

City of Austin  
to  
City of Austin  
(for Wastewater Line Easement)

Parcel 4614.23 WE

BEING 0.028 OF ONE ACRE (1205 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JAMES O. RICE SURVEY NO. 31, ABS. 675 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 55.557 ACRE TRACT CONVEYED TO CITY OF AUSTIN BY SPECIAL WARRANTY DEED EXECUTED ON NOVEMBER 17, 2004, FILED FOR RECORD ON DECEMBER 27, 2004, RECORDED IN DOCUMENT 2004236627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.028 OF ONE ACRE (1205 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 approximate centerline of Walnut Creek, in a southwesterly line of said City of Austin tract and in a northeasterly line of Lot 21, Block E of Woodcliff Amended, recorded in Book 76, Page 262 of the Plat Records of Travis County, Texas, 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 1.00008) values of N=10107069.05 and E=3139152.80, from which a 1/2 inch iron rod found bears South 29°33'18" East, a distance of 194.48 feet, South 49°51'18" East, a distance of 81.38 feet, South 54°38'25" East, a distance of 139.92 feet, North 09°45'54" East, a distance of 45.82 feet and South 80°14'06" East, a distance of 1.67 feet;

1) THENCE, North 29°33'18" West, a distance of 30.52 feet, with the approximate centerline of Walnut Creek, a southwesterly line of said City of Austin tract and a northeasterly line of said Lot 21, 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 northerly corner of said Lot 21, the most easterly corner of Lot 1, Block E of said Woodcliff Amended and in a southwesterly line of the tract conveyed to Pioneer Austin Development, Ltd. by deed recorded in Document 2000178089 of the Official Public Records of Travis County, Texas bears North 29°33'18" West, a distance of 41.78 feet, North 41°14'03" West, a distance of 296.64 feet, North 75°49'03" West, a distance of 276.73 feet, North 21°01'03" West, a distance of 344.91 feet, North 05°18'57" East, a distance of 213.54 feet, North 28°46'57" East, a distance of 291.83 feet, North 25°02'57" East, a distance of 327.07 feet, North 28°28'57" East, a distance of 73.53 feet and North 62°13'03" West, a distance of 65.43 feet;

2) THENCE, North 49°49'06" East, a distance of 28.23 feet, leaving the approximate centerline of Walnut Creek, a southwesterly line of said City of Austin tract and a northeasterly line of said Lot 21 and crossing said City of Austin tract, to a calculated point in a southwesterly line of the 20 foot Wastewater Easement recorded in Volume 7244, Page 1660 of the Deed Records of Travis County, Texas, for the most northerly corner of the herein described tract of land;

3) THENCE, South 42°24'59" East, a distance of 9.68 feet, with a southwesterly line of said 20 foot Wastewater Easement, to a calculated point, for a corner;

4) THENCE, South 34°49'40" East, a distance of 20.41 feet, continuing along a southwesterly line of said 20 foot Wastewater Easement, to a calculated point for the most easterly corner of the herein described tract of land;

5) THENCE, South 49°49'06" West, a distance of 32.33 feet, leaving a southwesterly line of said 20 foot Wastewater Easement, to the Point of Beginning and containing an area of 0.021 of one acre (921 s.f.) of land, more or less.

## Part 2

BEGINNING at a calculated point in a northeasterly line of the 20 foot Wastewater Easement recorded in Volume 7244, Page 1660 of the Deed Records of Travis County, Texas, 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 1.00008) values of N=10107102.87 and E=3139192.85, from which a 1/2 inch iron rod found bears South 49°49'06" West, a distance of 52.42 feet, to a calculated point in the approximate centerline of Walnut Creek and in a southwesterly line of said City of Austin tract and a northeasterly line of Lot 21, Block E of Woodcliff Amended, recorded in Book 76, Page 262 of the Plat Records of Travis County, Texas, South 29°33'18" East, a distance of 194.48 feet, South 49°51'18" East, a distance of 81.38 feet, South 54°38'25" East, a distance of 139.92 feet, North 09°45'54" East, a distance of 45.82 feet and South 80°14'06" East, a distance of 1.67 feet;

1) THENCE, North 34°49'40" West, a distance of 19.87 feet, with a northeasterly line of said 20 foot Wastewater Easement, to a calculated point for a corner;

