

LEGAL DESCRIPTION FOR PARCEL 5221.28 WLE

DESCRIPTION OF A 0.100 ACRE (4,372 SQ. FT.) EASEMENT LOCATED IN THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT 788, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A LOT 1, BLOCK 5, OAK HILL HEIGHTS, SECTION 5, A SUBDIVISION OF RECORD IN VOLUME 82, PAGES 265-266, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), DESCRIBED IN A DEED TO 7401 HWY 290 W, LLC, RECORDED JULY 22, 2013 IN DOCUMENT NO. 2013135197, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); SAID 0.100 ACRE (4,372 SQ. FT.) EASEMENT, AS SHOWN ON THE ATTACHED SKETCH AS PREPARED BY SAM, LLC, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TxDOT type II monument found at the intersection of the existing south right-of-way line of U.S. 290, a variable width right-of-way, as described to the State of Texas, recorded in Volume 11123, Page 296, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), and the existing west right-of-way line of Convict Hill Road (formerly Bird View Boulevard), an 80 foot wide right-of-way, per plat recorded in Volume 82, Page 265, P.R.T.C.TX., for the most northerly corner of said Lot 1;

THENCE S 35°33'39" E, departing the existing south right-of-way line of said U.S. 290, with the existing west right-of-way line of said Convict Hill Road, a distance of **15.07** feet to a TxDOT type II monument found (**Grid Coordinates: N= 10,055,935.04, E= 3,071,675.69**), for the most northerly corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE S 35°33'39" E, continuing with the existing west right-of-way line of said Convict Hill Road, a distance of **51.81** feet to a calculated point, for the most easterly corner of the easement described herein;

THENCE departing the existing west right-of-way line of said Convict Hill Road, over and across said Lot 1, the following three (3) courses and distances:

S 54°25'00" W, a distance of **47.55** feet to a calculated point, for the most southerly corner of the easement described herein,

N 80°35'00" W, a distance of **89.37** feet to a calculated point, for the most westerly corner of the easement described herein, and

THIS SPACE LEFT INTENTIONALLY BLANK

7401 Hwy 290 W, LLC
to
The City of Austin
(Water Line Easement)

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

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.

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.

Scott C. Re 5/12/20

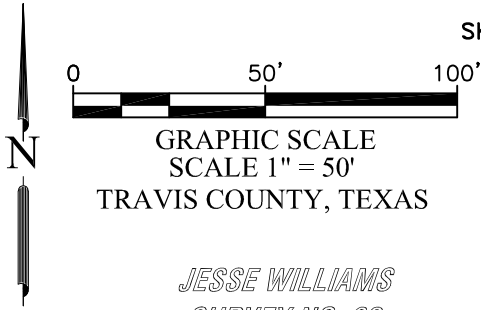
Scott C. Brashear
Registered Professional Land Surveyor
No. 6660 – State of Texas



FIELD NOTES REVIEWED
BY: [Signature] DATE: 05/14/20
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.28 WLE



*JESSE WILLIAMS
SURVEY NO. 62,
ABSTRACT NO. 788*

U.S. 290
(VARIABLE WIDTH RIGHT-OF-WAY)
TXDOT CSJ NO. 0113-08-039

STATE OF TEXAS
VOL. 11123, PG. 296
R.P.R.T.C.TX.

WATER LINE EASEMENT
VOL. 10936, PG. 380
R.P.R.T.C.TX.

SEE DETAIL "A"

P.O.B.
GRID N: 10,055,935.04
GRID E: 3,071,675.69

CONVICT HILL ROAD
FORMALLY (80' R.O.W. BLVD.
PER PLAT VOL. 82, PG. 265
P.R.T.C.TX.)

EXISTING R.O.W.

PARCEL 5221.28 WLE
WATER LINE EASEMENT
0.100 ACRE
(4,372 SQ. FT.)

7401 HWY 290 W, LLC
RECORDED JULY 22, 2013
DOC. NO. 2013135197
O.P.R.T.C.TX.

LOT 1, BLOCK 5
OAK HILL HEIGHTS, SECTION 5
VOL. 82, PG. 265-266
P.R.T.C.TX.

TCAD PARCEL I.D NO. 315132

FIRST BAPTIST CHURCH
OF OAK HILL
REMAINDER OF A
CALLED 15.0395 ACRE
VOL. 11112, PG. 1310
R.P.R.T.C.TX.

LOT 1, BLOCK A
FIRST BAPTIST CHURCH OF
OAK HILL SUBDIVISION
VOL. 89, PG. 310
P.R.T.C.TX.

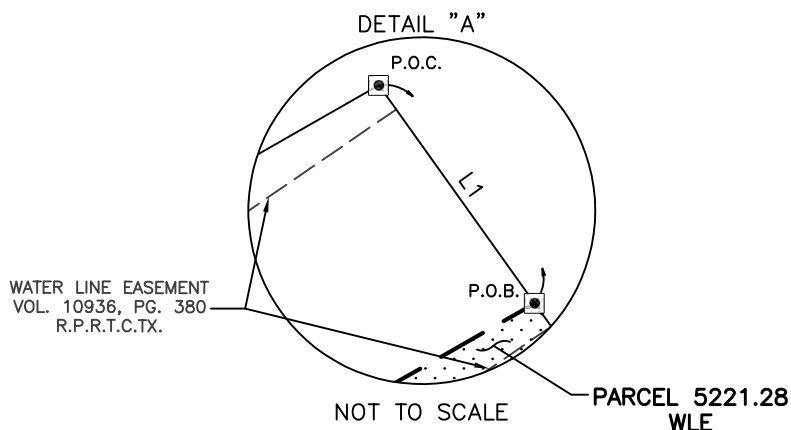
JOB NUMBER: 1019051384
DATE: 01/30/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.28 WLE
TRACT ID: 315132
PARTY CHIEF: S. PESL
FIELDBOOKS:



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

PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS
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"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.28 WLE



LEGEND

	PROPERTY LINE
	APPROXIMATE SURVEY LINE
	EASEMENT
	CALCULATED POINT
	TxDOT TYPE II MONUMENT 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	S35°33'39"E	15.07'
L2	N60°17'03"E	111.35'

NOTE:
EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ON SEPTEMBER 24, 2019, EFFECTIVE SEPTEMBER 12, 2019 FILE NO. 535108. 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



JOB NUMBER: 1019051384
DATE: 01/30/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.28 WLE
TRACT ID: 315132
PARTY CHIEF: S. PSL
FIELD BOOKS:



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Texas Firm Registration No. 10064300

PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS
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