

EAST 3RD STREET

SCALE: 1"=40'

Point of Reference

Emerald Grove Properties LLC
Document No. 2021185836

Subdivision of
Block 1
Outlot 22
Division "O"
Volume K Page 564
District Court Records

Emerald Grove Properties LLC
Document No. 2021185836

SKETCH TO ACCOMPANY
FIELD NOTE DESCRIPTION OF
22,410 SQUARE FEET OF LAND
FOR REZONING AND BEING ALL
OF THAT CERTAIN TRACT OUT
OF THE SUBDIVISION OF BLOCK 1,
OUTLOT 22, DIVISION "O"
A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN
VOLUME K PAGE 564 OF THE DISTRICT
COURT RECORDS OF TRAVIS COUNTY,
TEXAS, WHICH WAS CONVEYED TO
2ND STREET, LLC BY WARRANTY
DEED RECORDED IN DOCUMENT
NO. 2006213319 OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

Place of
Beginning

S67°14'00"E 146.20'

a 1/2" iron rod found
bears S36°00'W 144'
and a 1/2" iron pipe
found bears S23°56'W 2.90'

a 1/2" iron rod found
bears S22°28'W 2.04'

OUTLOT 22
DIVISION "O"

2nd Street LLC
Warranty Deed
Document No. 2006213319
**22,410 SQUARE FEET
FOR REZONING**

a 1/2 inch
iron rod
found bears
S69°29'W 0.14'

a 1/2 inch iron
rod found bears
S76°44'E 0.64'

N67°09'17"W 146.16'

S23°04'00"W 153.42'

Bearing Basis
S67°08'23"E 478.19'

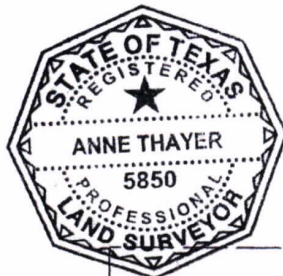
"Terra
Firma"

59.89'
S22°48'14"W

EAST 2ND STREET (60')

S67°11'46"E 147.74'

LOT 4-A
CHOATE VILLA
VOLUME 80 PAGE 376



PREPARED: August 4, 2022

BY:

Anne Thayer

Anne Thayer
Registered Professional Land Surveyor No. 5850
Texas Licensed Surveying Firm No. 10050700

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990 865100