

Spott Pest Prevention, Inc
Assumed name:
Barefoot Mosquito
Control, Inc.,
to
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION FOR PARCEL 5221.20 WLE

DESCRIPTION OF A 0.104 ACRE (4,508 SQ. FT.) EASEMENT LOCATED IN THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT 788, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.281 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SPOTT PEST PREVENTION, INC, RECORDED DECEMBER 1, 2017 IN DOCUMENT NO. 2017190626, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); AND FILED UNDER THE ASSUMED NAME BAREFOOT MOSQUITO CONTROL, INC., RECORDED NOVEMBER 4, 2014 IN DOCUMENT NO. 2014165726, O.P.R.T.C.TX., SAID 0.104 ACRE (4,508 SQ. FT.) EASEMENT, AS SHOWN ON THE ATTACHED SKETCH AS PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TxDOT type II monument found on the southwest corner of Lot 2, Resubdivision of The Hudson Tract, a subdivision record in Volume 66, Page 65, Plat Records of Travis County, Texas (P.R.T.C.TX.), described as Tract 1 in a deed to Cindee J. Schieffer A/K/A Cynthia Jeanne Schieffer and Marilyne Cox A/K/A Marilyne Odell, recorded in Document No. 2017041911, O.P.R.T.C.TX., on the existing north right-of-way line of U.S. 290, a variable width right-of-way, described in a deed to the State of Texas, recorded in Document No. 2002020801, O.P.R.T.C.TX., said point being the beginning of a non-tangent curve to the left;

THENCE with the existing north right-of-way line of said U.S. 290, with said non-tangent curve to the left, an arc distance of 316.20 feet, through a central angle of 03°15'42", having a radius of 5,554.58 feet, and a chord that bears **S 76°07'15" E** a distance of **316.16** feet to a TxDOT type II monument found (**Grid Coordinates: N= 10,055,880.81, E= 3,066,988.41**), for the southeast corner of a called 1.197 acre tract of land, described as Tract 2 in said Document No. 2017041911 to Cindee J. Schieffer A/K/A Cynthia Jeanne Schieffer and Marilyne Cox A/K/A Marilyne Odell, same being the southwest corner of said 2.281 acre tract and the **POINT OF BEGINNING** of the easement described herein;

THENCE N 05°14'45" E, departing the existing north right-of-way line of said U.S. 290, with the common line of said 1.197 acre tract and said 2.281 acre tract, passing at a distance of **0.69** feet, a 1/2-inch iron rod found, and continuing for **a total distance of 15.11 feet** to a calculated point, for the northwest corner of the easement described herein, said point being the beginning of a non-tangent curve to the left, from which a 1-inch iron pipe found for the northeast corner of said called 1.197 acre tract, the northwest corner of said called 2.281 acre tract, bears **N 05°14'45" E**, a distance of **309.00** feet;

THENCE departing said common line, over and across said 2.281 acre tract, the following two (2) courses and distances:

With said non-tangent curve to the left, an arc distance of 1.71 feet, through a central angle of 00°01'04", having a radius of 5,539.58 feet, and a chord that bears **S 77°44'30" E** a distance of **1.71** feet to a calculated point, and

S 78°46'09" E, a distance of **298.84** feet to a calculated point on the east line of said 2.281 acre tract, same being the west line of a remainder of a called 3.0773 acre tract of land, described in a deed to William E. Fowler, JR. and Clarice B. Fowler, recorded in Volume 12681, Page 2284, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), and in Document No. 2010026239, O.P.R.T.C.TX., for the northeast corner of the easement described herein;

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THENCE S 05°25'40" W, with the common line of said 2.281 acre tract and the remainder of said 3.0773 acre tract, passing at a distance of **12.22** feet, a TxDOT type II monument found on the existing north right-of-way line of said U.S. 290, for the southwest corner of said 3.0773 acre tract, continuing for **a total distance of 15.08 feet** to a calculated point on the existing north right-of-way line of said U.S. 290 for the southeast corner of said 2.281 acre tract and the easement described herein;

THENCE N 78°46'09" W, continuing with the existing north right-of-way line of said U.S. 290, a distance of **300.46** feet to the point of **POINT OF BEGINNING**, and containing **0.104** acre (4,508 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.000065048. Units: U.S. Survey Feet.

THE STATE OF TEXAS

§
§
§


KNOW ALL BY THESE PRESENTS:

COUNTY TRAVIS

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm Reg. No. 10064300

 3/27/20

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

FIELD NOTES REVIEWED
BY Johnnie DATE: 04/15/20
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

REERENCES
TCAD Parcel I.D No. 315296

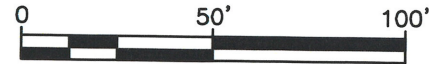


"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.20 WLE

HUDSON LOOP
(50' R.O.W.)
WESTOAKS RESUBDIVISION
VOL. 12, PG. 38
P.R.T.C.TX.

J.P. JOHANNESSEN
SURVEY NO. 648,
ABSTRACT NO. 454



GRAPHIC SCALE
SCALE 1" = 50'
TRAVIS COUNTY, TEXAS

JESSE WILLIAMS
SURVEY NO. 62,
ABSTRACT NO. 788

TCAD PARCEL I.D NO. 315296

CINDEE J. SCHIEFFER
A/K/A CYNTHIA JEANNE SCHIEFFER
AND MARILYNE COX
A/K/A MARILYNE ODELL,
(TRACT 1) LOT 2
DOC. NO. 2017041911
O.P.R.T.C.TX.

