

## Field Notes for 4635.27WLEFST

BEING 0.841 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 THE REMAINDER OF LOT 59, BLOCK "A" OF THE PARK AT SPICEWOOD SPRINGS, PHASE ONE, SECTION II, DEDICATED TO THE PUBLIC AS GREENBELT-DRAINAGE AND PUBLIC UTILITY EASEMENT, FILED FOR RECORD ON AUGUST 27, 1984, AND RECORDED IN BOOK 84, PG. 62C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.841 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 northwesterly right-of-way line of Old Lampasas Trail (R.O.W. varies), at the most southerly corner of Lot 60, Block "A" of The Park at Spicewood Springs Phase One, Section III, recorded in Book 84, Page 190B of the Plat Records of Travis County, Texas, 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, thence as follows;

North 64°12'58" East, a distance of 205.25 feet with the northwesterly right-of-way line of Old Lampasas Trail and a southeasterly line of said Lot 60, Block "A", to a calculated point for the point of curvature of a non-tangent circular curve to the left;

Along said curve to the left, having a radius of 418.93 feet, an angle of intersection of 26°50'50", an arc length of 196.30 feet, and a chord bearing North 50°47'28" East, a distance of 194.51 feet, to a calculated point for the endpoint of said curve;

North 37°21'58" East, a distance of 83.11 feet, to a calculated point, for the point of curvature of a non-tangent circular curve to the right;

Along said curve to the right, having a radius of 345.00, an angle of intersection of 22°11'26", an arc length of 133.62 feet, and a chord bearing North 48°27'47" East, a distance of 132.78 feet, to a 5/8 inch iron rod with MWM cap set the most easterly corner of said Lot 60, Block "A" and the most southerly corner of the remainder of said Lot 59, Block "A", for the Point of Beginning and most southerly 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=10125952.15, E=3095490.11;

1) THENCE, North 33°18'23" West, a distance of 16.80 feet, leaving the curving northwesterly right-of-way line of Old Lampasas Trail, with a southwesterly line of the remainder of said Lot 59, Block "A" and a northeasterly line of said Lot 60, Block "A", 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 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;

2) THENCE, leaving a southwesterly line of said Lot 59, Block "A" and a northeasterly line of said Lot 60, Block "A", and crossing the remainder of said Lot 59, Block "A", along a curve, to the right, having a radius of 765.00 feet, an angle of intersection of 10°44'59", an arc length of 143.53 feet, and a chord bearing North 70°45'31" East, a distance of 143.32 feet, to a calculated point for the point of tangency;

3) THENCE, North 76°08'00" East, a distance of 1005.46 feet, to a calculated point in the curving northwesterly right-of-way line of Spicewood Springs Road, a curving southeasterly line of the remainder of said Lot 59, Block "A" and a curving northwesterly line of a 0.5560 acre tract of land conveyed to Travis County for Street Purposes, recorded in Volume 11328, Page 605 of the Real Property Records of Travis County, Texas, for the most northerly and most easterly corner of the herein described tract of land, from which, a 5/8 inch iron rod with MWM cap set in the northwesterly right-of-way line of Spicewood Springs Road, at a corner of the remainder of said Lot 59, Block "A", and the most northerly corner of said 0.5560 acre Travis County tract, bears along said curve, to the left, having a radius of 555.00 feet, an angle of intersection of 01°53'58", an arc length of 18.40 feet, and a chord bearing North 49°18'10" East, a distance of 18.40 feet, and North 48°21'26" East, a distance of 297.19 feet;

4) THENCE, with the curving northwesterly right-of-way line of Spicewood Springs Road, a curving southeasterly line of the remainder of said Lot 59, Block "A", and a curving northwesterly line of said 0.5560 acre Travis County tract, along said curve, to the right, having a radius of 555.00 feet, and angle of intersection of 17°41'15", an arc length of 171.33 feet, and a chord bearing South 59°05'46" West, a distance of 170.65 feet, to a calculated point for the endpoint of said curve;

