Landmark
SURVEYING, LP

STATE OF TEXAS
COUNTY OF TRAVIS

(Drainage Easement)
Lot 16, Block 1, Lincoln Gardens Section One
Fort Branch Creek Reach 6 & 7, Proj. No. 6039.059

LEGAL DESCRIPTION

Field notes description for a parcel of land containing 0.042 of an acre of land, equivalent to 1,843 square feet of land, out of and a part of Lot 16, Block 1, Lincoln Gardens Section One, a subdivision in the City of Austin, Travis County, Texas according to the map or plat thereof recorded in Book 5, Page 4 of the Plat Records of Travis County, Texas and being the same Lot 16, Block 1, Lincoln Gardens Section One which was conveyed to Elton F. Zulauf by that certain Warranty Deed executed December 29, 1971 and recorded in Volume 4231, Page 1617 of the Deed 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 1/2 inch iron pipe found on the northwest right-of-way line of Fort Branch Boulevard (50' Right-of-way) monumenting the most easterly corner of Lot 16, same being the most southerly corner of Lot 15, above referenced Block 1, Lincoln Gardens Section One, from which a 1/2 inch iron rod found at the most easterly corner of said Lot 15, Block 1 bears N37°12'48"E a distance of 49.91 feet; **Thence**, with the common line of said Lots 16 and Lot 15, Block 1, N52°58'56"W a distance of 80.39 feet to a 80d nail set, for the most easterly 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= 10,074,258.90, E= 3,133,840.79;

THENCE, leaving said common line of Lot 16 and Lot 15, Block 1, through said Lot 16, S45°06'44"W a distance of 49.86 feet to a 80d nail set on the common line of Lot 16 and Lot 17, said Block 1, for the south corner of this easement, from which a 3/8 inch iron rod found at the most southerly corner of said Lot 16, Block 1, bears S52°43'16"E a distance of 87.77 feet;

THENCE, with said common line of Lot 16 and Lot 17, Block 1, N52°43'16"W a distance of 48.89 feet to a 80d nail set at the most westerly corner of said Lot 16, same being the most northerly corner of Lot 17, Block 1, for the west corner of this easement, from which a 1/2 inch iron rod found at the most westerly corner of Lot 18, said Block 1, bears S33°39'30"W a distance of 50.06 feet and S30°15'30"W a distance of 50.37 feet;

THENCE, along the northwest line of said Lot 16, Block 1, N68°27'30"E a distance of 57.60 feet to a 80d nail set at the most northerly corner of said Lot 16, same being the most westerly corner of said Lot 15, Block 1, for the north corner of this easement, from which a ½ inch iron

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rod found at the original most northerly corner of Lot 14, said Block 1, bears N35°55'30"E a distance of 46.93 feet and N16°13'30"E a distance of 49.83 feet;

THENCE, with said common line of Lot 16 and Lot 15, S52°58'56"E a distance of 25.87 feet to the "**POINT OF BEGINNING**", and containing 0.042 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

