

Field Notes for 4635.27WLEFST

BEING 0.067 OF ONE ACRE OF LAND (2923 S.F.), MORE OR LESS, OUT OF AND A PART OF THE GREEN MCCOY SURVEY NO. 29, ABSTRACT NO. 514 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 1.625 ACRE TRACT OF LAND CONVEYED TO CITY OF AUSTIN, A TEXAS MUNICIPAL CORPORATION SITUATED IN THE COUNTIES OF TRAVIS AND WILLIAMSON, STATE OF TEXAS, BY GENERAL WARRANTY DEED DATED ON OCTOBER 16TH, 2000, FILED FOR RECORD ON OCTOBER 19TH, 2000, RECORDED IN DOCUMENT 2000167964 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.067 OF ONE ACRE OF LAND (2923 S.F.) HEREINAFTER DESIGNATED AS PART 1 AND PART 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Part 1

COMMENCING at a 1/2 inch iron rod found in the southeasterly right-of-way line of Spicewood Springs Road (R.O.W. varies) at the most northerly corner of said 1.625 acre City of Austin tract and a corner of the remainder of the former Spicewood Springs Road vacated by Travis County Commissioner's Court in Volume 41, Page 326 of the recorded Minutes of the Commissioner's Court of Travis County, Texas, thence, with the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract, as follows;

South 57°32'29" West, a distance of 84.56 feet, to a 1/2 inch iron rod found;

South 52°23'20" West, a distance of 137.15 feet, to a 1/2 inch iron pipe found;

South 53°34'17" West, a distance of 42.64 feet, to a 1/2 inch iron pipe found;

South 43°40'00" West, a distance of 2.41 feet, to a calculated point, for the Point of Beginning, and the most northerly corner of the herein described tract of land having Texas State Plane (Texas Central Zone), NAD 83 (CORS96), U. S. Feet, Combined Scale Factor of 0.99989) values of N=10126294.82, E=3096774.09;

1) THENCE, South 37°36'40" East, a distance of 50.10 feet, leaving the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract and crossing said 1.625 acre City of Austin tract, to a calculated point for the most easterly corner of the herein described tract of land;

2) THENCE, South 76°08'14" West, a distance of 43.31 feet, to a calculated point in the curving easterly right-of-way line of Spicewood Springs Road and the curving westerly line of said 1.625 acre City of Austin tract, for the most southerly corner of the herein described tract of land, from which, a 1/2 inch iron pipe found at the endpoint of said curve, bears along said curve, to the left, having a radius of 30.37 feet, an angle of intersection of 03°54'30", an arc length of 2.07 feet, and a chord bearing South 40°32'02" East, a distance of 2.07 feet;

3) THENCE, with the curving easterly right-of-way line of Spicewood Springs Road and the curving westerly line of said 1.625 acre City of Austin tract, along said curve to the right, having a radius of 30.37 feet, an angle of intersection of 82°43'47", an arc length of 43.85 feet, and a chord bearing North 02°47'06" East, a distance of 40.14 feet, to a 1/2 inch iron pipe found at the endpoint of said curve;

4) THENCE, North 43°40'00" East, a distance of 13.79 feet, to the Point of Beginning and containing an area of 0.032 of one acre of land (1383 s.f.), more or less.

Part 2

COMMENCING at a 1/2 inch iron rod found in the southeasterly right-of-way line of Spicewood Springs Road (R.O.W. varies) at the most northerly corner of said 1.625 acre City of Austin tract and a corner of the remainder of the former Spicewood Springs Road vacated by Travis County Commissioner's Court in Volume 41, Page 326 of the recorded Minutes of the Commissioner's Court of Travis County, Texas, thence, with the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract, as follows;

South 57°32'29" West, a distance of 84.56 feet, to a 1/2 inch iron rod found;

South 52°23'20" West, a distance of 32.41 feet, to a calculated point, for the Point of Beginning, the most northerly corner and most easterly corner of the herein described tract of land having Texas State Plane (Texas Central Zone), NAD 83 (CORS96), U. S. Feet, Combined Scale Factor of 0.99989) values of N=10126385.79, E=3096893.02;

1) THENCE, South 20°03'46" West, a distance of 82.55 feet, leaving the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract and crossing said 1.625 acre City of Austin tract, to a calculated point for the most southerly corner of the herein described tract of land;

2) THENCE, North 37°36'40" West, a distance of 44.14 feet, to a calculated point in the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract, for the most westerly corner of the herein described tract of land, from which, a 1/2 inch iron pipe found at an angle point in southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract bears South 52°23'20" West, a distance of 34.99 feet;

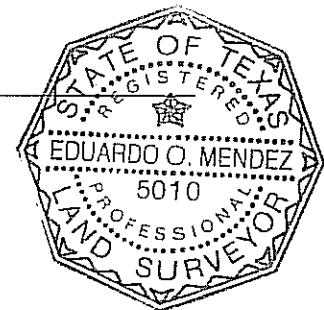
3) THENCE, North 52°23'20" East, a distance of 69.76 feet, with the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract, to the Point of Beginning and containing an area of 0.035 of one acre of land (1540 s.f.), more or less.

Part 1	0.032 ac (1383 s.f.)
Part 2	0.035 ac (1540 s.f.)
Total	0.067 ac (2923 s.f.)

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.

Eduardo O. Mendez
Eduardo O. Mendez
Registered Professional Land Surveyor 5010

10/4/10
Date



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

Bearing Basis:

The coordinates shown are based on the Texas State Plane, Central Zone NAD83(CORS96). For surface coordinates, divide Grid Coordinates by Combined Scale Factor Of 0.99989. All distances shown are surface distances.

Base

Station	PID	Designation	Latitude	Longitude
DE7995	HOT1	Carterburgess Coop (CORS)	N301608.940	W0974713.440
DF4373	TXAU	Austin Rrp2 (CORS)	N301842.087	W0974522.712
DF4070	EZAU	Easy Austin Coop (CORS)	N301235.483	W0974412.279


TCAD No.: 0164130703

CITY GRID No.: F35

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

José Lee Crow
Date: 10/05/2010
JASKE LEE CROW
R.P.L.S. #5209

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- () RECORD DATA
- OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX
- PRCTCT PLAT RECORDS
TRAVIS CO, TX
- RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX
- RMCTCT RECORDED MINUTES OF THE
COMMISSIONER'S COURT OF
TRAVIS CO, TX
-  PARCEL AREA
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- CWQZ CRITICAL WATER QUALITY ZONE

SCALE:
1"=100'

THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A TITLE
REPORT AND MAY NOT INCLUDE ALL
EASEMENTS OR INSTRUMENTS
PERTAINING TO THIS PROPERTY.

SPICEWOOD SPRINGS ROAD
(R.O.W. VARIES)

GREEN MCCOY SURVEY NO. 29,
ABSTRACT NO. 514

HYDROLOGY STREAM CENTERLINE
OBTAINED FROM CITY OF AUSTIN
GIS DEPARTMENT

PART 1
POB (GRID)
N=10126294.82
E=3096774.09

PART 2
POB (GRID)
N=10126385.79
E=3096893.02

POC

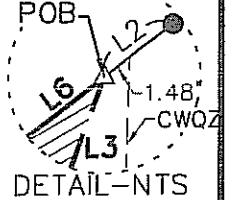
02/09/10

PART 2 POB
SEE DETAIL

S07°33'37"E 164.57'
(S04°56'39"E) (164.61')

PART 2
4635.27WLEFST
0.035 AC (1540 SF)

PART 2 POB



DETAIL-NTS

LOT 3
BLOCK "A"

HIGH VISTA SECTION ONE
BK. 82, PG. 255
PRCTCT

FORMER SPICEWOOD SPRINGS RD
VACATED BY TRAVIS COUNTY
COMMISSIONER'S COURT
VOL. 41, PG. 326
RMCTCT

(S01°49'10"W)
(S00°48'58"E)
327.96'
327.98'

CITY OF AUSTIN
(1.625 AC)
DOC. 2000167964
OPRTCT
CWQZ

BULL CREEK RANCH
DOC. 200200227
OPRTCT

PART 1 0.032 AC (1383 SF)
PART 2 0.035 AC (1540 SF)
TOTAL 0.067 AC (2923 SF)

LINE TABLE

LINE	BEARING	LENGTH
L1	S57°32'29"W	84.56'
(L1)	(N60°09'10"E)	(84.58')
L2	S52°23'20"W	32.41'
L3	S20°03'46"W	82.55'
L4	N37°36'40"W	44.14'
L5	S52°23'20"W	34.99'
L6	N52°23'20"E	69.76'
L7	S53°34'17"W	42.64'
L8	S43°40'00"W	2.41'
L9	S37°36'40"E	50.10'
L10	S76°08'14"W	43.31'
L11	N43°40'00"E	13.79'
(L12)	(N46°36'23"E)	(16.19')

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	30.37'	03°54'30"	2.07'	S40°32'02"E	2.07'
C2	30.37'	82°43'47"	43.85'	N02°47'06"E	40.14'
(C3)	(30.37')			(N03°24'47"E)	(41.66')

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE, CENTRAL ZONE
NAD83(CORS96). FOR SURFACE COORDINATES, DIVIDE GRID COORDINATES BY COMBINED
SCALE FACTOR OF 0.99989. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

BASE	PID	DESIGNATION (ALL CORS)	LATITUDE	LONGITUDE
DE7995	HOT1	CARTERBURGESS COOP	N301608.940	W0974713.440
DF4373	TXAU	AUSTIN RRP2	N301842.087	W0974522.712
DF4070	EZAU	EASY AUSTIN COOP	N301235.483	W0974412.279



Eduardo O. Mendez
10/4/10

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PART20WLEFS

3

3 OF 3

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

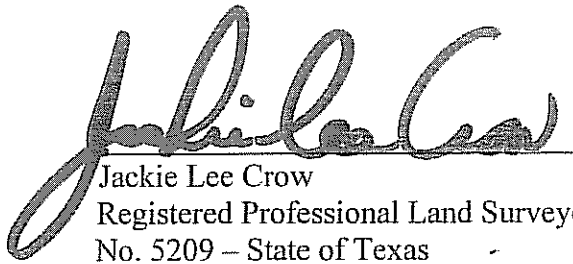
Project: Jollyville Water Transmission Main
Parcel No. 4635.27 WLEFST-0.067 Acre Subterranean Tunnel Easement – City of Austin

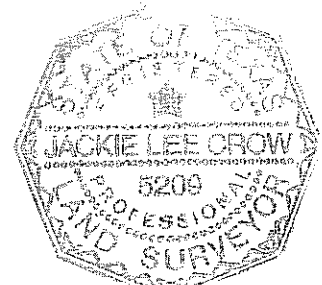
Surveyor Certification

I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby certify that this document has been reviewed by me, does substantially comply in form to the Legal Description Guidelines for the Department of Public Works of the City of Austin (Revised – January, 2007) and that the information shown on the legal description and sketch does match that information shown in the closure report provided with the document. No review has been made regarding the correctness of boundary line determination, boundary line configuration, easement configuration and calculations used in the production of this document.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 6th day
of October, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



