



STATE OF TEXAS
COUNTY OF TRAVIS

(Drainage Easement)
Lot 16, Block 4, Green Valley No. 1
Fort Branch Creek Reach 6 & 7, Proj. No. 6039.059

LEGAL DESCRIPTION

Field notes description for a parcel of land containing 0.016 of an acre of land, equivalent to 707 square feet of land, out of and a part of Lot 16, Block 4, Green Valley No. 1, a subdivision in the City of Austin, Travis County, Texas according to the map or plat thereof recorded in Book 5, Page 27 of the Plat Records of Travis County, Texas and being the same Lot 16, Block 4, Green Valley No. 1 which was conveyed to Carment Kiara by that certain General Warranty Deed dated June 16, 2005 and recorded in Document Number 2005126212 of the Official Public Records of Travis County, Texas; said parcel of land being more particularly described by metes and bounds, as follows, and as shown on the attached sketch:

BEGINNING FOR REFERENCE at a 1/2-inch iron rod found on the curving east right-of-way line of Lott Avenue (50' Right-of-Way) at the southwest corner of the above referenced Lot 16, Block 4, Green Valley No. 1, same being the northwest corner of Lot 17, said Block 4, from which a 1/2-inch iron rod found at a point of tangency on said east right-of-way line of Lott Avenue, same being the west line of said Lot 17, Block 4, bears a chord bearing of S22°40'57"W a distance of 63.26 feet; **Thence**, with the common line of said Lot 16 and said Lot 17, Block 4, S85°17'04"E a distance of 102.50 feet to an 80d nail set at the southeast corner of said Lot 16, Block 4, same being the northeast corner of said Lot 17, Block 4, for the south corner and **POINT OF BEGINNING** of this easement, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet, Combined Scale Factor 0.999923385) values of N= 10,072,277.73, E= 3,133,745.85;

THENCE, through said Lot 16, Block B, N01°32'32"E a distance of 63.27 feet to an 80d nail set on the north line of said Lot 16, Block 4, same being the south line of Lot 15, said Block 4, for the northwest corner of this easement;

THENCE, with the common line of said Lot 15 and said Lot 16, Block 4, S85°05'06"E a distance of 22.38 feet to an 80d nail set on the west line of a drainage easement dedicated to the public by said plat known as Fort Branch Creek, at the northeast corner of said Lot 16, Block 4, same being the southeast corner of said Lot 15, Block 4, for the northeast corner of this easement;



THENCE, with said west line of a drainage easement, same being the east line of said Lot 16, Block 4, S21°22'31"W a distance of 65.86 feet to the "POINT OF BEGINNING", and containing 0.016 of an acre of land, more or less.

Basis of Bearing:

Bearings mentioned on this easement are based on State Plane Coordinate System, NAD'83, Texas Central Zone 4203; Horizontal And Vertical Coordinates for Aus 5 And E.U.D. 169 as established and published by Texas Department Of Transportation and by the L.C.R.A. were used as the controlling monuments for this survey. Distances shown hereon are surface.

CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Landmark Surveying, LP

Juan M. Canales, Jr.
Juan M. Canales, Jr.

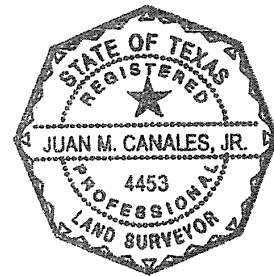
Registered Professional Land Surveyor No. 4453
Senior Project Manager
Firm Registration No. 100727-00

9-9-09

Date

REFERENCES

MAPSCO 2009, Page 586-U
AUSTIN GRID NO. M-22
TCAD PARCEL ID NO.02-0821-0643
Lot 16, Blk 4, Green 1-Kiara-DE.doc
1109 Lott Avenue

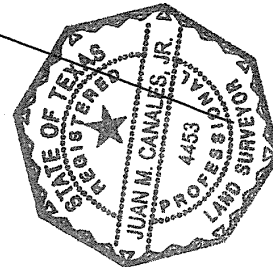


FIELD NOTES REVIEWED

By: *[Signature]* Date *10/21/09*

Engineering Support Section
Department of Public Works
and Transportation

PAGE 3 OF 4



**SKETCH TO
ACCOMPANY
FIELD NOTES**



1301 S. CAPITAL OF TEXAS HWY.

**BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-**

Client: HDR
Date: September 8, 2009
Office: Stephen Lawrence
Crew: J. Lee
F.B.: 1153/32-33
Path: c:\\dwg 11\\hdr\\read
Job No.: 492-08-01