5) THENCE, South 76°08'00" West, a distance of 351.54 feet, leaving the curving northwesterly right-of-way line of Spicewood Springs Road, a curving southeasterly line of the remainder of said Lot 59, Block "A", and a curving northwesterly line of said 0.5560 acre Travis County tract, and crossing the remainder of said Lot 59, Block "A", to a calculated point in the northwesterly line of Old Lampasas Trail and a southeasterly line of said Lot 59, Block "A", for a corner;

6) THENCE, South 85°53'58" West, a distance of 83.58 feet, with the northwesterly line of Old Lampasas Trail and a southeasterly line of the remainder of said Lot 59, Block "A", to a calculated point for the point of curvature of a non-tangent circular curve to the left;

7) THENCE, with the curving northwesterly right-of-way line of Old Lampasas Trail and a curving southeasterly line of the remainder of said Lot 59, Block "A", along said curve to the left, having a radius of 1061.90 feet, an angle of intersection 08°36'57", an arc length of 159.68 feet, and a chord bearing South 81°35'28" West, a distance of 159.53 feet, to a calculated point for the endpoint of said curve;

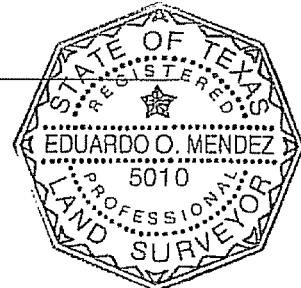
8) THENCE, South 77°16'58" West, a distance of 281.36 feet, to a calculated point, for the point of curvature of a non-tangent circular curve to the left;

9) THENCE, along said curve to the left, having a radius of 345.00 feet, an angle of intersection of 17°43'14", an arc length of 106.70 feet, and a chord bearing South 68°25'34" West, a distance of 106.28 feet, to the Point of Beginning and containing an area of 0.841 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.: 0164130352  
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'

LOT 60  
BLOCK "A"

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

REMAINDER OF  
LOT 59

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
- POC POINT OF COMMENCEMENT
- SEE SHEET 6 OF 6 FOR LINE/CURVE DATA

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

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

NORTHWEST BALCONES AMENDED  
BK. 78, PG. 148  
PRTCT

LOT 40, BLOCK "H"

POC

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

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

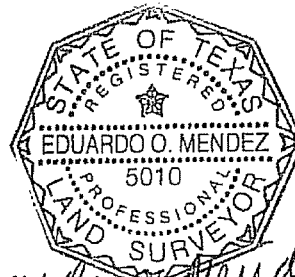
GREENBELT-DRAINAGE AND P.U.E.  
BK. 84 PG. 190B  
PRTCT

0.841 AC  
4635.27WLEFST

POB (GRID)  
N=10125952.15  
E=3095490.11

N37°21'58"E  
83.11'

HALLMARK BAPTIST CHURCH  
VOL. 11103, PG. 1718  
RPRTCT



*Eduardo O. Mendez*  
10/4/10

SHEET 3 OF 6  
SHEET 4 OF 6

**mwm**  
Design Group

305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10  
JOB NO: 30603  
FILE: PAR142WLEFS


3

1 OF 6



SCALE:  
1"=100'

### LEGEND

- $\Delta$  CALCULATED POINT
- $\bullet$  1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- $\bullet$  IRFC 1/2" IRON ROD W/CAP FOUND  
(UNLESS OTHERWISE NOTED)
- $\circ$  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
- POC POINT OF COMMENCEMENT  
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

REMAINDER OF LOT 59

BLOCK "A"

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

0.841 AC  
4635.27WLEFST

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

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

1005.46'

83.58'

S76°08'00"W  
196.13'

S85°53'58"W  
(S86°16'W)

279.71'  
(279.74')

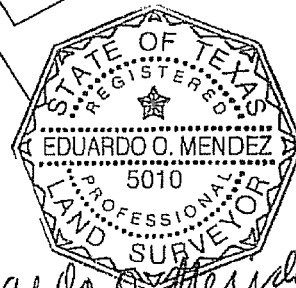
OLD LAMPASAS TRAIL  
(R.O.W. VARIES)

N76°08'00"E  
281.36'  
(281.44')

S77°16'58"W  
(S77°39'W)

