

Austin Independent School  
District and the City of  
Austin  
to the  
City of Austin  
(Wastewater Easement)

Field Notes for Parcel 5111.23WE

BEING 0.271 OF ONE ACRE (11,823 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF OUTLOT 56, DIVISION B, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 8, BLOCK D OF THE KEALING SUBDIVISION, RECORDED IN BOOK 29, PAGE 13, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE AUSTIN INDEPENDENT SCHOOL DISTRICT AND THE CITY OF AUSTIN BY WARRANTY DEED EXECUTED ON MARCH 31, 1967 AND FILED FOR RECORD ON APRIL 4, 1967 RECORDED IN VOLUME 3265, PAGE 1201 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.271 OF ONE ACRE (11,823 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 60d nail set in the northerly right-of-way line of Rosewood Avenue (70' R.O.W.) and the southerly line of said Lot 8, same being North  $78^{\circ}18'07''$  East, a distance of 395.95 feet from a 5/8 inch iron rod with MWM cap set at the southwesterly corner of said Lot 8 and the intersection of the northerly right-of-way line of Rosewood Avenue and the easterly right-of-way line of Angelina Street (80' R.O.W.), for the Point of Beginning and the southwesterly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (93)HARN, US Feet, Combined Scale Factor 0.99990001) values of N=10071309.55 and E=3120566.56;

1) THENCE, North  $11^{\circ}44'26''$  West, a distance of 404.27 feet, leaving the northerly right-of-way line of Rosewood Avenue and the southerly line of said Lot 8, crossing said Lot 8, to a 60d nail set for a corner;

2) THENCE, North  $56^{\circ}44'23''$  West, a distance of 50.80 feet, to a 60d nail set for a corner;

3) THENCE, North  $11^{\circ}39'39''$  West, a distance of 337.79 feet, to a 60d nail set in the curving southerly right-of-way line of Pennsylvania Avenue (60' R.O.W.) and the curving northerly line of said Lot 8, for the northwesterly corner of the herein described tract of land, and from which a 1/2 inch iron rod found at the point of curvature, bears along said curve, to the left, having a radius of 100.00 feet, an angle of intersection of  $80^{\circ}36'02''$ , and a chord bearing South  $65^{\circ}59'18''$  West, a distance of 129.36 feet;

4) THENCE, along said curve, to the right, having a radius of 100.00 feet, a delta of  $09^{\circ}23'57''$ , an arc length of 16.40 feet, and a chord bearing South  $69^{\circ}00'42''$  East, a distance of 16.39 feet, to a 60d nail set for a corner;

5) THENCE, South  $64^{\circ}18'29''$  East, a distance of 1.51 feet, with the southerly right-of-way line of Pennsylvania Avenue and the northerly line of said Lot 8, to a 60d nail set for the northeasterly corner of the herein described tract of land;

6) THENCE, South  $11^{\circ}39'39''$  East, a distance of 321.80 feet, leaving the southerly right-of-way line of Pennsylvania Avenue and the northerly line of said Lot 8, crossing said Lot 8, to a 60d nail set for a corner;

7) THENCE, South  $56^{\circ}44'23''$  East, a distance of 50.79 feet, to a 60d nail set for a corner;

Austin Independent School  
District and the City of  
Austin  
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City of Austin  
(Wastewater Easement)

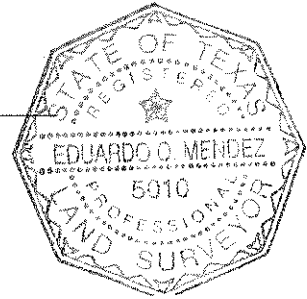
8) THENCE, South  $11^{\circ}44'26''$  East, a distance of 410.50 feet, to a 60d nail set in the northerly right-of-way line of Rosewood Avenue and the southerly line of said Lot 8, for the southeasterly corner of the herein described tract of land, from which the southeast corner of said Lot 8, and the intersection of the northerly right-of-way line of Rosewood Avenue and the westerly right-of-way line of Salina Street (53.33' R.O.W.), bears North  $78^{\circ}18'07''$  East, a distance of 890.38 feet (from said intersection, a 1/2 iron rod found bears North  $52^{\circ}47'36''$  West, a distance of 0.43 feet);

9) THENCE, South  $78^{\circ}18'07''$  West, a distance of 15.00 feet, with the northerly right-of-way line of Rosewood Avenue and the southerly line said Lot 8 to the Point of Beginning and containing an area of 0.271 of one acre (11,823 s.f.) of land, more or less.