Field Notes for 4635.27WLEFST

BEING 0.490 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JOHN M. SWISHER SURVEY 32, ABSTRACT No. 2405 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK "Y", THE BEND AT THE VILLAGES OF SPICEWOOD, RECORDED IN BOOK 92, PAGE 289 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN, BY WARRANTY DEED OF GIFT DATED ON JANUARY 14, 1994, FILED FOR RECORD ON DECEMBER 28, 1998, RECORDED IN VOLUME 13337, PAGE 149 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.490 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in a northeasterly line of said Lot 1, Block "Y" and the southwesterly line of a 35.00 acre tract of land conveyed to Round Rock Independent School District by deed recorded in Volume 7780, Page 183 of the Deed Records of Travis County, Texas, for the Point of Beginning and most northerly corner of the herein described tract of land having Texas State Plane (Texas Central Zone), NAD 83 (CORS96), U. S. Feet, Combined Scale Factor of 0.99989) values of N=10127800.45, E=3098659.29, from which, a 1/2 inch iron rod found at a corner of said Lot 1, Block "Y" and the most westerly corner of said 35.00 acre Round Rock Independent School District tract bears North 73°41'01" West, a distance of 81.85 feet;

1) THENCE, South 73°41'01" East, a distance of 72.28 feet, with a northeasterly line of said Lot 1, Block "Y" and the southwesterly line of said 35.00 acre Round Rock Independent School District tract, to a calculated point for the most easterly corner of the herein described tract of land, from which, a 1/2 inch iron rod found in the southwesterly line of said 35.00 acre Round Rock Independent School District tract, at a corner of said Lot 1, Block "Y" and the most westerly corner of Lot 22, Block "G" of said The Bend at the Villages of Spicewood, bears South 73°41'01" East, a distance of 440.24 feet;

2) THENCE, South 62°33'02" West, a distance of 491.19 feet, leaving a northeasterly line of said Lot 1, Block "Y" and the southwesterly line of said 35.00 acre Round Rock Independent School District tract and crossing said Lot 1, Block "Y", to a calculated point in a northwesterly line of said Lot 1, Block "Y" and a southeasterly line of Lot 94, Block "D" of The Park at Spicewood Springs Phase One, Section IV, recorded in Book 84, Page 192B of the Plat Records of Travis County, Texas, for the most southerly and most westerly corner of the herein described tract of land, from which, a 1/2 inch iron rod found at a corner of said Lot 1, Block "Y" and a corner of said Lot 94, Block "D" bears South 29°24'46" West, a distance of 199.26 feet, South 40°56'30" West, a distance of 130.35 feet, South 13°02'19" West, a distance of 145.53 feet and South 29°52'48" West, a distance of 164.05 feet;

3) THENCE, North 29°24'46" East, a distance of 91.47 feet with a northwesterly line of said Lot 1, Block "Y" and a southeasterly line of said Lot 94, Block "D", to a calculated point for a corner, from which, a 1/2 inch iron rod found in the northeasterly line of Lot 88, Block "D" of said The Park at Spicewood Springs, Phase One, Section IV, at a corner of said Lot 1, Block Y, and the most southerly and easterly corner of Lot 69, Block "N" of the Enclave Section One at the Villages of Spicewood, recorded in Book 93, Page 146 of the Plat Records of Travis County, Texas, bears North 29°24'46" East, a distance of 265.67 feet, North 22°50'32" East, a distance of 298.42 feet, North 03°07'26" East, a distance of 165.32 feet, North 16°56'37" East, a distance of 367.06 feet, North 03°43'25" East, a distance of 299.11 feet, North 09°58'36" West, a distance of 460.92 feet, North 60°45'36" West, a

distance of 251.83 feet, North 62°10'51" West, a distance of 105.71 feet, and North 61°51'43" West, a distance of 117.95 feet;

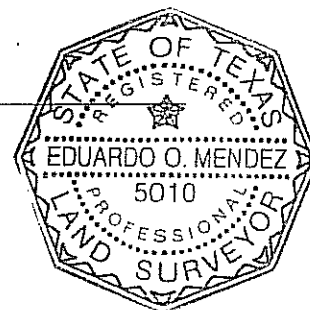
4) THENCE, North 62°33'02" East, a distance of 362.40 feet, leaving a northwesterly line of said Lot 1, Block "Y" and a southeasterly line of said Lot 94, Block "D", and crossing said Lot 1, Block "Y" to the Point of Beginning and containing an area of 0.490 of one acre of land, more or less.

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.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

10/4/10
Date



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

Bearing Basis: The coordinates shown are based on the Texas State Plane, Central Zone NAD83(CORS96). For surface coordinates, divide Grid Coordinates by Combined Scale Factor Of 0.99989. All distances shown are surface distances.

Base Station	PID	Designation	Latitude	Longitude
DE7995	HOT1	Carterburgess Coop (CORS)	N301608.940	W0974713.440
DF4373	TXAU	Austin Rrp2 (CORS)	N301842.087	W0974522.712
DF4070	EZAU	Easy Austin Coop (CORS)	N301235.483	W0974412.279

TCAD No.: 0164110636
CITY GRID No.: G35

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow
Date: 10/05/2010
JACKIE LEE CROW
R.P.L.S. #5209

SCALE:
1"=200'

THE PARK AT
SPICEWOOD SPRINGS
PHASE ONE, SECTION II
BK. 84, PG. 62C
PRTCT

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC ● 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA

- RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX
- PRTCT PLAT RECORDS
TRAVIS CO, TX
- AREA OF EASEMENT
- POB POINT OF BEGINNING

JOHN M. SWISHER SURVEY NO. 32
ABSTRACT NO. 2405

LOT 94, BLOCK "D"
THE PARK AT
SPICEWOOD SPRINGS
PHASE ONE, SECTION IV
BK. 84, PG. 192B
PRTCT

GREENBELT, D.E.
AND P.U.E.
BK. 84, PG. 192B
PRTCT

THE COORDINATES SHOWN ARE BASED ON THE TEXAS
STATE PLANE, CENTRAL ZONE NAD83(CORS96). FOR
SURFACE COORDINATES, DIVIDE GRID COORDINATES BY
COMBINED SCALE FACTOR OF 0.99989. ALL DISTANCES
SHOWN ARE SURFACE DISTANCES.

STATION	PID	DESIGNATION (ALL CORS)	LATITUDE	LONGITUDE
DE7995	HOT1	CARTERBURGESS COOP	N301608.940	W0974713.440
DF4373	TXAU	AUSTIN RRP2	N301842.087	W0974522.712
DF4070	EZAU	EASY AUSTIN COOP	N301235.483	W0974412.279

LINE	BEARING	LENGTH
L1	S73°41'01"E	72.28'
L2	N73°41'01"W	81.85'
L3	N29°24'46"E	91.47'

ROUND ROCK INDEPENDENT
SCHOOL DISTRICT
(35.00 AC)
VOL. 7780, PG. 183
DRTCT

POB (GRID)
N=10127800.45
E=3098659.29

LOT 22, BLOCK "G"
THE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRTCT

LOT 1, BLOCK "Y"

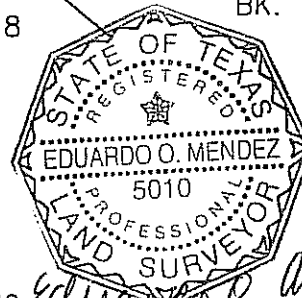
THE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRTCT

PARK LAND &
CONSERVATION ESMT.
BK. 92, PG. 289
PRTCT

CITY OF AUSTIN
VOL. 13337, PG. 149
RPRTCT

DRAINAGE ESMT.
BK. 92, PG. 289
PRTCT

THE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRTCT



Eduardo O. Mendez
10/4/10

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR96WLEFST

SCALE:
1"=200'

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC ● 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA
- RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX
- PRCTCT PLAT RECORDS
TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- POB POINT OF BEGINNING

THE ENCLAVE SECTION
ONE AT THE VILLAGES OF
SPICEWOOD

BK. 93, PG. 146
PRTCT

LOT 1, BLOCK "Y"

THE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRTCT

69
BLOCK "N"

N61°51'43"W (N59°54'48"W)
117.95' (117.97')
N62°10'51"W (N60°13'56"W)
105.71' (105.73')
N60°45'36"W
251.83' (N58°48'41"W)
(251.88')
(S60°25'45"E)
(251.87')
(S61°47'30"E)
(105.67')

BLOCK "D" 86

THE PARK AT
SPICEWOOD SPRINGS
PHASE ONE, SECTION IV
BK. 84, PG. 192B
PRTCT

THE PARK AT
SPICEWOOD SPRINGS
PHASE ONE, SECTION IV
BK. 84, PG. 192B
PRTCT

LOT 94

BLOCK "D"

N03°43'25"E
299.11'

LOT 1, BLOCK "Y"

THE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRTCT

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND MAY NOT
INCLUDE ALL EASEMENTS OR INSTRUMENTS
PERTAINING TO THIS PROPERTY.

SHEET 4 OF 4

SHEET 3 OF 4



Eduardo O. Mendez
10/4/10



305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR56WLEFST

4

4 OF 4



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

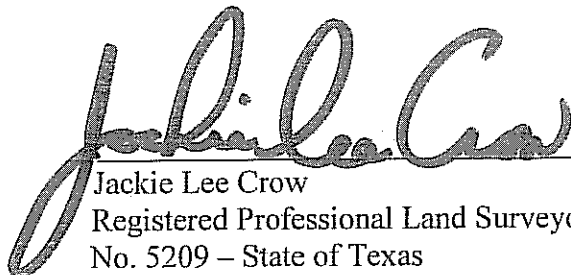
Project: Jollyville Water Transmission Main
Parcel No. 4635.27 WLEFST- 0.490 Acre Subterranean Tunnel Easement – City of Austin

Surveyor Certification

I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby certify that this document has been reviewed by me, does substantially comply in form to the Legal Description Guidelines for the Department of Public Works of the City of Austin (Revised – January, 2007) and that the information shown on the legal description and sketch does match that information shown in the closure report provided with the document. No review has been made regarding the correctness of boundary line determination, boundary line configuration, easement configuration and calculations used in the production of this document.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 6th day
of October, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



Field Notes for 4635.27WLEFST

BEING 1.086 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JOHN M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 94, BLOCK "D", THE PARK AT SPICEWOOD SPRINGS, PHASE ONE, SECTION IV, RECORDED IN BOOK 84, PAGE 192B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF WHICH WAS CONVEYED TO THE CITY OF AUSTIN, BY WARRANTY DEED OF GIFT DATED ON APRIL 27, 1988, FILED FOR RECORD ON APRIL 29, 1988, RECORDED IN VOLUME 10665, PAGE 978 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.086 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 1/2 inch iron rod found in the northeasterly right-of-way line of Tweedsmuir Drive (50' R.O.W.), at the most westerly corner of Lot 10, Block "D" of The Park at Spicewood Springs, Phase One, Section I, recorded in Book 81, Page 355 of the Plat Records of Travis County, Texas, and the most southerly corner of Lot 11, Block "D" of said The Park at Spicewood Springs, Phase One, Section I, thence as follows;

