

Benjamin C. Grimm
To
City of Austin
(For Drainage Easement)

Field Notes for 4918.09 DE

BEING 0.028 OF ONE ACRE (1217 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JAMES P. WALLACE SURVEY No. 57, ABSTRACT No. 789, IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 2, BLOCK "D", JAMESTOWN SECTION ONE RECORDED IN BOOK 18, PAGE 92 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO BENJAMIN C. GRIMM BY PROBATE EXECUTED ON JULY 25, 2000, FILED FOR RECORD ON AUGUST 15, 2000 AND RECORDED IN PC#C-1-PB-15-000778 OF THE PROBATE COURT OF TRAVIS COUNTY, TEXAS, SAID 0.028 OF ONE ACRE (1217 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2 inch iron rod found at the most southerly corner of said Lot 2 and at the most easterly corner of Lot 1, Block "D" of said Jamestown Section One, same being in the northwesterly line of Lot 2-B, Resubdivision No. Three of Block Two Jamestown Section Four, recorded in Book 53, Page 29 of the Plat Records of Travis County, Texas and in the southeasterly line of the 5 foot Public Utility easement recorded in Book 18, page 92 of the Plat records of Travis County, Texas, for the Point of Beginning and the most southerly corner of the herein described tract of land having grid coordinate values (Texas State Plane, Central Zone, NAD 83(CORS 2011) U.S. Feet, Surface Adjustment Factor of 0.99991628), of N=10103357.42 and E=3125833.04, from which a 1/2 inch iron rod found in the southeasterly line of said Lot 1 and a northwesterly line of said Lot 2-B, bears along a circular curve to the left of 198.59 feet radius, an arc length of 68.87 feet, having an angle of intersection of 19°52'10", (the sub-chord of said curve bears South 61°51'02" West, a distance of 68.52 feet);

1. THENCE, North 23°13'05" West, leaving the northwesterly line of said Lot 2-B and the southeasterly line of said 5 foot Public Utility easement, and crossing said 5 foot Public Utility easement, with the southwesterly line of said Lot 2 and the northeasterly line of said Lot 1, at a distance of 5.25 feet passing the northwesterly line of said 5 foot Public Utility Easement, in all a distance of 22.00 feet, 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 in the southeasterly right-of-way line of Bridgeport Drive (50' R.O.W.) and in the northwesterly line of said Lot 1 bears North 23°13'05" West, a distance of 85.69 feet to a calculated point in the southeasterly right-of-way line of Bridgeport Drive, same being the most westerly corner of said Lot 2 and the most northerly corner of said Lot 1 and along a curve to the left of 199.96 feet radius, an arc length of 48.14 feet, having an angle of intersection of 13°47'43", (the sub-chord of said curve bears South 46°20'06" West, a distance of 48.03 feet);

2. THENCE, North 79°42'33" East, a distance of 61.74 feet, leaving the southwesterly line of said Lot 2 and the northeasterly line of said Lot 1 and crossing said Lot 2, to a calculated point in the northeasterly line of said Lot 2 and in the southwesterly line of Lot 3, Block "D" of said Jamestown Section One, for the most northerly corner of the herein described tract of land, from which a 1/2 inch iron rod found in the southerly right-of-line of Bridgeport Drive and in a northerly line of said Lot 3 bears North 13°55'42" West, a distance of 104.15 feet, to a calculated point in the southeasterly right-of-way line of Bridgeport Drive, same being the most northerly corner

Exhibit "A"

of said Lot 2 and the most westerly corner of said Lot 3 and along a curve to the right of 199.96 feet radius, an arc length of 58.95 feet, having an angle of intersection of $16^{\circ}53'28''$, (the sub-chord of said curve bears North $83^{\circ}53'51''$ East, a distance of 58.74 feet);

