

Parcel 4558.110 WE

Field Notes

BEING 0.034 OF ONE ACRE (1,488 SF) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT No. 24, IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE TRACT CONVEYED TO ONION ASSOCIATES, LTD., BY GENERAL WARRANTY DEED EXECUTED ON JULY 20, 2006 AND FILED FOR RECORD ON JULY 24, 2006, RECORDED IN DOCUMENT 2006139690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.034 OF ONE ACRE (1,488 SF) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a TxDOT brass disc found in the easterly right-of-way line of Interstate Highway 35 (400' R.O.W.) and in the southerly right-of-way line of Onion Creek Parkway (R.O.W. varies) at a northwesterly corner of Lot A, Onion Creek Section 1-B recorded in Book 79, Page 313 of the Plat Records of Travis County, Texas, thence as follows:

South 17°32'14" West, a distance of 523.84 feet, with the easterly right-of-way line of Interstate Highway 35 and the westerly line of said Lot A, to a calculated point at the most northerly corner of said Onion Associates, Ltd. tract and in the southerly line of said Lot A, from which a punch hole in concrete found at the most westerly corner of said Lot A bears North 76°00'49" West, a distance of 0.85 feet;

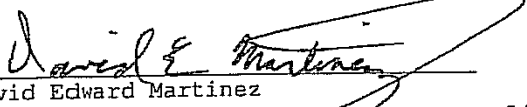
South 17°32'15" West, a distance of 628.16 feet, with the easterly right-of-way line of Interstate Highway 35 and the westerly line of said Onion Associates, Ltd. tract, to a calculated point at the most northerly corner of the herein described tract of land, having Texas State Plane (Central Zone, NAD 83 (CORS 96) Epoch 2002, US Feet, Combined Scale Factor of 0.99996) values of N=10021498.48, E=3098041.83;

- 1) THENCE, South 72°10'34" East, a distance of 49.66 feet, leaving the easterly right-of-way line of Interstate Highway 35 and the westerly line of said Onion Associates, Ltd. tract and crossing said Onion Associates, Ltd. tract, to a calculated point for the most easterly corner of the herein described tract of land;
- 2) THENCE, South 17°49'26" West, a distance of 30.00 feet, to a calculated point for the most southerly corner of the herein described tract of land;
- 3) THENCE, North 72°10'34" West, a distance of 49.51 feet, to a calculated point in the easterly right-of-way line of Interstate Highway 35 and the westerly line of said Onion Associates, Ltd. tract for the most westerly corner of the herein described tract of land, from which an iron rod with cap stamped "RDS 4094" found bears South 17°32'15" West, at a distance of 51.34 feet passing a 5/8 inch iron rod found, in all a distance of 861.04 feet to a calculated point at the most westerly corner of said Onion Associates, Ltd. Tract and the most northerly corner of a 2.00 acre tract (remainder of 16.88 acres) conveyed to Protestant Episcopal Church Council of the Diocese of Texas, a Non-profit Corporation recorded in Volume 7640, Page 106 of the Deed Records of Travis County, Texas, and North 74°03'43" West, a distance of 0.08 feet;

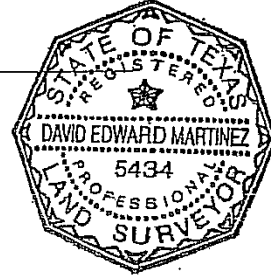
\\Hmdata\MMHProjects\Data\023-708 5 IH35 SEG 245 WL\Project Admin\16 Easements\Field Notes\4558.110 WE.doc

4) THENCE, North 17°32'15" East, a distance of 30.00 feet, with the easterly right-of-way line of Interstate Highway 35 and the westerly line of said Onion Associates, Ltd. tract to the Point of Beginning and containing an area of 0.034 of one acre (1,488 SF) 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.


David Edward Martinez
Registered Professional Land Surveyor 5434

11/13/09
Date



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

Bearing Basis: Texas State Plane, Central Zone, NAD 83(CORS 96), Epoch 2002
The reference points for this project are a Brass Disc found and identified as TxDOT Engineer's Station 114+01.37, 167.85' RT. at the northwesterly corner of Interstate Highway 35 and Old San Antonio Road-Grid Coordinate Values N=10028818.272, E=3099760.398 and a Brass disc found and identified as City of Austin Monument F-11-3001 at the southeast corner of the Onion Creek Parkway Bridge over Interstate Highway 35-Grid Coordinate Values of N=10022637.008; E=3098305.276.