Eduardo O. Mendez

Eduardo O. Mendez  
Registered Professional Land Surveyor 5010

11/22/05  
Date



Martinez, Wright & Mendez, Inc.  
7700 Chevy Chase Dr., Suite 100  
Austin, Texas 78752  
(512) 453-0767

The coordinates and bearings shown are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (HARN) Grid Datum, having a Combined Scale Factor of 0.99990001. The coordinates were established from GPS static observation, referenced to the local CORS station TXAU

TCAD No.: 02-0708-1302-0000  
Austin Grid: K22-1

FIELD NOTES REVIEWED

By: P. Sa Date: 12-7-05

Austin Clean Water Program  
Survey Coordinator

## LEGEND

OUTLOT 56  
DIVISION B

- 
- STATE OF TEXAS  
REGISTERED  
EDUARDO O. MENDEZ  
5010  
PROFESSIONAL LAND SURVEYOR

COMAL STREET (70' R.O.W.)

**ANGELINA STREET (80' R.O.W.)**

- N11°41'53"W  
70.00'

(S09°24'E)  
(343.45')

-N11°46'53"W  
343.33'

**SALINA STREET** (53.33' R.O.W.)

(S09°18'E)  
(122.98'  
S11°40'53'  
122.94'

(N80°45'E)  
(275.80')  
N78°22'07"E

AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
AND THE CITY OF AUSTIN  
VOL. 3265, PG. 1201 DRTCT

LOT 8  
BLOCK "D"

KEALING SUBDIVISION  
BK. 29, PG. 13  
PRTCT

5111.23WE  
SEE DETAIL SHEETS 4 AND 5

S11°37'53"E  
60.00'

(N61°51'W)  
N64°18'45"W  
28.88'✓

(S09°21'E)  
(296.66')  
S11°43'53"E  
296.70'

(N80°45'E)  
N78°22'07"E

(644.55)  
644.55

NIOR  
DOL  
ON  
. 6A

**PENNSYLVANIA AVE. (60' R.O.W.)**

— 1565.13' — — — — —  
ROSEWOOD AVENUE (70' R.O.W.)

1301.33'  
(1301.33')

(S80°14'W)

18'07"E

POE

40.000'

-40.00'

5/8" BOLT



MARTINEZ  
WRIGHT &  
MENDEZ

CHEVY CHASE ONE  
7700 Chevy Chase Drive  
Suite 100, Austin, Texas 78752  
tel) 512.453.0767 fax) 512.453.1734

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 22 NOV 05  
JOB NO: 41301B  
FILE: 5111 21WE

2

3 OF 5

MATCH SHEET 5

10' STORM SEWER ESMT.  
SHOWN ON BK. 29, PG. 13,  
PRTCT

OUTLOT 56  
DIVISION B

10' SANITARY SEWER ESMT. VOL.  
3102, PG. 2294, DRTCT

BUILDING

5111.23WE  
0.271 AC  
(11,823 S.F.)

SCALE:  
1"=50'

### LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND  
(UNLESS NOTED)
- 5/8" IRON ROD SET  
WITH MWM CAP
- ⊙ 1/2" IRON PIPE FOUND
- ⊗ 60D NAIL SET
- ( ) RECORD DATA
- DRTCT DEED RECORDS  
TRAVIS CO, TX
- PRTCT PLAT RECORDS  
TRAVIS CO, TX
- RPRCT REAL PROPERTY RECORDS  
TRAVIS CO, TX
- ▨▨ AREA OF EASEMENT

ANGELINA STREET (80' R.O.W.)

AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
AND THE CITY OF AUSTIN  
VOL. 3265, PG. 1201 DRTCT

LOT 8  
BLOCK "D"

KEALING SUBDIVISION  
BK. 29, PG. 13  
PRTCT

WATER LINE ESMT.  
VOL. 3102, PG. 2294, DRTCT

POINT OF BEGINNING  
N 10071309.55  
E 3120566.56  
(GRID COORDINATES)

N52°47'36"W  
0.43'

S78°18'07"W  
15.00'

N78°18'07"E

395.95'

890.38'

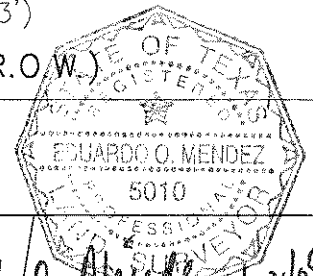
S78°18'07"W  
(S80°14'W)

1301.33'  
(1301.33')

ROSEWOOD AVENUE (70' R.O.W.)

SALINA STREET (53.33' R.O.W.)