North 81°19'16" East, a distance of 199.94 feet, with the northwesterly line of said Lot 10, Block "D" and the southeasterly line of said Lot 11, Block "D", to a calculated point in a southwesterly line of Lot 1, Block "D" of said The Park at Spicewood Springs, Phase One, Section 1, at the most easterly corner of said Lot 11, Block "D" and the most northerly corner of said Lot 10, Block "D", from which, a 1/2 inch iron rod found bears North 72°28'15" West, a distance of 1.30 feet;

North 08°40'44" West, a distance of 1.11 feet, with the northeasterly line of said Lot 11 and a southwesterly line of said Lot 1, Block "D", to a calculated point at a corner of said Lot 94, Block "D" and at the most northerly corner of said Lot 1, Block "D";

South 61°48'44" East, a distance of 940.88 feet, with a southwesterly line of said Lot 94, Block "D" and the northeasterly line of said Lot 1, Block "D" to a calculated point for the Point of Beginning and most westerly corner of the herein described tract of land having Texas State Plane (Texas Central Zone), NAD 83 (CORS96), U. S. Feet, Combined Scale Factor of 0.99989) values of N=10127171.77, E=3097449.00;

1) THENCE, North 62°33'02" East, a distance of 1001.59 feet, leaving a southwesterly line of said Lot 94, Block "D" and the northeasterly line of said Lot 1, Block "D", crossing said Lot 94, Block "D", to a calculated point in a southeasterly line of said Lot 94, Block "D" and a northwesterly line of Lot 1, Block "Y" of The Bend at the Villages of Spicewood, recorded in Book 92, Page 289 of the Plat Records of Travis County, Texas, for the most northerly corner of the herein described tract of land, from which, a 1/2 inch iron rod found in the northeasterly line of Lot 88, Block "D" of said The Park at Spicewood Springs, Phase One, Section IV, at a corner of said Lot 1, Block Y, and the most southerly and easterly corner of Lot 69, Block "N" of the Enclave Section One at the Villages of Spicewood, recorded in Book 93, Page 146 of the Plat Records of Travis County, Texas, bears North 29°24'46" East, a distance of 265.67 feet, North 22°50'32" East, a distance of 298.42 feet, North 03°07'26" East, a distance of 165.32 feet, North 16°56'37" East, a distance of 367.06 feet, North 03°43'25" East, a distance of 299.11 feet, North 09°58'36" West, a distance of 460.92 feet, North 60°45'36" West, a distance of 251.83 feet, North 62°10'51" West, a distance of 105.71 feet, and North 61°51'43" West, a distance of 117.95 feet;

2) THENCE, South 29°24'46" West, a distance of 91.47 feet, with a southeasterly line of said Lot 94, Block "D" and a northwesterly line of said Lot 1, Block "Y", to a calculated point for a corner, from which, a 1/2 inch iron rod found at a corner of said Lot 1, Block "Y" and a corner of said Lot 94, Block "D" bears South 29°24'46" West, a distance of 199.26 feet, South 40°56'30" West, a distance of 130.35 feet,

South 13°02'19" West, a distance of 145.53 feet and South 29°52'48" West, a distance of 164.05 feet;

3) THENCE, South 62°33'02" West, a distance of 890.81 feet, leaving a southeasterly line of said Lot 94, Block "D" and a northwesterly line of said Lot 1, Block "Y", crossing said Lot 94, Block "D", to a calculated point in a southwesterly line of said Lot 94, Block "D" and the northeasterly line of said Lot 1, Block "D", for the most southerly corner of the herein described tract of land, from which, a 5/8 inch iron rod with MWM cap set at a northerly corner in the Spicewood Springs Road right-of-way line, in a southwesterly line of said Lot 94, Block "D", at the most easterly corner of said Lot 1, Block "D", bears South 61°48'44" East, a distance of 556.92 feet;

4) THENCE, North 61°48'44" West, a distance of 60.57 feet, with a southwesterly line of said Lot 94, Block "D", and the northeasterly line of said Lot 1, Block "D", to the Point of Beginning and containing an area of 1.086 acres of land, more or less.

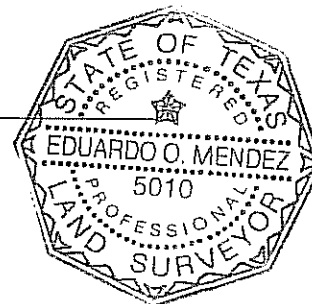
I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

Eduardo O. Mendez

Eduardo O. Mendez

Registered Professional Land Surveyor 5010

10/4/10
Date



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

Bearing Basis: The coordinates shown are based on the Texas State Plane, Central Zone NAD83(CORS96). For surface coordinates, divide Grid Coordinates by Combined Scale Factor Of 0.99989. All distances shown are surface distances.

Base

Station	PID	Designation	Latitude	Longitude
DE7995	HOT1	Carterburgess Coop (CORS)	N301608.940	W0974713.440
DF4373	TXAU	Austin Rrp2 (CORS)	N301842.087	W0974522.712
DF4070	EZAU	Easy Austin Coop (CORS)	N301235.483	W0974412.279

TCAD No.: 0166110124
CITY GRID No.: F35

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow
Date: 10/05/2010
JACKIE LEE CROW
R.P.L.S. #5209

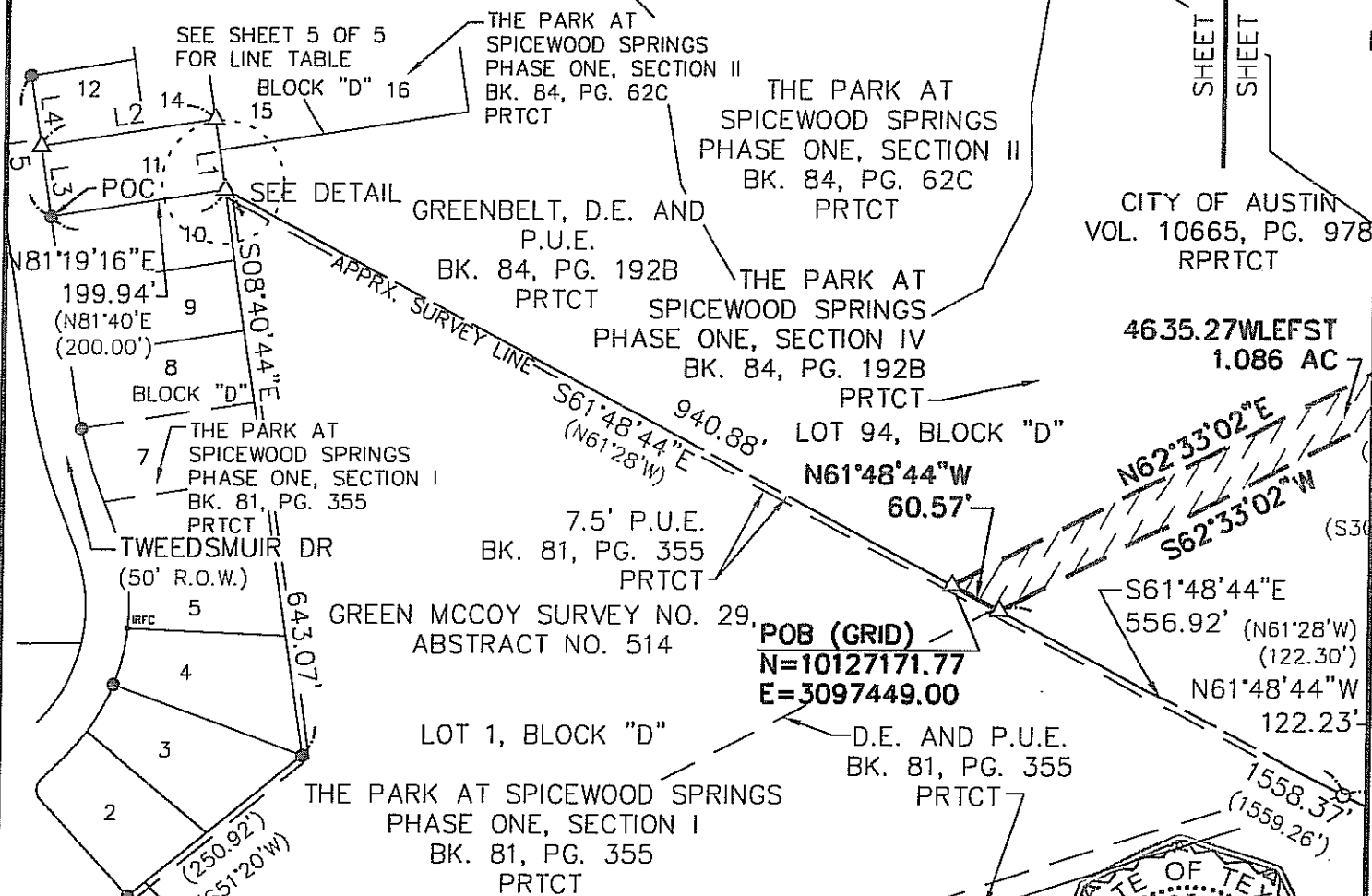
LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED) N72°28'15"W
- IRFC ● 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA
- RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX
- PRTCT PLAT RECORDS
TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

SCALE:
1"=200'

JOHN M. SWISHER SURVEY NO. 32
ABSTRACT NO. 2405

SHEET 3 OF 5
SHEET 4 OF 5

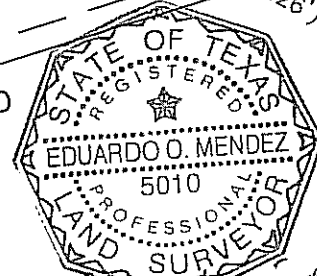


THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE, CENTRAL ZONE NAD83(CORS96), FOR SURFACE COORDINATES, DIVIDE GRID COORDINATES BY COMBINED SCALE FACTOR OF 0.99989. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

BASE

STATION	PID	DESIGNATION (ALL CORS)	LATITUDE	LONGITUDE
DE7995	HOT1	CARTERBURGESS COOP	N301608.940	W0974713.440
DF4373	TXAU	AUSTIN RRP2	N301842.087	W0974522.712
DF4070	EZAU	EASY AUSTIN COOP	N301235.483	W0974412.279

SPICEWOOD SPRINGS RD
(R.O.W. VARIES)



Eduardo O. Mendez
10/4/10

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38803
FILE: PAR166VLEFS

3

3 OF 5

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC ● 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA
- RPRCT REAL PROPERTY RECORDS
TRAVIS CO, TX
- PRCT PLAT RECORDS
TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- POB POINT OF BEGINNING

