

C FAULKNER ENGINEERING

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**WILLIE JAMES HAYES TO CITY
OF AUSTIN**

(15' WIDE WASTEWATER)
(EASEMENT)

DESCRIPTION OF PARCEL 5025.24 WE

DESCRIPTION OF A 0.109 ACRE (4,742 SQUARE FEET) TRACT OF LAND LOCATED IN THE BOSTIC SUBDIVISION, AS RECORDED IN BOOK 8, PAGE 91, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID BOSTIC SUBDIVISION BEING THAT CERTAIN TRACT DESCRIBED AS A 1.86 ACRES TRACT IN A WARRANTY DEED TO WILLIE JAMES HAYES AND WIFE MABLE LYNN HAYES, EXECUTED ON AUGUST 7, 1987 AND RECORDED IN VOLUME 10377, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (SAID 1.86 ACRE TRACT AWARDED TO WILLIE JAMES HAYES BY VIRTUE OF A FINAL DECREE OF DIVORCE AS RECORDED IN DOCUMENT No. 2003083672 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS), SAID 0.109 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an ½-inch iron rod with a red cap found on the west line of Lot 6, Crestland, a subdivision recorded in Book 16, Page 17 of the Plat Records of Travis County, Texas for the southeast corner of Lot 12, Manor Estates, a subdivision recorded in Book 53, Page 52 of the Plat Records of Travis County, Texas, said point being the northeast corner of said Bostic Subdivision and said 1.86 acre tract;

THENCE, N 84°45'12" W, with the line common of said Manor Estates and said Bostic Subdivision, a distance of 169.53 feet to a 60d nail set for the northwest corner of a 5-foot wide Water and Sanitary Sewer Easement as described in Volume 3928, Page 515 of the Deed Records of Travis County, Texas, said point being the **POINT OF BEGINNING** and the northeast corner of the herein described easement, said point having Texas State Plane Coordinate (Texas Central Zone, NAD83 (NAVD 88), U.S. Feet, Combined Scale Factor of 0.99993) values of N=10084544.77, E=3133926.74;

THENCE, S 01°29'32" W, with the said west line of said Water and Sanitary Sewer Easement and crossing said Bostic Subdivision, a distance of 319.39 feet to a 60d nail set on the northeasterly right-of-way line of Rogge Lane (right-of-way varies) for the southeast corner of said Water and Sanitary Sewer Easement and of the herein described easement, from which a punch hole in concrete found bears S61°57'36"E, a distance of 16.97 feet;



THENCE, N 61°57'36" W, with said northeasterly right-of-way line of Rogge Lane, a distance of 16.77 feet to a 60d nail set for the southwest corner of the herein described easement;

THENCE, N 01°29'32" E, leaving said right-of-way line and again crossing said Bostic Subdivision with a line 15 feet west and parallel to the said west line of said Water and Sanitary Sewer Easement, for a distance of 312.88 feet to a 60d nail set on the north line of said Bostic Subdivision, same being the south line of Lot 13 of said Manor Estates, for the northwest corner of the herein described easement;

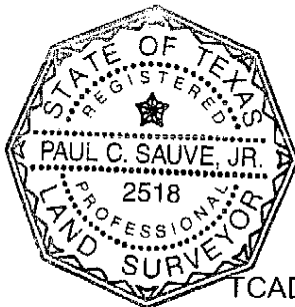
THENCE, S 84°45'12" E, at 0.61 feet to a ½-inch iron rod with cap stamped 'CFE' set for the common corner of Lot 14, and Lot 13, of said Manor Estates, from which a ½" iron rod found bears S84°16'51"E, a distance of 1.79 feet, continuing said course with said common line of said Bostic Subdivision and said Manor Estates a total distance of 15.03 feet to the **POINT OF BEGINNING** and containing 0.109 acre (4,742 square feet) of land.

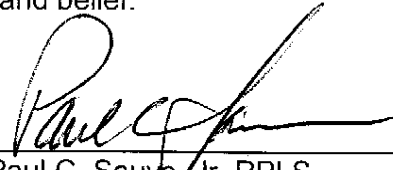
BEARING BASIS NOTE

The coordinates described herein are Texas State Plane Grid Coordinate (Texas Central Zone, NAD83 (NAVD 88), U.S. Feet, Adjustment Factor of 0.99993). The bearings were established from fixed control monuments "AUSTIN RRP2 (TxAu)" and "CB21", as published by the City of Austin.

SURVEYED BY:

I, Paul C. Sauve, Jr. do hereby certify that the foregoing Description and Sketch are based on a survey performed on the ground under my direction and supervision in March 2005 and that it is true and correct to the best of my knowledge and belief.




