

Field Notes for Parcel 5109.43 TWSE

DESCRIBING 0.044 OF AN ACRE OF LAND (1,908 SQUARE FEET), IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PART OF LOT 11 OF THE JONES SUBDIVISION OF OUTLOT NO. 25, DIVISION "O" IN THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN BOOK 2 PAGE 218 OF THE PLAT RECORDS OF SAID COUNTY, SAID LOT 11 BEING DESCRIBED IN A WARRANTY DEED TO BISHOP JOHN C. MCCARTHY EXECUTED ON DECEMBER 11, 1987 AND RECORDED IN VOLUME 10852 PAGE 1054 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 0.044 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a nail set in the east line of said Lot 11, same being the west right-of-way line of Mildred Street (50' R.O.W. dedicated by said Book 2 Page 218), from which a nail set at the southeast corner of said Lot 11 bears S20°24'04"W, 28.00 feet, said POINT OF BEGINNING being the southeast corner of the herein described tract of land, having Texas State Place Grid Coordinates (Texas Central Zone, NAD 83 HARN, U.S. feet) values of N: 10,066,451.86 and E:3,121,888.60

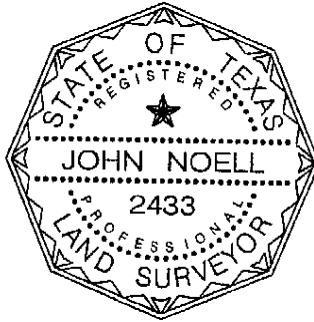
THENCE, through the interior of said Lot 11, N69°35'56"W, 127.23 feet to a nail set in the west line of said Lot 11, same being in an east line of said Lot 7, James R. Hamilton Subdivision of S.W. Quarter of Outlot No. 25 Division "O" of the City of Austin, a subdivision recorded in Volume 239 Page 163 of the Deed Records of said County;


THENCE, with the common line of said Lot 11 and said Lot 7, N20°24'03"E, 15.00 feet to a calculated point, from which an iron rod found at the northwest corner of Lot 9 of said Jones Subdivision bears N20°24'03"E, 107.79 feet;

THENCE, through the interior of said Lot 11, S69°35'56"E, 127.23 feet to a calculated point in said line of Mildred Street, from which an iron pipe found at the northeast corner of said Lot 9 bears N20°24'04"E, 106.51 feet;

THENCE, with said line of Mildred Street, S20°24'04"W, 15.00 feet to the POINT OF BEGINNING and containing 0.044 of an acre of land.

Prepared by:  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040




  
John Noell, R.P.L.S. #2433  
2-02-07  
Date: \_\_\_\_\_  
Revised 3-16-07

Map attached.

References: TCAD 02 0211 0525  
Austin Grid MK21  
  
U.D.G. #04-305  
F.N. #786

Bearing Basis Note

The bearings described herein are Texas State Plane Grid Coordinates and Bearings (Central Zone 4203, NAD 83 HARNIS Datum. Central Points were established from reference point "TXAU" Coordinated Values N: 10,086,515.89 E: 3,109,682.48 and "EZAU" Coordinate Values N: 10,049,633.34 E: 3,116,718.88

FIELD NOTES REVIEWED  
By:  Date: 3-28-07  
Austin Clean Water Program  
Survey Coordinator

LEGEND.



D.R.T.C.T.  
R.P.R.T.C.T.  
P.R.T.C.T.  
P.O.B.

CALCULATED POINT  
NAIL SET  
AREA OF EASEMENT  
RECORD DATA  
PROPERTY LINE  
DEED RECORDS TRAVIS CO. TX.  
REAL PROPERTY RECORDS TRAVIS CO., TX.  
PLAT RECORDS TRAVIS CO., TX.  
POINT OF BEGINNING

$$1'' = 30'$$

J.R. HAMILTON SUBDIVISION  
VOL 239, PAGE 163  
D.R.T.C.T.  
LOT 8  
TO

LOT 8

TCAD #02021001 LOT 7  
ROMAN CATHOLIC DIOCESE  
OF AUSTIN, TEXAS  
LOTS 7-12  
VOL 9601 PG 691  
R.P.R.T.C.T.

Lot 7

IRON ROD FOUND  
NORTHWEST CORNER  
LOT 9 JONES SUB.

CAD #02021001050000  
 MAN CATHOLIC DIOCESE  
 OF AUSTIN, TEXAS  
 IL 10852 PG 1054  
 R.P.R.T.C.T.

5109.43 TWSE  
0.044 OF AN ACRE  
1.908 SQ. FT.

IRON PIPE FOUND  
NORTHEAST CORNER  
LOT 9 JONES SUB. 1

15' ALLEY

150.38'

15.00-

214

(15.)

7

4

/

AD #  
RTI

CE  
IN

45'  
23'

2000

7.6

'

ES  
W

67

Vol.

 $\frac{1}{2}$ 

1

HTS

TCAD #02021001110000  
ARRIAGA, VIDALINA R  
LOT 6, J.R. HAMILTON  
SUBDIVISION &  
4.62' OF LOT 14,  
SUBDIVISION OF THE  
SE QUARTERS OF  
# 2003268786  
R.T.C.T. 222

TCAD #02021001100000/  
MARTINEZ, GENOBIO  
26 E CESAR CHAVEZ ST  
DALLAS TX 78702-4602  
2.45' OF LOT 13 &  
77.83' OF LOT 14 )  
# 2000172803  
P.R.T.C.T.

P.O.B  
N: 10.066,451.86  
E: 3,121.888.60  
GRID COORDINATES

TCAD #02021001090000  
NOACK, SIBYL JO  
2000 YAUPON VALLEY ROAD  
AUSTIN TX 78746-3436  
12 & EAST 40' OF LOT 13)  
VOL 10426, PG 740  
R.P.R.T.C.T.  
LOT 12

LOT 14

(132')

JONES' SUBDIVISION OF THE  
NW & SE QUARTERS OF  
OUTLOT 25, DIVISION "O"  
VOL 2, PAGE 218  
P.R.T.C.T.

LOT 13

(132')

2 & EAST  
VOL 1042  
R.P.R.

LOT 13

LOT 12

28.00'  
S20°24'04"W  
MILDRED STREET  
(50' R.O.W.)