SEE SHEET 5 OF 5
FOR LINE TABLE

SHEET 5 OF 5

SHEET 4 OF 5

GREENBELT, D.E. AND
P.U.E.
BK. 81, PG. 355
PRCT

THE PARK AT
SPICEWOOD SPRINGS
PHASE ONE, SECTION II
BK. 84, PG. 62C
PRCT

THE PARK AT
SPICEWOOD SPRINGS
PHASE ONE, SECTION IV
BK. 84, PG. 192B
PRCT

CITY OF AUSTIN
VOL. 10665, PG. 978
RPRCT

4635.27WLEFST
1.086 AC

ROUND ROCK INDEPENDENT
SCHOOL DISTRICT
(35.00 AC)
VOL. 7780, PG. 183
DRCT

JOHN M. SWISHER SURVEY NO. 32
ABSTRACT NO. 2405

DRAINAGE ESMT.
BK. 92, PG. 289
PRCT

LOT 1, BLOCK "Y"

THE BEND AT THE
VILLAGES OF SPICEWOOD
BK. 92, PG. 289
PRCT

PARK LAND &
CONSERVATION ESMT.
BK. 92, PG. 289
PRCT

CITY OF AUSTIN
VOL. 13337, PG. 149
RPRCT



Eduardo O. Mendez
10/4/10

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR166WLEFS

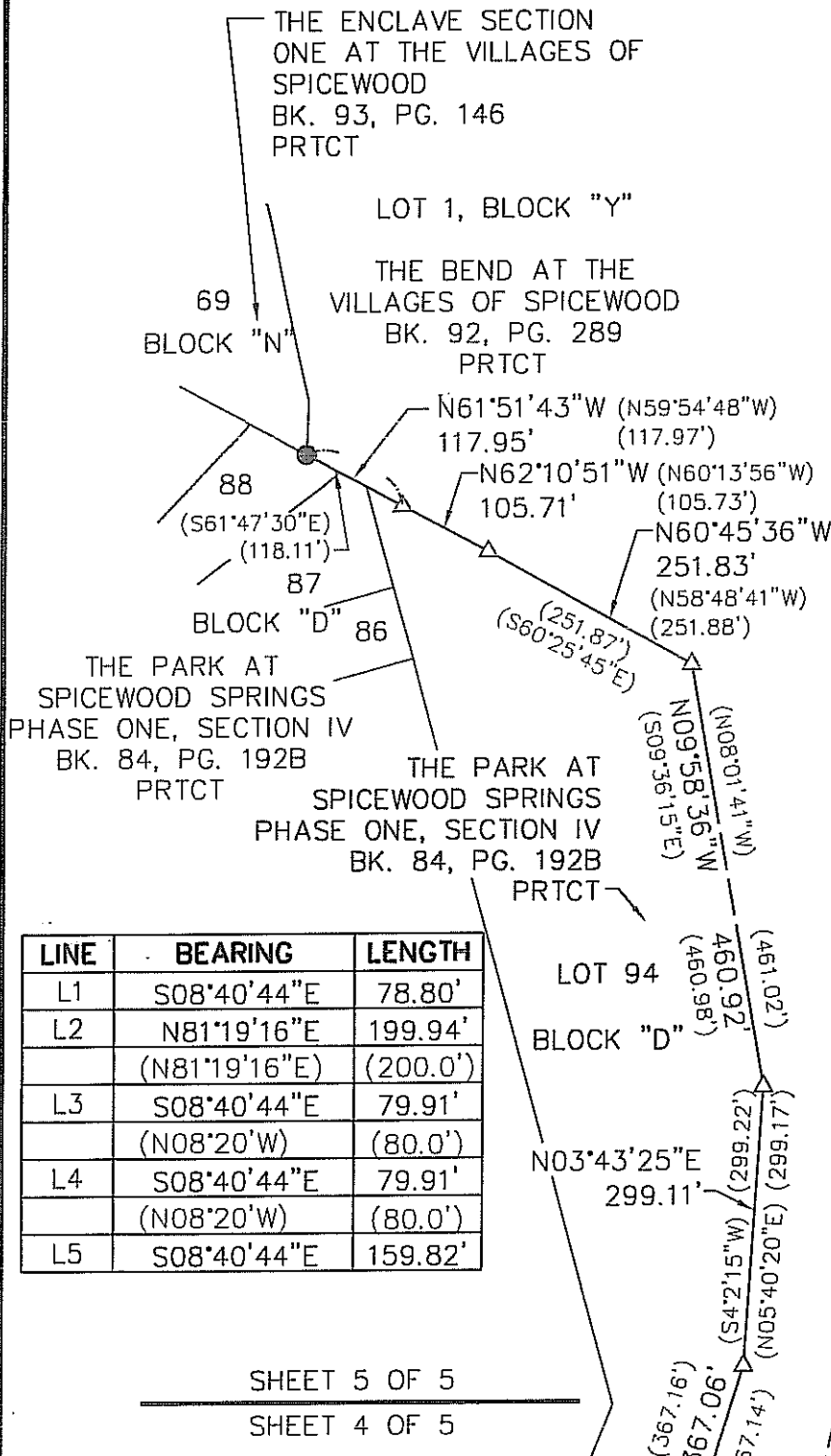
4

4 OF 5

SCALE:
1"=200'

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC ● 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA
- RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX
- PRCTCT PLAT RECORDS
TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- POB POINT OF BEGINNING



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.



Eduardo O. Mendez
10/4/10

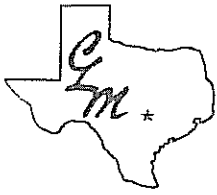


305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR166WLEFS



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

Project: Jollyville Water Transmission Main

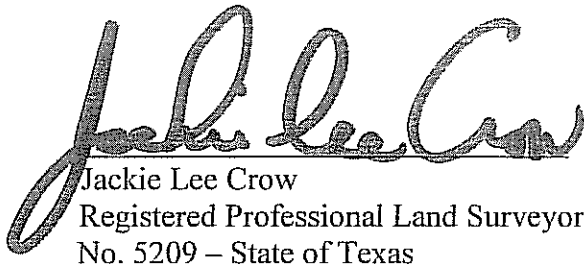
Parcel No. 4635.27 WLEFST- 1.086 Acre Subterranean Tunnel Easement – City of Austin

Surveyor Certification

I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby certify that this document has been reviewed by me, does substantially comply in form to the Legal Description Guidelines for the Department of Public Works of the City of Austin (Revised – January, 2007) and that the information shown on the legal description and sketch does match that information shown in the closure report provided with the document. No review has been made regarding the correctness of boundary line determination, boundary line configuration, easement configuration and calculations used in the production of this document.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 6th day
of October, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



Field Notes for 4635.27WLEFST

BEING 0.770 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE GREEN MCCOY SURVEY NO. 29, ABSTRACT NO. 514, IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK "D", THE PARK AT SPICEWOOD SPRINGS, PHASE ONE, SECTION I, RECORDED IN BOOK 81, PAGE 355 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN, BY WARRANTY DEED OF GIFT DATED ON APRIL 27, 1988, FILED FOR RECORD ON APRIL 29, 1988, RECORDED IN VOLUME 10665, PAGE 978 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.770 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 1/2 inch iron rod found in the northeasterly right-of-way line of Tweedsmuir Drive (50' R.O.W.), at the most westerly corner of Lot 10, Block "D" of said The Park at Spicewood Springs, Phase One, Section I and the most southerly corner of Lot 11, Block "D" of said The Park at Spicewood Springs, Phase One, Section I, thence as follows;

North 81°19'16" East, a distance of 199.94 feet, with the northwesterly line of said Lot 10, Block "D" and the southeasterly line of said Lot 11, Block "D", to a calculated point at the most easterly corner of said Lot 11, Block "D" and the most northerly corner of said Lot 10, Block "D", from which, a 1/2 inch iron rod found bears North 72°28'15" West, a distance of 1.30 feet;

North 08°40'44" West, a distance of 1.11 feet, to a calculated point at the most northerly corner of said Lot 1, Block "D", and a corner of Lot 94, Block "D" of The Park at Spicewood Springs Phase One, Section IV, recorded in Book 84, Page 192B of the Plat Records of Travis County, Texas;

South 61°48'44" East, a distance of 940.88 feet, with the northeasterly line of said Lot 1, Block "D" and a southwesterly line of said Lot 94, Block "D", to a calculated point for the Point of Beginning and most northerly corner of the herein described tract of land having Texas State Plane (Texas Central Zone), NAD 83 (CORS96), U. S. Feet, Combined Scale Factor of 0.99989) values of N=10127171.77, E=3097449.00;

1) THENCE, South 61°48'44" East, a distance of 60.57 feet, to a calculated point for the most easterly corner of the herein described tract of land, from which, a 5/8 inch iron rod with MWM cap set at a northerly corner in the Spicewood Springs Road right-of-way line and the most easterly corner of said Lot 1, Block "D" and in a southwesterly line of said Lot 94, Block "D", bears South 61°48'44" East, a distance of 434.69 feet;

2) THENCE, South 62°33'02" West, a distance of 185.32 feet, leaving the northeasterly line of said Lot 1, Block "D" and a southwesterly line of said Lot 94, Block "D", and crossing said Lot 1, Block "D", to a calculated point for the point of curvature of a tangent circular curve to the left;

3) THENCE, along said curve to the left, having a radius of 715.00 feet, an angle of intersection of 37°55'40", an arc length of 473.30 feet, and a chord bearing South 43°35'12" West, a distance of 464.71 feet, to a calculated point in the northerly right-of-way line of Spicewood Springs Road and the southerly line of said Lot 1, Block "D", for a southerly corner of the herein described tract of land, from which, a 5/8 inch iron rod with MWM cap set at a northerly corner in the Spicewood Springs Road right-of-way line and the most easterly corner of said Lot 1, Block "D" and in a southwesterly line of said Lot 94, Block "D", bears North 87°32'42" East, a distance of 76.02 feet, along a curve to the left, having a radius of 1108.51 feet, an angle of intersection of 15°24'45", an arc length of 298.19 feet, and a chord bearing North

79°50'20" East, a distance of 297.29 feet, and North 72°07'57" East, a distance of 524.72 feet;

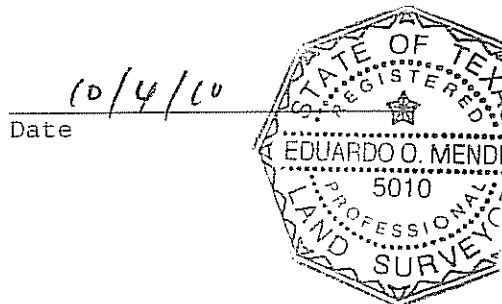
4) THENCE, South 87°32'42" West, a distance of 55.68 feet, with the northerly right-of-way line of Spicewood Springs Road and the southerly line of said Lot 1, Block "D", to a calculated point for the most westerly corner of the herein described tract of land, from which, a 1/2 inch iron rod found at the most westerly corner of said Lot 1, Block "D", and the most southerly corner of Lot 2, Block "D" of said The Park at Spicewood Springs, Phase One, Section I, bears South 87°32'42" West, a distance of 167.89 feet, and along a curve to the right, having a radius of 355.97 feet, an angle of intersection of 48°50'00", an arc length of 303.39 feet, and a chord bearing North 68°02'15" West, a distance of 294.29 feet;

5) THENCE, leaving the northerly right-of-way line of Spicewood Springs Road and the southerly line of said Lot 1, Block "D", crossing said Lot 1, Block "D", along a curve to the right, having a radius of 765.00 feet, an angle of intersection of 39°49'35", an arc length of 531.75 feet, and a chord bearing North 42°38'14" East, a distance of 521.11 feet, to a calculated point of tangency;

6) THENCE, North 62°33'02" East, a distance of 151.13 feet, to the Point of Beginning and containing an area of 0.770 acres 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.