5/8" BOLT



*Eduardo O. Mendez* 11/22/05

**COMAL STREET**  
(70' R.O.W.)

**OUTLOT 56**  
**DIVISION B**

SCALE:  
1"=50'

**LEGEND**

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET WITH MWM CAP (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- ⊕ 60D NAIL SET
- ( ) RECORD DATA
- DRTCT DEED RECORDS TRAVIS CO, TX
- PRTCT PLAT RECORDS TRAVIS CO, TX
- RPRTCT REAL PROPERTY RECORDS TRAVIS CO, TX
- ▨ AREA OF EASEMENT

**LOT 8**  
**BLOCK "D"**

**KEALING**  
**SUBDIVISION**  
**BK. 29, PG. 13**  
**PRTCT**

**5111.23WE**  
**0.271 AC**  
**(11,823 S.F.)**

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	100.00	90°00'00"	157.08'	S70°41'17"W	141.42'
(C1)	(100.00)	(90°00')	(157.08')	(S78°05'W)	(141.42')
C2	310.67	37°28'17"	203.18'	S82°50'54"E	199.58'
(C2)	(310.67)	(37°24')	(202.79')	(N80°38'W)	(199.21')
C3	100.00	80°36'02"	140.67'	S65°59'18"W	129.36'
C4	100.00	9°23'57"	16.40'	S69°00'42"E	16.39'

**AUSTIN INDEPENDENT**  
**SCHOOL DISTRICT**  
**AND THE CITY OF AUSTIN**  
**VOL. 3265, PG. 1201 DRTCT**

**LOT 1**  
**KEALING JUNIOR**  
**HIGH SCHOOL**  
**SUBDIVISION**  
**BK. 84, PG. 6A**  
**PRTCT**

**MAG NAIL**  
**SET**

WATER LINE ESMT.  
VOL. 3102, PG. 2294, DRTCT

WATER LINE ESMT.  
VOL. 3102, PG. 2294,  
DRTCT

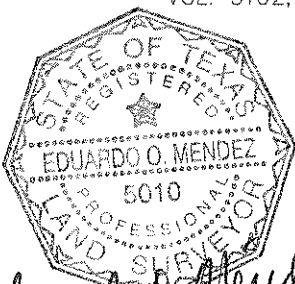
WATER LINE ESMT.  
VOL. 3102, PG. 2294,  
DRTCT

40' WATER LINE  
ESMT. SHOWN ON  
BK. 29, PG. 13,  
PRTCT

(S80°45'W) (644.55')  
N78°22'07"E 644.55'

10' SANITARY SEWER ESMT. 3102/2294, DRTCT

SEE DETAIL



*Eduardo O. Mendez 11/24/05*

POOL

MATCH SHEET 4

10' STORM SEWER ESMT.  
SHOWN ON BK. 29, PG. 13,  
PRTCT

**MARTINEZ**  
**WRIGHT &**  
**MENDEZ**  
Civil Engineering, Land Surveying, Architecture

CHEVY CHASE ONE  
7700 Chevy Chase Drive  
Suite 100, Austin, Texas 78752  
(tel) 512.453.0767 (fax) 512.453.1734

**SKETCH TO ACCOMPANY**  
**FIELD NOTES**

TRAVIS COUNTY, TEXAS

DATE: 22 NOV 05  
JOB NO: 41301B  
FILE: 5111\_23WE

**5**

OF 5

Austin Independent School  
District and the City of Austin  
to the City of Austin  
(Temporary Working Space Easement)

Field Notes for Parcel 5111.23TWSE

BEING 0.341 OF ONE ACRE (14,872 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF OUTLOT 56, DIVISION B, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 8, BLOCK D OF THE KEALING SUBDIVISION, RECORDED IN BOOK 29, PAGE 13, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE AUSTIN INDEPENDENT SCHOOL DISTRICT AND THE CITY OF AUSTIN BY WARRANTY DEED EXECUTED ON MARCH 31, 1967 AND FILED FOR RECORD ON APRIL 4, 1967 RECORDED IN VOLUME 3265, PAGE 1201 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.341 OF ONE ACRE (14,872 S.F.) OF LAND, HEREINAFTER REFERRED TO AS PART 1 AND PART 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

PART 1

Beginning at a calculated point in the northerly right-of-way line of Rosewood Avenue (70' R.O.W.) and the southerly line of said Lot 8, same being North 78°18'07" East, a distance of 385.95 feet from a 5/8 inch iron rod with MWM cap set at the intersection of the northerly right-of-way line of Rosewood Avenue and the easterly right-of-way line of Angelina Street (80' R.O.W.), for Point of Beginning and the southwesterly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (93)HARN, US Feet, Combined Scale Factor 0.99990001) values of N=10071307.52 and E=3120556.77;

