



STATE OF TEXAS  
COUNTY OF TRAVIS

(Drainage Easement)  
Lot 14, Block 4, Green Valley No. 1  
Fort Branch Creek Reach 6 & 7, Proj. No. 6039.059

### LEGAL DESCRIPTION

Field notes description for a parcel of land containing 0.054 of an acre of land, equivalent to 2,344 square feet of land, out of and a part of Lot 14, Block 4, Green Valley No. 1, a subdivision in the City of Austin, Travis County, Texas according to the map or plat thereof recorded in Book 5, Page 27 of the Plat Records of Travis County, Texas and being the same Lot 14, Block 4, Green Valley No. 1 which was conveyed to Michelle Payan Garcia by that certain Warranty Deed with Vendor's Lien dated June 12, 2006 and recorded in Document Number 2006114493 of the Official Public Records of Travis County, Texas; said parcel of land being more particularly described by metes and bounds, as follows, and as shown on the attached sketch:

**BEGINNING FOR REFERENCE** at a 60d nail found on the east right-of-way line of Lott Avenue (50' Right-of-Way) at the southwest corner of the above referenced Lot 14, Block 4, Green Valley No. 1, same being the northwest corner of Lot 15, said Block 4, from which a 1/2-inch iron rod found at a point of curvature on said east right-of-way line of Lott Avenue, same being the west line of said Lot 15, Block 4, bears S04°18'40"W a distance of 47.50 feet; **Thence**, with the common line of said Lot 14 and said Lot 15, Block 4, S85°22'56"E a distance of 87.80 feet to an 80d nail set, for the southwest 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 0.999923385) values of N= 10,072,391.09, E= 3,133,747.00;

**THENCE**, through said Lot 14, Block 4, the following two (2) courses:

- 1) N10°29'02"E a distance of 29.67 feet to an 80d nail set at an outside corner of this easement;
- 2) N34°58'14"E a distance of 23.76 feet to an 80d nail set on the north line of said Lot 15, Block 4, same being the south line of Lot 13, said Block 4, for the northwest corner of this easement;

**THENCE**, with the common line of said Lot 13 and said Lot 14, Block B, S85°22'49"E a distance of 47.90 feet to an 80d nail set on the west line of a drainage easement dedicated to the public known as Fort Branch Creek, at the northeast corner of said Lot 14, same being the southeast corner of said Lot 13, for the northeast corner of this easement;



**THENCE**, with said west line of drainage easement, same being the east line of said Lot 14, S29°17'31"W a distance of 55.04 feet to an 80d nail set at the southeast corner of said Lot 14, Block 4, same being the northeast corner of Lot 15, said Block 4, for the southeast corner of this easement;

**THENCE**, with the common line of said Lot 14 and said Lot 15, Block 4, N85°22'56"W a distance of 39.97 feet to the "**POINT OF BEGINNING**", and containing 0.054 of an acre of land, more or less.

**Basis of Bearing:**

Bearings mentioned on this easement are based on State Plane Coordinate System, NAD'83, Texas Central Zone 4203; Horizontal And Vertical Coordinates for Aus 5 And E.U.D. 169 as established and published by Texas Department Of Transportation and by the L.C.R.A. were used as the controlling monuments for this survey. Distances shown hereon are surface.

**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.*  
**Juan M. Canales, Jr.**

Registered Professional Land Surveyor No. 4453  
Senior Project Manager  
Firm Registration No. 100727-00

*9-9-09*  
Date

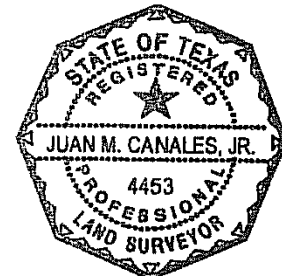
**REFERENCES**

MAPSCO 2009, Page 586-U  
AUSTIN GRID NO. M-22  
TCAD PARCEL ID NO.02-0821-0645  
Lot 14, Blk 4, Green 1-Garcia-DE.doc  
1113 Lott Avenue

FIELD NOTES REVIEWED

By: *Mary Housley* Date *10/21/09*

Engineering Support Section  
Department of Public Works  
and Transportation



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.



# LEGEND

- 1/2" Iron Rod Found  
(Unless Otherwise Noted)
- △ Calculated Point  
"Not Established on Ground"
- △ 80d Nail Set
- ▲ 60d Nail Found
- ( ) Record Information
- 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
- P.U.E. Public Utility Easement
- P.R.T.C.T. Plat Records  
Travis County, Texas
- D.R.T.C.T. Deed Records  
Travis County, Texas
- R.P.R.T.C.T. Real Property Records  
Travis County, Texas
- O.P.R.T.C.T. Official Public Records  
Travis County, Texas

## **SURVEY OF A PORTION OF LOT 14, BLOCK 4, GREEN VALLEY NO. 1, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS** PAGE 4 OF 4

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N10°29'02"E	29.67'
L2	N34°58'14"E	23.76'
L3	S85°22'49"E	47.90'
L4	N85°22'56"W	39.97'

### CURVE TABLE

	CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
	C1	N04°48'35"E (N06°58'E)	1.93' (1.91')	00°21'17"	1.93' 1.91'	311.59' (311.59')
	C2	N10°52'08"E (N12°58'E)	63.86' (63.30')	11°45'49"	63.97' (63.45')	311.59' (311.59')

### Utility and Improvement Note:

Utilities and improvements exist on this tract, but are not shown hereon.

The property described hereon is contained within Zone AE as scaled from F.I.R.M. Map Number 48453C0470H, 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:

- Drainage and Public Utility easements as recorded in Book 5, Page 27 of the Plat Records of Travis County, Texas DO NOT APPLY to the subject parcel, as shown hereon.

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company, according to GF No. 0906566-COM, 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 property 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 property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

### BEARING BASIS NOTE:

STATE PLANE COORDINATE SYSTEM (GRID) NAD'83  
TEXAS CENTRAL ZONE 4203  
COMBINED SCALE FACTOR = 0.999923385  
NAVD'88 VERTICAL DATUM  
HORIZONTAL AND VERTICAL COORDINATES FOR AUS 5 AND E.U.D. 169 AS ESTABLISHED AND PUBLISHED BY TEXAS DEPARTMENT OF TRANSPORTATION AND BY THE L.C.R.A. WERE USED AS THE CONTROLLING MONUMENTS FOR THIS SURVEY.

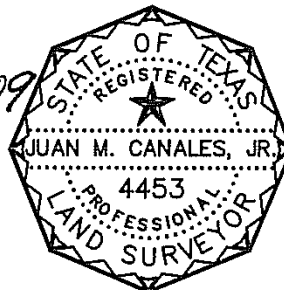
AS SURVEYED BY  
LANDMARK SURVEYING, LP  
FIRM REGISTRATION NO. 100727-00

*Juan M. Canales, Jr. 9-9-09*  
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453  
DATE: September 8, 2009

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

Client: HDR  
Date: September 8, 2009  
Office: Stephen Lawrence  
Crew: J. Lee  
F.B.: 1153/32-33  
Path: c:\dwg\11\hdr\reaches 6 and 7\grid\ easements\fbwma-grid-base.dwg  
Job No.: 492-08-01



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