

Field Notes for 4635.27WLEFST

BEING 0.770 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE GREEN MCCOY SURVEY NO. 29, ABSTRACT NO. 514, IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK "D", THE PARK AT SPICEWOOD SPRINGS, PHASE ONE, SECTION I, RECORDED IN BOOK 81, PAGE 355 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN, BY WARRANTY DEED OF GIFT DATED ON APRIL 27, 1988, FILED FOR RECORD ON APRIL 29, 1988, RECORDED IN VOLUME 10665, PAGE 978 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.770 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 1/2 inch iron rod found in the northeasterly right-of-way line of Tweedsmuir Drive (50' R.O.W.), at the most westerly corner of Lot 10, Block "D" of said The Park at Spicewood Springs, Phase One, Section I and the most southerly corner of Lot 11, Block "D" of said The Park at Spicewood Springs, Phase One, Section I, thence as follows;

North 81°19'16" East, a distance of 199.94 feet, with the northwesterly line of said Lot 10, Block "D" and the southeasterly line of said Lot 11, Block "D", to a calculated point at the most easterly corner of said Lot 11, Block "D" and the most northerly corner of said Lot 10, Block "D", from which, a 1/2 inch iron rod found bears North 72°28'15" West, a distance of 1.30 feet;

North 08°40'44" West, a distance of 1.11 feet, to a calculated point at the most northerly corner of said Lot 1, Block "D", and a corner 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;

South 61°48'44" East, a distance of 940.88 feet, with the northeasterly line of said Lot 1, Block "D" and a southwesterly line of said Lot 94, Block "D", to a calculated point 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=10127171.77, E=3097449.00;

1) THENCE, South 61°48'44" East, a distance of 60.57 feet, to a calculated point for the most easterly corner of the herein described tract of land, from which, a 5/8 inch iron rod with MWM cap set at a northerly corner in the Spicewood Springs Road right-of-way line and the most easterly corner of said Lot 1, Block "D" and in a southwesterly line of said Lot 94, Block "D", bears South 61°48'44" East, a distance of 434.69 feet;

2) THENCE, South 62°33'02" West, a distance of 185.32 feet, leaving the northeasterly line of said Lot 1, Block "D" and a southwesterly line of said Lot 94, Block "D", and crossing said Lot 1, Block "D", to a calculated point for the point of curvature of a tangent circular curve to the left;

3) THENCE, along said curve to the left, having a radius of 715.00 feet, an angle of intersection of 37°55'40", an arc length of 473.30 feet, and a chord bearing South 43°35'12" West, a distance of 464.71 feet, to a calculated point in the northerly right-of-way line of Spicewood Springs Road and the southerly line of said Lot 1, Block "D", for a southerly corner of the herein described tract of land, from which, a 5/8 inch iron rod with MWM cap set at a northerly corner in the Spicewood Springs Road right-of-way line and the most easterly corner of said Lot 1, Block "D" and in a southwesterly line of said Lot 94, Block "D", bears North 87°32'42" East, a distance of 76.02 feet, along a curve to the left, having a radius of 1108.51 feet, an angle of intersection of 15°24'45", an arc length of 298.19 feet, and a chord bearing North

79°50'20" East, a distance of 297.29 feet, and North 72°07'57" East, a distance of 524.72 feet;

4) THENCE, South 87°32'42" West, a distance of 55.68 feet, with the northerly right-of-way line of Spicewood Springs Road and the southerly line of said Lot 1, Block "D", to a calculated point for the most westerly corner of the herein described tract of land, from which, a 1/2 inch iron rod found at the most westerly corner of said Lot 1, Block "D", and the most southerly corner of Lot 2, Block "D" of said The Park at Spicewood Springs, Phase One, Section I, bears South 87°32'42" West, a distance of 167.89 feet, and along a curve to the right, having a radius of 355.97 feet, an angle of intersection of 48°50'00", an arc length of 303.39 feet, and a chord bearing North 68°02'15" West, a distance of 294.29 feet;