- 1) THENCE, North 11°44'26" West, a distance of 201.89 feet, leaving the northerly right-of-way line of Rosewood Avenue and the southerly line of said Lot 8, crossing said Lot 8, to a calculated point for a corner;
- 2) THENCE, South 78°15'31" West, a distance of 12.00 feet, to a calculated point for a corner;
- 3) THENCE, North 11°44'25" West, a distance of 24.00 feet, to a calculated point for a corner;
- 4) THENCE, North 78°15'31" East, a distance of 12.00 feet, to a calculated point for a corner;
- 5) THENCE, North 11°44'26" West, a distance of 174.24 feet, to a calculated point for a corner;
- 6) THENCE, North 56°44'23" West, a distance of 50.81 feet, to a calculated point for a corner;

Austin Independent School  
District and the City of Austin  
to the City of Austin  
(Temporary Working Space Easement)

7) THENCE, North  $11^{\circ}39'39''$  West, a distance of 346.56 feet, to a calculated point for a corner in the curving southerly right-of-way line of Pennsylvania Avenue (60' R.O.W.) and the curving northerly line of said Lot 8, for the northwesterly corner of the herein described tract of land, and from which a 1/2 inch iron rod found at the point of curvature, bears along said curve, to the left, having a radius of 100.00 feet, an angle of intersection of  $74^{\circ}17'03''$ , an arc length of 129.65 feet and a chord bearing South  $62^{\circ}49'49''$  West, a distance of 120.76 feet;

8) THENCE, along said curve, to the right, having a radius of 100.00 feet, an angle of intersection of  $06^{\circ}18'52''$ , an arc length of 11.02 feet and a chord bearing South  $76^{\circ}52'09''$  East, a distance of 11.02 feet, to a 60d nail set for the northeasterly corner of the herein described tract of land, and from which a 5/8 inch iron rod with MWM cap set and the endpoint of said curve, bears along said curve, to the right, having a radius of 100.00 feet, an angle of intersection of  $09^{\circ}24'04''$ , an arc length of 16.41 feet and a chord bearing South  $69^{\circ}00'46''$  East, a distance of 16.39 feet;

9) THENCE, South  $11^{\circ}39'39''$  East, a distance of 337.79 feet, leaving the southerly right-of-way line of Pennsylvania Avenue and the northerly line of said Lot 8, crossing said Lot 8 to a 60d nail set for a corner;

10) THENCE, South  $56^{\circ}44'23''$  East, a distance of 50.80 feet to a 60d nail set for a corner;

11) THENCE, South  $11^{\circ}44'26''$  East, a distance of 404.27 feet, to a 60d nail set for the southeasterly corner of the herein described tract of land, and from which the southeast corner of said Lot 8, and the intersection of the northerly right-of-way line of Rosewood Avenue and the westerly right-of-way line of Salina Street, bears North  $78^{\circ}18'07''$  East, a distance of 905.38 feet (from said intersection, a 1/2 iron rod found bears North  $52^{\circ}47'36''$  West, a distance of 0.43 feet);

12) THENCE, South  $78^{\circ}18'07''$  West, a distance of 10.00 feet, with the northerly right-of-way line of Rosewood Avenue and the southerly line of said Lot 8 to the Point of Beginning, and containing an area of 0.189 of one acre of land (8241 S.F.), more or less.

PART 2

BEGINNING at a 5/8 inch iron rod with MWM cap set in the southerly right-of-way line of Pennsylvania Avenue (60' R.O.W.) and at the most northerly common corner of said Lot 8 and Lot 1 of the Kealing Junior High School Subdivision, recorded in Book 84, Page 6A of the Plat Records of Travis County, Texas, conveyed to Public Free Schools of the City of Austin (now known as the Austin Independent School District, recorded in Volume 253, Page 446 pf the Deed Records of Travis County, Texas, same being North  $64^{\circ}18'29''$  West a distance of 20.55 feet from a 1/2 inch iron rod found at a point of curvature in the southerly right-of-way line of Pennsylvania Avenue and the northerly line of said Lot 1, for the Point of Beginning and the northeasterly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (93)HARN, US Feet, Combined Scale Factor 0.99990001) values of N=10072054.48 and E=3120396.38;

Austin Independent School  
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(Temporary Working Space Easement)

