

**LEGAL DESCRIPTION FOR PARCEL 5221.04/5221.11 WLE**

**DESCRIPTION OF A 0.644 ACRE (28,054 SQ. FT.) EASEMENT LOCATED IN THE PETER MATSON SURVEY NO. 619, ABSTRACT 538, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.98 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SCHMIDT INVESTMENTS, LTD., RECORDED IN JUNE 2, 1997 IN VOLUME 12946, PAGE 1939, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.) AND A PORTION OF A CALLED 9.803 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SCHMIDT INVESTMENTS, LTD., RECORDED JUNE 2, 1997 IN VOLUME 12946, PAGE 1836, R.P.R.T.C.TX.; SAID 0.644 ACRE (28,054 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 3/8-inch iron rod found for an interior ell corner of Lot 15, Forest Park Subdivision, a subdivision of record in Volume 75, Page 245, Plat Records of Travis County, Texas (P.R.T.C.TX.), described in a deed to Gerald Dean & Bettina M. Powell, recorded in Volume 7006, Page 1254, Deed Records of Travis County, Texas (D.R.T.C.TX.), same being the most westerly northwest corner of said 30.98 acre tract;

**THENCE S 22°05'55" W**, with the common line of said 30.98 acre tract and said Lot 15, a distance of **13.42** feet to a calculated point (**Grid Coordinates: N= 10,057,378.05, E= 3,062,658.92**), for the northwest corner and **POINT OF BEGINNING** of the easement described herein;

**THENCE** over and across said 30.98 acre tract and said 9.803 acre tract respectively, the following twelve (12) courses and distances:

**S 76°46'34" E**, a distance of **34.30** feet to a calculated point, said point being the beginning of a tangent curve to the right;

With said tangent curve to the right, an arc distance of 316.98 feet, through a central angle of 07°10'28" having a radius of 2,531.50 feet and a chord that bears **S 73°11'20" E**, a distance of **316.78** feet to a calculated point;

**S 69°36'06" E**, a distance of **1,060.11** feet to a calculated point;

**S 73°53'27" E**, a distance of **100.28** feet to a calculated point;

**S 69°36'06" E**, a distance of **350.62** feet to a calculated point;

**S 76°38'39" E**, a distance of **14.46** feet to a calculated point, for the northeast corner of easement described herein;

**S 59°04'51" W**, a distance of **21.49** feet to a calculated point, for the southeast corner of the easement described herein;

**N 69°36'06" W**, a distance of **350.98** feet to a calculated point;

**N 73°53'27" W**, a distance of **100.28** feet to a calculated point;

**N 69°36'06" W**, a distance of **1,060.67** feet to a calculated point, said point being the beginning of a tangent curve to the left;

Schmidt Investments, LTD.  
to  
The City of Austin  
(Water Line Easement)

Sam Job No. 51384

**"EXHIBIT A"**  
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**FOR PARCEL 5221.04, 5221.11 WLE**

0 50' 100'  
**GRAPHIC SCALE**  
**SCALE 1" = 50'**  
**TRAVIS COUNTY, TEXAS**



BEVERLY A LILLIAN  
 VOL. 12950, PG. 1371  
 R.P.R.T.C.TX.

LOT 13  
 FOREST PARK SUBDIVISION  
 VOL. 75, PG. 245  
 P.R.T.C.TX.

GERALD DEAN & BETTINA M. POWELL  
 VOL. 7006, PG. 1254  
 D.R.T.C.TX.  
 BETTINA M. POWELL  
 DOC. NO. 2004241832  
 O.P.R.T.C.TX.  
 LOT 15  
 FOREST PARK SUBDIVISION  
 VOL. 75, PG. 245  
 P.R.T.C.TX.

**P.O.B.**  
**GRID N: 10,057,378.05**  
**GRID E: 3,062,658.92**

SEE DETAIL "A"

5221.04  
 SCHMIDT INVESTMENTS, LTD.  
 RECORDED JUNE 2, 1997  
 CALLED 30.98 ACRE  
 VOL. 12946, PG. 1939,  
 R.P.R.T.C.TX.

**PARCEL 5221.04,**  
**5221.11 WLE**  
**WATER LINE EASEMENT**  
**0.644 ACRE**  
**(28,054 SQ. FT.)**

TCAD PARCEL I.D NO. 446656

*PETER MATSON*  
*SURVEY NO. 619,*  
*ABSTRACT NO. 538*

U.S. 290  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 TXDOT CSJ NO. 0113-08-060

STATE OF TEXAS  
 VOL. 1611, PG. 84  
 D.R.T.C.TX.

