

## Field Notes for Parcel 22A WAWA

BEING 3.357 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JAMES BURLESON SURVEY No. 19, ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 67.10 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED EXECUTED ON JUNE 25, 2013 AND FILED FOR RECORD ON JUNE 25, 2013, AND RECORDED IN DOCUMENT 2013117685, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.357 ACRES 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 southwesterly line of said City of Austin tract and in a northeasterly line of the tract conveyed to APAC-Texas, Inc. by deed recorded in Document 2009205761 of the Official Public Records of Travis County, Texas, same being in a southeasterly line of the Water and Wastewater Easement recorded in Document 2006098558 of the Official Public Records of Travis County, Texas, for the Point of Beginning and the most westerly corner of the herein described tract of land having grid coordinate (Texas State Plane, Central Zone, NAD 83(HARN) U.S. Feet, Surface Adjustment Factor of 1.00011) values of N=10065757.50 and E=3134696.31, from which a TxDOT Type II monument found in the existing southeasterly right-of-way line of U.S. Highway 183 (known locally as Ed Bluestein Boulevard-ROW Varies), same being in a northwesterly line of said City of Austin tract, bears North 74°54'46" West, at a distance of 20.12 feet passing a 1/2 inch iron rod with cap marked LB 5784 found, in all a distance of 20.46 feet, to a calculated point in the existing southeasterly right-of-way line of U.S. Highway 183, at a southwesterly corner of said City of Austin tract and at a northwesterly corner of said APAC-Texas, Inc. tract, and North 27°16'16" East, a distance of 106.32 feet, and from said calculated point in the existing southeasterly right-of-way line of U. S. Highway 183, a TxDOT Type I monument found in the existing southeasterly right-of-way line of U.S. Highway 183 bears South 27°16'16" West, a distance of 596.40 feet;

1. THENCE, North 27°16'16" East, a distance of 101.06 feet, leaving a southwesterly line of said City of Austin tract and a northeasterly line of said APAC-Texas, Inc. tract and crossing said City of Austin tract, with a southeasterly line of said Water and Wastewater Easement, to a calculated point for a corner;

2. THENCE, North 32°42'46" East, a distance of 268.31 feet, to a calculated point for a corner;

3. THENCE, North 27°47'46" East, a distance of 423.71 feet, to a calculated point in the curving proposed southeasterly right-of-way line of U. S. Highway 183 at the point of curvature of a non-tangent circular curve to the left;

4. THENCE, along said curve to the left of 2901.79 feet radius, an arc length of 17.40 feet, having an angle of intersection of 0°20'37" (the sub-chord of said curve bears North 27°58'05" East, a distance of 17.40 feet)

leaving a southeasterly line of said Water and Wastewater Easement, with the proposed southeasterly right-of-way line of U. S. Highway 183, to a calculated point at the point of tangency;

5. THENCE North  $27^{\circ}47'46''$  East, a distance of 650.34 feet, to a calculated point for a corner;

6. THENCE, North  $26^{\circ}05'56''$  East, a distance of 1.76 feet, to a calculated point in a southeasterly line of said Water and Wastewater Easement, for a corner;

7. THENCE, North  $27^{\circ}47'46''$  East, a distance of 1006.65 feet, leaving the proposed southeasterly right-of-way line of U. S. Highway 183, with a southeasterly line of said Water and Wastewater Easement, to a calculated point for a corner;

8. THENCE, North  $27^{\circ}47'52''$  East, a distance of 36.21 feet, to a calculated point in the southwesterly right-of-way line of Smith Road (ROW varies) and in a northeasterly line of said City of Austin tract, same being the most easterly corner of said Water and Wastewater Easement, for the most northerly corner of the herein described tract of land, from which a TxDOT Type II monument found in the existing southeasterly right-of-way line of U.S. Highway 183 and in the southwesterly right-of-way line of Smith Road, same being at the most northerly corner of said City of Austin tract and the most northerly corner of said Water and Wastewater Easement, bears North  $64^{\circ}58'54''$  West, a distance of 20.02 feet;

9. THENCE, South  $64^{\circ}58'54''$  East, a distance of 49.97 feet, with the southwesterly right-of-way line of Smith Road and a northeasterly line of said City of Austin tract, leaving a southeasterly line of said Water and Wastewater Easement, to a calculated point for the most easterly corner of the herein described tract of land, from which a 3/4 inch iron pipe found in the southwesterly right-of-way line of Smith Road and in a northeasterly line of said City of Austin tract bears South  $64^{\circ}58'54''$  East, a distance of 654.05 feet;

10. THENCE, South  $27^{\circ}47'25''$  West, a distance of 706.61 feet, leaving the southwesterly right-of-way line of Smith Road and a northeasterly line of said City of Austin tract and crossing said City of Austin tract, to a calculated point for a corner;

