containing an area of 0.1282 of one acre (5,584 sq. ft.) of land.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.



David Edward Martinez
Registered Professional Land Surveyor 5434


07/29/25
Date




MWM DesignGroup
9001 N Interstate Hwy 35, Unit 102
Austin, Texas 78753 (512) 453-0767
TBPELS Firm Registration No. 10065600

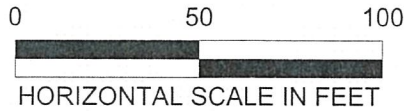
The grid coordinates and bearings depicted hereon are based on the Texas Coordinate System, Central Zone, (NAD 83, CORS 2011 Adjustment, EPOCH 2010.0000). For surface coordinates multiply grid coordinates by the Surface Adjustment Factor of 1.00008. All distances shown are surface distances in U. S. feet.

TCAD Geo No.: 0143110403
Austin City Grid: G31

FIELD NOTES REVIEWED
BY  DATE: 07/29/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

LEGEND:

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE INDICATED)
- () INDICATES RECORD DATA
- WLE WATER LINE EASEMENT
- RPRTCT REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
-  AREA OF EASEMENT



3/4" IN CONCRETE

A

ROBERT FOSTER SURVEY
ABSTRACT NO. 284

EXISTING TxDOT CENTERLINE*
SEE NOTE SHEET 4

322+00

LOOP 360
NORTH CAPITAL OF TEXAS HIGHWAY
(ROW VARIES)
SEE ROW DETAIL SHEET 4

AUSTIN INNOVATION PARK
EXECUTED AUGUST 4, 2021
DOC. 2021174167 OPRTCT

75' BUILDING LINE
VOL. 87, PG. 43C
PRTCT

DRAINAGE EASEMENT
BK. 87, PG. 43C PRTCT

LOT 1

LAKEWOOD OFFICE PARK
RECORDED DECEMBER 18, 1986
BK. 87, PG. 43C PRTCT

DRAINAGE EASEMENT
VOL. 12263, PG. 2001
RPRTCT
(EXHIBIT B-2, 135 SQ. FT.)

APPROXIMATE
LOCATION OF
DIRT ROAD

PARCEL 6648.01 WLE
0.1282 ACRES
(5,584 SQ. FT.)

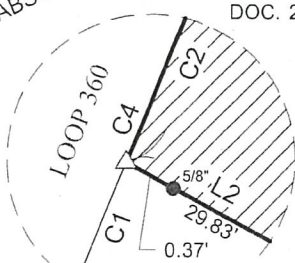
APPROXIMATE
SURVEY LINE

SEE
DETAIL A

POINT OF BEGINNING
N=10,106,652.86'
E=3,098,934.41'
(GRID COORDINATES)

JAMES JETT SURVEY
ABSTRACT NO. 437

10' ELECTRIC EASEMENT
DOC. 200300121
OPRTCT



DETAIL "A"
N.T.S.

IRFC: SLS

POINT OF COMMENCEMENT



David E. Martinez
07/28/25

THE GRID COORDINATES AND BEARINGS DEPICTED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, (NAD83, 2011 ADJUSTMENT, EPOCH 2010.000). FOR SURFACE COORDINATES MULTIPLY THE GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR OF 1.00008. ALL DISTANCES SHOWN ARE SURFACE DISTANCES IN U. S. FEET.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT



9901 N. IH-35
Suite 102
Austin, TX 78753
p 512.453.0797
f 512.453.1734

TBAE 1452
TBPELS F-1416
TBPELS 10065600

SKETCH TO ACCOMPANY
METES AND BOUNDS DESCRIPTION

TRAVIS COUNTY
TEXAS

DATE: 28 JUL 2025
JOB NO: 537-17
FILE: 6648.01_WLE

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3 OF 4

NOTES:
 THE GRID COORDINATES AND BEARINGS DEPICTED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, (NAD 83, CORS 2011 ADJUSTMENT, EPOCH 2010.0000). FOR SURFACE COORDINATES MULTIPLY GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR OF 1.00008. ALL DISTANCES SHOWN ARE SURFACE DISTANCES IN U. S. FEET.