- 1) THENCE, South  $11^{\circ}43'53''$  East, a distance of 296.70 feet, leaving the southerly right-of-way line of Pennsylvania Avenue, with an easterly line of said Lot 8 and a westerly line of said Lot 1, to a calculated point for a corner, at an inside corner of said Lot 8, same being the southwesterly corner of said Lot 1;
- 2) THENCE, North  $78^{\circ}21'39''$  East, a distance of 10.83 feet, with a northerly line of said Lot 8 and a southerly line of said Lot 1, to a calculated point for a corner;
- 3) THENCE, South  $11^{\circ}49'25''$  East, a distance of 23.47 feet, leaving a northerly line of said Lot 8 and a southerly line of said Lot 1, crossing said Lot 8 to a calculated point for a corner;
- 4) THENCE, South  $56^{\circ}44'23''$  East, a distance of 41.34 feet, to a calculated point for a corner;
- 5) THENCE, South  $11^{\circ}44'26''$  East, a distance of 414.65 feet, to a calculated point for a corner in the northerly right-of-way line of Rosewood Avenue (70' R.O.W.) and the southerly line of said Lot 8, from which the southeast corner of said Lot 8, and the intersection of the northerly right-of-way line of Rosewood Avenue and the westerly right-of-way line of Salina Street (53.33' R.O.W.), bears North  $78^{\circ}18'07''$  East, a distance of 880.38 feet (from said intersection, a 1/2 iron rod found bears North  $52^{\circ}47'36''$  West, a distance of 0.43 feet);
- 6) THENCE, South  $78^{\circ}18'07''$  West, a distance of 10.00 feet, with the northerly right-of-way line of Rosewood Avenue and the southerly line of said Lot 8, to a 60d nail set for the southwesterly corner of the herein described tract of land, same being North  $78^{\circ}18'07''$  East, a distance of 410.95 feet from a 5/8 inch iron rod with MWM cap set at the intersection of the northerly right-of-way line of Rosewood Avenue and the easterly right-of-way line of Angelina Street (80' R.O.W.);
- 7) THENCE, North  $11^{\circ}44'26''$  West, a distance of 410.50 feet, leaving the northerly right-of-way line of Rosewood Avenue and the southerly line of said Lot 8, crossing said Lot 8, to a 60d nail set for a corner;
- 8) THENCE, North  $56^{\circ}44'23''$  West, a distance of 50.79 feet, to a 60d nail set for a corner;
- 9) THENCE, North  $11^{\circ}39'39''$  West, a distance of 321.80 feet to a 60d nail set in the southerly right-of-way line of Pennsylvania Avenue and the northerly line of said Lot 8, for the northwesterly corner of the herein described tract of land, same being South  $64^{\circ}18'29''$  East, a distance of 1.51 feet from a 5/8 inch iron rod with MWM cap set at the endpoint point of a curve in the southerly right-of-way line of Pennsylvania Avenue and the northerly line of said Lot 8;



Austin Independent School  
District and the City of Austin  
to the City of Austin  
(Temporary Working Space Easement)

10) THENCE, South 64°18'29" East, a distance of 6.82 feet, with the southerly right-of-way line of Pennsylvania Avenue and the northerly line of said Lot 8, to the Point of Beginning, and containing an area of 0.152 of one acre of land (6631 S.F.), more or less.

Part 1	0.189 acre	8241 s.f.
Part 2	0.152 acre	6631 s.f.
Total	0.341 acre	14,872 s.f.

*Eduardo O. Mendez*

Eduardo O. Mendez  
Registered Professional Land Surveyor 5010

*12/2/05*  
Date



Martinez, Wright & Mendez, Inc.  
7700 Chevy Chase Dr., Suite 100  
Austin, Texas 78752  
(512) 453-0767

The coordinates and bearings shown are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (HARN) Grid Datum, having a Combined Scale Factor of 0.99990001. The coordinates were established from GPS static observation, referenced to the local CORS station TXAU

TCAD No.: 02-0708-1302-0000  
Austin Grid: K22-1


FIELD NOTES REVIEWED

By: *[Signature]* Date: *12-7-05*

Austin Clean Water Program  
Survey Coordinator

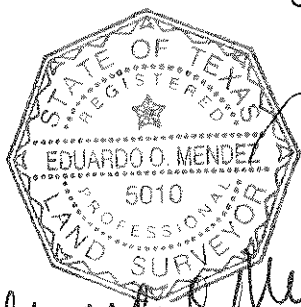
### LEGEND

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	100.00	90°00'00"	157.08'	S70°41'17"W	141.42'
(C1)	(100.00)	(90°00'00")	(157.08')	(S78°05'W)	(141.42')
C2	310.67	37°28'17"	203.18'	S82°50'54"E	199.58'
(C2)	(310.67)	(37°24')	(202.79')	(N80°38'W)	(199.21)'

△	CALCULATED POINT
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	5/8" IRON ROD SET WITH MWM CAP
⊙	1/2" IRON PIPE FOUND
( )	RECORD DATA
DRCTCT	DEED RECORDS TRAVIS CO, TX
PRCTCT	PLAT RECORDS TRAVIS CO, TX
RRPTCT	REAL PROPERTY RECORDS TRAVIS CO, TX
	AREA OF EASEMENT

THE COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (HARN) GRID DATUM, HAVING A COMBINED SCALE FACTOR OF 0.99990001. THE COORDINATES WERE ESTABLISHED FROM GPS STATIC OBSERVATION, REFERENCED TO THE LOCAL CORS STATION TXAU.

