

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

<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.: 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

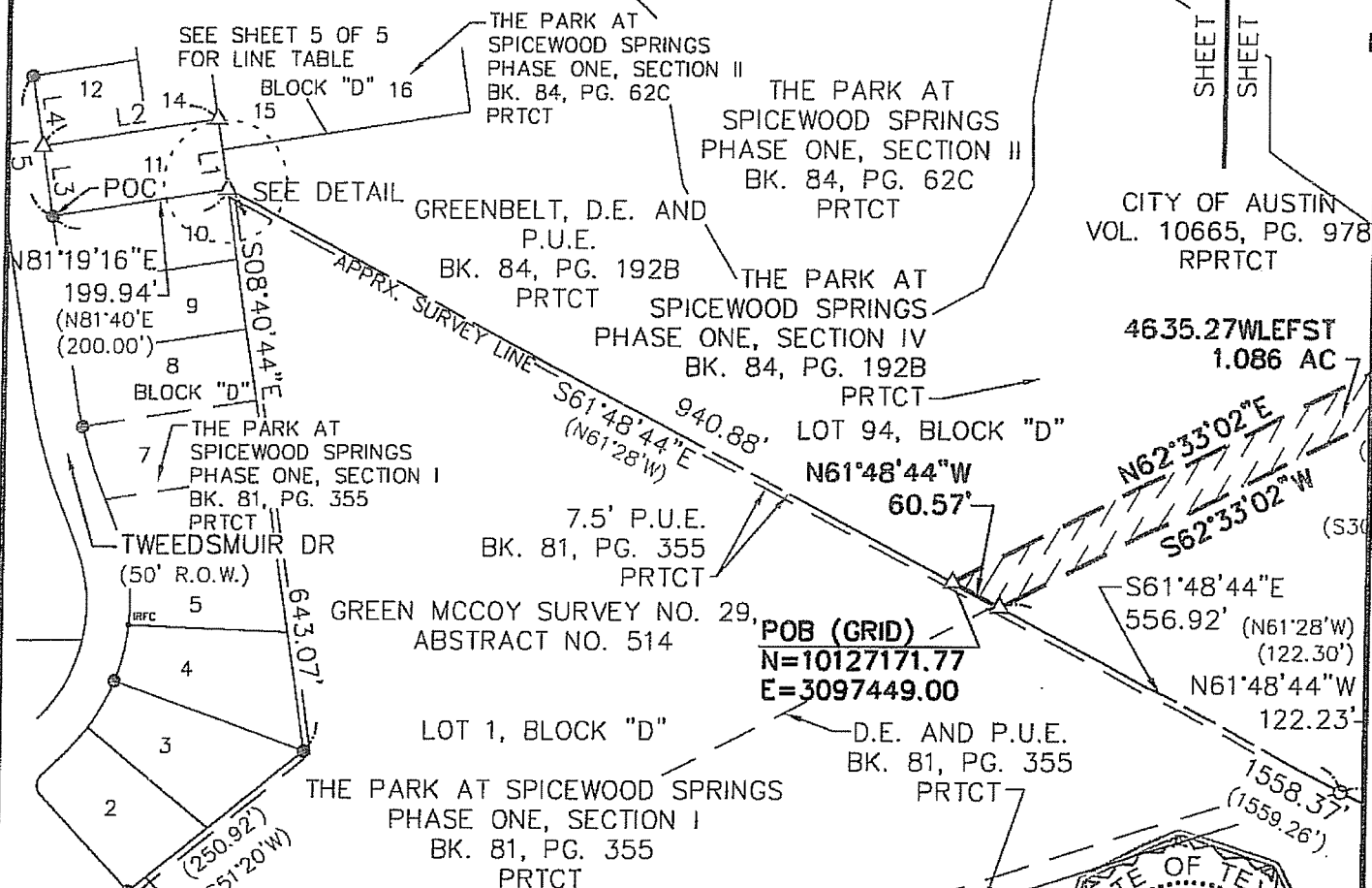
LEGEND

- △ 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
- RPRCT REAL PROPERTY RECORDS
- TRAVIS CO, TX
- PRCT 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

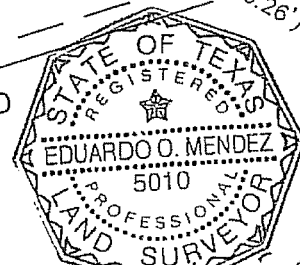
STATION	PID	DESIGNATION (ALL CORS)	LATITUDE	LONGITUDE
DE7995	HOT1	CARTERBURGESS COOP	N301608.940	W0974713.440
DF4373	TXAU	AUSTIN RRP2	N301842.087	W0974522.712
DF4070	EZAU	EASY AUSTIN COOP	N301235.483	W0974412.279

