BRANT ROAD

SANTIAGO DEL VALLE GRANT

25.156 ACRES
CITY OF AUSTIN
Special Warranty Deed
DOCUMENT NO. 2015001655
O.P.R.T.C.T.

ONION CREEK

POINT OF BEGINNING
CALCULATED POINT
IN CENTER OF ONION CREEK
N=10030268.868 (Y)
E=3105061.904 (X)

1/2 IRON ROD FND.

N23°09'23"W 135.49'
S66°30'39"E 71.16'
S85°37'28"E 102.45'
N86°11'54"E 92.85'
S77°52'12"E 203.77'
CENTERLINE OF CREEK
N87°59'34"E 186.27'
N82°14'17"E 187.94'
S29°49'47"E 28.22'
S29°49'47"E 161.57'
S29°49'47"E 203.26'
1" IRON ROD FND.
S29°49'47"E 47.69'
N23°09'23"W 221.24'
S89°42'14"W 82.57'
N12°05'46"W 56.02'
CEMETERY PERIMETER FENCE
N81°27'54"E 65.03'
CONCRETE SPILLWAY
CONCRETE SIDEWALK
TRAVIS COUNTYROADWAY EASEMENT VOL. 11818, PG. 224 R.P.R.T.C.T. (6.187-ACRES)
1/2 IRON ROD FND.
TRAVIS COUNTY SLOPE EASEMENT VOL. 11818, PG. 231 R.P.R.T.C.T.
S84°37'00"W 119.39'
GATE
974.29'
S08°26'08"W
TRANSMISSION TOWER STRUCTURE NO. 102
TRANSMISSION TOWER STRUCTURE NO. 101
LOWER COLORADO RIVER AUTHORITY CALLED 3.3232 ACRES VOL. 13464, PG. 00 R.P.R.T.C.T.
SLAUGHTER LANE
100' R.O.W. WIDTH
C1
C2
C3
1/2 IRON ROD FND.

10.447 Acres.
455,086 Sq.ft.

11.22 ACRES
ESTATE OF MARION BENNETT
POLK SHELTON
VOLUME 666, PAGE 623
D.R.T.C.Tx.

PORTION OF 166.598
GEORGE W. BREWER
Vol 9106, Pg 615 R.P.R.T.C.T.