11. THENCE, South  $26^{\circ}05'51''$  West, a distance of 339.44 feet, to a calculated point for a corner;

12. THENCE, South  $27^{\circ}47'41''$  West, a distance of 1442.44 feet, to a calculated point in a southwesterly line of said City of Austin tract and in a northeasterly line of said APAC-Texas, Inc. tract for the most southerly corner of the herein described tract of land, from which a 1/2 inch iron rod with cap marked LB 5784 found at a southerly corner of said City of Austin tract and at an interior corner of said APAC-Texas, Inc. tract, bears South  $74^{\circ}54'46''$  East, a distance of 87.96 feet;

13. THENCE, North  $74^{\circ}54'46''$  West, a distance of 84.21 feet, with a southwesterly line of said City of Austin tract and a northeasterly line of

said APAC-Texas, Inc. tract, to the Point of Beginning and containing an area of 3.357 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.



David Edward Martinez  
Registered Professional Land Surveyor 5434

02/23/16  
Date



MWM DesignGroup  
305 East Huntland Drive, Suite 200  
Austin, Texas, 78752 (512) 453-0767  
TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings described herein are Texas State Plane, Central Zone, NAD 83(Harn), U.S. Feet. For surface coordinates multiply grid coordinates by the Surface Adjustment Factor of 1.00011. The reference points for this project are MWM control point 112, a cotton spindle in the centerline of sidewalk on the east side of Springdale Road approximately 85' east of Rockhurst Lane, having surface coordinate values of N=10088638.55, E=3138681.05 and MWM control point 141, a cotton gin spindle on the south side of Smith Road, approximately 920 feet east of U. S. Highway 183 centerline, at the 90 degree bend, having surface coordinate values of N=10068786.90, E= 3136881.27, having a grid bearing of South 05°10'49" West and a surface distance of 19,933.07 feet.

TCAD No.: 0202210234  
City Grid: M21

**FIELD NOTES REVIEWED**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

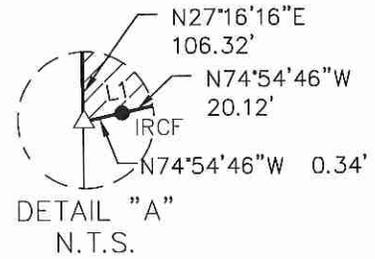
Austin Water Utility

MATCHLINE A

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74° 54' 46"W	20.46'
L2	N27° 16' 16"E	101.06'
L3	S74° 54' 46"E	87.96'
L4	N74° 54' 46"W	84.21'
L5	S27° 16' 16"W	596.40'
L6	N27° 16' 16"E (N27°16'45"E)	106.32' (106.31')



GRAPHIC SCALE



J.C. TANNEHILL  
SURVEY NO. 29  
ABSTRACT NO. 22

US HIGHWAY 183  
(R.O.W. VARIES)

WATER AND WASTEWATER  
EASEMENT  
DOC. 2006098558  
OPRTCT

CITY OF AUSTIN  
DOC. 2013117685  
OPRTCT

15' ACCESS  
EASEMENT  
DOC. 2013117685  
OPRTCT

22A WAVE  
3.356 AC

JAMES BURLESON  
SURVEY NO. 19  
ABSTRACT NO. 4

APAC-TEXAS, INC.  
DOC. 2009205761  
OPRTCT

RECIPROCAL  
EASEMENT  
DOC. 2009193770  
OPRTCT

THIS SKETCH ACCOMPANIES  
A METES AND BOUNDS  
DESCRIPTION OF EQUAL  
DATE.

LEGEND:

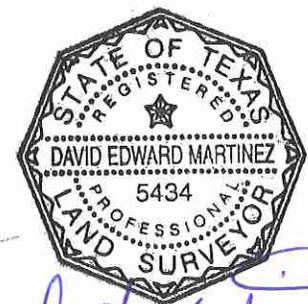
- Mon TxDOT TYPE I MONUMENT FOUND
- ▲ TxDOT TYPE III MONUMENT FOUND
- IRCF 1/2" IRON ROD W/CAP FOUND
- ⊙ 3/4" IRON PIPE FOUND
- CALCULATED POINT
- ( Δ ) INDICATES RECORD DATA
- RPRTCT REAL PROPERTY RECORDS
- OPRTCT OF TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS
- OF TRAVIS COUNTY, TEXAS

AREA OF EASEMENT

ALL BEARINGS ARE BASED ON THE  
TEXAS STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE, NAD83(HARN).  
ALL DISTANCES SHOWN HEREON ARE  
ADJUSTED TO SURFACE USING A  
SURFACE ADJUSTMENT FACTOR OF  
1.00011. UNITS: U.S. FEET.

