

## 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;

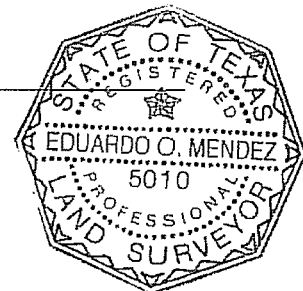
3) THENCE, North 52°23'20" East, a distance of 69.76 feet, with the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract, to the Point of Beginning and containing an area of 0.035 of one acre of land (1540 s.f.), more or less.

|        |                      |
|--------|----------------------|
| 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 |

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

Jackie Lee Crow  
Date: 10/05/2010

JACKIE LEE CROW  
R.P.L.S. #5209

TCAD No.: 0164130703

CITY GRID No.: F35

# 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

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

SCALE:  
1"=100'

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

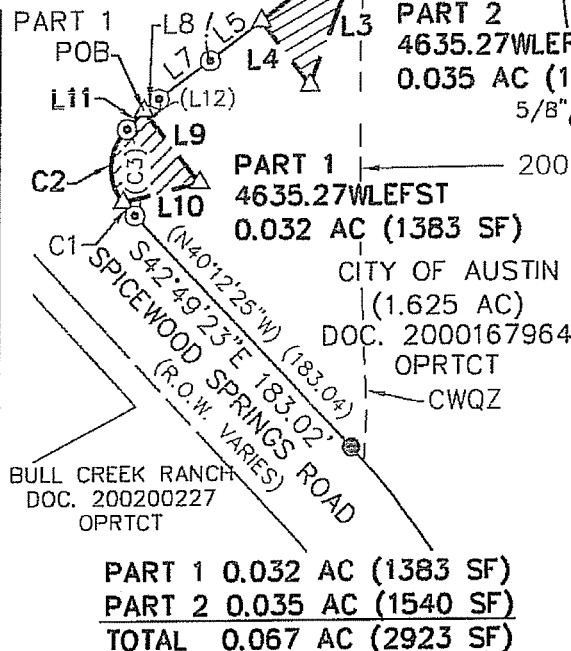
## PART 2

POB (GRID)

N=10126385.79

E=3096893.02

| 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') |



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

PART 2 POB

SEE DETAIL

PART 2  
4635.27WLEFST  
0.035 AC (1540 SF)

PART 1  
4635.27WLEFST  
0.032 AC (1383 SF)

CITY OF AUSTIN  
(1.625 AC)

DOC. 2000167964

OPRTCT

CWQZ

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

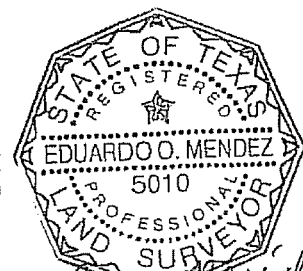
PART 1 0.032 AC (1383 SF)  
PART 2 0.035 AC (1540 SF)  
TOTAL 0.067 AC (2923 SF)

| 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

| 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 |



*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: 35603  
FILE: PART20WLEFS

3

3 OF 3



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

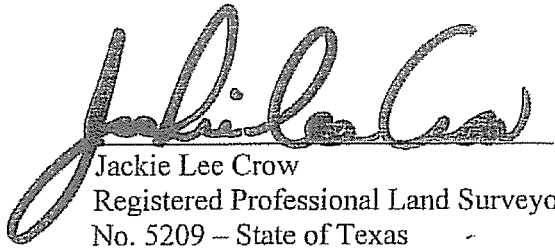
Project: Jollyville Water Transmission Main  
Parcel No. 4635.27 WLEFST-0.067 Acre Subterranean Tunnel Easement – City of Austin

### **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 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

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