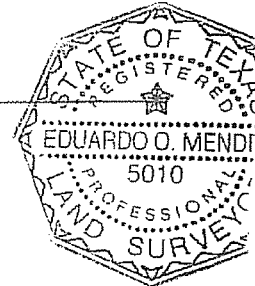
5) THENCE, leaving the northerly right-of-way line of Spicewood Springs Road and the southerly line of said Lot 1, Block "D", crossing said Lot 1, Block "D", along a curve to the right, having a radius of 765.00 feet, an angle of intersection of 39°49'35", an arc length of 531.75 feet, and a chord bearing North 42°38'14" East, a distance of 521.11 feet, to a calculated point of tangency;

6) THENCE, North 62°33'02" East, a distance of 151.13 feet, to the Point of Beginning and containing an area of 0.770 acres 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.: 0164130501
CITY GRID No.: F35

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

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

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

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.

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
- RPRTCT REAL PROPERTY RECORDS TRAVIS CO, TX
- PRTCT PLAT RECORDS TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- SEE SHEET 4 OF 4 FOR LINE/CURVE TABLES

JOHN M. SWISHER SURVEY NO. 32
ABSTRACT NO. 2405

GREENBELT, D.E. AND P.U.E.
BK. 81, PG. 355 BK. 84, PG. 192B
PRTCT

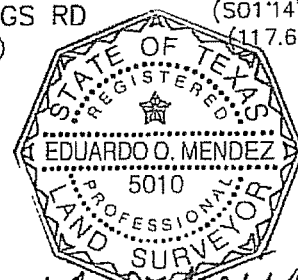
LOT 94, BLOCK "D"

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

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE, SECTION I
BK. 81, PG. 355
PRTCT

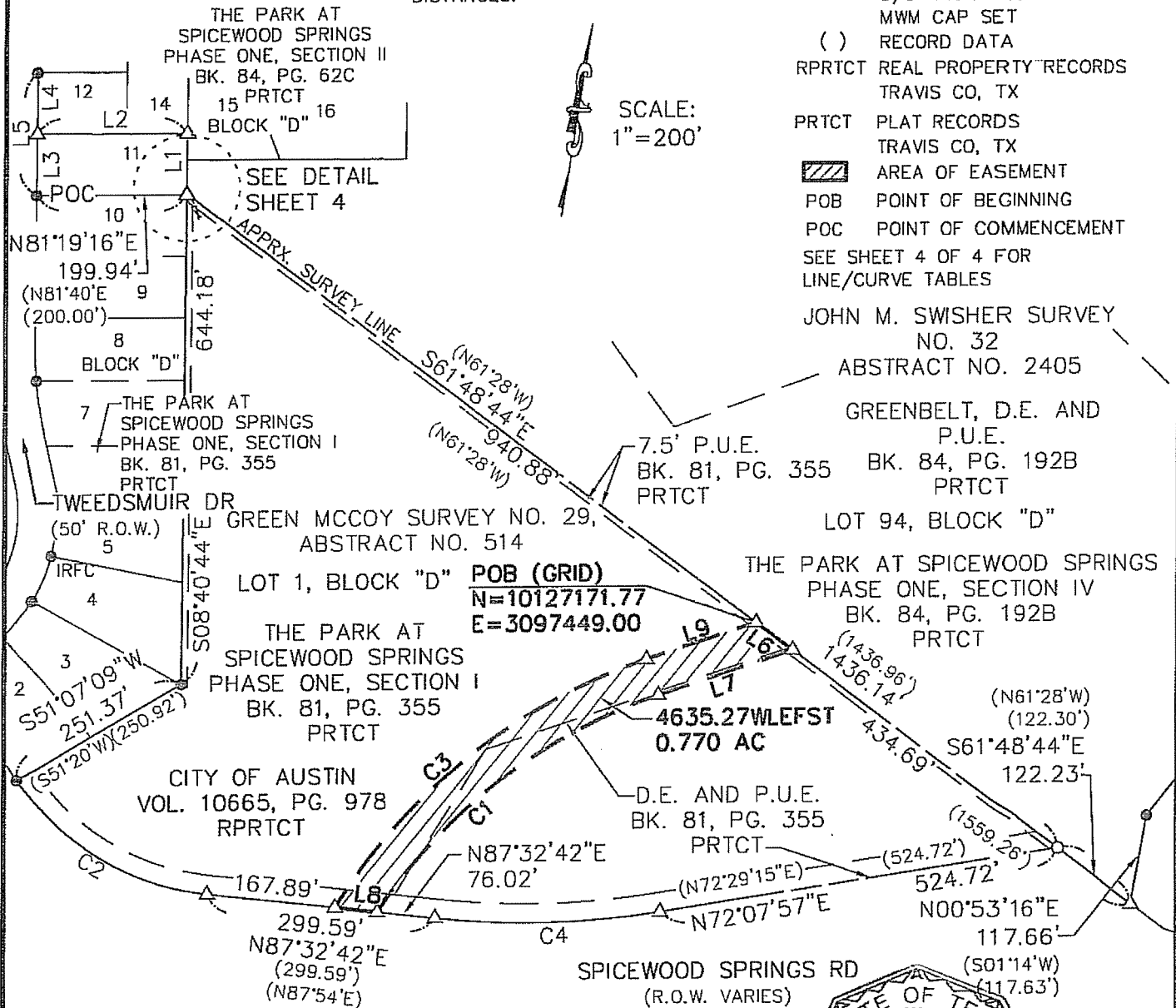
CITY OF AUSTIN
VOL. 10665, PG. 978
RPRTCT