2) THENCE, North 42°24'59" West, a distance of 10.23 feet, continuing along a northeasterly line of said 20 foot Wastewater Easement, 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 northerly corner of said Lot 21, the most easterly corner of Lot 1, Block E of said Woodcliff Amended and in a southwesterly line of the tract conveyed to Pioneer Austin Development, Ltd. by deed recorded in Document 2000178089 of the Official Public Records of Travis County, Texas bears South 49°49'06" West, a distance of 48.25 feet, North 29°33'18" West, a distance of 41.78 feet, North 41°14'03" West, a distance of 296.64 feet, North 75°49'03" West, a distance of 276.73 feet, North 21°01'03" West, a distance of 344.91 feet, North 05°18'57" East, a distance of 213.54 feet, North 28°46'57" East, a distance of 291.83 feet, North 25°02'57" East, a distance of 327.07 feet, North 28°28'57" East, a distance of 73.53 feet and North 62°13'03" West, a distance of 65.43 feet;

3) THENCE, North 49°49'06" East, a distance of 8.68 feet, leaving a northeasterly line of said 20 foot Wastewater Easement, to a calculated point in a southwesterly line of the 30 foot Sanitary Sewer Easement recorded in

Volume 8755, Page 419 of the Deed Records of Travis County, Texas, for the most northerly corner of the herein described tract of land;

4) THENCE, South 42°04'48" East, a distance of 30.02 feet, with the southwesterly line of said 30 foot Sanitary Sewer Easement, to a calculated point, for the most easterly corner of the herein described tract of land;

5) THENCE, South 49°49'06" West, a distance of 11.13 feet, leaving a southwesterly line of said 30 foot Sanitary Sewer Easement, to the Point of Beginning and containing an area of 0.007 of one acre (284 s.f.) of land, more or less.

Part 1 0.021 ac. ( 921 s.f.)

Part 2 0.007 ac. ( 284 s.f.)

Total 0.028 ac. (1205 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

7/26/11  
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 (93)Harn. For surface coordinates, multiply grid coordinates by a surface adjustment factor of 1.00008. The project control points are a 60d Nail in the median of Dessau Road approximately 355 feet north of the Centerline of Walnut Creek and approximately 63 feet east of and at right angles to the east property line of Dessau Road, grid coordinates N=10106834.94, E=3136846.76 and a 60d nail near the most southerly corner of the 55.557 acre tract recorded in Document 2004236627 of the Official Public Records of Travis County, Texas, approximately 26 feet east of and at right angles to the existing east fence line and approximately 100 feet north of and along said fence from its south endpoint, grid coordinates N=10106916.38, E=3139424.81. These grid coordinates were established from City of Austin Monument N-33-2001, grid coordinates N=10119265.51, E=3140811.94 and City of Austin Monument N-33-3001, grid coordinates N=10117927.19 and E=3141156.83, All distances shown herein are surface distances.

TCAD No.: 0247281701

City Grid No.: N30

FIELD NOTES REVIEWED

By: Mary Hawkin Date 7/26/11

Engineering Support Section  
Department of Public Works  
and Transportation




SEE SHEET 5 OF 5

30' SANITARY  
SEWER EASEMENT  
VOL. 8755, PG. 419  
DRTCT

SCALE:  
1"=50'

# LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- ( ) RECORD DATA
- DRTCT DEED RECORDS  
TRAVIS CO, TX
- PRCT PLAT RECORDS  
TRAVIS CO, TX
- OPRTCT OFFICIAL PUBLIC RECORDS  
TRAVIS CO, TX
-  AREA OF EASEMENT
- POB POINT OF BEGINNING

N41°14'03"W 296.64'  
(S39°50'E) (296.75')  
N29°33'18"W 41.78'  
N49°49'06"E 28.23'

JAMES O. RICE  
SURVEY NO. 31, ABS. NO. 675

**4614.23 WE  
PART 2  
0.007 AC  
(284 SQ FT)**

N29°33'18"W 30.52'

POB PART 1  
N=10107069.05  
E=3139152.80  
GRID COORDINATES

**4614.23 WE  
PART 1  
0.021 AC  
(921 SQ FT)**

20' WASTEWATER EASEMENT  
VOL. 7244, PG. 1660  
DRTCT

100 YEAR FLOOD PLAIN,  
PARK AND DRAINAGE  
EASEMENT  
BK. 76, PG. 262  
PRCT

LOT 21

CITY OF AUSTIN  
VOL. 5957, PG. 1168  
DRTCT

BLOCK E

SANITARY SEWER EASEMENT  
VOL. 6123, PG. 619  
DRTCT

WOODCLIFF AMENDED  
BK. 76, PG. 262  
PRCT

**CITY OF AUSTIN  
DOC. 2004236627  
OPRTCT  
(55.557 AC)**

RECORD DATA:  
OWNERSHIP AND EASEMENT REPORT  
GF OEAS140  
GRACY TITLE, A STEWART COMPANY  
8014 MESA DRIVE  
AUSTIN, TEXAS, 78731