SPOTT PEST PREVENTION, INC
RECORDED DECEMBER 1, 2017
CALLED 2.281 ACRES
DOC. NO. 2017190626
O.P.R.T.C.TX.
ASSUMED NAME: BAREFOOT MOSQUITO
CONTROL, INC.
RECORDED NOVEMBER 4, 2014
DOC. NO. 2014165726
O.P.R.T.C.TX.

N05°14'45"E
309.00'

CINDEE J. SCHIEFFER
A/K/A CYNTHIA JEANNE SCHIEFFER
AND MARILYNE COX
A/K/A MARILYNE ODELL,
(TRACT 2)
CALLED 1.197 ACRES
DOC. NO. 2017041911
O.P.R.T.C.TX.

WILLIAM E. FOWLER, JR.
AND CLARICE B. FOWLER
REMAINDER OF A
CALLED 3.0773 ACRE
VOL. 12681, PG. 2284
R.P.R.T.C.TX.
DOC. NO. 2010026239
O.P.R.T.C.TX.

RESUBDIVISION
OF THE HUDSON TRACT
VOL. 66, PG. 65
P.R.T.C.TX.

SEE
DETAIL "A"

PARCEL 5221.20 WLE
WATER LINE EASEMENT
0.104 ACRE
(4,508 SQ. FT.)

STATE OF TEXAS
DOC. 2002020801
O.P.R.T.C.TX.

P.O.B.
GRID N: 10,055,880.81
GRID E: 3,066,988.41

(S 18°51'19" E 300.38')

EXISTING R.O.W.

SEE
DETAIL "B"

U.S. 290
(VARIABLE WIDTH RIGHT-OF-WAY)
TXDOT CSJ NO. 0113-08

STATE OF TEXAS
VOL. 1611, PG. 98
D.R.T.C.TX.

JOB NUMBER: 1019051384
DATE: 01/30/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.20 WLE
TRACT ID: 315296
PARTY CHIEF: S. PESL
FIELD BOOKS:



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS
PAGE 3
OF 4

A

SPOTT PEST PREVENTION, INC
 RECORDED DECEMBER 1, 2017
 CALLED 2.281 ACRES
 DOC. NO. 2017190626
 O.P.R.T.C.TX.
 ASSUMED NAME: BAREFOOT
 MOSQUITO CONTROL, INC.
 RECORDED NOVEMBER 4, 2014
 DOC. NO. 2014165726
 O.P.R.T.C.TX.

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 FOR PARCEL 5221.20 WLE

C

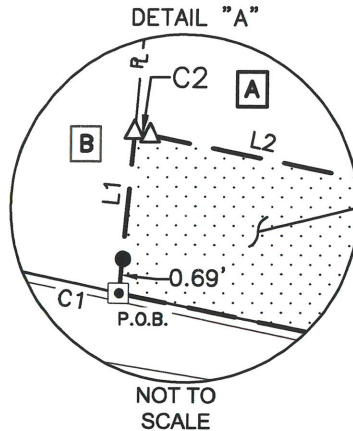
WILLIAM E. FOWLER, JR.
 AND CLARICE B. FOWLER
 REMAINDER OF A
 CALLED 3.0773 ACRE
 VOL. 12681, PG. 2284
 R.P.R.T.C.TX.
 DOC. NO. 2010026239
 O.P.R.T.C.TX.

B

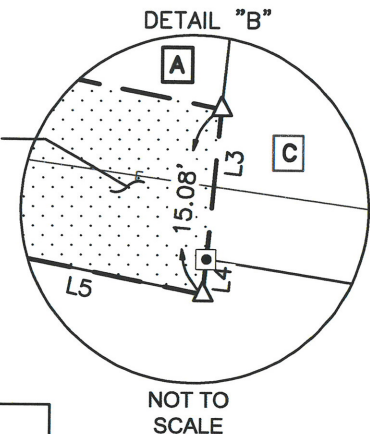
CINDEE J. SCHIEFFER
 A/K/A CYNTHIA JEANNE SCHIEFFER
 AND MARILYNE COX
 A/K/A MARILYNE ODELL,
 (TRACT 2)
 CALLED 1.197 ACRES
 DOC. NO. 2017041911
 O.P.R.T.C.TX.

LEGEND

— P —	PROPERTY LINE
— S —	APPROXIMATE SURVEY LINE
— — —	EASEMENT
△	CALCULATED POINT
□	TxDOT TYPE II MONUMENT FOUND
●	1/2" IRON ROD FOUND
⊙	1" IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.R.T.C.TX.	DEED RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS TRAVIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
()	RECORD INFORMATION



PARCEL
 5221.20 WLE



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N05°14'45"E	15.11'
L2	S78°46'09"E	298.84'
L3	S05°25'40"W	12.22'
L4	S05°25'40"W	2.86'
L5	N78°46'09"W	300.50'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°15'42"	5,554.58	316.20'	S76°07'15"E	316.16'
C2	0°01'04"	5,539.58	1.71'	S77°44'30"E	1.71'

NOTE:
 EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON NOVEMBER 12, 2019, EFFECTIVE OCTOBER 30, 2019 GF NO. 201902421. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR 1.000065048. PROJECT UNITS ARE IN U.S. SURVEY FEET.

THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3/27/20

SCOTT C. BRASHEAR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6660 - STATE OF TEXAS

DATE



JOB NUMBER: 1019051384
 DATE: 01/30/2020
 SCALE: 1" = 50'
 SURVEYOR: S. BRASHEAR
 TECHNICIAN: C. GALVAN
 DRAWING: PARCEL 5221.20 WLE
 TRACT ID: 315296
 PARTY CHIEF: S. PEST
 FIELDBOOKS:



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 Fax: 512.326.3029
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PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS

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