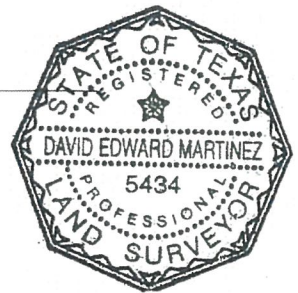
3. THENCE, South $13^{\circ}55'42''$ East, with the northeasterly line of said Lot 2 and a southwesterly line of said Lot 3, at a distance of 16.96 feet passing the northwesterly line of said 5 foot Public Utility easement, in all a distance of 22.00 feet, to a calculated point at the most easterly corner of said Lot 2 and at the most southerly corner of said Lot 3, same being in the northwesterly line of said Lot 2-B and in the southeasterly line of said 5 foot Public Utility easement, for the point of curvature of a non-tangent circular curve to the left and the most easterly corner of the herein described tract of land, from which a 1/2 inch iron rod found in the northerly line of said Lot 2-B, same being the southeasterly corner of said Lot 3 and the southwesterly corner of Lot 4, Block "D" of said Jamestown Section One bears along a curve to the right of 198.59 feet radius, an arc length of 11.59 feet, having an angle of intersection of $3^{\circ}20'36''$, (the sub-chord of said curve bears South $89^{\circ}41'07''$ East, a distance of 11.59 feet), to a calculated point and South $87^{\circ}26'42''$ East, a distance of 32.59 feet;

4. THENCE, along said curve to the left of 198.59 feet radius, an arc length of 58.43 feet, having an angle of intersection of $16^{\circ}51'28''$, (the sub-chord of said curve bears South $80^{\circ}12'51''$ West, a distance of 58.22 feet), with the southeasterly line of said Lot 2, same being the northwesterly line of said Lot 2-B and the southeasterly line of said 5 foot Public Utility easement, to the Point of Beginning and containing an area of 0.028 of one acre (1217 s.f.) 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

12/14/18
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(CORS 2011). For surface coordinates divide grid coordinates by the surface adjustment factor 0.99991628. All distances shown are surface distances in U.S. feet. The reference points for this project are a cotton gin spindle set at the foot of curb, approximately 32 feet perpendicular to and northeast of Fairfield Drive centerline and approximately 22 feet perpendicular to and northwest of Jamestown Drive centerline, surface coordinates of N=10104436.53, E=3125454.62, and a mag with shiner set at the foot of curb on the south side of Jamestown Drive and approximately 12 feet west of the prolongation of Staunton Drive centerline, surface coordinates N=10103423.31, E=3123720.45.

