



STATE OF TEXAS  
COUNTY OF TRAVIS

(Drainage and Access Easement)  
WILLIAMSON CREEK TRIBUTARY 2  
C.O.A. WPDRD, Proj. No. 5848.044

EXHIBIT “ B ”

**LEGAL DESCRIPTION FOR 4590.14 DE & AE**

Field notes description for a parcel of land containing 0.197-acre of land, equivalent to 8,560 square feet of land out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, being out of and a part of that certain 0.5609-acre parcel of land known as “Tract 5”, which was conveyed to Michael R. Eledge, et al., by that certain Warranty Deed executed January 7, 1987 and recorded in Volume 10047, Page 838 of the Real Property Records of Travis County, Texas; said 0.197-acre parcel of land being more particularly described by metes and bounds as shown on the attached sketch:

**BEGINNING FOR REFERENCE** at a 1/2-inch iron rod found at the point of intersection of the existing northwesterly right-of-way line of Stassney Lane (100-foot right-of-way width) and the southerly boundary line of a 103.771-acre tract of land which was conveyed to the Texas Parks and Wildlife Department by that certain Constable’s Deed dated March 21, 1996 and recorded in Volume 12649, Page 737, Real Property Records of Travis County, Texas; said 1/2-inch iron rod also monumenting the northeast corner of Lot 48, Block K, Second Amended Plat of Williamson Creek Subdivision Section Two, a subdivision in the City of Austin, Travis County, Texas according to the map or plat thereof recorded in Volume 86, Pages 198B-199C, Plat Records of Travis County, Texas, for the westerly corner of that certain slope easement containing 0.0630-acre of land and denoted as “Tract 1” in the above mentioned Volume 10047, Page 838; Thence, North 55° 59’ 10” East (record = North 55° 56’ 34” East), along said existing northwesterly right-of-way line of Stassney Lane, with the southeasterly line of said Michael R. Eledge, et al. “Tract 1”, at a distance of 274.56 feet (record = 274.56 feet), passing the easterly corner of said Michael R. Eledge, et al. “Tract 1”, same being the southerly corner of that certain 0.0845-acre parcel of land known as “Tract 3”, being a drainage easement recorded in said Volume 10047, Page 838 and continuing along the southeasterly line of said “Tract 3”, in all a total distance of 354.56 feet to a 60d nail set at the easterly corner of the Michael R. Eledge, et al. “Tract 3”, also being the southerly corner of the above referenced Michael R. Eledge, et al. 0.5609-acre slope easement, for the southerly corner and **POINT OF BEGINNING** of this easement, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet, Combined Scale Factor 0.9999555) values of N= 10,043,369.69, E= 3,119,223.96;



THENCE, leaving said existing northwesterly right-of-way line of said Stassney Lane, **North 56° 40' 16" West**, (record = North 57° 02' 40" West), along the common easement line of said Michael R. Eledge et al. "Tract 3" and "Tract 5", a distance of **49.87 feet** (record = 50.00 feet) to a 60d nail set at the northerly corner of said Michael R. Eledge, et al. 0.0845-acre parcel "Tract 3", for the most lower westerly corner of this easement, from which said corner, a 1/2-inch iron rod found at the westerly corner of said Michael R. Eledge, et al. 0.5690-acre parcel "Tract 5" bears North 56° 40' 16" West (record = North 57° 02' 40" West), a distance of 101.09 feet;

THENCE, leaving said common easement line and through said Michael R. Eledge, et al. 0.5609-acre parcel "Tract 5", the following four (4) courses:

- 1) **North 26° 41' 59" West**, a distance of **48.58 feet** to a 60d nail set for the most westerly corner of this easement;
- 2) **North 86° 47' 15" East**, a distance of **144.92 feet** to a 60d nail set for an inside angle point of this easement;
- 3) **North 55° 59' 10" East**, parallel with the aforementioned northwesterly right-of-way line of Stassney Lane thereof and being 20.00 feet distant therefrom, measured at right angles thereto, a distance of **68.75 feet** to a 60d nail set for the most northerly corner of this easement; and
- 4) **South 57° 12' 52" East**, a distance of **21.76 feet** to a 60d nail set on said existing northwesterly right-of-way line of said Stassney Lane, same being the southeasterly easement line of said Michael R. Eledge, et al. 0.5609-acre parcel "Tract 5", for the most easterly corner of this easement, from which said calculated corner, a 1/2-inch iron rod found at the most northeasterly corner of said "Tract 5" bears North 55° 59' 10" East, with said right-of-way, a distance of 34.00 feet to the calculated easterly corner of said "Tract 5", and leaving said right-of way with the easterly line of said "Tract 5", North 33° 43' 59" West (record = North 34° 02' 40" West), a distance of 34.76 feet (record = 35.00 feet);

THENCE, **South 55° 59' 10" West**, along the existing northwesterly right-of-way line of said Stassney Lane, with said southeasterly easement line of the Michael R. Eledge, et al. 0.5609-acre parcel "Tract 5", a distance of **188.77 feet** to the **"POINT OF BEGINNING"**, and containing 0.197-acres of land, more or less.