SPICEWOOD SPRINGS RD
(R.O.W. VARIES)



Eduardo O. Mendez
10/4/10

SCALE:
1"=200'



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

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38803
FILE: PAR143WLEFS

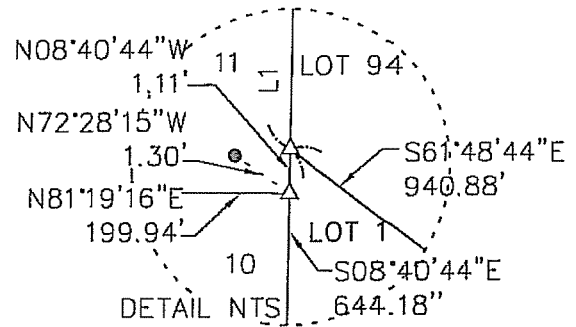
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3 OF 4

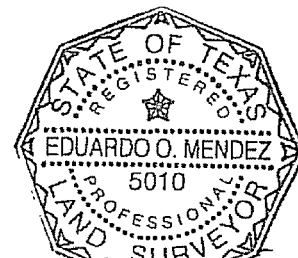


305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
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LINE	BEARING	LENGTH
L1	S08°40'44"E	78.80'
L2	N81°19'16"E	199.94'
	(N81°19'16"E)	(200.0')
L3	S08°40'44"E	79.91'
	(N08°20'W)	(80.0')
L4	S08°40'44"E	79.91'
	(N08°20'W)	(80.0')
L5	S08°40'44"E	159.82'
L6	S61°48'44"E	60.57'
L7	S62°33'02"W	185.32'
L8	S87°32'42"W	55.68'
L9	N62°33'02"E	151.13'



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	715.00'	37°55'40"	473.30'	S43°35'12"W	464.71'
C2	355.97'	48°50'00"	303.39'	N68°02'15"W	294.29'
(C2)	(355.97')	(48°50')	(303.39')	(N80°11'35"E)	(297.29')
C3	765.00'	39°49'35"	531.75'	N42°38'14"E	521.11'
C4	1108.51'	15°24'45"	298.19'	N79°50'20"E	297.29'
(C4)	(1108.51')	(15°24'45")	(298.19')	(N67°41'W)	(297.29')



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4
4 OF 4



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

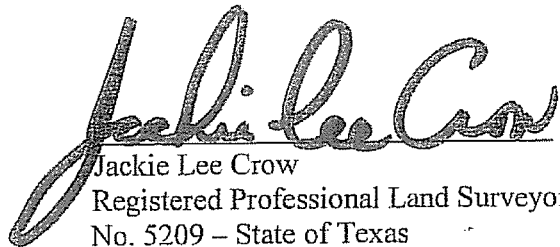
Project: Jollyville Water Transmission Main
Parcel No. 4635.27 WLEFST-0.770 Acre Subterranean Tunnel Easement – City of Austin

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