Eduardo O. Mendez
Eduardo O. Mendez
Registered Professional Land Surveyor 5010



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

Bearing Basis: The coordinates shown are based on the Texas State Plane, Central Zone NAD83(CORS96). For surface coordinates, divide Grid Coordinates by Combined Scale Factor Of 0.99989. All distances shown are surface distances.

Base Station	PID	Designation	Latitude	Longitude
DE7995	HOT1	Carterburgess Coop (CORS)	N301608.940	W0974713.440
DF4373	TXAU	Austin Rrp2 (CORS)	N301842.087	W0974522.712
DF4070	EZAU	Easy Austin Coop (CORS)	N301235.483	W0974412.279

TCAD No.: 0164130501
CITY GRID No.: F35

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow
Date: 10/05/2010
JACKIE LEE CROW
R.P.L.S. #5209

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE, CENTRAL ZONE NAD83(CORS96), FOR SURFACE COORDINATES, DIVIDE GRID COORDINATES BY COMBINED SCALE FACTOR OF 0.99989. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRFC ● 1/2" IRON ROD W/CAP FOUND (UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH MWM CAP SET
- () RECORD DATA
- RPRCT REAL PROPERTY RECORDS TRAVIS CO, TX
- PRCT PLAT RECORDS TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- SEE SHEET 4 OF 4 FOR LINE/CURVE TABLES

JOHN M. SWISHER SURVEY
NO. 32
ABSTRACT NO. 2405

GREENBELT, D.E. AND P.U.E.
BK. 81, PG. 355 BK. 84, PG. 192B
PRCT

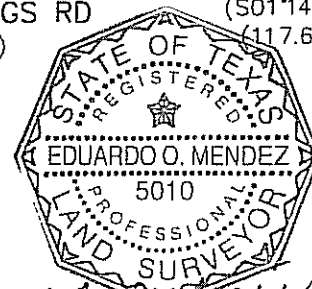
LOT 94, BLOCK "D"

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE, SECTION IV
BK. 84, PG. 192B
PRCT

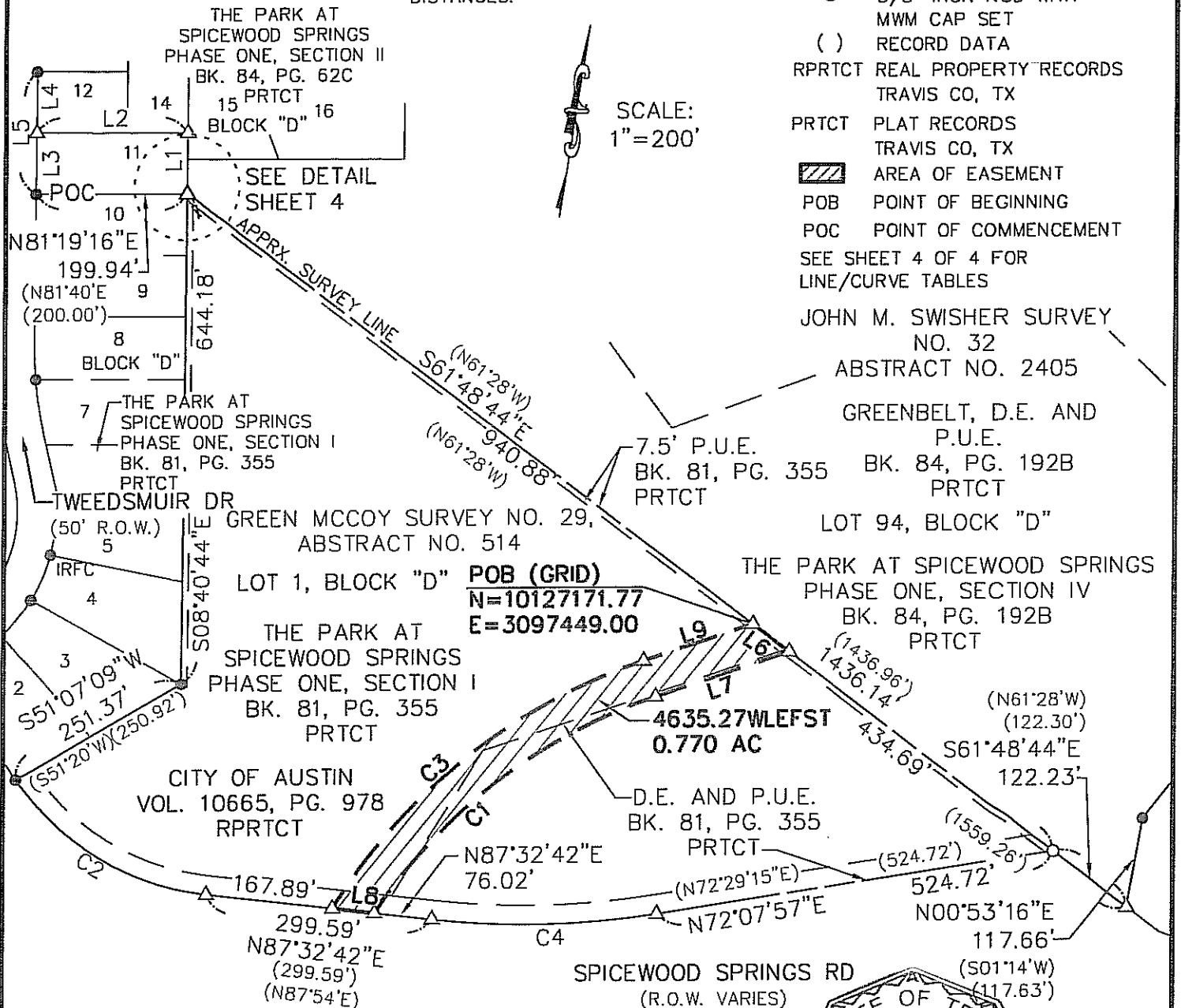
THE PARK AT SPICEWOOD SPRINGS
PHASE ONE, SECTION I
BK. 81, PG. 355
PRCT

CITY OF AUSTIN
VOL. 10665, PG. 978
RPRCT

SPICEWOOD SPRINGS RD
(R.O.W. VARIES)



Eduardo O. Menendez
10/4/10



BASE STATION	PID	DESIGNATION (ALL CORs)	LATITUDE	LONGITUDE
DE7995	HOT1	CARTERBURGESS COOP	N301608.940	W0974713.440
DF4373	TXAU	AUSTIN RRP2	N301842.087	W0974522.712
DF4070	EZAU	EASY AUSTIN COOP	N301235.483	W0974412.279



305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

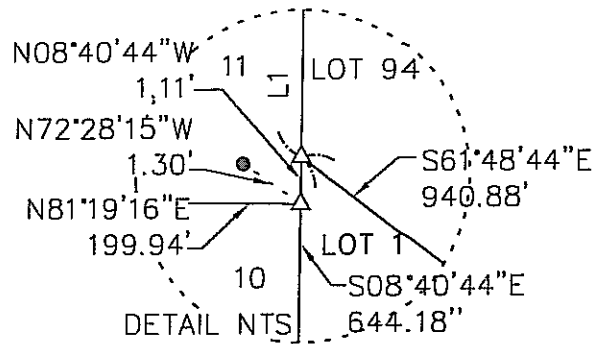
TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38803
FILE: PAR143WLEFS

3

3 OF 4

LINE	BEARING	LENGTH
L1	S08°40'44"E	78.80'
L2	N81°19'16"E	199.94'
	(N81°19'16"E)	(200.0')
L3	S08°40'44"E	79.91'
	(N08°20'W)	(80.0')
L4	S08°40'44"E	79.91'
	(N08°20'W)	(80.0')
L5	S08°40'44"E	159.82'
L6	S61°48'44"E	60.57'
L7	S62°33'02"W	185.32'
L8	S87°32'42"W	55.68'
L9	N62°33'02"E	151.13'



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	715.00'	37°55'40"	473.30'	S43°35'12"W	464.71'
C2	355.97'	48°50'00"	303.39'	N68°02'15"W	294.29'
(C2)	(355.97')	(48°50')	(303.39')	(N80°11'35"E)	(297.29')
C3	765.00'	39°49'35"	531.75'	N42°38'14"E	521.11'
C4	1108.51'	15°24'45"	298.19'	N79°50'20"E	297.29'
(C4)	(1108.51')	(15°24'45")	(298.19')	(N67°41'W)	(297.29')



Eduardo O. Mendez
10/4/10

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38503
FILE: PAR143WLEFS

4
4 OF 4



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

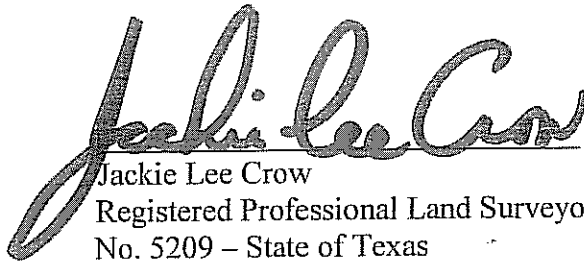
Project: Jollyville Water Transmission Main
Parcel No. 4635.27 WLEFST-0.770 Acre Subterranean Tunnel Easement – City of Austin

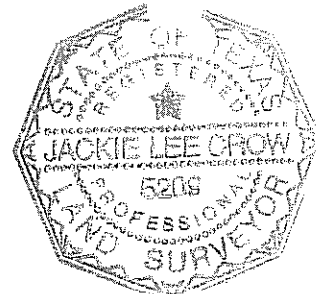
Surveyor Certification

I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby certify that this document has been reviewed by me, does substantially comply in form to the Legal Description Guidelines for the Department of Public Works of the City of Austin (Revised – January, 2007) and that the information shown on the legal description and sketch does match that information shown in the closure report provided with the document. No review has been made regarding the correctness of boundary line determination, boundary line configuration, easement configuration and calculations used in the production of this document.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 6th day
of October, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