Path: c:\dwg\11\hdr\reaches 6 and 7\grid\easements\fbwma-grid-base.dwg
Job No: 402-08-01

LEGEND

- 1/2" Iron Rod Found
(Unless Otherwise Noted)
- △ Calculated Point
"Not Established on Ground"
- △ 80d Nail Set
- ▲ 60d Nail Found
- () Record Information
- R.O.W. Right-of-Way
- P.O.B. Point of Beginning
- P.O.R. Point of Reference
- Bk. Book
- Pg. Page
- Vol. Volume
- D.E. Drainage Easement
- P.U.E. Public Utility Easement
- P.R.T.C.T. Travis County, Texas
- D.R.T.C.T. Deed Records
- R.P.R.T.C.T. Real Property Records
- O.P.R.T.C.T. Official Public Records

SURVEY OF A PORTION OF LOT 16, BLOCK 4, GREEN VALLEY NO. 1, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS PAGE 4 OF 4

LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°32'32"E	63.27'
L2	S85°05'06"E	22.38'

CURVE TABLE

P.U.E.	Public Utility Easement		CHORD	CHORD		ARC	
P.R.T.C.T.	Plat Records	<u>CURVE</u>	<u>BEARING</u>	<u>DISTANCE</u>	<u>DELTA</u>	<u>LENGTH</u>	<u>RADIUS</u>
	Travis County, Texas						
D.R.T.C.T.	Deed Records	C1	N04°48'35"E	1.93'	00°21'17"	1.93'	311.59'
	Travis County, Texas		(N06°58'E)	(1.91')		1.91'	(311.59')
R.P.R.T.C.T.	Real Property Records	C2	N10°52'08"E	63.86'	11°45'49"	63.97'	311.59'
	Travis County, Texas		(N12°58'E)	(63.30')		(63.45')	(311.59')
O.P.R.T.C.T.	Official Public Records	C3	S22°40'57"W	63.26'	11°39'06"	63.36'	311.59'
	Travis County, Texas		(S24°34'W)	(62.53')		(62.62')	(311.59')

Utility and Improvement Note:

Utilities and improvements exist on this tract, but are not shown hereon.

The property described hereon is contained within Zone AE as scaled from F.I.R.M. Map Number 48453C0470H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

Restrictive Covenant and Easement Note:

1. Drainage and Public Utility easements as recorded in Book 5, Page 27 of the Plat Records of Travis County, Texas DO NOT APPLY to the subject parcel, as shown hereon.

All easements of which I have knowledge and those recorded easements furnished by Alliant National Title Insurance Company, according to GF No. 00091754, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

BEARING BASIS NOTE:

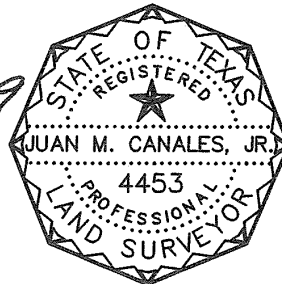
STATE PLANE COORDINATE SYSTEM (GRID) NAD'83
TEXAS CENTRAL ZONE 4203
COMBINED SCALE FACTOR = 0.999923385
NAD'83 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR AUS 5 AND E.U.D. 169 AS ESTABLISHED AND PUBLISHED BY TEXAS DEPARTMENT OF TRANSPORTATION AND BY THE L.C.R.A. WERE USED AS THE CONTROLLING MONUMENTS FOR THIS SURVEY.

AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

JUAN M. CANALES, JR.
Registered Professional Land Surveyor No. 4453
DATE: September 8, 2009

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: HDR
Date: September 8, 2009
Office: Stephen Lawrence
Crew: J. Lee
F.B.: 1153/32-33
Path: c:\dwg\11\hdr\reaches 6 and 7\grid\easements\fbwma-grid-base.dwg
Job No.: 492-08-01



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ACCOMPANY
FIELD NOTES

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AUSTIN, TEXAS 78746
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