Paul C. Sauve, Jr. RPLS
Texas Registration No. 2518

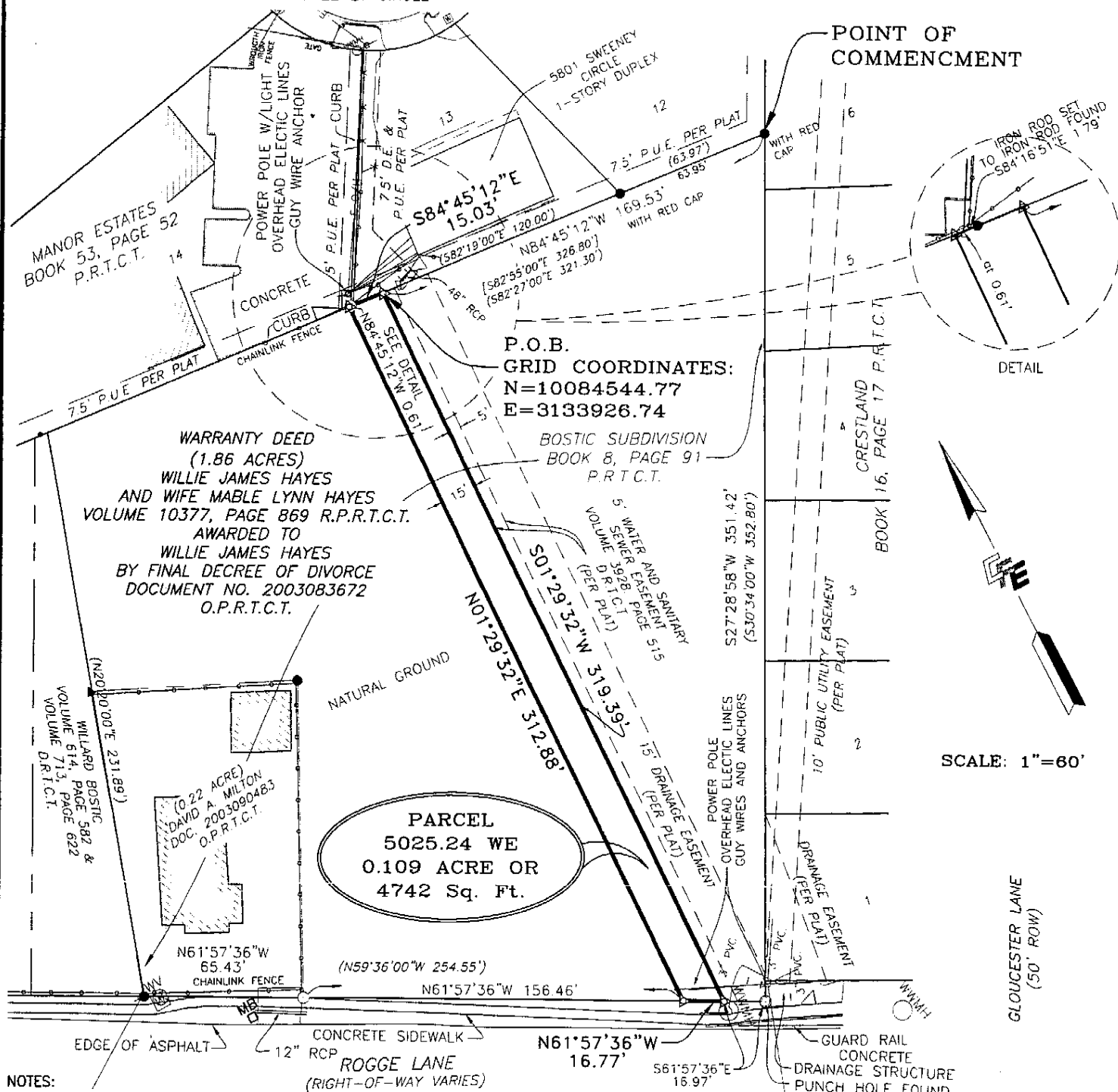
9/22/05
Date

TCAD NO. 02 2021 14 19
AUSTIN GRID M-25

THIS NOTES REVIEWED
By Paul C. Sauve, Jr. Date 9/22/05
Austin Clean Water Program
Survey Coordinator

A SKETCH TO ACCOMPANY FIELDNOTE DESCRIPTION

SWEENEY CIRCLE



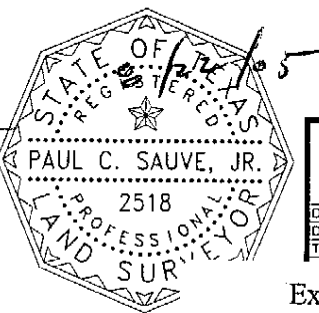
NOTES:

1. THE BEARINGS SHOWN ARE GRID BEARINGS, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NAVD88) U.S. FEET DATUM. FIXED CONTROL MONUMENTS "AUSTIN CORS RRP2" AND "CB21" AS PUBLISHED BY THE CITY OF AUSTIN.
THE COMBINED SCALE FACTOR IS 0.999993.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT.

PAUL C. SAUVE, JR. R.P.L.S. # 2518

REFERENCE:
TCAD PARCEL NO. 02 2021 14 32
AUSTIN GRID M-25



REMAINDER OF 1.86 ACRE TRACT	
BOSTIC SUBDIVISION	
TRAVIS COUNTY, TEXAS	
DATE	APRIL, 2005
DESCRIPTION	COA (JO) ACWP5025-24 WE
TECHNICIAN	SHARON RHOD

W. Walnut
SURE 5.0WG

CFE
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