

City of Austin
to
City of Austin
(Wastewater Line Easement)

Field Notes for Parcel 5111.56WE

BEING 0.568 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF OUTLOT 11 AND OUTLOT 63, DIVISION B, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF GLEN OAKS, RECORDED IN BOOK 3, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN BY GENERAL WARRANTY DEED EXECUTED ON FEBRUARY 13, 1978 AND FILED FOR RECORD ON FEBRUARY 28, 1978 RECORDED IN VOLUME 6090, PAGE 99 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.568 OF ONE ACRE 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 southwesterly right-of-way line of Pleasant Valley Road (90' R.O.W.) and in a northeasterly line of said City of Austin tract, same being South 22°29'25" East, a distance of 538.94 feet from a 5/8 inch iron rod with MWM cap set at the most northerly corner of said City of Austin tract and at the intersection of the southerly right-of-way line of Rosewood Avenue (70' R.O.W.) and the southwesterly right-of-way line of Pleasant Valley Road, for the Point of Beginning and the most northerly 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=10071411.09 and E=3124002.31,

1) THENCE, South 22°29'25" East, a distance of 15.00 feet, with the southwesterly right-of-way line of Pleasant Valley Road and a northeasterly line of said City of Austin tract, to a calculated point for the most easterly corner of the herein described tract of land, same being North 22°29'25" West, a distance of 111.28 feet from a 1/2 inch iron rod found at a point of curvature in the westerly right-of-way line of Pleasant Valley Road;

2) THENCE, South 66°20'44" West, a distance of 223.43 feet, leaving the southwesterly right-of-way line of Pleasant Valley Road and a northeasterly line of said City of Austin tract and crossing said City of Austin tract, to a calculated point for a corner;

3) THENCE, North 89°12'16" West, a distance of 395.30 feet, to a calculated point for a corner;

4) THENCE, South 27°19'31" West, a distance of 249.48 feet, to a calculated point for a corner;

5) THENCE, South 14°03'31" East, a distance of 292.72 feet, to a calculated point for a corner;

6) THENCE, South 63°16'53" East, a distance of 273.94 feet, to a calculated point in the westerly right-of-way line of Nile Street (60' R.O.W.) and in an easterly line of said City of Austin tract for a corner, same being South 53°56'20" East, a distance of 225.78 feet from a 1/2 inch iron rod found at a point of curvature in the westerly right-of-way line of Nile Street;

7) THENCE, South 53°56'20" East, a distance of 12.09 feet, with the westerly right-of-way line of Nile Street and an easterly line of said City of Austin tract, to a calculated point for a corner, same being North 53°56'20" West, a distance of 687.06 feet from a 1/2 inch iron rod found at a point of curvature in the westerly right-of-way line of Nile Street;

8) THENCE, South 18°35'36" West, a distance of 194.80 feet, leaving the westerly right-of-way line of Nile Street and an easterly line of said City of Austin tract

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and crossing said City of Austin tract to a calculated point for the most southerly corner of the herein described tract of land;

9) THENCE, North 71°24'24" West, a distance of 15.00 feet, to a calculated point for a corner;

10) THENCE, North 18°35'36" East, a distance of 183.77 feet, to a calculated point for a corner;

11) THENCE, North 63°16'53" West, a distance of 279.46 feet, to a calculated point for a corner;

12) THENCE, North 14°03'31" West, a distance of 305.26 feet, to a calculated point for the most westerly corner of the herein described tract of land;

13) THENCE, North 27°19'31" East, a distance of 264.42 feet, to a calculated point for a corner;

14) THENCE, South 89°12'16" East, a distance of 401.33 feet, to a calculated point for a corner;

15) THENCE, North 66°20'44" East, a distance of 220.48 feet, to the Point of Beginning and containing an area of 0.568 of one acre of land, more or less.

And in addition thereto a temporary working space easement ten (10.00) feet in width to cover the period of original installation is to be retained adjacent and parallel to both sides of the above described easement.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

4/18/07
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.: 02-0612-1410-0000
Austin Grid: K22-2

FIELD NOTES REVIEWED
By: *P. Sam* Date: *5/2/07*
**Austin Clean Water Program
Survey Coordinator**

SCALE:
1"=200'

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD SET WITH MWM CAP
- () RECORD DATA
- DRTCT DEED RECORDS
- PLAT RECORDS
- TRAVIS CO, TX
- AREA OF EASEMENT

CITY OF AUSTIN
CALLED 26.56 ACRES
VOL. 6090, PG. 99
DRTCT

GLEN OAKS
BK. 3, PG. 145
PRTCT

POINT OF BEGINNING
N 10071411.09
E 3124002.31
(GRID COORDINATES)

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

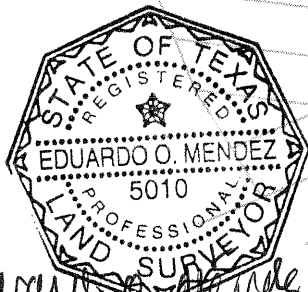
UTILITY AND DRAINAGE
EASEMENT
VOL. 51, PG. 44
PRTCT

TRACT 1
ROSEWOOD
VILLAGE
SECTION SIX
BK. 51, PG. 44
PRTCT

ROSEWOOD
VILLAGE
SECTION EIGHT
BK. 89, PG. 13
PRTCT

OUTLOT 63
DIVISION B

5111.56WE
0.568 AC



Eduardo O. Mendez 4/18/07

RECORD DATA REFERENCE:
LANDAMERICA COMMONWEALTH TITLE OF
AUSTIN, INC.
9200 WATERFORD, SUITE 100
AUSTIN, TX 78758

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.

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S22°29'25"E | 15.00' |
| L2 | S66°20'44"W | 223.43' |
| L3 | N89°12'16"W | 395.30' |
| L4 | S27°19'31"W | 249.48' |
| L5 | S14°03'31"E | 292.72' |
| L6 | S63°16'53"E | 273.94' |
| L7 | S18°35'36"W | 194.80' |
| L8 | N71°24'24"W | 15.00' |
| L9 | N18°35'36"E | 183.77' |
| L10 | N63°16'53"W | 279.46' |
| L11 | N14°03'31"W | 305.26' |
| L12 | N27°19'31"E | 264.42' |
| L13 | S89°12'16"E | 401.33' |
| L14 | N66°20'44"E | 220.48' |

| CURVE TABLE | | | | | |
|-------------|----------|------------|-----------|---------------|-----------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD |
| C1 | 40.00 | 132°01'39" | 92.17' | S88°30'15"E | 73.09' |
| C2 | 15.00 | 90°22'04" | 23.66' | N22°17'18"E | 21.28' |
| (C2) | (15.00) | (90°00') | (23.56') | (N14°56'E) | (21.21') |
| C3 | 200.00 | 38°49'01" | 135.49' | N86°52'41"E | 132.92' |
| (C3) | (200.00) | (38°49') | (135.50') | (N89°21'E) | (132.92') |
| C4 | 609.58 | 24°15'02" | 258.01' | N85°50'13"W | 256.08' |
| (C4) | (609.58) | (24°15') | (258.00') | (S83°23'E) | (256.08') |
| C5 | 270.00 | 135°52'55" | 640.33' | S14°03'49"W | 500.47' |
| (C5) | (270.00) | (136°00') | (640.88') | (N16°30'E) | (500.68') |

SKETCH TO ACCOMPANY FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 17 APR 07
JOB NO: 41301B
FILE: 5111.56WE

3

3 OF 3