PORTION OF 166.598
GEORGE W. BREWER
Vol 9106, Pg 615 R.P.R.T.C.TX

LOCATION MAP
NOT TO SCALE

100 0 100 200
Not To Scale

EXCEPTION TO SCHEDULE "B"
GF NO. CTA-07-CTA1600811JP

(f) PIPELINE & TELEGRAPH EASEMENT, VOLUME 413, PAGE 475 D.R.T.C.Tx. DOES NOT APPLY
(g) WATER & WASTE WATER EASEMENT, VOLUME 10011, PG 652 R.P.R.T.C.Tx. DOES NOT APPLY
(h) ROADWAY EASEMENT, VOLUME 11818 PAGE 224 R.P.R.T.C.Tx. DOES NOT APPLY, PLOTTED HEREON
( ) LATERAL SUPPORT EASEMENT, VOLUME 11818 PAGE 231 R.P.R.T.C.Tx. DOES APPLY, PLOTTED HEREON
(j) ELECTRIC UTILITY EASEMENT, VOLUME 12764 PAGE 1 R.P.R.T.C.Tx. DOES NOT APPLY
(k) TEMPORY ACCESS EASEMENT, DOCUMENT NO. 2003093739 O.P.R.T.C.Tx. DOES NOT APPLY
(l) JUDGEMENT FOR EASEMENT, VOLUME 12454, PAGE 80 R.P.R.T.C.Tx. DOES APPLY, PLOTTED HEREON
(m) RIGHT OF ENTRY AND POSSESSION, DOCUMENT NO. 2011042600 O.P.R.T.C.Tx. DOES NOT APPLY
(n) DRAINAGE EASEMENT, DOCUMENT NO. 2003093738 O.P.R.T.C.Tx. DOES NOT APPLY
(o) ELECTRIC DISTRIBUTION UTILITY EASEMENT, DOCUMENT NO. 2013002487 O.P.R.T.C.Tx. DOES NOT APPLY
(p) ELECTRIC DISTRIBUTION UTILITY EASEMENT, DOCUMENT NO. 2013002488 O.P.R.T.C.Tx. DOES NOT APPLY
(q) UNDERGROUND UTILITY UTILITY EASEMENT, DOCUMENT NO. 2013002489 O.P.R.T.C.Tx. DOES NOT APPLY
(r) ACCESS EASEMENT, DOCUMENT NO. 2013002490 O.P.R.T.C.Tx. DOES NOT APPLY
(s) WATER LINE EASEMENT, DOCUMENT NO. 2013002491 O.P.R.T.C.Tx. DOES NOT APPLY
(t) WATER LINE EASEMENT, DOCUMENT NO. 2013002491 O.P.R.T.C.Tx. DOES NOT APPLY, SAME AS ITEM "s"
(u) EXCLUSIVE WASTE WATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL, DOCUMENT NO. 2013002490 O.P.R.T.C.Tx. DOES NOT APPLY
(v) WASTE WATER EASEMENT, DOCUMENT NO. 2013002493 O.P.R.T.C.Tx. DOES NOT APPLY
(w) ELECTRIC / TELEPHONE LINE EASEMENT, VOLUME 1914, PAGE 317 D.R.T.C.Tx. DOES NOT APPLY
(x) ELECTRIC / TELEPHONE LINE EASEMENT, VOLUME 2269, PAGE 228 D.R.T.C.Tx. DOES NOT APPLY
(y) ELECTRIC / TELEPHONE LINE EASEMENT, VOLUME 3358, PAGE 1762 D.R.T.C.Tx. DOES NOT APPLY
(z) ELECTRIC / TELEPHONE LINE EASEMENT, VOLUME 2520, PAGE 137 D.R.T.C.Tx. DOES NOT APPLY
(aa) PIPE LINE / RIGHT OF WAY EASEMENT, VOLUME 2245, PAGE 384 D.R.T.C.Tx. DOES NOT APPLY
(ab) 100' UTILITY UTILITY AND RIGHT OF WAY EASEMENT, VOLUME 9106 , PAGE 638 R.P.R.T.C.Tx. DOES NOT APPLY

LEGEND

- PROPERTY PIN FOUND (SIZE AND TYPE SHOWN HEREON)
- 1/2" IRON ROD SET WITH PLASTIC CAP CAP STAMPED RPLS 5548
- 60D NAIL FOUND
- CALCULATED POINT IN CREEK
- ALUMINUM CAPPED IRON ROD FOUND
- WOOD FENCE CORNER POST
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- OVERHEAD ELECTRIC/TELEPHONE LINE POWER POLE WITH GUY WIRE AND ANCHOR
- BARBED WIRE FENCE UNLESS OTHERWISE NOTED

CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	26°43'11"	788.13'	1690.00'	N38°28'48"W	781.00'
C2	22°22'38"	660.04'	1690.00'	S63°01'42"E	655.85'
C3	49°05'49"	1448.17'	1690.00'	N49°40'07"W	1404.26'
RECORD	49°05'48"	1448.16'	1690.00'	N49°40'43"W	1404.26'

BEARING BASIS NOTE

UNITED STATES STATE PLANE COORDINATE SYSTEM
GRID NORTH, TEXAS CENTRAL ZONE 4203, NAD83

SURVEYORS CERTIFICATE

TO THE OWNER AND/OR LIENHOLDER, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

Robert C. Steubing 02/09/2017
ROBERT C. STEUBING REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548 DATE
THIS SURVEY IS ONLY VALID WITH THE ORIGINAL SIGNATURE AND SEAL AFFIXED

STATE OF TEXAS REGISTERED ROBERT C. STEUBING 5548 PROFESSIONAL LAND SURVEYOR

SURVEY OF 10.447 ACRES OF LAND OUT OF A PORTION OF THE REMAINDER OF THAT CALLED 166.598 ACRES OF LAND DESCRIBED TO GEORGE W. BREWER IN THAT CERTAIN PARTITION DEED AS RECORDED IN VOL. 9106, PG. 615, REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

6	
5	
4	
3	
2	
1	

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AUSTIN ENERGY
ELECTRIC SERVICE DELIVERY
SURVEY DEPARTMENT

TITLE: EXHIBIT "B"

1"=100'
SURVEYING/SUBSTATION/RINARDCREEK/FINGERTRACT/BNDY-IMPROVEMENT.DWG
1 OF 1