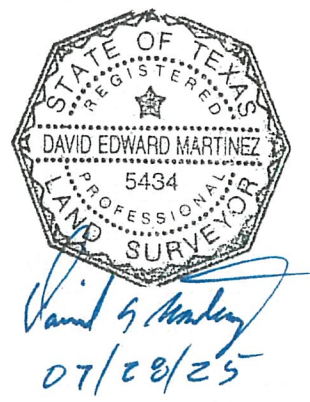
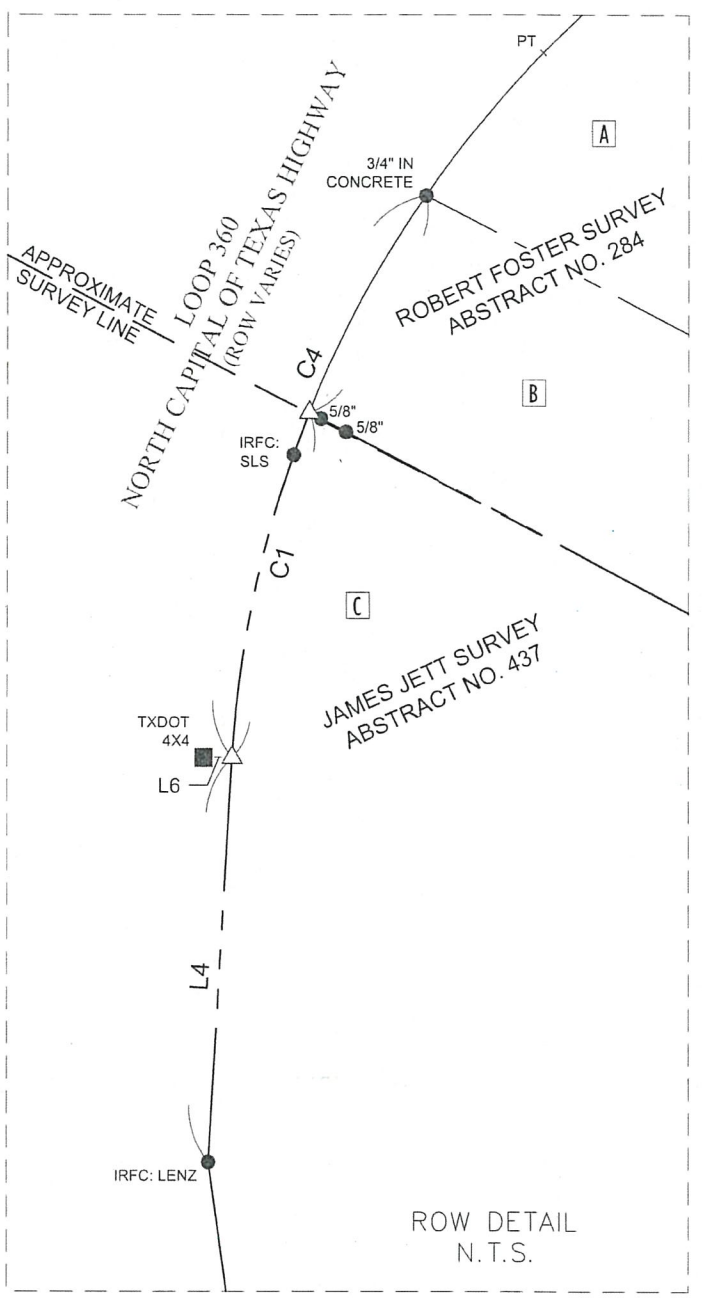
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

- A** LOT 1
 OWEN SUBDIVISION
 RECORDED FEBRUARY 6, 1985
 BK. 85, PG. 92A PRTCT
 SERVICE LIFE AND CASUALTY
 INSURANCE COMPANY
 EXECUTED SEPTEMBER 30, 1992
 VOL. 11783, PG. 1013 RPRTCT
- B** LOT 1
 LAKEWOOD OFFICE PARK
 RECORDED DECEMBER 18, 1986
 BK. 87, PG. 43C PRTCT
 AUSTIN INNOVATION PARK
 EXECUTED AUGUST 4, 2021
 DOC. 2021174167 OPRTCT
- C** LOT 1, BLOCK A
 CHAMPION 360 SUBDIVISION
 RECORDED MAY 12, 2003
 DOC. 200300121 OPRTCT
 BULL CREEK MARKET, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 EXECUTED APRIL 13, 2023
 DOC. 2023038947 OPRTCT

* STATE OF TEXAS-STATE HIGHWAY DEPARTMENT
 PLAN OF PROPOSED RIGHT-OF-WAY PROJECT
 TRAVIS COUNTY-LOOP 360-ACCOUNT NO. 8014-1-7
 FROM U.S. HIGHWAY 290 SOUTHWEST OF AUSTIN
 NORTHERLY AND EASTERLY TO
 U.S. HIGHWAY 183 WEST OF THE M.P.R.R.
 NORTH OF AUSTIN

LINE DATA		
LINE NO.	LENGTH	BEARING
L1	12.57	N61°31'16"W
L2	30.20	N61°31'16"W
L3	30.00	S62°01'29"E
L4	714.11	S3°22'48"W
L5	42.78	N61°31'16"W
L6	0.20	N89°27'40"W

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	1759.86'	569.47'	18°32'25"	S12°39'01"W	566.99'
C2	1759.86'	185.98'	6°03'18"	N24°56'52"E	185.89'
C3	1759.86'	209.12'	6°48'30"	N31°22'47"E	209.00'
C4	1759.86'	964.58'	31°24'13"	S19°04'55"W	952.55'
C5	1729.86'	186.26'	6°10'09"	S24°53'27"W	186.17'



mwm
 Design Group

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 TBPELS 10065600

SKETCH TO ACCOMPANY
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 TEXAS

DATE: 28 JUL 2025
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