



STATE OF TEXAS
COUNTY OF TRAVIS

(Drainage Easement)
Lot 15, 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 0.036 of an acre of land, equivalent to 1,558 square feet of land, out of and a part of Lot 15, 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 15, Block 4, Green Valley No. 1 which was conveyed to Michelle Payan Garcia by that certain Warranty Deed with Vendor's Lien dated June 9, 2006 and recorded in Document Number 2006113519 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 northwest corner of the above referenced Lot 15, Block 4, Green Valley No. 1, same being the southwest corner of Lot 14, 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, continuing with the said common line of said Lot 14 and said Lot 15, Block 4, S85°22'56"E a distance of 39.97 feet to an 80d nail set on the west line of a drainage easement dedicated to the public by said plat known as Fort Branch Creek, at the northeast corner of said Lot 15, Block 4, same being the southeast corner of said Lot 14, Block 4, for the northeast corner of this easement;

THENCE, with the west line of drainage easement and east line of said Lot 15, Block 4, S19°10'31"W a distance of 51.68 feet to an 80d nail set at the southeast corner of said Lot 15, Block 4, same being the northeast corner of Lot 16, Block 4, for the southeast corner of this easement;

THENCE, with the common line of said Lot 15 and said Lot 16, Block 4, N85°05'06"W a distance of 22.38 feet to an 80d nail set, for the southwest corner of this easement;



THENCE, through said Lot 15, Block 4, N00°38'27"W a distance of 50.11 feet to the "POINT OF BEGINNING", and containing 0.036 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

10-01-09

Date

REFERENCES

MAPSCO 2009, Page 586-U
AUSTIN GRID NO. M-22
TCAD PARCEL ID NO.02-0821-0644
Lot 15, Blk 4, Green 1-Garcia-DE.doc
1111 Lott Avenue



FIELD NOTES REVIEWED

By: *Mary Schuster* Date *10/20/09*

Engineering Support Section
Department of Public Works
and Transportation



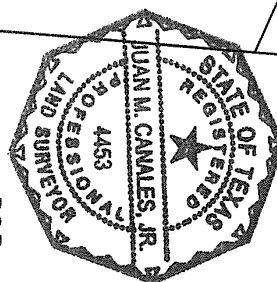
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BLOCK 5
GREEN VALLEY NO. 1
BOOK 5, PAGE 27 P.R.T.C.T.

LOT 5

LOT 4



LOTT AVENUE
(50 R.O.W.)

BLOCK 4
GREEN VALLEY NO. 1
BOOK 5, PAGE 27 P.R.T.C.T.

LOT 15
MICHELLE PAYAN GARCIA
DOC. NO. 2006113519
O.P.R.T.C.T.

**DRAINAGE
EASEMENT
0.036-ACRI
(1,558-S.F.)**

FORT BRANCH CREEK
DRAINAGE EASEMENT
BK. 5, PG. 27 P.R.T.C.T.

GREEN BLOCK 3
BOOK 5, PAGE 27 NO. 1
P.R.T.C.T.

N04 18 40"E 49.82'
(N06°48'E 51.11')

[illegible]

(S83°12'E 176°)

583°42'49"E 151.02
(583°12'E 151')

(N33°19'E 56.04';
(N33°19'E 56.00'))

P.O.B.
N/10.072.391.09
E/3.133.747.00
(GRID)

N29°17'31"E 55.04'
(N31°30'E 55.00')

LOT 18

NO. 1
P.R.T.C.T.

LOT 5

C2

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S85°17'04"E 102.50'
(S83°12'E 102.83')

S21°22'31"W 65.86'
(S23°35'W 65.81')

LOT 15

LOT 16

SKETCH TO ACCOMPANY FIELD NOTES



Landmark
SURVEYING, LP

Client: HDR
Date: September 11, 2009
Office: Julia Trisnadi
Crew: J. Lee
F.B.: 1153/32-33
Path: t:\hdr\reaches 6 an
Job No.: 492-08-01

SURVEYING, L.P.
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

Exhibit "A"
Page 3 of 4

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 15, BLOCK 4, GREEN VALLEY NO. 1, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS PAGE 4 OF 4

LINE TABLE

LINE	BEARING	DISTANCE
L1	S85°22'56"E	39.97'
L2	N85°05'06"W	22.38'
L3	N00°38'27"W	50.11'

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:

1. 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. 0906569-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:

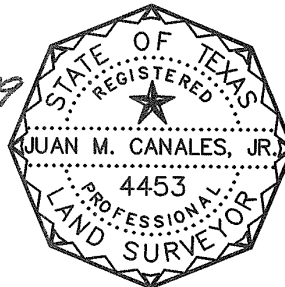
STATE PLANE COORDINATE SYSTEM (GRID) NAD'83
TEXAS CENTRAL ZONE 4203
COMBINED SCALE FACTOR = 0.999923385
NAVD'88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR AUS 5 AND E.U.D. 169 AS ESTABLISHED AND PUBLISHED BY TEXAS DEPARTMENT OF TRANSPORTATION AND BY THE L.C.R.A. WERE USED AS THE CONTROLLING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

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

Juan M. Canales, Jr. 10-01-09
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 11, 2009
Office: Julia Trisnadi
Crew: J. Lee
F.B.: 1153/32-33
Path: t:\hdr\reaches 6 and 7\landmark drawings\grid-staff\easements\fbwma-grid-base-b.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 78746
PH: (512)328-7411 FAX: (512)328-7413