

Field Notes for 4635.27WLEFST

BEING 0.490 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JOHN M. SWISHER SURVEY 32, ABSTRACT No. 2405 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK "Y", THE BEND AT THE VILLAGES OF SPICEWOOD, RECORDED IN BOOK 92, PAGE 289 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN, BY WARRANTY DEED OF GIFT DATED ON JANUARY 14, 1994, FILED FOR RECORD ON DECEMBER 28, 1998, RECORDED IN VOLUME 13337, PAGE 149 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.490 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 a northeasterly line of said Lot 1, Block "Y" and the southwesterly line of a 35.00 acre tract of land conveyed to Round Rock Independent School District by deed recorded in Volume 7780, Page 183 of the Deed Records of Travis County, Texas, for the Point of Beginning and most northerly corner of the herein described tract of land having Texas State Plane (Texas Central Zone), NAD 83 (CORS96), U. S. Feet, Combined Scale Factor of 0.99989) values of N=10127800.45, E=3098659.29, from which, a 1/2 inch iron rod found at a corner of said Lot 1, Block "Y" and the most westerly corner of said 35.00 acre Round Rock Independent School District tract bears North 73°41'01" West, a distance of 81.85 feet;

1) THENCE, South 73°41'01" East, a distance of 72.28 feet, with a northeasterly line of said Lot 1, Block "Y" and the southwesterly line of said 35.00 acre Round Rock Independent School District tract, to a calculated point for the most easterly corner of the herein described tract of land, from which, a 1/2 inch iron rod found in the southwesterly line of said 35.00 acre Round Rock Independent School District tract, at a corner of said Lot 1, Block "Y" and the most westerly corner of Lot 22, Block "G" of said The Bend at the Villages of Spicewood, bears South 73°41'01" East, a distance of 440.24 feet;

2) THENCE, South 62°33'02" West, a distance of 491.19 feet, leaving a northeasterly line of said Lot 1, Block "Y" and the southwesterly line of said 35.00 acre Round Rock Independent School District tract and crossing said Lot 1, Block "Y", to a calculated point in a northwesterly line of said Lot 1, Block "Y" and a southeasterly line of Lot 94, Block "D" of The Park at Spicewood Springs Phase One, Section IV, recorded in Book 84, Page 192B of the Plat Records of Travis County, Texas, for the most southerly and most westerly corner of the herein described tract of land, from which, a 1/2 inch iron rod found at a corner of said Lot 1, Block "Y" and a corner of said Lot 94, Block "D" bears South 29°24'46" West, a distance of 199.26 feet, South 40°56'30" West, a distance of 130.35 feet, South 13°02'19" West, a distance of 145.53 feet and South 29°52'48" West, a distance of 164.05 feet;

3) THENCE, North 29°24'46" East, a distance of 91.47 feet with a northwesterly line of said Lot 1, Block "Y" and a southeasterly line of said Lot 94, Block "D", to a calculated point for a corner, from which, a 1/2 inch iron rod found in the northeasterly line of Lot 88, Block "D" of said The Park at Spicewood Springs, Phase One, Section IV, at a corner of said Lot 1, Block Y, and the most southerly and easterly corner of Lot 69, Block "N" of the Enclave Section One at the Villages of Spicewood, recorded in Book 93, Page 146 of the Plat Records of Travis County, Texas, bears North 29°24'46" East, a distance of 265.67 feet, North 22°50'32" East, a distance of 298.42 feet, North 03°07'26" East, a distance of 165.32 feet, North 16°56'37" East, a distance of 367.06 feet, North 03°43'25" East, a distance of 299.11 feet, North 09°58'36" West, a distance of 460.92 feet, North 60°45'36" West, a

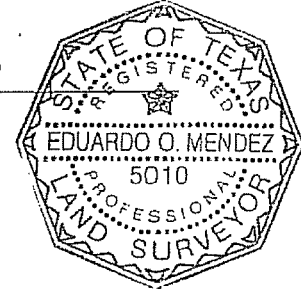
distance of 251.83 feet, North 62°10'51" West, a distance of 105.71 feet, and North 61°51'43" West, a distance of 117.95 feet;

4) THENCE, North 62°33'02" East, a distance of 362.40 feet, leaving a northwesterly line of said Lot 1, Block "Y" and a southeasterly line of said Lot 94, Block "D", and crossing said Lot 1, Block "Y" to the Point of Beginning and containing an area of 0.490 of one acre of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

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

10/4/10
Date



MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767

Bearing Basis: The coordinates shown are based on the Texas State Plane, Central Zone NAD83(CORS96). For surface coordinates, divide Grid Coordinates by Combined Scale Factor Of 0.99989. All distances shown are surface distances.

| Base | | | | |
|---------|------|---------------------------|-------------|--------------|
| Station | PID | Designation | Latitude | Longitude |
| DE7995 | HOT1 | Carterburgess Coop (CORS) | N301608.940 | W0974713.440 |
| DF4373 | TXAU | Austin Rrp2 (CORS) | N301842.087 | W0974522.712 |
| DF4070 | EZAU | Easy Austin Coop (CORS) | N301235.483 | W0974412.279 |

TCAD No.: 0164110636
CITY GRID No.: G35

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow
Date: 10/05/2010
JACKIE LEE CROW
R.P.L.S. #5209