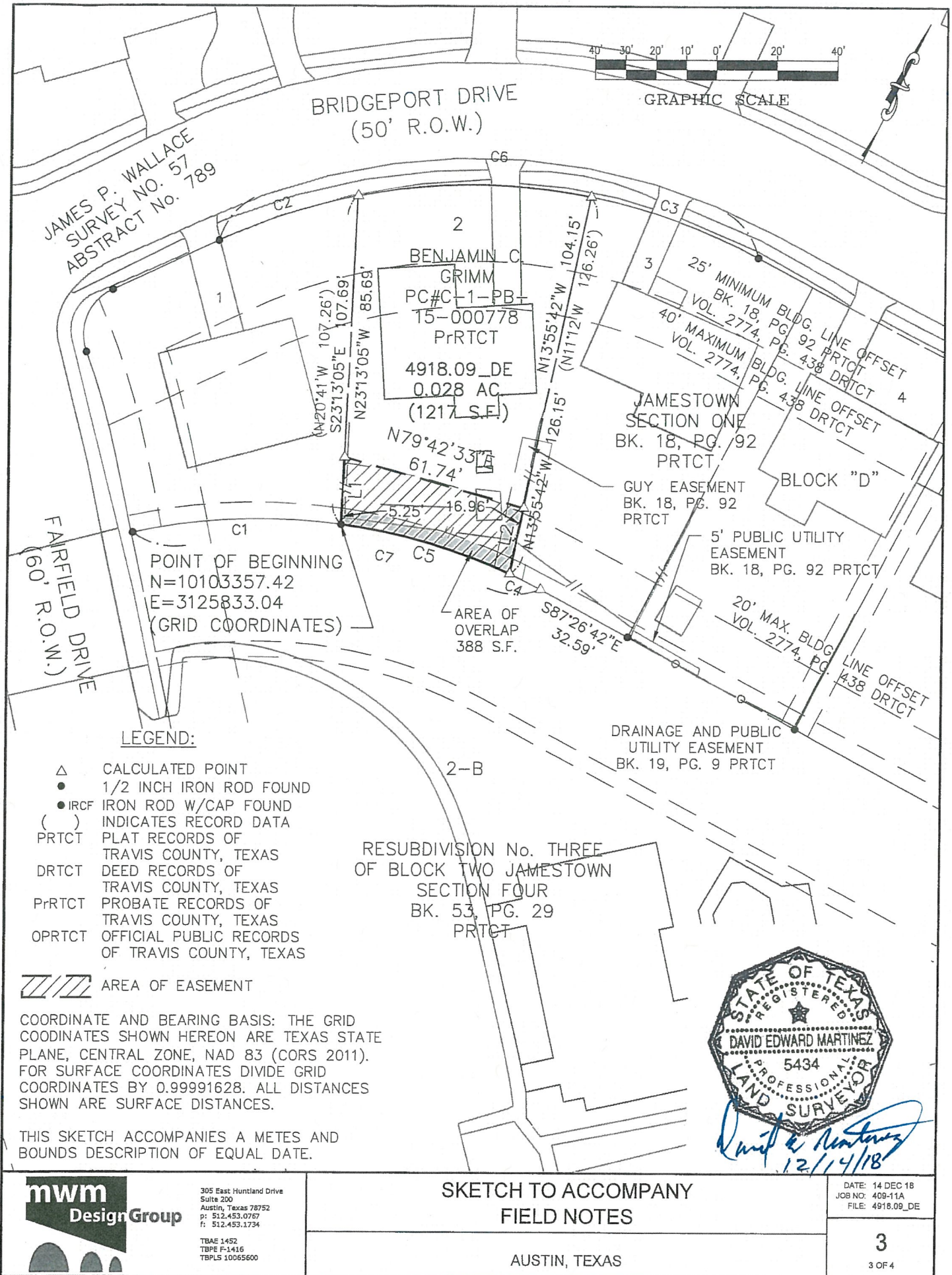
TCAD No.: 0238150104
City Grid: L30

FIELD NOTES REVIEWED

BY:  DATE: 02-19-2019

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

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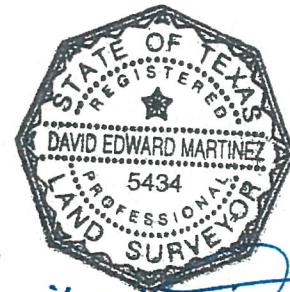


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	198.59' (198.59')	19°52'10"	68.87' (68.86')	S61°51'02"W (S64°43'W)	68.52' (68.51')
C2	199.96' (199.96')	13°47'43"	48.14' (48.17')	S46°20'06"W (N48°45'E)	48.03' (48.05')
C3	199.96' (199.96')	16°53'28"	58.95' (58.98')	N83°53'51"E (N86°20'E)	58.74' (58.77')
C4	198.59' (198.59')	3°20'36"	11.59' (11.55')	S89°41'07"E (N86°53'W)	11.59' (11.55')
C5	198.59' (198.59')	16°51'28"	58.43' (58.23')	S80°12'51"W (S83°03'W)	58.22' (58.02')
C6	199.96' (199.96')	52°54'21" (52°56')	184.64' (184.74')		178.15' (178.24')
C7	198.59' (198.59')	40°04'14" (40°00')	138.89' (138.64')		136.07' (135.84')

LINE TABLE		
LINE	BEARING	LENGTH
L1	N23° 13' 05"W	22.00'
L2	S13° 55' 42"E	22.00'

COORDINATE AND BEARING BASIS: THE GRID
COORDINATES SHOWN HEREON ARE TEXAS STATE
PLANE, CENTRAL ZONE, NAD 83 (CORS 2011).
FOR SURFACE COORDINATES DIVIDE GRID
COORDINATES BY 0.99991628. ALL DISTANCES
SHOWN ARE SURFACE DISTANCES.

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



David E. Martinez
12/14/18

mwm
Design Group

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TBAE 1452
TBPE F-1416
TBPLS 10065600

SKETCH TO ACCOMPANY
FIELD NOTES

AUSTIN, TEXAS

DATE: 22 OCT 18
JOB NO: 409-11A
FILE: 4918.09_DE

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