

Field Notes for 4635.27WLEFST

BEING 0.473 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 60, BLOCK "A" OF THE PARK AT SPICEWOOD SPRINGS, PHASE ONE, SECTION III, DEDICATED TO THE PUBLIC AS GREENBELT-DRAINAGE AND PUBLIC UTILITY EASEMENT, FILED FOR RECORD ON AUGUST 27, 1984, AND RECORDED IN BOOK 84, PG. 190B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.473 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 the northwesterly right-of-way line of Old Lampasas Trail (R.O.W. varies) and in a southeasterly line of said Lot 60, Block "A", for the Point of Beginning, the most southerly and the most westerly 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=10125589.40, E=3095012.12, from which, a 1/2 inch iron rod found in the northwesterly right-of-way line of Spicewood Springs Road, at the most southerly corner of said Lot 60, Block "A" and a corner of Lot 40, Block "H" of Northwest Balcones Amended, recorded in Book 78, Page 148 of the Plat Records of Travis County, Texas bears South 64°12'58" West, a distance of 8.16 feet;

1) THENCE, leaving the northwesterly right-of-way line of Old Lampasas Trail and a southeasterly line of said Lot 60, Block "A", crossing said Lot 60, Block "A", along a curve to the left, having a radius of 735.00 feet, an angle of intersection of 20°59'05", an arc length of 269.20 feet, and a chord bearing North 49°15'02" East, a distance of 267.69 feet, to a calculated point, for the point of reverse curvature of a non-tangent circular curve to the right;

2) THENCE, along said curve to the right, having a radius of 765.00 feet, an angle of intersection of 25°13'23", an arc length of 336.77 feet, and a chord bearing North 52°46'20" East, a distance of 334.06 feet, to a calculated point in a northeasterly line of said Lot 60, Block "A", and a southwesterly line of Lot 59, Block "A" of The Park at Spicewood Springs, Phase One, Section II, recorded in Book 84, Page 62C of the Plat Records of Travis County, Texas, for the most northerly corner of the herein described tract of land, from which, a 1/2 inch iron rod found at a corner of said Lot 60, Block "A", and a corner of said Lot 59, Block "A" bears North 33°18'23" West, a distance of 69.26 feet;

3) THENCE, South 33°18'23" East, a distance of 16.80 feet, with a northeasterly line of said Lot 60, Block "A", and a southwesterly line of said Lot 59, Block "A", to a 5/8 inch iron rod with MWM cap set in the curving northwesterly right-of-way line of Old Lampasas Trail, at an easterly corner of said Lot 60, Block "A" and the most southerly corner of said Lot 59, Block "A", for the most easterly corner of the herein described tract of land;

4) THENCE, with the curving northwesterly right-of-way line of Old Lampasas Trail and a curving southeasterly line of said Lot 60, Block "A", along said curve to the left, having a radius of 345.00 feet, an angle of intersection of 22°11'39", an arc length of 133.64 feet, and a chord bearing South 48°27'41" West, a distance of 132.81 feet, to a calculated point for the endpoint of said curve;

5) THENCE, South 37°21'58" West, a distance of 18.68 feet, to a calculated point for the point of curvature of a non-tangent circular curve to the left;

6) THENCE, leaving the northwesterly right-of-way line of Old Lampasas Trail and a southeasterly line of said Lot 60, Block "A", and crossing said Lot 60, Block "A", along said curve to the left, having a radius of 715.00 feet, an angle of intersection of 13°48'07", an arc length of 172.24 feet, and a chord bearing South 47°06'33" West, a distance of 171.82 feet, to a calculated point for the point of reverse curvature of a non-tangent circular curve to the right;

7) THENCE, along said curve to the right, having a radius of 785.00 feet, an angle of intersection of 04°10'27", an arc length of 57.19 feet, and a chord bearing South 40°53'30" West, a distance of 57.18 feet, to a calculated point in the curving northwesterly right-of-way line of Old Lampasas Trail and a curving southeasterly line of said Lot 60, Block "A", for the point of compound curvature of a non-tangent circular curve to the right;

8) THENCE, with the curving northwesterly right-of-way line of Old Lampasas Trail and a curving southeasterly line of said Lot 60, Block "A", along said curve to the right, having a radius of 418.93 feet, an angle of intersection of 04°05'54", an arc length of 29.97 feet, and a chord bearing South 62°09'56" West, a distance of 29.96 feet, to a calculated point for the endpoint of said curve;

9) THENCE, South 64°12'58" West, a distance of 197.09 feet, to the Point of Beginning and containing an area of 0.473 of one acre of land, more or less.