U.S. 290  
 ENGINEER'S CENTERLINE

MATCHLINE PAGE 4

JOB NUMBER: 1019051384  
 DATE: 01/30/2020  
 SCALE: 1" = 50'  
 SURVEYOR: S. BRASHEAR  
 TECHNICIAN: C. GALVAN  
 DRAWING: PARCEL 5221.04, 5221.11 WLE  
 TRACT ID: 446656, 312076  
 PARTY CHIEF: S. PESL  
 FIELDBOOKS:



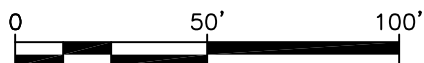
4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin Texas, 78735  
 Ofc: 512.447.0575  
 Fax: 512.326.3029  
 email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS  
 PAGE 3  
 OF 8

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
FOR PARCEL 5221.04, 5221.11 WLE



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

PETER MATSON  
SURVEY NO. 619,  
ABSTRACT NO. 538

5221.04  
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RECORDED JUNE 2, 1997  
CALLED 30.98 ACRE  
VOL. 12946, PG. 1939,  
R.P.R.T.C.TX.

PARCEL 5221.04, 5221.11 WLE  
WATER LINE EASEMENT  
0.644 ACRE  
(28,054 SQ. FT.)

TCAD PARCEL I.D NO. 446656

EXISTING R.O.W.

U.S. 290  
ENGINEER'S CENTERLINE

U.S. 290  
(VARIABLE WIDTH RIGHT-OF-WAY)  
TXDOT CSJ NO. 0113-08-060

STATE OF TEXAS  
VOL. 1611, PG. 84  
D.R.T.C.TX.

JOB NUMBER: 1019051384  
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TECHNICIAN: C. GALVAN  
DRAWING: PARCEL 5221.04, 5221.11 WLE  
TRACT ID: 446656, 312076  
PARTY CHIEF: S. PESL  
FIELD BOOKS:



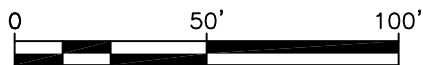
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"EXHIBIT A"

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FOR PARCEL 5221.04, 5221.11 WLE



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



PETER MATSON  
SURVEY NO. 619,  
ABSTRACT NO. 538

5221.04  
SCHMIDT INVESTMENTS, LTD.  
RECORDED JUNE 2, 1997  
CALLED 30.98 ACRE  
VOL. 12946, PG. 1939,  
R.P.R.T.C.TX.

PARCEL 5221.04, 5221.11 WLE  
WATER LINE EASEMENT  
0.644 ACRE  
(28,054 SQ. FT.)

MATCHLINE PAGE 4

MATCHLINE PAGE 6

TCAD PARCEL I.D. NO. 446656

EXISTING R.O.W.

U.S. 290  
ENGINEER'S CENTERLINE

STATE OF TEXAS  
VOL. 1611, PG. 84  
D.R.T.C.TX.

U.S. 290  
(VARIABLE WIDTH RIGHT-OF-WAY)  
TXDOT CSJ NO. 0113-08-060

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TRACT ID: 446656, 312076  
PARTY CHIEF: S. PESL  
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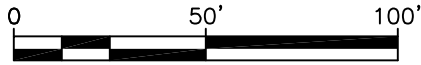
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GRAPHIC SCALE  
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TRAVIS COUNTY, TEXAS



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RECORDED JUNE 2, 1997  
CALLED 30.98 ACRE  
VOL. 12946, PG. 1939,  
R.P.R.T.C.TX.

PARCEL 5221.04,  
5221.11 WLE  
WATER LINE EASEMENT  
0.644 ACRE  
(28,054 SQ. FT.)

5221.11  
SCHMIDT INVESTMENTS, LTD.  
RECORDED JUNE 2, 1997  
CALLED 9.803 ACRE  
VOL. 12946, PG. 1836,  
R.P.R.T.C.TX.

TCAD PARCEL I.D NO. 446656

TCAD PARCEL I.D NO. 312076

U.S. 290  
(VARIABLE WIDTH RIGHT-OF-WAY)  
TXDOT CSJ NO. 0113-08-060

10' ELECTRIC EASEMENT  
VOL. 9586, PG. 978  
P.R.T.C.TX.

STATE OF TEXAS  
VOL. 1611, PG. 84  
D.R.T.C.TX.

WATER TRANSMISSION  
EASEMENT  
VOL. 10026, PG. 899  
P.R.T.C.TX.

U.S. 290  
ENGINEER'S CENTERLINE

JOB NUMBER: 1019051384  
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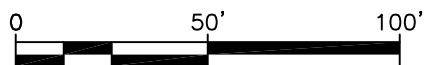
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PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS

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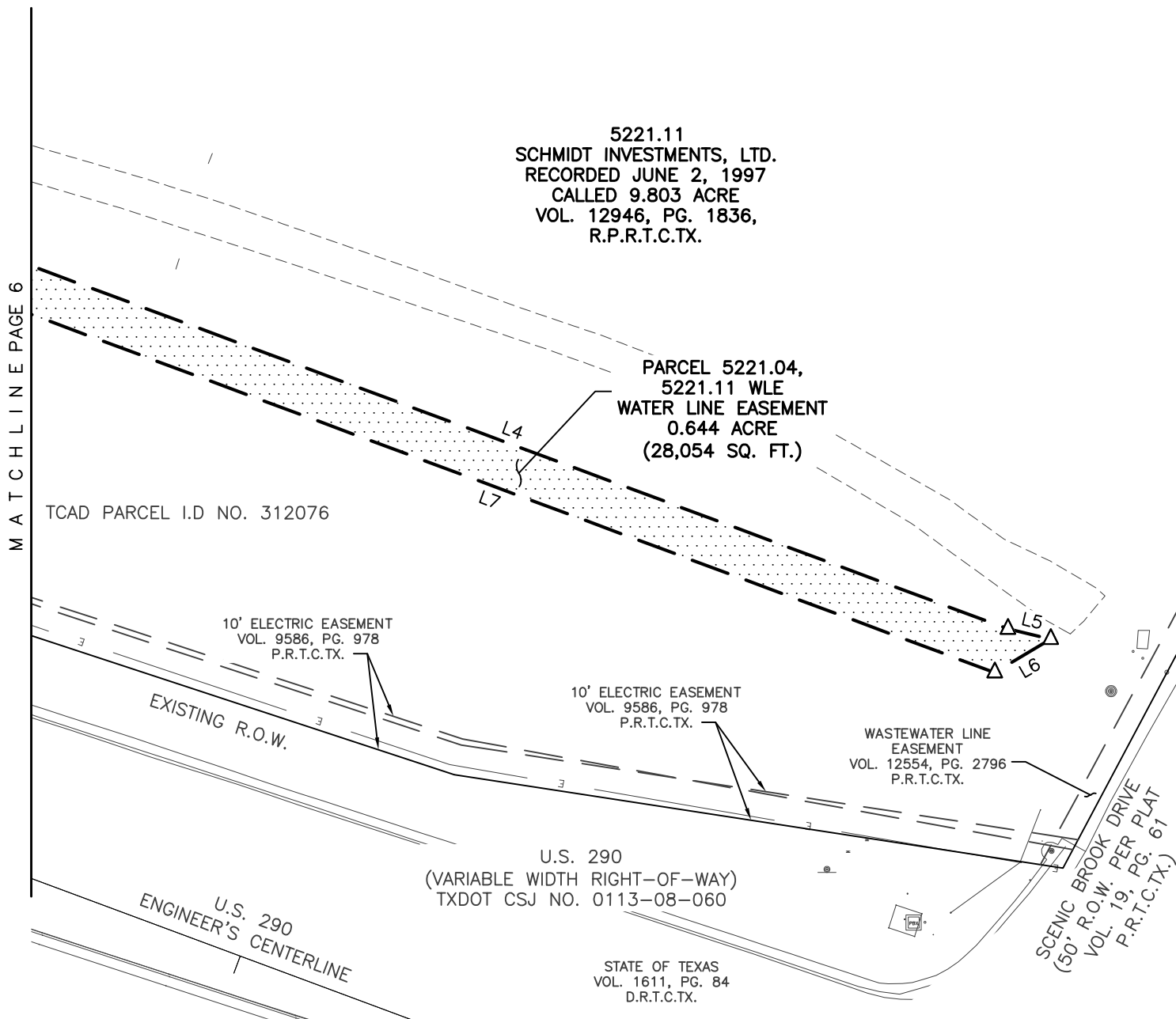
**"EXHIBIT A"**  
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**FOR PARCEL 5221.04, 5221.11 WLE**



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



*PETER MATSON*  
*SURVEY NO. 619,*  
*ABSTRACT NO. 538*



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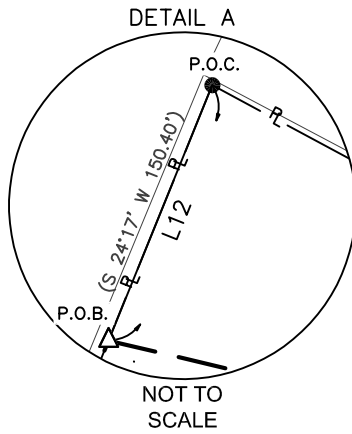
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# "EXHIBIT A"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 5221.04, 5221.11 WLE



### LEGEND

	PROPERTY LINE
	APPROXIMATE SURVEY LINE
	EASEMENT
	3/8" IRON ROD FOUND
	CALCULATED POINT
	5/8" IRON ROD W/TxDOT ALUM CAP 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

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S76°46'34"E	34.30'
L2	S69°36'06"E	1060.11'
L3	S73°53'27"E	100.28'
L4	S69°36'06"E	350.62'
L5	S76°38'39"E	14.46'
L6	S59°04'51"W	21.49'
L7	N69°36'06"W	350.98'
L8	N73°53'27"W	100.28'
L9	N69°36'06"W	1060.67'
L10	N76°46'34"W	36.64'
L11	N22°05'55"E	15.18'
L12	S22°05'55"W	13.42'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	7°10'28"	2,531.50	316.98'	S73°11'20"E	316.78'
C2	7°10'28"	2,516.50	315.11'	N73°11'20"W	314.90'

NOTE:  
EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ON SEPTEMBER 13, 2019, EFFECTIVE SEPTEMBER 5, 2019 FILE NO. 20190851. 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.

*Scott C. Brashear* 5/12/20

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

DATE



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