#### **Basis of Bearing:**

Bearings mentioned on this easement are based on the City of Austin G.P.S. controlling monuments being J-16-3001 Grid Coordinates N=10,044,302.05, E=3,116,148.39, and utilizing J-16-4001 Grid Coordinates N=10,044,334.35, E=3,115,579.61 (see City of Austin monument data sheet). Distances shown hereon are surface.

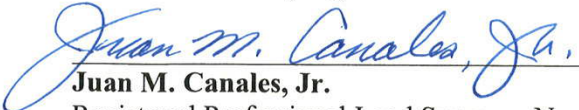
CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY  
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413  
T.U.C.P./W.B.E./H.U.B./D.B.E.



**CERTIFICATION:**

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by  
Landmark Surveying, LP**

  
**Juan M. Canales, Jr.**  
Registered Professional Land Surveyor No. 4453  
Senior Project Manager  
Firm Registration No. 100727-00

2-11-2010  
Date

**REFERENCES**

MAPSCO 2009, Page 645-X  
AUSTIN GRID NO. J-16  
TCAD PARCEL ID NO. (not documented)  
4590.14 DE&AE (Eledge et al) Tract 5.docx



**FIELD NOTES REVIEWED**

By: CLARK DANIEL Date 03.03.2010

Engineering Support Section  
Department of Public Works  
and Transportation

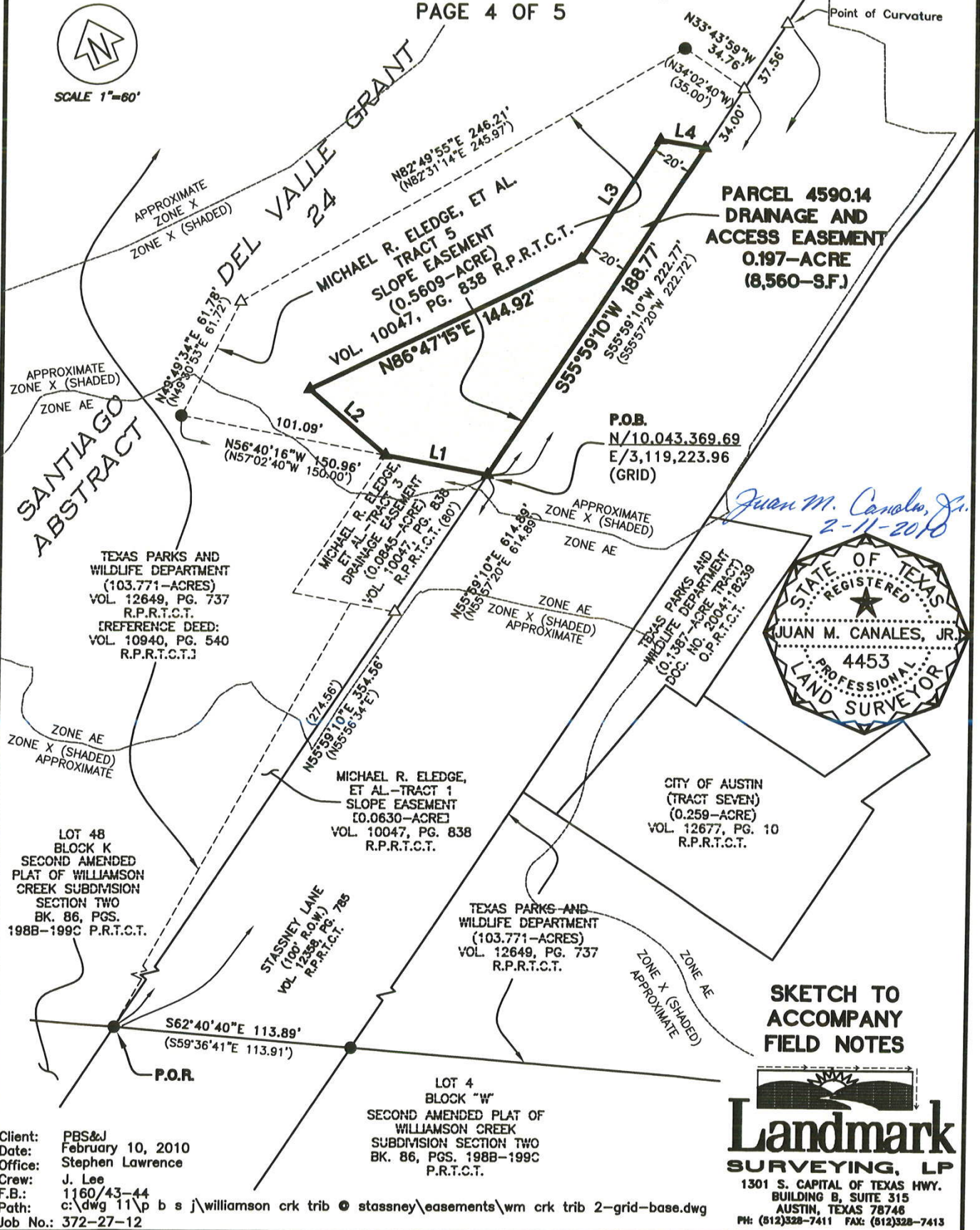


SURVEY OF A PORTION OF 0.5609 ACRE,  
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 4 OF 5



SCALE 1"=60'



Client: PBS&J  
Date: February 10, 2010  
Office: Stephen Lawrence  
Crew: J. Lee  
F.B.: 1160/43-44  
Path: c:\dwg 11\p b s j\williamson crk trib © stassney\easements\wm crk trib 2-grid-base.dwg  
Job No.: 372-27-12



**SURVEY OF A PORTION OF 0.5609 ACRES,  
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS  
PAGE 5 OF 5**

The easement described hereon is contained within Zone X (Shaded); as scaled on F.I.R.M. Map Number 48453C0605H, dated September 26, 2008 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

**Restrictive Covenant and Easement Note:**

- 10d. Electric transmission and/or distribution line easement recorded in Volume 585, Page 85 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10e. Sanitary sewer easement recorded in Volume 3931, Page 2088 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10f. Sanitary sewer easement recorded in Volume 5685, Page 2213 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10g. Slope easements recorded in Volume 12358, Page 785 of the Real Property Records of Travis County, Texas DOES APPLY to the subject easement.