RECORD DATA REFERENCE:  
CHICAGO TITLE INSURANCE  
COMPANY  
1501 S. MOPAC, SUITE 130  
AUSTIN, TX 78746 (N6  
GF NO. 002405693 NC 122



Edward O. Munds  
12/2/05

OUTLOT 56  
DIVISION B

**SALINA STREET** (53.33' R.O.W.)

**PENNSYLVANIA AVE.**  
(60' R.O.W.)

MAG NAIL SET  
LOT 1  
KEALING JUNIOR  
HIGH SCHOOL  
SUBDIVISION  
84/6A  
PRTCT 5

PUBLIC FREE SCHOOLS  
OF THE  
CITY OF AUSTIN (AISD)  
VOL. 253, PG. 446  
DIST.

AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
AND THE CITY OF AUSTIN  
3265/1201 DRTCT

LOT 8  
BLOCK "D"  
KEALING SUBDIVISION  
29/13  
PRCT

5111.23TWSE  
DETAIL SHEETS 5 AND 6

COMAL STREET (70' R.O.W.)

**ANGELINA STREET (80' R.O.W.)**

- N11°41'53"W  
70.00'

**ROSEWOOD AVENUE (70' R.O.W.)**

1301.33'

40.00

5/8" BOLT



MARTINEZ  
WRIGHT &  
MENDEZ

**Civil Engineering, Land Surveying, Architecture**

CHEVY CHASE ONE  
7700 Chevy Chase Drive  
Suite 100, Austin, Texas 78752  
(tel) 512.453.0767 (fax) 512.453.1734

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE 2 DEC 05  
JOB NO 41301B  
FILE: 5111 23TWSE

5

5 OF 7

# MATCH SHEET 7

10' SANITARY SEWER ESMT.  
VOL. 3102, PG. 2294, DRTCT

SCALE:  
1"=50'

## LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND  
(UNLESS NOTED)
- 5/8" IRON ROD WITH  
MWM CAP SET  
(UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- ⊗ 60D° NAIL SET
- ( ) RECORD DATA
- DRTCT DEED RECORDS  
TRAVIS CO, TX
- PRCT PLAT RECORDS  
TRAVIS CO, TX
- RPRTCT REAL PROPERTY RECORDS  
TRAVIS CO, TX
- ▨ AREA OF EASEMENT

WATER LINE ESMT.  
VOL. 3102, PG. 2294,  
DRTCT

**5111.23TWSE  
PART 1  
0.189 AC  
(8241 S.F.)**

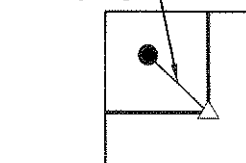
**5111.23TWSE  
PART 2  
0.152 AC  
(6631 S.F.)**

**OUTLOT 56  
DIVISION B**

**AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
AND THE CITY OF AUSTIN  
VOL. 3265, PG. 1201 DRTCT**

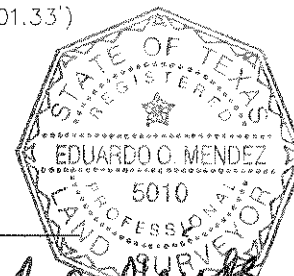
**LOT 8  
BLOCK "D"  
KEALING SUBDIVISION  
BK. 29, PG. 13  
PRCT**

N52°47'36"W  
0.43'



**ROSEWOOD AVENUE**  
(70' R.O.W.)

**POINT OF BEGINNING  
PART 1  
N 10071307.52  
E 3120556.77  
(GRID COORDINATES)**



*Eduardo O. Mendez*  
12/2/05

**SKETCH TO ACCOMPANY  
FIELD NOTES**

TRAVIS COUNTY, TEXAS

DATE: 02 DEC 05  
JOB NO: 41301B  
FILE: 5111\_23TWSE

**6**  
6 OF 7

**COMAL STREET**  
(70' R.O.W.)

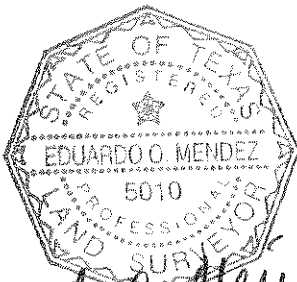
SCALE:  
1"=50'