SHEET 4 OF 4

SHEET 3 OF 4

SCALE:
1"=200'THE PARK AT
SPICEWOOD SPRINGS
PHASE ONE, SECTION II
BK. 84, PG. 62C
PRTCT

LEGEND

- △ CALCULATED POINT
● 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
IRFC ● 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
○ 5/8" IRON ROD WITH
MWM CAP SET
() RECORD DATA
- RPRCT REAL PROPERTY RECORDS
TRAVIS CO, TX
PRTCT PLAT RECORDS
TRAVIS CO, TX
▨ AREA OF EASEMENT
POB POINT OF BEGINNING

JOHN M. SWISHER SURVEY NO. 32
ABSTRACT NO. 2405LOT 94, BLOCK "D"
THE PARK AT
SPICEWOOD SPRINGS
PHASE ONE, SECTION IV
BK. 84, PG. 192B
PRTCTGREENBELT, D.E.
AND P.U.E.
BK. 84, PG. 192B
PRTCTTHE COORDINATES SHOWN ARE BASED ON THE TEXAS
STATE PLANE, CENTRAL ZONE NAD83(CORS96), FOR
SURFACE COORDINATES, DIVIDE GRID COORDINATES BY
COMBINED SCALE FACTOR OF 0.99989. ALL DISTANCES
SHOWN ARE SURFACE DISTANCES.

BASE

| STATION | PID | DESIGNATION (ALL CORS) | LATITUDE | LONGITUDE |
|---------|------|------------------------|-------------|--------------|
| DE7995 | HOT1 | CARTERBURGESS COOP | N301608.940 | W0974713.440 |
| DF4373 | TXAU | AUSTIN RRP2 | N301842.087 | W0974522.712 |
| DF4070 | EZAU | EASY AUSTIN COOP | N301235.483 | W0974412.279 |

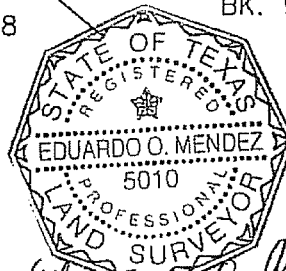
| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S73°41'01"E | 72.28' |
| L2 | N73°41'01"W | 81.85' |
| L3 | N29°24'46"E | 91.47' |

ROUND ROCK INDEPENDENT
SCHOOL DISTRICT
(35.00 AC)
VOL. 7780, PG. 183
DRTCT

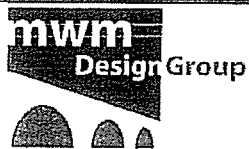
POB (GRID)

N=10127800.45
E=3098659.29LOT 22, BLOCK "G"
THE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRTCT

LOT 1, BLOCK "Y"

THE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRTCTPARK LAND & (119.77')
CONSERVATION ESMT.
BK. 92, PG. 289
PRTCTCITY OF AUSTIN
VOL. 13337, PG. 149
RPRCTDRAINAGE ESMT.
BK. 92, PG. 289
PRTCTTHE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRTCT

Eduardo O. Mendez
10/4/10

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 36503
FILE: PAR06WLEFST3
3 OF 4

SCALE:
1"=200'

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC ● 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA
- RPRCT REAL PROPERTY RECORDS
TRAVIS CO, TX
- PRCT PLAT RECORDS
TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- POB POINT OF BEGINNING

THE ENCLAVE SECTION
ONE AT THE VILLAGES OF
SPICEWOOD

BK. 93, PG. 146
PRCT

LOT 1, BLOCK "Y"

THE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRCT

69
BLOCK "N"

88
(S61°47'30"E)
(118.11')

BLOCK "D" 86

THE PARK AT
SPICEWOOD SPRINGS
PHASE ONE, SECTION IV
BK. 84, PG. 192B
PRCT

THE PARK AT
SPICEWOOD SPRINGS
PHASE ONE, SECTION IV
BK. 84, PG. 192B
PRCT

LOT 94

BLOCK "D"

N03°43'25"E
299.11'

LOT 1, BLOCK "Y"

THE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRCT

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND MAY NOT
INCLUDE ALL EASEMENTS OR INSTRUMENTS
PERTAINING TO THIS PROPERTY.

SHEET 4 OF 4

SHEET 3 OF 4



Eduardo O. Mendez
10/4/10

mwm
Design Group

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SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38503
FILE: PAR56VLEFST

4

4 OF 4



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

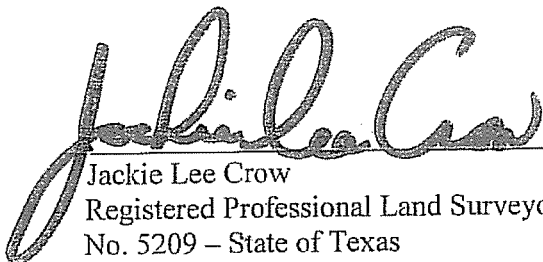
Project: Jollyville Water Transmission Main
Parcel No. 4635.27 WLEFST- 0.490 Acre Subterranean Tunnel Easement – City of Austin

Surveyor Certification

I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby certify that this document has been reviewed by me, does substantially comply in form to the Legal Description Guidelines for the Department of Public Works of the City of Austin (Revised – January, 2007) and that the information shown on the legal description and sketch does match that information shown in the closure report provided with the document. No review has been made regarding the correctness of boundary line determination, boundary line configuration, easement configuration and calculations used in the production of this document.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 6th day
of October, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas

