

## Field Notes for 4661.05WE

BEING 0.652 OF ONE ACRE OF LAND (28,402 S.F.), MORE OR LESS, OUT OF AND A PART OF THE MARIQUITA CASTRO SURVEY NO. 50, ABSTRACT NO. 160, IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 78.516 ACRE TRACT OF LAND CONVEYED TO ETON MEADOWS, L P, BY DEED WITH GENERAL WARRANTY OF LIMITED APPLICATION, EXECUTED ON JANUARY 1, 2003, FILED FOR RECORD ON JANUARY 9, 2003, RECORDED IN DOCUMENT 2003006187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.652 OF ONE ACRE OF LAND (28,402 S.F.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the northeasterly right-of-way line of F.M. 734 (Parmer Lane) (200.13' R.O.W.) and the southwesterly line of said 78.516 acre Eton Meadows, L P tract, for the Point of Beginning and most westerly corner of the herein described tract of land having Texas State Plane (Texas Central Zone (4203), NAD 83, U. S. Feet, Combined Scale Factor of 0.9999216) values of N=10105791.98, E=3157751.27, from which, a 1/2 inch iron rod with cap marked "TxDOT" found in the curving northeasterly right-of-way line of F.M. 734 at the most westerly corner of said 78.516 acre Eton Meadows, L P tract and the most southerly corner of a northerly remainder of a 1220.210 acre tract conveyed to Austin HB Residential Properties, Ltd. by deed recorded in Volume 12731, Page 1051 of the Real Property Records of Travis County, Texas, bears North 19°56'57" West, a distance of 704.59 feet to a calculated point for the point of curvature of a non-tangent circular curve to the left and along said curve to the left, having a radius of 2547.13 feet, an angle of intersection of 23°24'54", an arc length of 1040.94 feet, and a chord bearing North 31°39'36" West, a distance of 1033.71 feet;

1) THENCE, North 69°58'23" East, a distance of 21.37 feet, leaving the northeasterly right-of-way line of F.M. 734 and a southwesterly line of said 78.516 acre Eton Meadows, L P tract and crossing said 78.516 acre Eton Meadows, L P tract, to a calculated point for a northerly corner of the herein described tract of land;

2) THENCE, South 89°19'59" East, a distance of 569.33 feet, to a calculated point in the southeasterly line of said 78.516 acre Eton Meadows tract and the northwesterly line of Tract Four, a 168.86 acre tract of land, conveyed with undivided fifty percent interest to J.P. Morgan Chase Bank, as Trustee of the Frederic Clarke Morse, Jr. Exempt Family Trust, by deed recorded in Document 2004113210 of the Official Public Records of Travis County, Texas, for the most easterly corner of the herein described tract of land, from which, a 1/2 inch iron rod found in the southeasterly line of said 78.516 acre Eton Meadows tract and the northwesterly line of said Tract Four bears North 29°48'32" East, a distance of 257.76 feet;

3) THENCE, South 29°48'32" West, a distance of 28.01 feet, with the southeasterly line of said 78.516 acre Eton Meadows, L P tract and the northwesterly line of said Tract Four, to a 1/2 inch iron rod found for an angle point hereof;

4) THENCE, South 27°52'12" West, a distance of 28.72 feet, to a calculated point for a southerly corner of the herein described tract of land, from which, a 1/2 inch iron rod with cap marked TxDOT found in the northeasterly right-of-way line of F.M. 734, at the most southerly corner of said 78.516 acre Eton Meadows, L P tract and the most westerly corner of the northerly remainder of said Tract Four, bears South 27°52'12" West, a distance of 168.44 feet, South 25°03'46" West, a distance of 44.40 feet, South 27°36'46" West, a distance of 94.42 feet, South 29°02'52" West, a distance of 115.86 feet and South 28°38'35" West, a distance of 264.33 feet;

5) THENCE, North 89°19'59" West, a distance of 533.43 feet, leaving a southeasterly line of said 78.516 acre Eton Meadows, L P tract and a northwesterly line of said Tract Four and crossing said 78.516 acre Eton Meadows, L P tract to a calculated point for a corner;

6) THENCE, South 69°58'23" West, a distance of 12.31 feet, to a calculated point in a northeasterly right-of-way line of F.M. 734 and a southwesterly line of said 78.516 acre Eton Meadows, L P tract, for a southwesterly corner of the herein described tract of land, from which, a 1/2 inch iron rod with cap marked TxDOT found in a northeasterly right-of-way line of F.M. 734, at the most southerly corner of said 78.516 acre Eton Meadows, L P tract and the most westerly corner of said Tract Four, bears South 19°56'57" East, a distance of 646.86 feet;

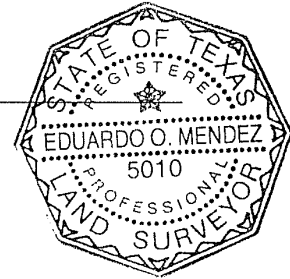
7) THENCE, North 19°56'57" West, a distance of 50.00 feet, with the northeasterly right-of-way line of F.M. 734 and the southwesterly line of said 78.516 acre Eton Meadows, L P tract, to the Point of Beginning and containing an area of 0.652 of one acre of land (28,402 s.f.), more or less.

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

9/16/10  
Date



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

Bearing Basis: The bearings and coordinates shown are based on Texas State Plane Coordinate System datum, Texas Central Zone (4203), NAD 83 based on Landmark Control Points LS#1-LS#8 provided by Landmark Surveying, Inc. For surface coordinates, divide grid coordinates shown by combined scale factor of 0.9999216.

