

City of Austin
to
City of Austin
(for Sidewalk Easement)

Field Notes

BEING 0.006 OF ONE ACRE (274 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SAMUEL HAMILTON SURVEY NO. 16, ABSTRACT 340 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 7, BLOCK "A", MISSION BETHANY SUBDIVISION, RECORDED IN BOOK 98, PAGE 118 AND 119 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO CITY OF AUSTIN BY GENERAL WARRANTY DEED EXECUTED ON DECEMBER 22, 2000 AND FILED FOR RECORD ON JANUARY 3, 2001, RECORDED IN DOCUMENT 2001001719 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.006 OF ONE ACRE (274 S.F.) OF LAND BEING HEREINAFTER DESIGNATED AS PART 1 AND PART 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Part 1

BEGINNING at a calculated point in the northwesterly right-of-way line of Brodie Lane (R.O.W. varies) and in the southeasterly line of said Lot 7, for the Point of Beginning and the most southerly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, HARN (93), US Feet, Surface Adjustment Factor of 0.999950003) values of N=10039033.81 and E=3081059.59, from which a 1/2 inch iron rod found in the northwesterly right-of-way line of Brodie Lane, at the most southerly corner of said Lot 7 and an easterly corner of Lot 6, Block "A" of said Mission Bethany Subdivision, bears South 27°50'24" West, a distance of 395.83 feet;

1) THENCE, North 05°19'29" West, a distance of 7.57 feet, leaving the northwesterly right-of-way line of Brodie Lane and the southeasterly line of said Lot 7 and crossing said Lot 7, to a calculated point for the most westerly corner of the herein described tract of land;

2) THENCE, North 25°51'54" East, a distance of 14.35 feet, to a calculated point for an angle point herein;

3) THENCE, North 28°23'53" East, a distance of 7.71 feet, to a calculated point for the northwesterly corner of the herein described tract of land;

4) THENCE, North 59°23'53" East, a distance of 8.71 feet, to a calculated point in the northwesterly right-of-way line of Brodie Lane and the southeasterly line of said Lot 7, for the northeasterly corner of the herein described tract of land, from which a 1/2 inch iron rod found in the northwesterly right-of-way line of Brodie Lane, at the most easterly corner of said Lot 7, bears North 27°50'24" East, a distance of 153.83 feet;

5) THENCE, South 27°50'24" West, a distance of 35.81 feet, with the northwesterly right-of-way line of Brodie Land and the southeasterly line of said Lot 7, to the Point of Beginning and containing an area of 0.003 of one acre (128 s.f.) of land, more or less.

Part 2

BEGINNING at a 1/2 inch iron rod found in the northwesterly right-of-way line of Brodie Lane (R.O.W. varies) at the most easterly corner of said Lot 7, for the Point of Beginning and the most easterly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, HARN (93), US Feet, Surface Adjustment Factor of 0.999950003) values of N=10039201.48 and E=3081148.15;

1) THENCE, South 27°50'24" West, a distance of 28.50 feet, with the northwesterly right-of-way line of Brodie Lane and the southeasterly line of said Lot 7, to a calculated point for the most southerly corner of the herein described tract of land, from which a 1/2 inch iron rod found in the northwesterly right-of-way line of Brodie

Lane at the most southerly corner of said Lot 7 and an easterly corner of Lot 6, Block "A" of said Mission Bethany Subdivision, bears South 27°50'24" West, a distance of 556.97 feet;

2) THENCE, North 03°02'07" West, a distance of 10.72 feet, leaving the northwesterly right-of-way line of Brodie Lane and the southeasterly line of said Lot 7 and crossing said Lot 7, to a calculated point for the most westerly corner of the herein described tract of land;

3) THENCE, North 27°55'42" East, a distance of 24.73 feet, to a calculated point in the westerly right-of-way line of Brodie Lane, the westerly right-of-way line of Slaughter Lane (120' R.O.W.) and the easterly line of said Lot 7, for the most northerly corner of the herein described tract of land, from which an iron rod with cap marked "Chaparral" found in the southwesterly right-of-way line of Slaughter Lane, at the most northerly corner of said Lot 7 and a northeasterly corner of said Lot 6, bears North 17°20'22" West, a distance of 13.67 feet and North 62°11'41" West, a distance of 559.11 feet;

4) THENCE, South 17°20'22" East, a distance of 7.70 feet, with the westerly right-of-way line of Brodie Lane, the westerly right-of-way line of Slaughter Lane and the easterly line of said Lot 7, to the Point of Beginning and containing an area of 0.003 of one acre (146 s.f.) of land, more or less.

Part 1 0.003 ac. (128 s.f.)
Part 2 0.003 ac. (146 s.f.)
Total 0.006 ac. (274 s.f.)

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

11/4/11
Date



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

Bearing Basis: The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (CORS 96). For surface coordinates, divide grid coordinates by a surface adjustment factor of 0.999950003. The project control points are a 5/8" iron rod set approximately 9' northwest of the northwest right-of-way of Brodie Lane and approximately 93' southwest of the southwest right-of-way line of Slaughter Lane grid coordinates N=10039136.68 and E=3081103.67 and a spindle set approximately 17' southeast of the northwesterly right-of-way line of Brodie Lane and approximately 543' southwest of the southwesterly right-of-way line of Slaughter Lane grid coordinates N=10038726.68 and E=3080917.26. All distances shown herein are surface distances.