BULL CREEK RANCH  
DOC. 200200227  
OPRTCT

PEDERNALES ELECTRIC COOPERATIVE  
VOL. 7745, PG. 722  
RPRCTCT



*Eduardo O. Mendez*  
10/4/10

**mwm**  
Design Group

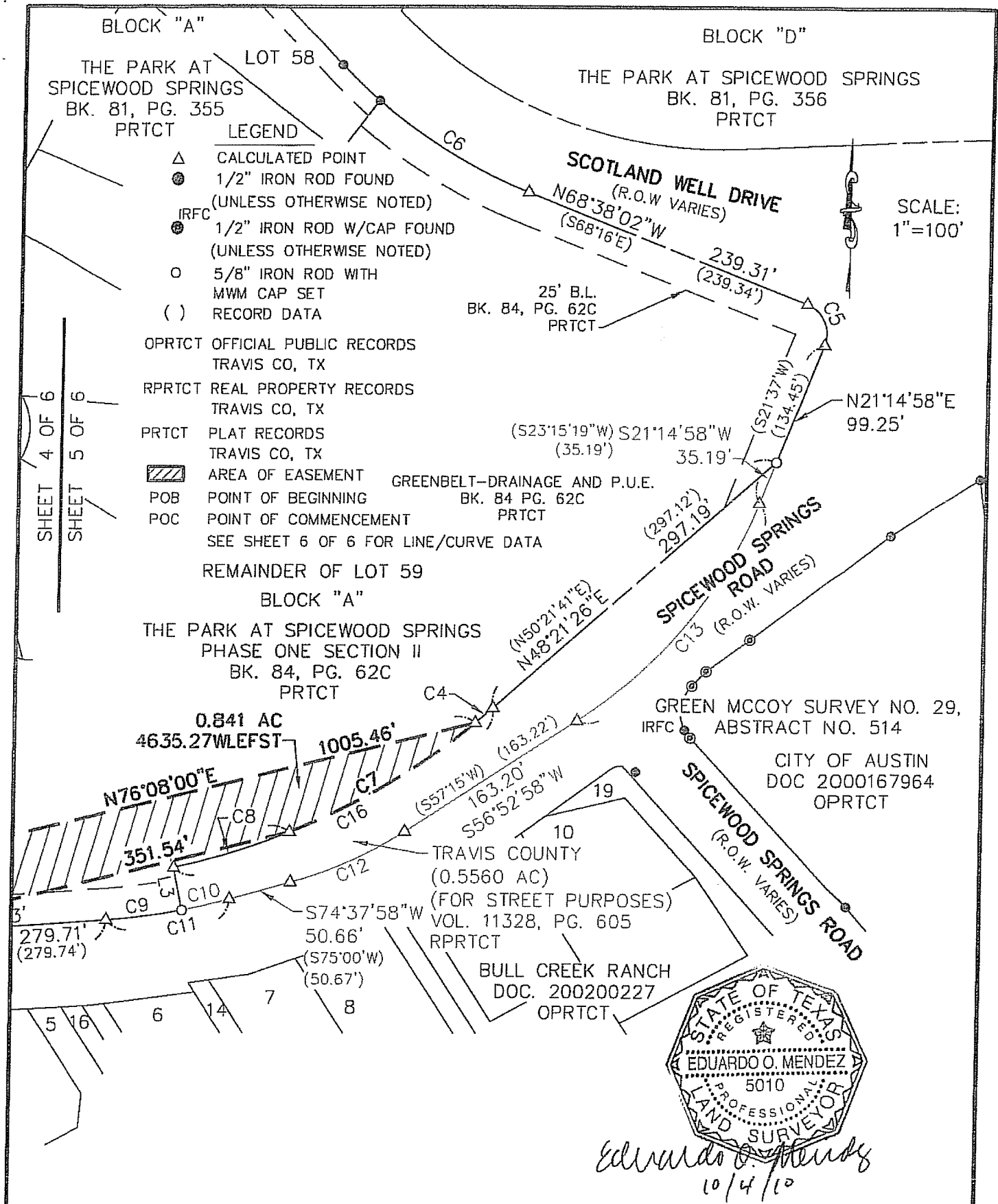
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SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