TCAD No.: 0242410210  
CITY GRID No.: R30

FIELD NOTES REVIEWED

By: [Signature] Date 9/20/10

Engineering Support Section  
Department of Public Works  
and Transportation

AUSTIN HB RESIDENTIAL PROPERTIES, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
(1220.210 AC)  
VOL. 12731, PG. 1051  
RPRTCT

SCALE: 1"=200'



ETON MEADOWS, L P  
(78.516 AC)  
DOC 2003006187  
OPRTCT

MARIQUITA CASTRO  
SURVEY NO. 50  
ABSTRACT NO. 160

# LEGEND

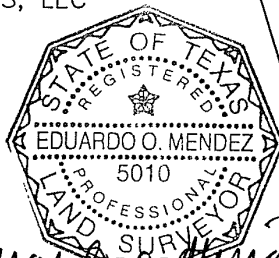
- △ CALCULATED POINT
- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD W/CAP FOUND  
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH  
MWM CAP SET
- ( ) RECORD DATA
- OPRTCT OFFICIAL PUBLIC RECORDS  
TRAVIS CO, TX
- RPRTCT REAL PROPERTY RECORDS  
TRAVIS CO, TX
- AREA OF EASEMENT
- POB POINT OF BEGINNING

30' UTILITY LINE EASEMENT  
DOC. 1999002436  
OPRTCT

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	23°24'54"	2547.13'	1040.94'	N31°39'36"W	1033.71'
(C1)		(2547.13')	(1041.21')	(S31°39'43"E)	(1033.97')
(C2)	(23°25'16")	(2547.13')	(1039.06')	(N28°51'52"W)	(1031.87')

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°58'23"E	21.37'
L2	S29°48'32"W	28.01'
L3	S27°52'12"W	28.72'
L4	S25°03'46"W	44.40'
(L4)	(S27°49'00"W)	(44.42')
L5	S27°36'46"W	94.42'
(L5)	(S30°22'00"W)	(94.47')
L6	S29°02'52"W	115.86'
(L6)	(S31°48'06"W)	(115.92')
L7	S69°58'23"W	12.31'
L8	N19°56'57"W	50.00'

KARAMALEGOS INVESTMENTS, LLC  
(49.801)  
DOC. 2009093613  
OPRTCT



*Eduardo O. Mendez*  
9/16/10

RECORD DATA:  
COMMITMENT FOR TITLE INSURANCE  
GF NO. ATA-70-02-AT10002934  
ALAMO TITLE INSURANCE COMPANY  
STONEBRIDGE PLAZA II  
9600 N. MOPAC EXPRESSWAY  
SUITE 125  
AUSTIN, TX 78759-6507

THE BEARINGS AND COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM DATUM, TEXAS CENTRAL ZONE (4203), NAD 83 BASED ON LANDMARK CONTROL POINTS LS#1-LS#8 PROVIDED BY LANDMARK SURVEYING, INC. FOR SURFACE COORDINATES, DIVIDE GRID COORDINATES SHOWN BY COMBINED SCALE FACTOR OF 0.9999216.

POB  
N=10105791.98  
E=3157751.27

L1 4661.05WE  
0.652 AC (28,402 S.F.)  
S89°19'59"E 569  
L7 N89°19'59"W 533.

SHEET 3 OF 4  
SHEET 4 OF 4

SHEET 3 OF 4  
SHEET 4 OF 4



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: 15 SEP 10  
JOB NO: 37315A  
FILE: 4661.05WE

3  
3 OF 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°58'23"E	21.37'
L2	S29°48'32"W	28.01'
L3	S27°52'12"W	28.72'
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L6	S29°02'52"W	115.86'
(L6)	(S31°48'06"W)	(115.92')
L7	S69°58'23"W	12.31'
L8	N19°56'57"W	50.00'



SCALE: 1" = 200'

TRAFALGAR I, L P  
(269.567 AC)  
DOC 2000102360  
OPRTCT

#### LEGEND

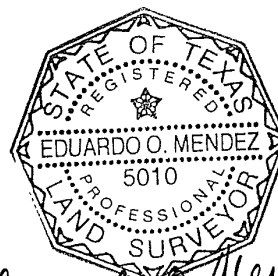
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TRAVIS CO, TX
- PrRTCT PROBATE RECORDS  
TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- POB POINT OF BEGINNING  
SEE SHEET 3 OF 4  
FOR CURVE TABLE

ETON MEADOWS, L P  
(78.516 AC)  
DOC 2003006187  
OPRTCT

MARIQUITA CASTRO  
SURVEY NO. 50  
ABSTRACT NO. 160

J.P. MORGAN CHASE BANK, AS TRUSTEE OF  
THE FREDERIC CLARKE MORSE, JR.  
EXEMPT FAMILY TRUST  
(UNDIVIDED FIFTY PERCENT INTEREST OF  
TRACT FOUR-168.86 AC)  
DOC. 2004113210  
OPRTCT

FREDERIC CLARKE MORSE, JR.  
CAUSE NO. 46,390  
VOL. 814, PG. 807  
PrRTCT



*Eduardo O. Mendez*  
9/16/10

THE BEARINGS AND COORDINATES SHOWN ARE BASED  
ON TEXAS STATE PLANE COORDINATE SYSTEM DATUM,  
TEXAS CENTRAL ZONE (4203), NAD 83 BASED ON  
LANDMARK CONTROL POINTS LS#1-LS#8 PROVIDED BY  
LANDMARK SURVEYING, INC. FOR SURFACE  
COORDINATES, DIVIDE GRID COORDINATES SHOWN BY  
COMBINED SCALE FACTOR OF 0.9999216.

**mwm**  
DesignGroup

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#### SKETCH TO ACCOMPANY FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 15 SEP 10  
JOB NO: 37315A  
FILE: 4661.05WE

4  
4 OF 4