**LEGEND**

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD WITH MWM CAP SET (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- ⊕ 60D NAIL SET
- ( ) RECORD DATA
- DRCT DEED RECORDS TRAVIS CO, TX
- PRCT PLAT RECORDS TRAVIS CO, TX
- RPRCT REAL PROPERTY RECORDS TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- AI SD AUSTIN INDEPENDENT SCHOOL DISTRICT

**AUSTIN INDEPENDENT SCHOOL DISTRICT AND THE CITY OF AUSTIN**  
VOL. 3265, PG. 1201 DRCT

**5111.23TWSE**  
**PART 1**  
**0.189 AC**  
**(8241 S.F.)**



*Eduardo O. Mendez*  
12/2/05

MATCH SHEET 6

**POINT OF BEGINNING**  
**PART 2**  
N 10072054.48  
E 3120396.38  
(GRID COORDINATES)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°21'39"E	10.83'
L2	S11°49'25"E	23.47'
L3	S56°44'23"E	41.34'
L4	N56°44'23"W	50.79'
L5	S56°44'23"E	50.80'
L6	N56°44'23"W	50.81'

**PENNSYLVANIA AVE.**

N64°18'29"W (60' R.O.W.)  
20.55'  
(20.63')

**OUTLOT 56**  
**DIVISION B**

**LOT 8**  
**BLOCK "D"**

**KEALING SUBDIVISION**  
**BK. 29, PG. 13**  
**PRCT**

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	
C1	100.00	90°00'00"	157.08'	S70°41'17"W	141.42'	
(C1)	(100.00)	(90°00')	(157.08')	(S78°05'W)	(141.42')	
C2	310.67	37°28'17"	203.18'	N82°50'54"W	199.58'	
(C2)	(310.67)	(37°24')	(202.79')	(N80°38'W)	(199.21')	
C3	100.00	6°18'52"	11.02'	S76°52'09"E	11.02'	
C4	100.00	9°24'04"	16.41'	N69°00'46"W	16.39'	
C5	100.00	74°17'03"	129.65'	S62°49'49"W	120.76'	

**5111.23TWSE**  
**PART 2**  
**0.152 AC**  
**(6631 S.F.)**

**PUBLIC FREE SCHOOLS OF THE CITY OF AUSTIN (AISD)**  
VOL. 253,  
PG. 446  
DRCT

**LOT 1**  
**KEALING JUNIOR HIGH SCHOOL SUBDIVISION**  
**BK. 84, PG. 6A**  
**PRCT**

WATER LINE ESMT.  
VOL. 3102, PG. 2294  
DRCT

SANITARY SEWER ESMT.  
VOL. 3102, PG. 2294,  
DRCT

WATER LINE ESMT.  
VOL. 3102, PG. 2294,  
DRCT

MAG NAIL SET

L1 S78°22'07"W 633.72'

40' SANITARY SEWER ESMT. VOL. 3102, PG. 2294, DRCT

40' WATER LINE ESMT.  
SHOWN ON BK. 29, PG. 13,  
PRCT

<b>PART 1</b>	<b>0.189 AC</b>	<b>8241 S.F.</b>
<b>PART 2</b>	<b>0.152 AC</b>	<b>6631 S.F.</b>
<b>TOTAL</b>	<b>0.341 AC</b>	<b>14872 S.F.</b>

10' STORM SEWER ESMT.  
SHOWN ON BK. 29, PG. 13,  
PRCT

Austin Independent School  
District and the City of Austin  
to the  
City of Austin  
(Temporary Staging Area and  
Material Storage Site)

Field Notes for Parcel 5111.26TSAMSS

BEING 0.285 OF ONE ACRE (12,396 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF OUTLOT 56, DIVISION B, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 8, BLOCK D OF THE KEALING SUBDIVISION, RECORDED IN BOOK 29, PAGE 13, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO AUSTIN INDEPENDENT SCHOOL DISTRICT AND THE CITY OF AUSTIN BY WARRANTY DEED EXECUTED ON MARCH 31, 1967 AND FILED FOR RECORD ON APRIL 4, 1967 RECORDED IN VOLUME 3265, PAGE 1201 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.285 OF ONE ACRE (12,396 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the northerly right-of-way line of Rosewood Avenue (70' R.O.W.) and the southerly line of said Lot 8, same being North 78°18'07" East, a distance of 420.93 feet from a 5/8 inch iron rod with MWM cap set at the southwesterly corner of said Lot 8 and the intersection of the northerly right-of-way line of Rosewood Avenue and the easterly right-of-way line of Angelina Street (80' R.O.W.), for the Point of Beginning and the southwesterly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (93)HARN, US Feet, Combined Scale Factor 0.99990001) values of N=10071314.61 and E=3120591.04;