Field Notes for 4635.27WLEFST

BEING 0.473 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE GREEN MCCOY SURVEY NO. 29, ABSTRACT NO. 514 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 60, BLOCK "A" OF THE PARK AT SPICEWOOD SPRINGS, PHASE ONE, SECTION III, DEDICATED TO THE PUBLIC AS GREENBELT-DRAINAGE AND PUBLIC UTILITY EASEMENT, FILED FOR RECORD ON AUGUST 27, 1984, AND RECORDED IN BOOK 84, PG. 190B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.473 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the northwesterly right-of-way line of Old Lampasas Trail (R.O.W. varies) and in a southeasterly line of said Lot 60, Block "A", for the Point of Beginning, the most southerly and the most westerly corner of the herein described tract of land having Texas State Plane (Texas Central Zone), NAD 83 (CORS96), U. S. Feet, Combined Scale Factor of 0.99989) values of N=10125589.40, E=3095012.12, from which, a 1/2 inch iron rod found in the northwesterly right-of-way line of Spicewood Springs Road, at the most southerly corner of said Lot 60, Block "A" and a corner of Lot 40, Block "H" of Northwest Balcones Amended, recorded in Book 78, Page 148 of the Plat Records of Travis County, Texas bears South 64°12'58" West, a distance of 8.16 feet;

1) THENCE, leaving the northwesterly right-of-way line of Old Lampasas Trail and a southeasterly line of said Lot 60, Block "A", crossing said Lot 60, Block "A", along a curve to the left, having a radius of 735.00 feet, an angle of intersection of 20°59'05", an arc length of 269.20 feet, and a chord bearing North 49°15'02" East, a distance of 267.69 feet, to a calculated point, for the point of reverse curvature of a non-tangent circular curve to the right;

2) THENCE, along said curve to the right, having a radius of 765.00 feet, an angle of intersection of 25°13'23", an arc length of 336.77 feet, and a chord bearing North 52°46'20" East, a distance of 334.06 feet, to a calculated point in a northeasterly line of said Lot 60, Block "A", and a southwesterly line of Lot 59, Block "A" of The Park at Spicewood Springs, Phase One, Section II, recorded in Book 84, Page 62C of the Plat Records of Travis County, Texas, for the most northerly corner of the herein described tract of land, from which, a 1/2 inch iron rod found at a corner of said Lot 60, Block "A", and a corner of said Lot 59, Block "A" bears North 33°18'23" West, a distance of 69.26 feet;

3) THENCE, South 33°18'23" East, a distance of 16.80 feet, with a northeasterly line of said Lot 60, Block "A", and a southwesterly line of said Lot 59, Block "A", to a 5/8 inch iron rod with MWM cap set in the curving northwesterly right-of-way line of Old Lampasas Trail, at an easterly corner of said Lot 60, Block "A" and the most southerly corner of said Lot 59, Block "A", for the most easterly corner of the herein described tract of land;

4) THENCE, with the curving northwesterly right-of-way line of Old Lampasas Trail and a curving southeasterly line of said Lot 60, Block "A", along said curve to the left, having a radius of 345.00 feet, an angle of intersection of 22°11'39", an arc length of 133.64 feet, and a chord bearing South 48°27'41" West, a distance of 132.81 feet, to a calculated point for the endpoint of said curve;

5) THENCE, South 37°21'58" West, a distance of 18.68 feet, to a calculated point for the point of curvature of a non-tangent circular curve to the left;

6) THENCE, leaving the northwesterly right-of-way line of Old Lampasas Trail and a southeasterly line of said Lot 60, Block "A", and crossing said Lot 60, Block "A", along said curve to the left, having a radius of 715.00 feet, an angle of intersection of 13°48'07", an arc length of 172.24 feet, and a chord bearing South 47°06'33" West, a distance of 171.82 feet, to a calculated point for the point of reverse curvature of a non-tangent circular curve to the right;

7) THENCE, along said curve to the right, having a radius of 785.00 feet, an angle of intersection of 04°10'27", an arc length of 57.19 feet, and a chord bearing South 40°53'30" West, a distance of 57.18 feet, to a calculated point in the curving northwesterly right-of-way line of Old Lampasas Trail and a curving southeasterly line of said Lot 60, Block "A", for the point of compound curvature of a non-tangent circular curve to the right;

8) THENCE, with the curving northwesterly right-of-way line of Old Lampasas Trail and a curving southeasterly line of said Lot 60, Block "A", along said curve to the right, having a radius of 418.93 feet, an angle of intersection of 04°05'54", an arc length of 29.97 feet, and a chord bearing South 62°09'56" West, a distance of 29.96 feet, to a calculated point for the endpoint of said curve;

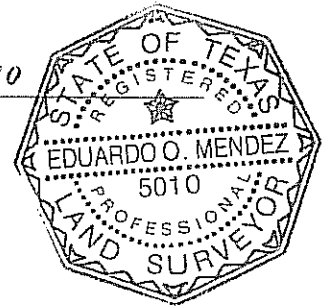
9) THENCE, South 64°12'58" West, a distance of 197.09 feet, to the Point of Beginning and containing an area of 0.473 of one acre of land, more or less.

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.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

10/4/10
Date



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

Bearing Basis:

The coordinates shown are based on the Texas State Plane, Central Zone NAD83(CORS96). For surface coordinates, divide Grid Coordinates by Combined Scale Factor Of 0.99989. All distances shown are surface distances.

Base

<u>Station</u>	<u>PID</u>	<u>Designation</u>	<u>Latitude</u>	<u>Longitude</u>
DE7995	HOT1	Carterburgess Coop (CORS)	N301608.940	W0974713.440
DF4373	TXAU	Austin Rrp2 (CORS)	N301842.087	W0974522.712
DF4070	EZAU	Easy Austin Coop (CORS)	N301235.483	W0974412.279

TCAD No.: 0164130351
CITY GRID No.: F35

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow
Date: 10/05/2010
JACKIE LEE CROW
R.P.L.S. #5209

SCALE:
1"=100'

GREEN MCCOY SURVEY NO. 29,
ABSTRACT NO. 514

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA

OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX

RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX

PRCTCT PLAT RECORDS
TRAVIS CO, TX

AREA OF EASEMENT

POB POINT OF BEGINNING

SEE SHEET 6 OF 6 FOR LINE/CURVE DATA

LOT 60

BLOCK "A"

LOT 59

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE SECTION III
BK. 84, PG. 190B
PRCTCT

GREENBELT-DRAINAGE AND P.U.E.
BK. 84 PG. 190B
PRCTCT

SHEET 3 OF 6
SHEET 4 OF 6

POB (GRID)
N 10125589.40
E 3095012.12

LOT 40, BLOCK "H"
NORTHWEST BALCONES AMENDED
BK. 78, PG. 148
PRCTCT

S64°12'58"W
8.16'

WILLIAM G. & MARY E. SANCHEZ
VOL. 8214, PG. 501
DRTCT

THE COORDINATES SHOWN ARE BASED ON THE TEXAS
STATE PLANE, CENTRAL ZONE NAD83(CORS96), FOR
SURFACE COORDINATES, DIVIDE GRID COORDINATES BY
COMBINED SCALE FACTOR OF 0.99989. ALL DISTANCES
SHOWN ARE SURFACE DISTANCES.

BASE

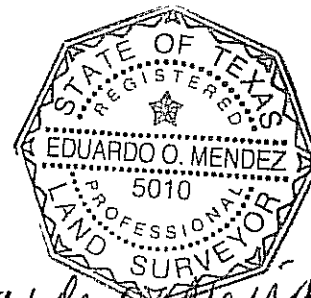
STATION	PID	DESIGNATION (ALL CORS)	LATITUDE	LONGITUDE
DE7995	HOT1	CARTERBURGESS COOP	N301608.940	W0974713.440
DF4373	TXAU	AUSTIN RRP2	N301842.087	W0974522.712
DF4070	EZAU	EASY AUSTIN COOP	N301235.483	W0974412.279

mwm
DesignGroup

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS



Eduardo O. Mendez
10/4/10

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND MAY NOT
INCLUDE ALL EASEMENTS OR INSTRUMENTS
PERTAINING TO THIS PROPERTY.

OLD LAMPASAS TRAIL
(R.O.W. VARIES)

HALLMARK BAPTIST CHURCH
VOL. 11103, PG. 1718
RPRTCT

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR141WLEFS

3
3 OF 6

SCALE:
1"=100'

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA
- OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX
- RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX
- PRPTCT PLAT RECORDS
TRAVIS CO, TX
- ▨ AREA OF EASEMENT
- POB POINT OF BEGINNING
SEE SHEET 6 OF 6 FOR LINE/CURVE DATA

GREEN MCCOY SURVEY NO. 29,
ABSTRACT NO. 514

BLOCK "A"

THE PARK AT
SPICEWOOD SPRINGS
BK. 81, PG. 355
PRTCT

LOT 59

BLOCK "A"

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE SECTION II
BK. 84, PG. 62C
PRTCT

SHEET 4 OF 6
SHEET 5 OF 6

GREENBELT-DRAINAGE AND P.U.E.
BK. 84 PG. 62C
PRTCT

25' B.L.
BK. 84, PG. 62C
PRTCT

C11
OLD LAMPASAS TRAIL
(R.O.W. VARIES)

S85°53'58"W
(S86°16'W)

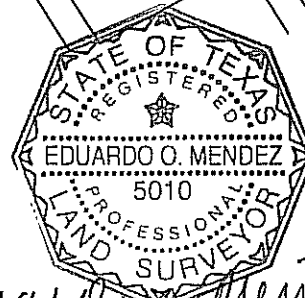
279.71'
(279.74')

S77°16'58"W
(S77°39'W)

281.41'
(281.44')

1 3 18/17 4 5 16
BULL CREEK RANCH
DOC. 200200227
OPRTCT

20
PEDERNALES ELECTRIC COOPERATIVE
VOL. 7745, PG. 722
RPRTCT



Eduardo O. Mendez
10/4/10

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR141WLEFS

4
4 OF 6

GREEN MCCOY SURVEY NO. 29,
ABSTRACT NO. 514

BLOCK "D"

THE PARK AT SPICEWOOD SPRINGS
BK. 81, PG. 356
PRTCT

BLOCK "A"
LOT 58
THE PARK AT
SPICEWOOD SPRINGS
BK. 81, PG. 355
PRTCT

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA

OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX

RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX

PRTCT PLAT RECORDS
TRAVIS CO, TX

AREA OF EASEMENT

POB POINT OF BEGINNING

SEE SHEET 6 OF 6 FOR LINE/CURVE DATA

GREENBELT-DRAINAGE AND P.U.E.
BK. 84 PG. 62C
PRTCT

SCALE:
1"=100'

SHEET 4 OF 6
SHEET 5 OF 6

LOT 59

BLOCK "A"

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE SECTION II
BK. 84, PG. 62C
PRTCT

CITY OF AUSTIN
DOC 2000167964
OPRTCT

N12°02'24"W
34.60'
C13
279.71'
(279.74')

S74°37'58"W
50.66'
(S75°00'W)
(50.67')

TRAVIS COUNTY
(0.5560 AC)
(FOR STREET PURPOSES)
VOL. 11328, PG. 605
RPRTCT

BULL CREEK RANCH
DOC. 200200227
OPRTCT



Eduardo O. Mendez
10/4/10

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR141WLEFS

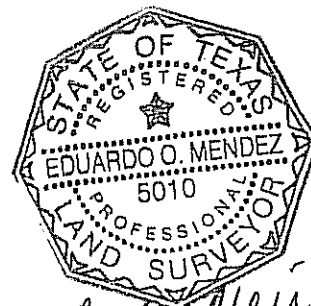
5
5 OF 6

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	735.00'	20°59'05"	269.20'	N49°15'02"E	267.69'
C2	765.00'	25°13'23"	336.77'	N52°46'20"E	334.06'
C3	345.00'	22°11'39"	133.64'	S48°27'41"W	132.81'
C4	715.00'	13°48'07"	172.24'	S47°06'33"W	171.82'
C5	785.00'	04°10'27"	57.19'	S40°53'30"W	57.18'
C6	418.93'	04°05'54"	29.97'	S62°09'56"W	29.96'
C7	418.93'	26°50'50"	196.30'	N50°47'28"E	194.51'
(C7)			(196.33')	(N51°09'30"E)	(194.53')
C8	418.93'	22°44'56"	166.33'	N48°44'31"E	165.24'
C9	345.00'	39°54'40"	240.32'	N57°19'24"E	235.49'
(C9)	(345.00')	(39°55')	(240.35')		(235.52')
C10	345.00'	17°43'14"	106.70'	N68°25'07"E	106.28'
(C10)	(345.00')		(106.72')	(N68°47'15"E)	(106.29')
C11	1061.90'	08°36'57"	159.68'	S81°35'28"W	159.53'
(C11)		(08°37')	(159.70')	(N81°57'30"E)	(159.55')
C12	506.90'	11°15'57"	99.67'	N80°15'58"E	99.51'
(C12)	(506.90')	(11°16')	(99.68')	(N80°38'E)	(99.52')
C13	506.90'	6°51'52"	60.73'	N82°28'00"E	60.69'
C14	506.90'	4°24'5"	38.94'	N76°50'02"E	38.93'
(C14)	(506.90')	(04°24'06")	(38.94')	(S78°50'23"W)	(38.93')
C15	555.00'	29°36'41"	286.83'	N63°09'31"E	283.65'
(C15)	(555.00')	(29°36'10")	(283.75')	(N65°09'46"E)	(283.57')
C16	320.21'	17°44'51"	99.19'	N65°44'58"E	98.79'
(C16)	(320.21')	(17°45')	(99.20')	(N66°07'30"E)	(98.80')
C17	367.44'	35°37'44"	228.49'	N39°03'58"E	224.82'
(C17)	(367.44')	(35°38')	(228.52')	(N39°26'E)	(224.85')
C18	25.03'	89°51'54"	39.26'	N23°41'32"W	35.36'
(C18)	(25.03')	(89°53')	(39.27')	(N23°19'30"W)	(35.36')
C19	419.97'	19°20'37"	141.79'	S58°57'32"E	141.11'
(C19)	(419.97')		(141.80')	(N58°35'30"W)	(141.13')

LINE	BEARING	LENGTH
L1	S33°18'23"E	16.80'
L2	N33°18'23"W	69.26'
L3	S37°21'58"W	18.68'
L4	S37°21'58"W	64.41'



Eduardo O. Mendez
10/4/10

SKETCH TO ACCOMPANY FIELD NOTES

TRAVIS COUNTY, TEXAS



305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR141WLEFS

6

6 OF 6



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

Project: Jollyville Water Transmission Main

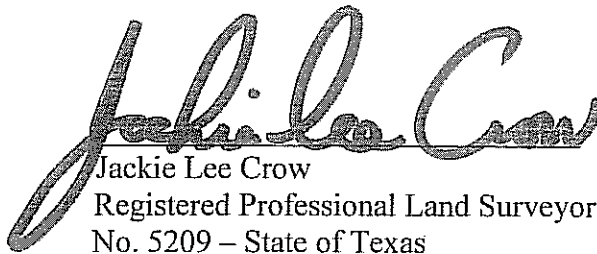
Parcel No. 4635.27 WLEFST-0.473 Acre Subterranean Tunnel Easement – City of Austin

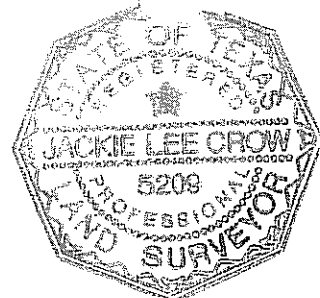
Surveyor Certification

I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby certify that this document has been reviewed by me, does substantially comply in form to the Legal Description Guidelines for the Department of Public Works of the City of Austin (Revised – January, 2007) and that the information shown on the legal description and sketch does match that information shown in the closure report provided with the document. No review has been made regarding the correctness of boundary line determination, boundary line configuration, easement configuration and calculations used in the production of this document.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 6th day of October, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



Field Notes for 4635.27WLEFST

BEING 0.841 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE GREEN MCCOY SURVEY NO. 29, ABSTRACT NO. 514 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE REMAINDER OF LOT 59, BLOCK "A" OF THE PARK AT SPICEWOOD SPRINGS, PHASE ONE, SECTION II, DEDICATED TO THE PUBLIC AS GREENBELT-DRAINAGE AND PUBLIC UTILITY EASEMENT, FILED FOR RECORD ON AUGUST 27, 1984, AND RECORDED IN BOOK 84, PG. 62C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.841 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 1/2 inch iron rod found in the northwesterly right-of-way line of Old Lampasas Trail (R.O.W. varies), at the most southerly corner of Lot 60, Block "A" of The Park at Spicewood Springs Phase One, Section III, recorded in Book 84, Page 190B of the Plat Records of Travis County, Texas, and a corner of Lot 40, Block "H" of Northwest Balcones Amended, recorded in Book 78, Page 148 of the Plat Records of Travis County, Texas, thence as follows;

North 64°12'58" East, a distance of 205.25 feet with the northwesterly right-of-way line of Old Lampasas Trail and a southeasterly line of said Lot 60, Block "A", to a calculated point for the point of curvature of a non-tangent circular curve to the left;

Along said curve to the left, having a radius of 418.93 feet, an angle of intersection of 26°50'50", an arc length of 196.30 feet, and a chord bearing North 50°47'28" East, a distance of 194.51 feet, to a calculated point for the endpoint of said curve;

North 37°21'58" East, a distance of 83.11 feet, to a calculated point, for the point of curvature of a non-tangent circular curve to the right;

Along said curve to the right, having a radius of 345.00, an angle of intersection of 22°11'26", an arc length of 133.62 feet, and a chord bearing North 48°27'47" East, a distance of 132.78 feet, to a 5/8 inch iron rod with MWM cap set the most easterly corner of said Lot 60, Block "A" and the most southerly corner of the remainder of said Lot 59, Block "A", for the Point of Beginning and most southerly corner of the herein described tract of land, having Texas State Plane (Texas Central Zone), NAD 83 (CORS96), U. S. Feet, Combined Scale Factor of 0.99989) values of N=10125952.15, E=3095490.11;

1) THENCE, North 33°18'23" West, a distance of 16.80 feet, leaving the curving northwesterly right-of-way line of Old Lampasas Trail, with a southwesterly line of the remainder of said Lot 59, Block "A" and a northeasterly line of said Lot 60, Block "A", to a calculated point, for the most westerly corner of the herein described tract of land, from which, a 1/2 inch iron rod found at a corner of said Lot 60, Block "A", and a corner of said Lot 59, Block "A", bears North 33°18'23" West, a distance of 69.26 feet;

2) THENCE, leaving a southwesterly line of said Lot 59, Block "A" and a northeasterly line of said Lot 60, Block "A", and crossing the remainder of said Lot 59, Block "A", along a curve, to the right, having a radius of 765.00 feet, an angle of intersection of 10°44'59", an arc length of 143.53 feet, and a chord bearing North 70°45'31" East, a distance of 143.32 feet, to a calculated point for the point of tangency;

3) THENCE, North 76°08'00" East, a distance of 1005.46 feet, to a calculated point in the curving northwesterly right-of-way line of Spicewood Springs Road, a curving southeasterly line of the remainder of said Lot 59, Block "A" and a curving northwesterly line of a 0.5560 acre tract of land conveyed to Travis County for Street Purposes, recorded in Volume 11328, Page 605 of the Real Property Records of Travis County, Texas, for the most northerly and most easterly corner of the herein described tract of land, from which, a 5/8 inch iron rod with MWM cap set in the northwesterly right-of-way line of Spicewood Springs Road, at a corner of the remainder of said Lot 59, Block "A", and the most northerly corner of said 0.5560 acre Travis County tract, bears along said curve, to the left, having a radius of 555.00 feet, an angle of intersection of 01°53'58", an arc length of 18.40 feet, and a chord bearing North 49°18'10" East, a distance of 18.40 feet, and North 48°21'26" East, a distance of 297.19 feet;

4) THENCE, with the curving northwesterly right-of-way line of Spicewood Springs Road, a curving southeasterly line of the remainder of said Lot 59, Block "A", and a curving northwesterly line of said 0.5560 acre Travis County tract, along said curve, to the right, having a radius of 555.00 feet, and angle of intersection of 17°41'15", an arc length of 171.33 feet, and a chord bearing South 59°05'46" West, a distance of 170.65 feet, to a calculated point for the endpoint of said curve;

5) THENCE, South 76°08'00" West, a distance of 351.54 feet, leaving the curving northwesterly right-of-way line of Spicewood Springs Road, a curving southeasterly line of the remainder of said Lot 59, Block "A", and a curving northwesterly line of said 0.5560 acre Travis County tract, and crossing the remainder of said Lot 59, Block "A", to a calculated point in the northwesterly line of Old Lampasas Trail and a southeasterly line of said Lot 59, Block "A", for a corner;

6) THENCE, South 85°53'58" West, a distance of 83.58 feet, with the northwesterly line of Old Lampasas Trail and a southeasterly line of the remainder of said Lot 59, Block "A", to a calculated point for the point of curvature of a non-tangent circular curve to the left;

7) THENCE, with the curving northwesterly right-of-way line of Old Lampasas Trail and a curving southeasterly line of the remainder of said Lot 59, Block "A", along said curve to the left, having a radius of 1061.90 feet, an angle of intersection 08°36'57", an arc length of 159.68 feet, and a chord bearing South 81°35'28" West, a distance of 159.53 feet, to a calculated point for the endpoint of said curve;

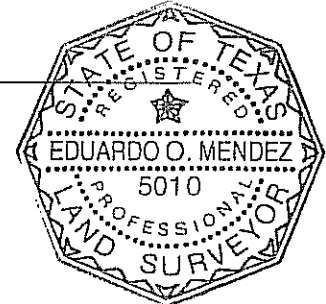
8) THENCE, South 77°16'58" West, a distance of 281.36 feet, to a calculated point, for the point of curvature of a non-tangent circular curve to the left;

9) THENCE, along said curve to the left, having a radius of 345.00 feet, an angle of intersection of 17°43'14", an arc length of 106.70 feet, and a chord bearing South 68°25'34" West, a distance of 106.28 feet, to the Point of Beginning and containing an area of 0.841 of one acre 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.