Base Stations Used:

PID	Designation	Latitude	Longitude
DF4373	TXAU Austin RRP2 CORS ARP	N301842.087	W0974522.712
DG5767	TXSM San Marcos CORS ARP	N295240.525	W0975409.649
DG5765	TXJC Johnson City CORS ARP	N301559.203	W0982350.395
DH7927	LCWD LCRA WirtzDam COOP CORS ARP	N303316.351	W0982015.935

TCAD No.: 0426300931

City Grid No.: D15



LEGEND

- △ CALCULATED POINT
- IRON ROD FOUND
- PRTCT PLAT RECORDS, TRAVIS CO. TX
- RPRTCT REAL PROPERTY RECORDS, TRAVIS CO. TX
- OPRTCT OFFICIAL PUBLIC RECORDS, TRAVIS CO. TX
- AREA OF EASEMENT

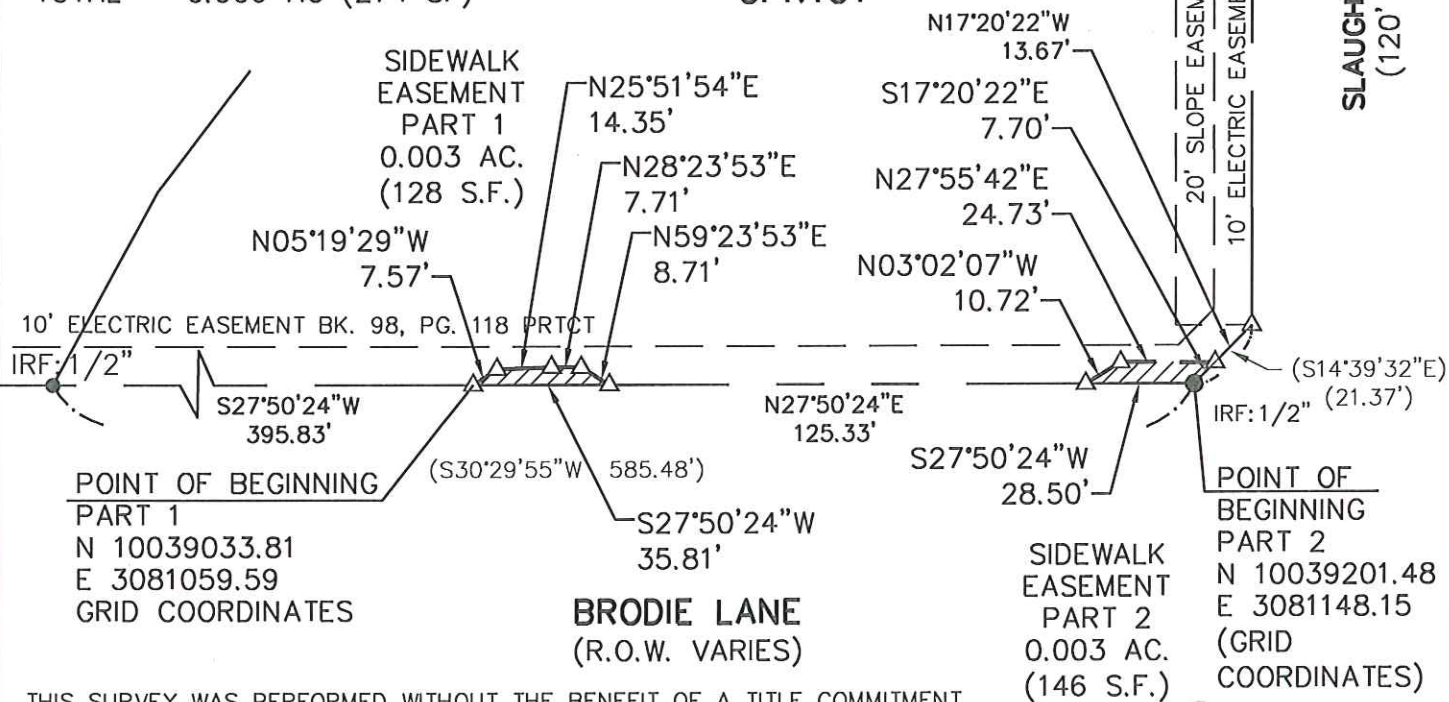
PART 1 0.003 AC (128 SF)
PART 2 0.003 AC (146 SF)
TOTAL 0.006 AC (274 SF)

LOT 6
BLOCK "A"
MISSION BETHANY
SUBDIVISION
BK. 98, PG. 118-119
PRTCT

SAMUEL HAMILTON SURVEY NO. 16
ABS. 340

LOT 7

CITY OF AUSTIN
DOC. 2001001719
OPRTCT



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

COORDINATE BASIS:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE, CENTRAL ZONE NAD83(CORS96), FOR SURFACE COORDINATES, DIVIDE GRID COORDINATES BY SURFACE ADJUSTMENT FACTOR (SAF) OF 0.999950003.

BASE STATIONS USED

PID	DESIGNATION	LATITUDE	LONGITUDE
DF4373	TXAU AUSTIN RRP2 CORS ARP	N301842.087	W0974522.712
DG5767	TXSM SAN MARCOS CORS ARP	N295240.525	W0975409.649
DG5765	TXJC JOHNSON CITY CORS ARP	N301559.203	W0982350.395
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Eduardo O. Mendez
11/4/11

mwm
Design Group

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SKETCH TO ACCOMPANY FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 4 NOV 11
JOB NO. 02363D
FILE: SIDEWALK.dwg

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