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



Eduardo O. Mendez
10/4/10

DATE: 04 OCT 10
JOB NO: 38903
FILE: PART166VLEFS

3
3 OF 5

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

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
PRTCT

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

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

CITY OF AUSTIN
VOL. 10665, PG. 978
RPRTCT

4635.27WLEFST
1.086 AC

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

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

DRAINAGE ESMT.
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



Eduardo O. Mendez
10/4/10

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

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

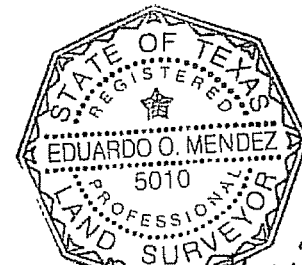
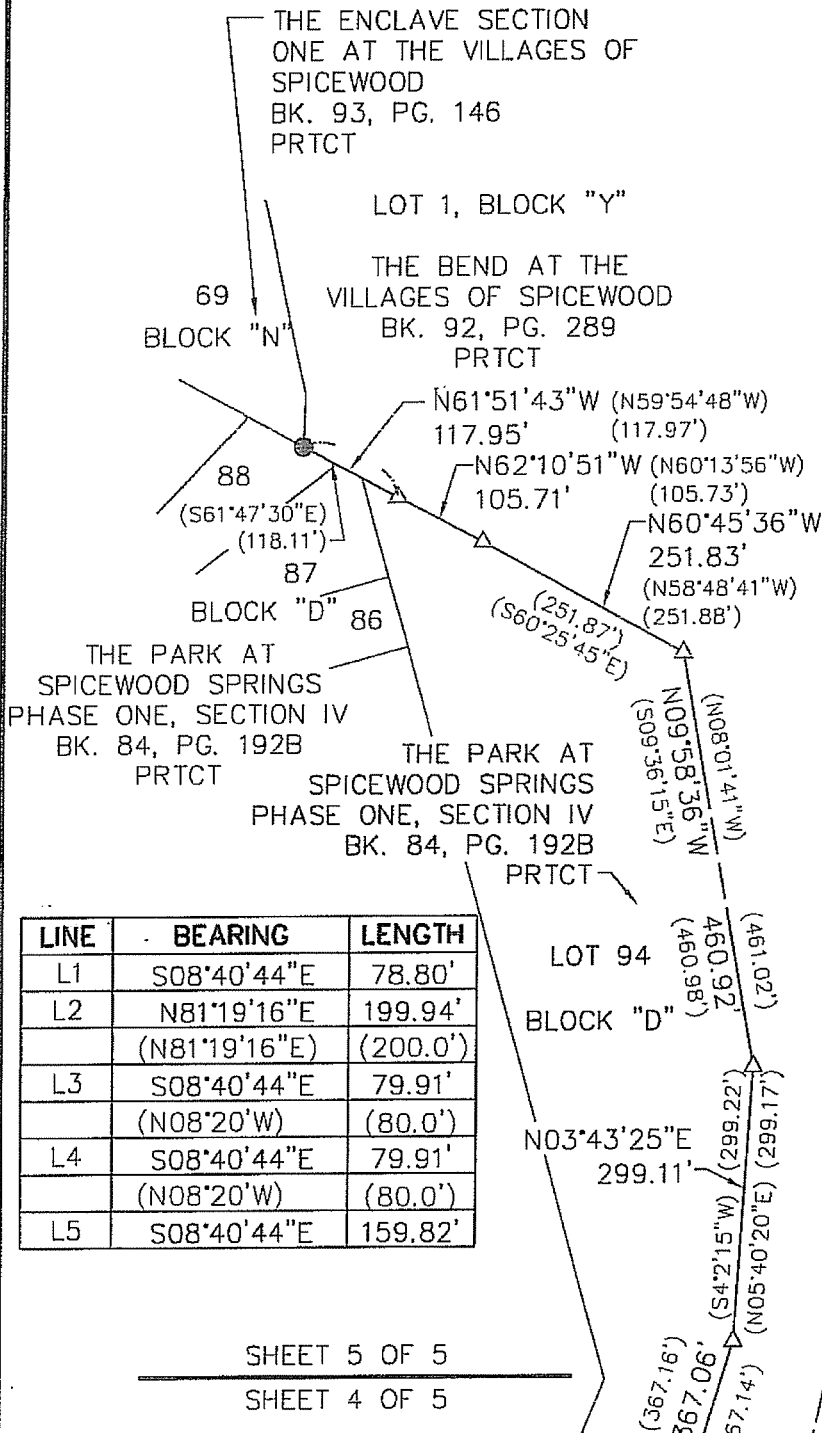
4 OF 5

SCALE:
1"=200'

LEGEND

- △ CALCULATED POINT
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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

SHEET 5 OF 5
SHEET 4 OF 5



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: 35503
FILE: PAR166VLEFS

5
5 OF 5



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

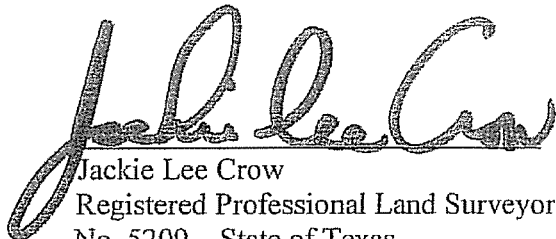
Project: Jollyville Water Transmission Main
Parcel No. 4635.27 WLEFST- 1.086 Acre Subterranean Tunnel Easement – City of Austin

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