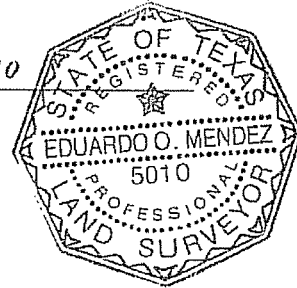
I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

Date

10/4/10



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

<u>Station</u>	<u>PID</u>	<u>Designation</u>	<u>Latitude</u>	<u>Longitude</u>
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.: 0164130351
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

SCALE:
1"=100'

GREEN MCCOY SURVEY NO. 29,
ABSTRACT NO. 514

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

OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX

RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX

PRTCT PLAT RECORDS
TRAVIS CO, TX

AREA OF EASEMENT

POB POINT OF BEGINNING

SEE SHEET 6 OF 6 FOR LINE/CURVE DATA

LOT 60

BLOCK "A"

LOT 59

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE SECTION III
BK. 84, PG. 190B
PRTCT

GREENBELT-DRAINAGE AND P.U.E.
BK. 84 PG. 190B
PRTCT

SHEET 3 OF 6
SHEET 4 OF 6

POB (GRID)
N 10125589.40
E 3095012.12

LOT 40, BLOCK "H"
NORTHWEST BALCONES AMENDED
BK. 78, PG. 148
PRTCT

4635.27WLEFST
0.473 AC

25' B.L.
VOL. 84, 190B
PRTCT

N37°21'58"E
83.11'
(S37°44'W)
(83.12')

OLD LAMPASAS TRAIL
(R.O.W. VARIES)

HALLMARK BAPTIST CHURCH
VOL. 11103, PG. 1718
RPRTCT

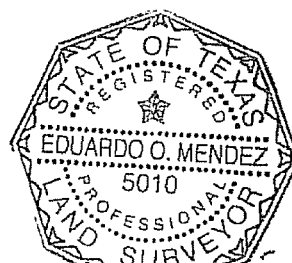
THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND MAY NOT
INCLUDE ALL EASEMENTS OR INSTRUMENTS
PERTAINING TO THIS PROPERTY.

WILLIAM G. & MARY E. SANCHEZ
VOL. 8214, PG. 501
DRTCT

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 (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



Eduardo O. Mendez
10/4/10

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SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 30803
FILE: PAR141WLEFS

3

3 OF 6



SCALE:
1"=100'

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
- OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX
- RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX
- PRTCT PLAT RECORDS
TRAVIS CO, TX
- AREA OF EASEMENT
- POB POINT OF BEGINNING
SEE SHEET 6 OF 6 FOR LINE/CURVE DATA

GREEN MCCOY SURVEY NO. 29,
ABSTRACT NO. 514

BLOCK "A"

THE PARK AT
SPICEWOOD SPRINGS
BK. 81, PG. 355
PRTCT

LOT 59

BLOCK "A"

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE SECTION II
BK. 84, PG. 62C
PRTCT

SHEET 4 OF 6

SHEET 5 OF 6

SHEET 3 OF 6

SHEET 4 OF 6

GREENBELT-DRAINAGE AND P.U.E.
BK. 84 PG. 62C
PRTCT

25' B.L.
BK. 84, PG. 62C
PRTCT

C11

OLD LAMPASAS TRAIL
(R.O.W. VARIES)

S85°53'58"W
(S86°16'W)

279.71'
(279.74')

(R.O.W. VARIES)

(R.O.W. VARIES)

C10

S77°16'58"W
(S77°39'W)

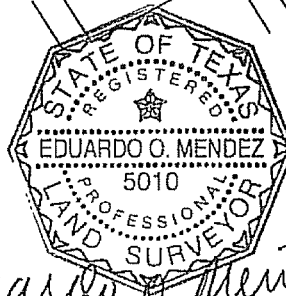
281.41'
(281.44')

20

PEDERNALES ELECTRIC COOPERATIVE
VOL. 7745, PG. 722
RPRTCT

19

BULL CREEK RANCH
DOC. 200200227
OPRTCT



Eduardo O. Mendez
10/4/10



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**SKETCH TO ACCOMPANY
FIELD NOTES**

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR141WLEFS

4

4 OF 6

GREEN MCCOY SURVEY NO. 29,
ABSTRACT NO. 514

BLOCK "D"

THE PARK AT SPICEWOOD SPRINGS
BK. 81, PG. 356
PRTCT

BLOCK "A"
LOT 58
THE PARK AT
SPICEWOOD SPRINGS
BK. 81, PG. 355
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

OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX

RPRCTCT REAL PROPERTY RECORDS
TRAVIS CO, TX

PRTCT PLAT RECORDS
TRAVIS CO, TX

AREA OF EASEMENT

POB POINT OF BEGINNING

SEE SHEET 6 OF 6 FOR LINE/CURVE DATA

GREENBELT-DRAINAGE AND P.U.E.
BK. 84 PG. 62C
PRTCT

SCALE:
1"=100'

SCOTLAND WELL DRIVE
(R.O.W VARIES)

N68°38'02"W
(S68°16'E)

239.31'
(239.34')

25' B.L.
BK. 84, PG. 62C
PRTCT

N21°14'58"E
99.25'

(S23°15'19"W) S21°14'58"W
(35.19')

SPICEWOOD SPRINGS
ROAD
C17 (R.O.W. VARIES)

(S21°37'W)
(134.45')

CITY OF AUSTIN
DOC 2000167964
OPRTCT

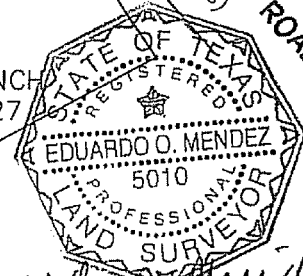
LOT 59
BLOCK "A"

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE SECTION II
BK. 84, PG. 62C
PRTCT

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

TRAVIS COUNTY
(0.5560 AC)
(FOR STREET PURPOSES)
VOL. 11328, PG. 605
RPRCTCT

BULL CREEK RANCH
DOC. 200200227
OPRTCT



Eduardo O. Mendez
10/4/10

SHEET 4 OF 6
SHEET 5 OF 6



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SKETCH TO ACCOMPANY
FIELD NOTES

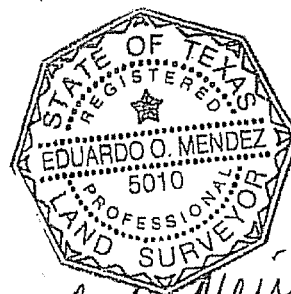
TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR111WLEFS

5
5 OF 6

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	735.00'	20°59'05"	269.20'	N49°15'02"E	267.69'
C2	765.00'	25°13'23"	336.77'	N52°46'20"E	334.06'
C3	345.00'	22°11'39"	133.64'	S48°27'41"W	132.81'
C4	715.00'	13°48'07"	172.24'	S47°06'33"W	171.82'
C5	785.00'	04°10'27"	57.19'	S40°53'30"W	57.18'
C6	418.93'	04°05'54"	29.97'	S62°09'56"W	29.96'
C7	418.93'	26°50'50"	196.30'	N50°47'28"E	194.51'
(C7)			(196.33')	(N51°09'30"E)	(194.53')
C8	418.93'	22°44'56"	166.33'	N48°44'31"E	165.24'
C9	345.00'	39°54'40"	240.32'	N57°19'24"E	235.49'
(C9)	(345.00')	(39°55')	(240.35')		(235.52')
C10	345.00'	17°43'14"	106.70'	N68°25'07"E	106.28'
(C10)	(345.00')		(106.72')	(N68°47'15"E)	(106.29')
C11	1061.90'	08°36'57"	159.68'	S81°35'28"W	159.53'
(C11)		(08°37')	(159.70')	(N81°57'30"E)	(159.55')
C12	506.90'	11°15'57"	99.67'	N80°15'58"E	99.51'
(C12)	(506.90')	(11°16')	(99.68')	(N80°38'E)	(99.52')
C13	506.90'	6°51'52"	60.73'	N82°28'00"E	60.69'
C14	506.90'	4°24'5"	38.94'	N76°50'02"E	38.93'
(C14)	(506.90')	(04°24'06")	(38.94')	(S78°50'23"W)	(38.93')
C15	555.00'	29°36'41"	286.83'	N63°09'31"E	283.65'
(C15)	(555.00')	(29°36'10")	(283.75')	(N65°09'46"E)	(283.57')
C16	320.21'	17°44'51"	99.19'	N65°44'58"E	98.79'
(C16)	(320.21')	(17°45')	(99.20')	(N66°07'30"E)	(98.80')
C17	367.44'	35°37'44"	228.49'	N39°03'58"E	224.82'
(C17)	(367.44')	(35°38')	(228.52')	(N39°26'E)	(224.85')
C18	25.03'	89°51'54"	39.26'	N23°41'32"W	35.36'
(C18)	(25.03')	(89°53')	(39.27')	(N23°19'30"W)	(35.36')
C19	419.97'	19°20'37"	141.79'	S58°57'32"E	141.11'
(C19)	(419.97')		(141.80')	(N58°35'30"W)	(141.13')

LINE	BEARING	LENGTH
L1	S33°18'23"E	16.80'
L2	N33°18'23"W	69.26'
L3	S37°21'58"W	18.68'
L4	S37°21'58"W	64.41'



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10/4/10

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SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38503
FILE: PAR141WLEFS

6

6 OF 8



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

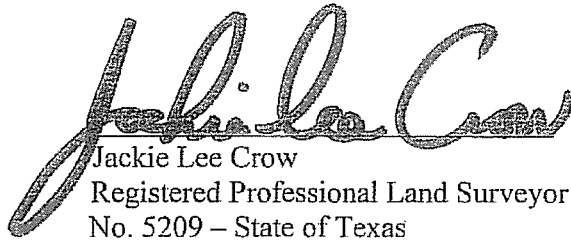
Project: Jollyville Water Transmission Main
Parcel No. 4635.27 WLEFST-0.473 Acre Subterranean Tunnel Easement – City of Austin

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