1) THENCE, North 11° 44'26" West, a distance of 100.00 feet, leaving the northerly right-of-way line of Rosewood Avenue and the southerly line of said Lot 8, crossing said Lot 8, to a calculated point for the northwesterly corner of the herein described tract of land;

2) THENCE, North 78°18'07" East, a distance of 124.00 feet, to a calculated point for the northeasterly corner of the herein described tract of land;

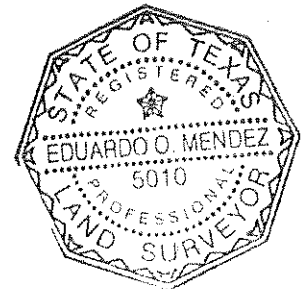
3) THENCE, South 11°41'53" East, a distance of 100.00 feet, to a calculated point in the northerly right-of-way line of Rosewood Avenue and the southerly line of said Lot 8, for the southeasterly corner of the herein described tract of land;

4) THENCE, South 78°18'07" West, a distance of 123.93 feet, with the northerly right-of-way line of Rosewood Avenue and the southerly line of said Lot 8, to the Point of Beginning and containing an area of 0.285 of one acre (12,396 s.f.) of land, more or less.

Eduardo O. Mendez  
Eduardo O. Mendez  
Registered Professional Land Surveyor 5010

4/3/07  
Date

Martínez, Wright & Mendez, Inc.  
7700 Chevy Chase Dr., Suite 100  
Austin, Texas 78752  
(512) 453-0767



The coordinates and bearings shown are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (HARN) Grid Datum, having a Combined Scale Factor of 0.99990001. The coordinates were established from GPS static observation, referenced to the local CORS station TXAU

TCAD No.: 02-0708-1302-0000 Austin Grid: K22-1

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	100.00	90°00'00"	157.08'	S70°41'17"W	141.42'
(C1)	(100.00)	(90°00'00")	(157.08')	(S78°05'W)	(141.42')
C2	310.67	37°28'17"	203.18'	S82°50'54"E	199.58'
(C2)	(310.67)	(37°24')	(202.79')	(N80°38'W)	(199.21')

OUTLOT 56  
DIVISION B

**SALINA STREET** (53.33' R.O.W.)

**PENNSYLVANIA AVE.** (60' R.O.W.)

LOT 1

KEALING JUNIOR  
HIGH SCHOOL  
SUBDIVISION

BK.84, PG.6A  
PRTCT

KEALING SUBDIVISION  
BK.29, PG.13  
PRTCT

5111.23TSAAMSS  
0.285 AC  
(12,396 S.F.)

AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
AND THE CITY OF AUSTIN  
VOL. 3265, PG. 1201 DRTCT

LOT 8  
BLOCK "D"  
PRCT

**ROSEWOOD AVENUE** (70' R.O.W.)

**ANGELINA STREET** (80' R.O.W.)

**COMAL STREET** (70' R.O.W.)

SCALE:  
1"=200'

#### LEGEND

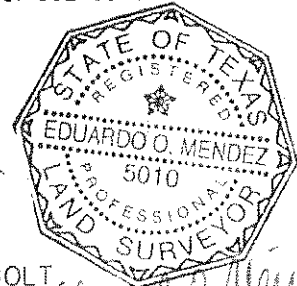
- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET WITH MWM CAP
- ⊙ 1/2" IRON PIPE FOUND
- ( ) RECORD DATA
- DRTCT DEED RECORDS TRAVIS CO, TX
- PRTCT PLAT RECORDS TRAVIS CO, TX
- RPRTCT REAL PROPERTY RECORDS TRAVIS CO, TX
- ▨ AREA OF EASEMENT

#### POINT OF BEGINNING

N 10071314.61  
E 3120591.04  
(GRID COORDINATES)

THE COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (HARN) GRID DATUM, HAVING A COMBINED SCALE FACTOR OF 0.99990001. THE COORDINATES WERE ESTABLISHED FROM GPS STATIC OBSERVATION, REFERENCED TO THE LOCAL CORS STATION TXAU.

RECORD DATA REFERENCE:  
CHICAGO TITLE INSURANCE  
COMPANY  
1501 S. MOPAC, SUITE 130  
AUSTIN, TX 78746  
GF NO. 002405693



5/8" BOLT

**MARTINEZ  
WRIGHT &  
MENDEZ**  
Civil Engineering, Land Surveying, Architecture

CHEVY CHASE ONE  
7700 Chevy Chase Drive  
Suite 100, Austin, Texas 78752  
(w) 512.453.0767 (f) 512.453.1734

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 03 APR 2007  
JOB NO: 41301B  
FILE: 5111\_23TSAAM

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3 OF 3