- 10h. Boundary Agreement recorded in Volume 3756, Page 377 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.

All easements of which I have knowledge and those recorded easements furnished by Alamo Title Insurance according to Commitment Number AT09002297, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement has access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

**BEARING BASIS NOTE:**

STATE PLANE COORDINATE SYSTEM (GRID) NAD'83  
TEXAS CENTRAL ZONE 4203  
COMBINED SCALE FACTOR = 0.9999555  
NAVD'88 VERTICAL DATUM  
Horizontal and vertical coordinates for C.O.A. Monument No. J-16-3001 and Monument No. J-16-4001 as published by the C.O.A., were used as the controlling monuments for this survey.

**AS SURVEYED BY  
LANDMARK SURVEYING, LP  
FIRM REGISTRATION NO. 100727-00**

*Juan M. Canales, Jr. 2-11-2010*  
**JUAN M. CANALES, JR.**

**Registered Professional Land Surveyor No. 4453  
DATE: FEBRUARY 10, 2010**

**THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE  
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR**

Client: PBS&J  
Date: February 10, 2010  
Office: Stephen Lawrence  
Crew: J. Lee

F.B.: 1160/43-44  
Path: c:\dwg 11\p b s j\williamson crk trib © stassney\easements\wm crk trib 2-grid-base.dwg  
Job No.: 372-27-12



**LEGEND**

- 1/2" Iron Rod Found (Unless Otherwise Noted)
- ▲ 60d Nail Set
- △ Calculated Point "Not Established on Ground"
- { } Record Information
- [ ] Record Information (Reference) Per Vol, 10940, Pg. 540 R.P.R.T.C.T.
- R.O.W. Right-of-Way
- P.O.B. Point of Beginning
- P.O.R. Point of Reference
- Bk. Book
- Pg. Page
- Vol. Volume
- D.E. Drainage Easement Plat Records
- P.R.T.C.T. Travis County, Texas Deed Records
- D.R.T.C.T. Travis County, Texas Real Property Records
- R.P.R.T.C.T. Travis County, Texas Official Public Records
- O.P.R.T.C.T. Travis County, Texas

<u><b>LINE TABLE</b></u>		
<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
L1	N56°40'16"W (N57°02'40"W)	49.87' (50.00')
L2	N26°41'59"W	48.58'
L3	N55°59'10"E	68.75'
L4	S57°12'52"E	21.76'

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark**  
**SURVEYING, LP**  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78748  
PH: (512)328-7411 FAX: (512)328-7413