TCAD No.: 0448180501
CITY GRID No.: F11

Reviewed and Approved by
Landmark Surveying, LP

 Date 11-13-09

Juan M. Canales, Jr., R.P.L.S. No. 4453
Senior Project Manager

SCALE:
1" = 30'

SANTIAGO DEL VALLE GRANT
ABSTRACT No. 24

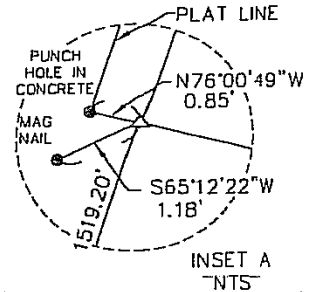
INTERSTATE HIGHWAY 35
(ROW 400')

POINT OF
COMMENCEMENT

Mon TxDOT
BRASS DISC
S17°32'14"W
523.84'

ONION CREEK
SECTION 1-B
BK. 79, PG. 313
PRCT

ONION CREEK
PARKWAY
(ROW VARIES)



LOT A

MONUMENTED TxDOT
RIGHT-OF-WAY LINE

ONION ASSOCIATES, LTD.
CONVEYED BY DOCUMENT 2006139690 OPRCT
CORRECTED BY DOCUMENT 2006146663 OPRCT
(EXHIBIT F-87.884 ACRES)

LEGEND:

- 5/8" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC IRFC WITH CAP FOUND
(UNLESS OTHERWISE NOTED)
- Mon BRASS DISC FOUND
- △ CALCULATED POINT
- () INDICATES RECORD DATA
- DRTCT DEED RECORDS OF
TRAVIS COUNTY, TEXAS
- PRCT PLAT RECORDS OF
TRAVIS COUNTY, TEXAS
- OPRCT OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY TEXAS

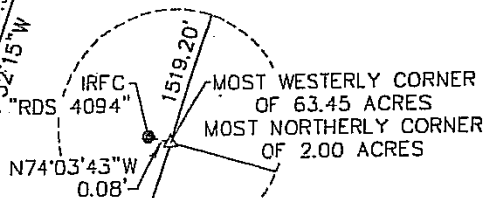
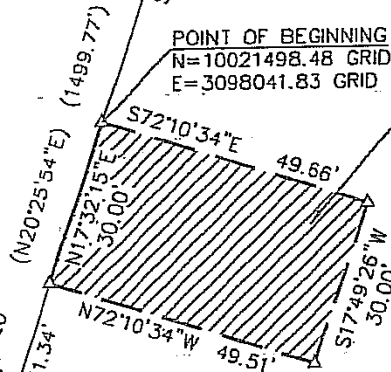


AREA OF EASEMENT

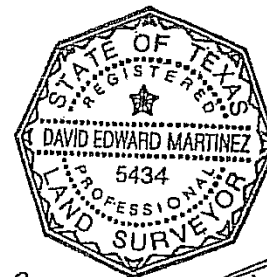
LINE	BEARING	DISTANCE
L1	S17°32'15"W	809.70'

POINT OF BEGINNING
N=10021498.48 GRID
E=3098041.83 GRID

4558.110 WE
0.034 ACRES
(1,488 SF)



PROTESTANT EPISCOPAL CHURCH
COUNCIL OF THE DIOCESE OF TEXAS,
A NON-PROFIT CORPORATION
VOL. 7640, PG. 106 DRTCT
(2.00 ACRES)



THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, CENTRAL ZONE, CORS96,
(EPOCH 2002) US FEET. FOR SURFACE COORDINATES DIVIDE GRID COORDINATES BY
0.99996. CONTROL POINTS ARE TxDOT BRASS DISC, ENGINEER'S STATION 1314+01.37,
167.85' RT (NORTHWEST CORNER OF IH 35 AND OLD SAN ANTONIO ROAD) AND CITY
OF AUSTIN MONUMENT F-11-3001. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

David E. Martinez
11/13/09

mwm
Design Group

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Suite 200
Austin, Texas 78752
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SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 13 NOV 2009
JOB NO: 02370818
FILE: 4556.110_WE

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