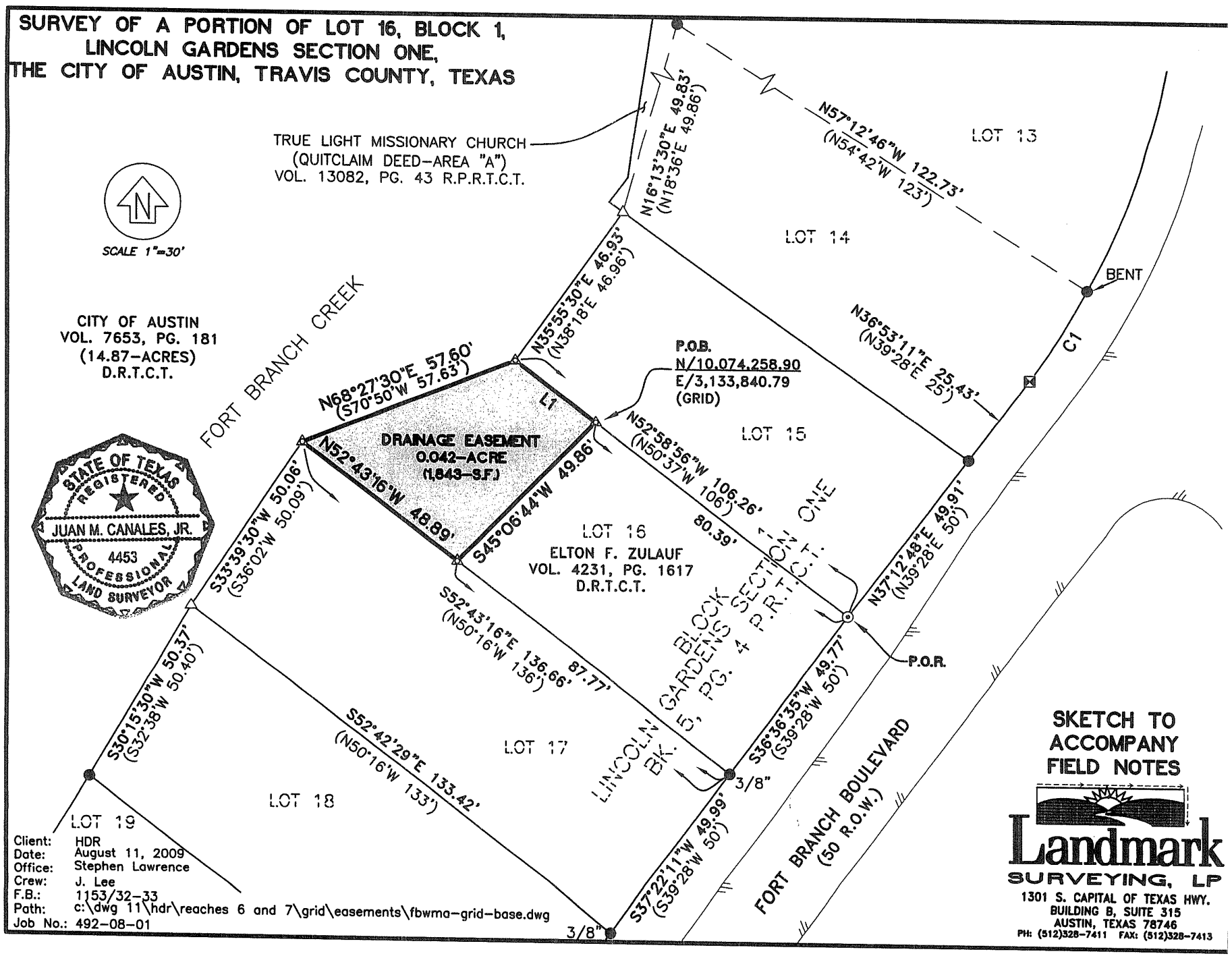
Juan M. Canales, Jr. 8-13-09

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

REFERENCES
MAPSCO 2009, Page 586-Q
AUSTIN GRID NO. M-23
TCAD PARCEL ID NO.02-1021-0320
Lot 16, Blk 1, Zulauf-DE.doc

FIELD NOTES REVIEWED
By: Mary Hawkins Date 8/17/09
Engineering Support Section
Department of Public Works
and Transportation

SURVEY OF A PORTION OF LOT 16, BLOCK 1, LINCOLN GARDENS SECTION ONE, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



STATE OF TEXAS
REGISTERED
JUAN M. CANALES, JR.
4453
PROFESSIONAL
LAND SURVEYOR

Client: HDR
Date: August 11, 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 78746
PH: (512)328–7411 FAX: (512)328–7413

SURVEY OF A PORTION OF LOT 16, BLOCK 1, LINCOLN GARDENS SECTION ONE, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

LEGEND

⊙	1/2" Iron Pipe Found (Unless Otherwise Noted)
●	1/2" Iron Rod Found (Unless Otherwise Noted)
⊠	1" Square Bolt Found
△	Calculated Point "Not Established on Ground"
⏃	80d Nail Set
( )	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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S52°58'56"E (N50°37'W)	25.87'

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N31°38'30"E (N35°13'E)	27.35' (27.41')	08°23'47"	27.38' (27.44')	186.81' (186.81')

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 on 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.

All easements of which I have knowledge and those recorded easements furnished by Gracy Title, a Stewart Company, according to File Number 905028, 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. 8-13-09

JUAN M. CANALES, JR.
Registered Professional Land Surveyor No. 4453
DATE: FEBRUARY 20, 2008 (REVISED: APRIL 8, 2009)
THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

STATE OF TEXAS · REGISTERED · JUAN M. CANALES, JR. · 4453 · PROFESSIONAL LAND SURVEYOR

Client: HDR
Date: August 11, 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
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