SEE  
DETAIL  
"A"

POINT OF BEGINNING  
N=10065757.50  
E=3134696.31  
(GRID COORDINATES)



*David E. Martinez*  
02/23/16



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f: 512.453.1734

TBAE 1452  
TBPE F-1416  
TBPLS 10065600

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 23 FEB 16  
JOB NO: 658-01  
FILE: 22A\_WAVE

MATCHLINE B



GRAPHIC SCALE



J.C. TANNEHILL  
SURVEY NO. 29  
ABSTRACT NO. 22

US HIGHWAY 183  
(R.O.W. VARIES)

WATER AND  
WASTEWATER  
EASEMENT  
DOC. 2006098558  
OPRTCT

APPROXIMATE  
SURVEY LINE

(S27°47'38"W 2099.02')

(N27°48'00"E 2099.02')

(N27°47'46"E 1006.65')

(S26°05'51"W 339.44')

N27°47'46"E 2099.01'

N27°47'46"E 650.34'

N27°47'46"E 1442.44'

S27°47'41"W 1442.44'

EXISTING ROW

PROPOSED ROW

JAMES BURLESON  
SURVEY NO. 19  
ABSTRACT NO. 4

CITY OF AUSTIN  
DOC. 2013117685  
OPRTCT

22A WAVE  
3.356 AC

THIS SKETCH ACCOMPANIES  
A METES AND BOUNDS  
DESCRIPTION OF EQUAL  
DATE.

LEGEND:

- Mon TxDOT TYPE I MONUMENT FOUND
- ▲ TxDOT TYPE III MONUMENT FOUND
- IRCF 1/2" IRON ROD W/CAP FOUND
- ⊙ 3/4" IRON PIPE FOUND
- △ CALCULATED POINT
- ( ) INDICATES RECORD DATA
- RPRTCT REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

AREA OF EASEMENT

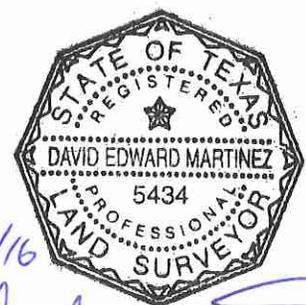
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(HARN). ALL DISTANCES SHOWN HEREON ARE ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00011. UNITS: U.S. FEET.

LINE TABLE

LINE	BEARING	LENGTH
L7	N26° 05' 56"E	1.76'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2901.79'	0°20'37"	17.40'	N27°58'05"E	17.40'



02/23/16

*David E Martinez*

MATCHLINE A

**mwm**  
Design Group

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TBAE 1452  
TBPE F-1416  
TBPLS 10065600

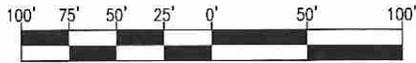
SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

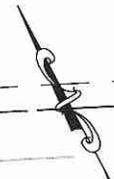
DATE: 23 FEB 16  
JOB NO: 658-01  
FILE: 22A\_WAVE

5

5 OF 6



GRAPHIC SCALE



SMITH ROAD (R.O.W. VARIES)

S64°58'54"E 724.04' (S64°58'30"E 723.85')

S64°58'54"E 654.05'

(N27°47'33"E)  
(35.25')

(S27°47'38"W 2099.02')

(N27°48'00"E -2099.02')

N27°47'46"E 2099.01'

N27°47'46"E 1006.65'

S27°47'25"W 706.61'

EXISTING ROW

PROPOSED ROW

APPROXIMATE SURVEY LINE

WATER AND WASTEWATER EASEMENT  
DOC. 2006098558  
OPRTCT

LINE TABLE		
LINE	BEARING	LENGTH
L8	N27° 47' 52"E	36.21'
L9	N64° 58' 54"W	20.02'
L10	S64° 58' 54"E	49.97'
L11	N27° 47' 52"E (N27°47'30"E)	35.24' (35.27')

CITY OF AUSTIN  
DOC. 2013117685  
OPRTCT

22A WAVE  
3.356 AC

JAMES BURLESON  
SURVEY NO. 19  
ABSTRACT NO. 4



*David E Martinez*  
02/23/16

TITLE REPORT REFERENCE:  
CHICAGO TITLE INSURANCE OF TEXAS  
1501 S. MOPAC EXPY #130  
AUSTIN, TX 78746  
REF: GF No. 1538322-P22

THIS SKETCH ACCOMPANIES  
A METES AND BOUNDS  
DESCRIPTION OF EQUAL  
DATE.

LEGEND:

- Mon TxDOT TYPE I MONUMENT FOUND
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MATCHLINE B



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
  
TBAE 1452  
TBPE F-1416  
TBPLS 10065600

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 23 FEB 16  
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