COORDINATE BASIS: THE GRID COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD 83(93)HARN. THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN MONUMENT N-33-2001, GRID COORDINATES N=10119265.51, E=3140811.94 AND N-33-3001, GRID COORDINATES N=10117927.19, E=3141156.83. FOR SURFACE COORDINATES MULTIPLY GRID COORDINATES BY A SURFACE ADJUSTMENT FACTOR OF 1.00008. THE BEARINGS ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°24'59"E	9.68'
L2	S34°49'40"E	20.41'
L3	S49°49'06"W	32.33'
L4	N34°49'40"W	19.87'
L5	N42°24'59"W	10.23'
L6	N49°49'06"E	8.68'
L7	S49°49'06"W	11.13'
L8	S49°49'06"W	52.42'
L9	S49°49'06"W	48.25'

S29°33'18"E 194.48'  
(S28°15'E) (266.78')  
S29°33'18"E 266.78'

S49°51'18"E 81.38'  
(S48°33'E) (81.38')

JAMES O. RICE  
SURVEY NO. 31, ABS. NO. 675

WALNUT CREEK

S80°14'06"E 1.67'  
(N54°42'38"W) (142.26')  
S54°38'25"E 139.92'  
N09°45'54"E 45.82'  
(N9°45'54"E) (1639.41')



*Eduardo O. Mendez*  
7/26/11



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: 25 JUL 11  
JOB NO: 38604A  
FILE: COA.DWG

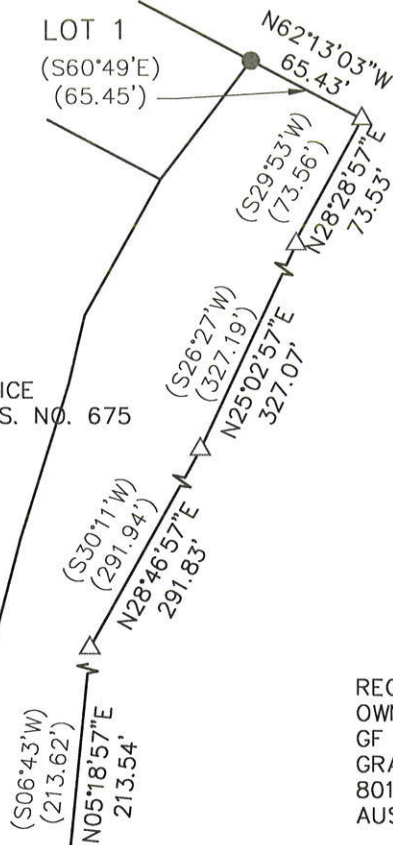
LOT 1  
(S60°49'E)  
(65.45')

SCALE:  
1"=100'

### LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- ( ) RECORD DATA
- DRTCT DEED RECORDS  
TRAVIS CO, TX
- PRCT PLAT RECORDS  
TRAVIS CO, TX
- OPRTCT OFFICIAL PUBLIC RECORDS  
TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- POB POINT OF BEGINNING

JAMES O. RICE  
SURVEY NO. 31, ABS. NO. 675



RECORD DATA:  
OWNERSHIP AND EASEMENT REPORT  
GF OEAS140  
GRACY TITLE, A STEWART COMPANY  
8014 MESA DRIVE  
AUSTIN, TEXAS, 78731

BLOCK E

WOODCLIFF AMENDED  
BK. 76, PG. 262  
PRCT

APPROXIMATE  
CENTER LINE OF  
WALNUT CREEK

COORDINATE BASIS: THE GRID COORDINATES SHOWN  
HEREON ARE TEXAS STATE PLANE, CENTRAL ZONE,  
NAD 83(93)HARN. THESE COORDINATES WERE  
ESTABLISHED FROM CITY OF AUSTIN MONUMENT  
N-33-2001, GRID COORDINATES N=10119265.51,  
E=3140811.94 AND N-33-3001, GRID COORDINATES  
N=10117927.19, E=3141156.83. FOR SURFACE  
COORDINATES MULTIPLY GRID COORDINATES BY A  
SURFACE ADJUSTMENT FACTOR OF 1.00008. THE  
BEARINGS ARE GRID BEARINGS. ALL DISTANCES  
SHOWN ARE SURFACE DISTANCES.

CITY OF AUSTIN  
DOC. 2004236627  
OPRTCT  
(55.557 AC)

LOT 21  
BLOCK E



*Eduardo O. Mendez*  
7/26/11

N75°49'03"W 276.73'  
(S74°25'E) (276.83')

N41°14'03"W 296.64'  
(S39°50'E) (296.75')

SEE SHEET 4 OF 5

**mwm**  
Design Group

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SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 25 JUL 11  
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5  
5 OF 5