Eduardo O. Mendez
Eduardo O. Mendez
Registered Professional Land Surveyor 5010

10/4/10
Date



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

Bearing Basis:

The coordinates shown are based on the Texas State Plane, Central Zone NAD83(CORS96). For surface coordinates, divide Grid Coordinates by Combined Scale Factor Of 0.99989. All distances shown are surface distances.

Base

Station	PID	Designation	Latitude	Longitude
DE7995	HOT1	Carterburgess Coop (CORS)	N301608.940	W0974713.440
DF4373	TXAU	Austin Rrp2 (CORS)	N301842.087	W0974522.712
DF4070	EZAU	Easy Austin Coop (CORS)	N301235.483	W0974412.279

TCAD No.: 0164130352
CITY GRID No.: F35

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow
Date: 10/05/2010
JACKIE LEE CROW
R.P.L.S.# 5209

LOT 60

BLOCK "A"

SCALE:
1"=100'

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE SECTION III
BK. 84, PG. 190B
PRTCT

REMAINDER OF
LOT 59

GREEN MCCOY SURVEY NO. 29,
ABSTRACT NO. 514

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA

OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX

RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX

PRTCT PLAT RECORDS
TRAVIS CO, TX

AREA OF EASEMENT

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

SEE SHEET 6 OF 6 FOR LINE/CURVE DATA

THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A TITLE
REPORT AND MAY NOT INCLUDE ALL
EASEMENTS OR INSTRUMENTS
PERTAINING TO THIS PROPERTY.

25' B.L.
VOL. 84, 190B
PRTCT

NORTHWEST BALCONES AMENDED
BK. 78, PG. 148
PRTCT

LOT 40, BLOCK "H"

POC

WILLIAM G. &
MARY E. SANCHEZ
VOL. 8214, PG. 501
DRTCT

THE COORDINATES SHOWN ARE BASED ON THE TEXAS
STATE PLANE, CENTRAL ZONE NAD83(CORS96), FOR
SURFACE COORDINATES, DIVIDE GRID COORDINATES BY
COMBINED SCALE FACTOR OF 0.99989. ALL DISTANCES
SHOWN ARE SURFACE DISTANCES.

BASE

STATION	PID	DESIGNATION (ALL CORS)	LATITUDE	LONGITUDE
DE7995	HOT1	CARTERBURGESS COOP	N301608.940	W0974713.440
DF4373	TXAU	AUSTIN RRP2	N301842.087	W0974522.712
DF4070	EZAU	EASY AUSTIN COOP	N301235.483	W0974412.279

0.841 AC
4635.27WLEFST

GREENBELT-DRAINAGE AND P.U.E.
BK. 84 PG. 190B
PRTCT

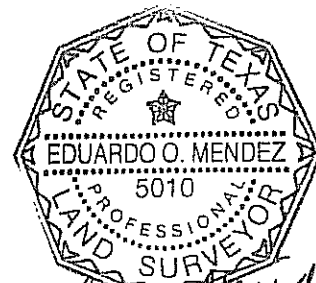
POB (GRID)

N=10125952.15

E=3095490.11

(S37°44'W)
(83.12')
N37°21'58"E
83.11'
OLD LAMPASAS TRAIL
(R.O.W. VARIES)

HALLMARK BAPTIST CHURCH
VOL. 11103, PG. 1718
RPRTCT



Eduardo O. Mendez

10/4/10

SHEET 3 OF 6

SHEET 4 OF 6



305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR142WLEFS

3

3 OF 6

SCALE:
1"=100'

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA

OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX

RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX

PRCTCT PLAT RECORDS
TRAVIS CO, TX

▨ AREA OF EASEMENT

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

SEE SHEET 6 OF 6 FOR LINE/CURVE DATA

GREEN MCCOY SURVEY NO. 29,
ABSTRACT NO. 514

BLOCK "A"

THE PARK AT
SPICEWOOD SPRINGS
BK. 81, PG. 355
PRCTCT

REMAINDER OF LOT 59

BLOCK "A"

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE SECTION II
BK. 84, PG. 62C
PRCTCT

GREENBELT-DRAINAGE AND P.U.E.
BK. 84 PG. 62C
PRCTCT

25' B.L.
BK. 84, PG. 62C
PRCTCT

0.841 AC
4635.27WLEFST

1005.46°

83.58'

S85°53'58"W
(S86°16'W)

279.71'
(279.74')

S76°08'00"W
196.13'

OLD LAMPASAS TRAIL
(R.O.W. VARIES)

N76°08'00"E
281.36'
(281.44')

S77°16'58"W
(S77°39'W)

BULL CREEK RANCH
DOC. 200200227
OPRTCT

PEDERNALES ELECTRIC COOPERATIVE
VOL. 7745, PG. 722
RPRTCT



Eduardo O. Mendez
10/4/10

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR142WLEFS

4

4 OF 6

BLOCK "A"

BLOCK "D"

THE PARK AT
SPICEWOOD SPRINGS
BK. 81, PG. 355
PRTCT

THE PARK AT SPICEWOOD SPRINGS
BK. 81, PG. 356
PRTCT

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- IRFC 1/2" IRON ROD W/CAP FOUND
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH
MWM CAP SET
- () RECORD DATA

OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX

RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX

PRTCT PLAT RECORDS
TRAVIS CO, TX



POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

SEE SHEET 6 OF 6 FOR LINE/CURVE DATA

REMAINDER OF LOT 59

BLOCK "A"

THE PARK AT SPICEWOOD SPRINGS
PHASE ONE SECTION II
BK. 84, PG. 62C
PRTCT

25' B.L.
BK. 84, PG. 62C
PRTCT

(S23°15'19"W) S21°14'58"W
(35.19') 35.19'

GREENBELT-DRAINAGE AND P.U.E.

BK. 84 PG. 62C
PRTCT

SPICEWOOD SPRINGS
ROAD
C13 (R.O.W. VARIES)

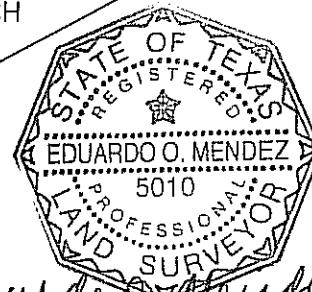
GREEN MCCOY SURVEY NO. 29,
IRFC ABSTRACT NO. 514

CITY OF AUSTIN
DOC 2000167964
OPRTCT

SPICEWOOD SPRINGS ROAD
(R.O.W. VARIES)

TRAVIS COUNTY
(0.5560 AC)
(FOR STREET PURPOSES)
VOL. 11328, PG. 605
RPRTCT

BULL CREEK RANCH
DOC. 200200227
OPRTCT



Eduardo O. Mendez
10/4/10

SCALE:
1"=100'

SHEET 4 OF 6
SHEET 5 OF 6

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

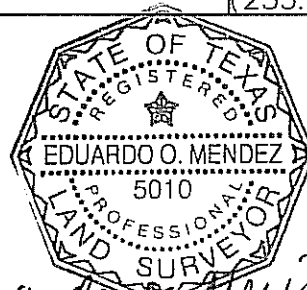
TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PAR142WLEFS

5
5 OF 6

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	418.93'	26°50'50"	196.30'	N50°47'28"E	194.51'
(C1)			(196.33')	(N51°09'30"E)	(194.53')
C2	345.00'	22°11'26"	133.62'	N48°27'47"E	132.78'
(C2)			(133.63')	(N48°49'45"E)	(132.80')
C3	765.00'	10°44'59"	143.53'	N70°45'31"E	143.32'
C4	555.00'	01°53'58"	18.40'	N49°18'10"E	18.40'
(C4)					
C5	25.03'	89°51'54"	39.26'	N23°41'32"W	35.36'
(C5)	(25.03')	(89°53')	(39.27')	(N23°19'30"W)	(35.36')
C6	419.97'	19°20'37"	141.79'	S58°57'32"E	141.11'
(C6)	(419.97')		(141.80')	(N58°35'30"W)	(141.13')
C7	555.00'	17°41'15"	171.33'	S59°05'46"W	170.65'
C8	555.00	10°01'28"	97.10'	N72°57'08"E	96.98'
(C8)					
C9	506.90'	6°51'52"	60.73'	N82°28'00"E	60.69'
(C9)					
C10	506.90'	4°24'5"	38.94'	N76°50'02"E	38.93'
(C10)	(506.90')	(04°24'06")	(38.94')	(S78°50'23"W)	(38.93')
C11	506.90'	11°15'57"	99.67'	N80°15'58"E	99.51'
(C11)	(506.90')	(11°16')	(99.68')	(N80°38'E)	(99.52')
C12	320.21'	17°44'51"	99.19'	N65°44'58"E	98.79'
(C12)	(320.21')	(17°45')	(99.20')	(N66°07'30"E)	(98.80')
C13	367.44'	35°37'44"	228.49'	N39°03'58"E	224.82'
(C13)	(367.44')	(35°38')	(228.52')	(N39°26'E)	(224.85')
C14	1061.90'	08°36'57"	159.68'	S81°35'28"W	159.53'
(C14)		(08°37')	(159.70')	(N81°57'30"E)	(159.55')
C15	345.00'	17°43'14"	106.70'	S68°25'34"W	106.28'
(C15)	(345.00')		(106.72')	(N68°47'15"E)	(106.29')
C16	555.00'	29°36'41"	286.83'	N63°09'31"E	283.65'
(C16)	(555.00')	(29°36'10")	(283.75')	(N65°09'46"E)	(283.57')
C17	345.00'	39°54'40"	240.32'	N57°19'24"E	235.49'
(C17)	(345.00')	(39°55')	(240.35')		(235.52')

LINE	BEARING	LENGTH
L1	N33°18'23"W	16.80'
L2	N33°18'23"W	69.26'
L3	N12°02'24"W	34.60'
(L3)	(N10°02'09"W)	(34.59')



Eduardo O. Mendez
10/4/10

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS



305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

DATE: 04 OCT 10
JOB NO: 36603
FILE: PAR142WLEFS

6
6 OF 6



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

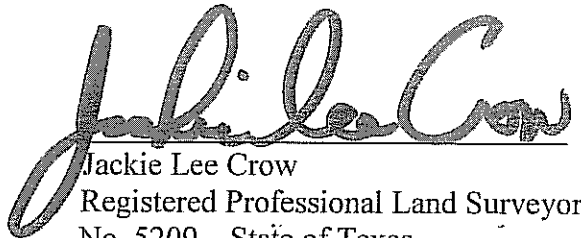
Project: Jollyville Water Transmission Main
Parcel No. 4635.27 WLEFST-0.841 Acre Subterranean Tunnel Easement – City of Austin

Surveyor Certification

I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby certify that this document has been reviewed by me, does substantially comply in form to the Legal Description Guidelines for the Department of Public Works of the City of Austin (Revised – January, 2007) and that the information shown on the legal description and sketch does match that information shown in the closure report provided with the document. No review has been made regarding the correctness of boundary line determination, boundary line configuration, easement configuration and calculations used in the production of this document.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 6th day
of October, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas