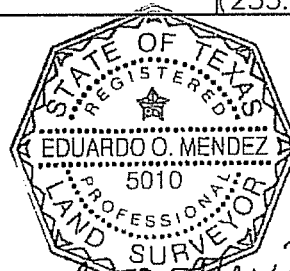
DATE: 04 OCT 10  
JOB NO: 38603  
FILE: PAR142WLEFS

4  
4 OF 6



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	418.93'	26°50'50"	196.30'	N50°47'28"E	194.51'
(C1)			(196.33')	(N51°09'30"E)	(194.53')
C2	345.00'	22°11'26"	133.62'	N48°27'47"E	132.78'
(C2)			(133.63')	(N48°49'45"E)	(132.80')
<b>C3</b>	<b>765.00'</b>	<b>10°44'59"</b>	<b>143.53'</b>	<b>N70°45'31"E</b>	<b>143.32'</b>
C4	555.00'	01°53'58"	18.40'	N49°18'10"E	18.40'
(C4)					
C5	25.03'	89°51'54"	39.26'	N23°41'32"W	35.36'
(C5)	(25.03')	(89°53')	(39.27')	(N23°19'30"W)	(35.36')
C6	419.97'	19°20'37"	141.79'	S58°57'32"E	141.11'
(C6)	(419.97')		(141.80')	(N58°35'30"W)	(141.13')
<b>C7</b>	<b>555.00'</b>	<b>17°41'15"</b>	<b>171.33'</b>	<b>S59°05'46"W</b>	<b>170.65'</b>
C8	555.00'	10°01'28"	97.10'	N72°57'08"E	96.98'
(C8)					
C9	506.90'	6°51'52"	60.73'	N82°28'00"E	60.69'
(C9)					
C10	506.90'	4°24'5"	38.94'	N76°50'02"E	38.93'
(C10)	(506.90')	(04°24'06")	(38.94')	(S78°50'23"W)	(38.93')
C11	506.90'	11°15'57"	99.67'	N80°15'58"E	99.51'
(C11)	(506.90')	(11°16')	(99.68')	(N80°38'E)	(99.52')
C12	320.21'	17°44'51"	99.19'	N65°44'58"E	98.79'
(C12)	(320.21')	(17°45')	(99.20')	(N66°07'30"E)	(98.80')
C13	367.44'	35°37'44"	228.49'	N39°03'58"E	224.82'
(C13)	(367.44')	(35°38')	(228.52')	(N39°26'E)	(224.85')
<b>C14</b>	<b>1061.90'</b>	<b>08°36'57"</b>	<b>159.68'</b>	<b>S81°35'28"W</b>	<b>159.53'</b>
(C14)		(08°37')	(159.70')	(N81°57'30"E)	(159.55')
<b>C15</b>	<b>345.00'</b>	<b>17°43'14"</b>	<b>106.70'</b>	<b>S68°25'34"W</b>	<b>106.28'</b>
(C15)	(345.00')		(106.72')	(N68°47'15"E)	(106.29')
C16	555.00'	29°36'41"	286.83'	N63°09'31"E	283.65'
(C16)	(555.00')	(29°36'10")	(283.75')	(N65°09'46"E)	(283.57')
C17	345.00'	39°54'40"	240.32'	N57°19'24"E	235.49'
(C17)	(345.00')	(39°55')	(240.35')		(235.52')

LINE	BEARING	LENGTH
L1	N33°18'23"W	16.80'
L2	N33°18'23"W	69.26'
L3	N12°02'24"W	34.60'
(L3)	(N10°02'09"W)	(34.59')



*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: PAR142WLEFS

6  
8 OF 8



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

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Project: Jollyville Water Transmission Main

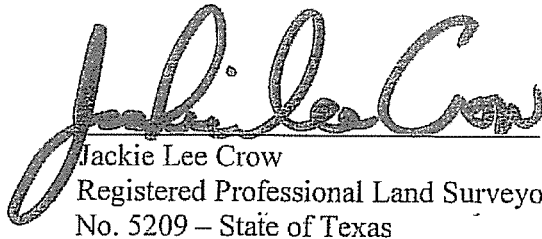
Parcel No. 4635.27 WLEFST-0.841 Acre Subterranean Tunnel Easement – City of Austin

**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 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

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

