

RESOLUTION NO. 20050623-084

WHEREAS, the City Council of the City of Austin has found that public necessity requires the City to exercise a certain real property interest granted by the plat of Bello Vista Subdivision, recorded in Book 76, Pages 150-151, of the Travis County Plat Records on January 31, 1978 (Bello Vista Plat), being the governmental purpose of wastewater line improvements, **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the Director of the Public Works Department, or other authorized designee, is hereby authorized and directed to exercise the governmental easement and use rights authorized by the Bello Vista Plat at the location hereinafter stated, for the purpose hereinafter stated, and from the owner hereinafter stated and/or its successors in interest, and to take whatever other action may be deemed appropriate to exercise these rights in the real property described in Exhibit "A," which is attached hereto and made a part hereof for all purposes

Owner. Bello Vista Homeowners Association

Project Govalle 5-Taylor Slough South Wastewater Improvements
Project, a portion of the Austin Clean Water Program

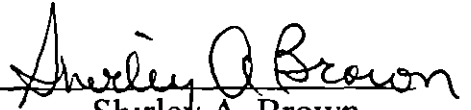
Intended Purpose: The exercise of the easement and use rights granted by the Bello Vista Plat is necessary to install a permanent wastewater line, to upgrade and improve wastewater

lines, to prevent leakage of wastewater lines, and to
comply with a federal mandate.

Location: a portion of Lot 43, Bello Vista Subdivision, Austin, Texas,
and see attached field notes

ADOPTED: June 23, 2005

ATTEST:


Shirley A. Brown
City Clerk

Bello Vista
Homeowner's Association, Inc.
To
City of Austin
(For Wastewater Easement)

FIELD NOTES FOR PARCEL 5107.02 WE

ALL OF THAT CERTAIN 0.997-ACRE (43,424 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE J. GILBERT SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.997-ACRE BEING OUT OF LOT 43, BLOCK A, BELLO VISTA, A SUBDIVISION AS RECORDED IN BOOK 76, PAGES 150-151 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE BELLO VISTA HOMEOWNER'S ASSOCIATION, INC. BY DEED OF COMMON AREA DATED AUGUST 10, 1979 AS RECORDED IN VOLUME 6664, PAGE 873 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found on the east right-of-way line of Scenic Drive, at the northwest corner of the above referenced Lot 43, Block A, Bello Vista, said ½" iron rod found also being on the south line of Lot 23A, Tarrytown River Oaks Section 1A, a subdivision as recorded in Book 88, Page 305 of the Plat Records of Travis County, Texas, Thence, with the east right-of-way line of Scenic Drive, S56°57'27"W a distance of 53.78 feet to a ½" bolt found, S34°53'40"E a distance of 14.00 feet to a calculated point, and S55°21'58"W a distance of 116.21 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U S Feet, Combined Scale Factor .99993359) values of N=10,084,266.937, E=3,103,552.545, for the northeast corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE crossing said Lot 43, Block A, Bello Vista, the following six (6) courses

- 1) S63°13'14"E a distance of 197.71 feet to a 60d nail set at an angle point of this tract,

- 2) S88°39'41"E a distance of 79.46 feet to a 60d nail set at an angle point of this tract,
- 3) N62°03'19"E a distance of 123.27 feet to a 60d nail set at an angle point of this tract,
- 4) N67°10'55"E a distance of 118.54 feet to a 60d nail set at an angle point of this tract,
- 5) N31°31'30"E a distance of 32.19 feet to a 60d nail set at an angle point of this tract;
- 6) N77°35'26"E a distance of 3.15 feet to a 60d nail set on the south line of Lot 25, Tarrytown River Oaks, a subdivision as recorded in Book 6, Page 79 of the Plat Records of Travis County, Texas, at an angle point of this tract,

THENCE, with the south line of said Lot 25, Tarrytown River Oaks, S59°38'52"E a distance of 25.92 feet to a ½" iron rod with cap set at the most southerly corner of said Lot 25 at an angle point of this tract,

THENCE, with the east line of Lot 25, Tarrytown River Oaks, N03°25'02"E a distance of 18.29 feet to a 60d nail set at an angle point of this tract,

THENCE crossing said Lot 43, Block A, Bello Vista, the following three (3) courses.

- 1) N77°35'26"E a distance of 79.96 feet to a 60d nail set at an angle point of this tract,
- 2) S75°44'49"E a distance of 74.61 feet to a 60d nail set at an angle point of this tract;
- 3) N05°42'00"W a distance of 58.55 feet to a 60d nail set on the south line of Lot 27 of said Tarrytown River Oaks, at an angle point of this tract,

THENCE, with the south line of said Lot 27, S89°04'03"E, pass at 10.07 feet a ½" iron pipe found, and continuing on for a total distance of 20.13 feet to a 60d nail set at an angle point of this tract,

THENCE crossing said Lot 43, Block A, Bello Vista, the following six (6) courses

- 1) S05°42'00"E a distance of 63.49 feet to a 60d nail set at an angle point of this tract,

- 2) S75°44'49"E a distance of 73.78 feet to a 60d nail set at an angle point of this tract,
- 3) S41°16'28"E a distance of 41.63 feet to a 60d nail set at an angle point of this tract,
- 4) N61°08'08"E a distance of 62.81 feet to a 60d nail set at an angle point of this tract;
- 5) N45°55'57"E a distance of 114.77 feet to a 60d nail set at an angle point of this tract;
- 6) N17°42'48"E a distance of 43.68 feet to a 60d nail set on the south line of Lot 30 of said Tarrytown River Oaks, at an angle point of this tract;

THENCE, with said south line of Lot 30, N73°20'59"E a distance of 12.11 feet to ½" iron rod with cap set on the south common corner of said Lot 30 and Lot 31, of said Tarrytown River Oaks, at an angle point of this tract;

THENCE, with said south line of said Lot 31, S57°36'01"E a distance of 10.34 feet to a 60d nail set at an angle point of this tract,

THENCE crossing said Lot 43, Block A, Bello Vista, the following five (5) courses

- 1) S17°42'48"W a distance of 52.92 feet to a 60d nail set at an angle point of this tract,
- 2) S45°55'57"W a distance of 122.46 feet to a 60d nail set at an angle point of this tract,
- 3) S61°08'08"W a distance of 49.23 feet to a 60d nail set at an angle point of this tract;
- 4) S74°06'18"E a distance of 210.10 feet to a 60d nail set at an angle point of this tract,
- 5) S80°16'24"E a distance of 125.05 feet to a 60d nail set on the east line of said Lot 43, for the northeast corner of this tract;

THENCE, with the east line of said Lot 43, said line also being the west line of "Edge Park", a subdivision as recorded in Book 7, Page 14 of the Plat Records of Travis County, Texas, S26°37'40"W, pass a ¾" iron pipe in concrete at 17.16 feet and continuing on for a total distance of 20.90 feet to a 60d nail set, for the southeast corner of this tract,

THENCE crossing said Lot 43, Block A, Bello Vista, the following two (2) courses:

- 1) N80°16'24"W a distance of 110.61 feet to a 60d nail set at an angle point of this tract, and
- 2) S16°22'27"W a distance of 19.17 feet to a 60d nail set on the north line of Lot 8, of said Block A, Bello Vista, at an angle point of this tract,

THENCE, with the north lines, consecutively, of said Lot 8 and Lot 9, Block A, Bello Vista, N71°34'57"W a distance of 88.59 feet to a 60d nail set at an angle point of this tract;

THENCE crossing said Lot 43, Block A, Bello Vista, the following four (4) courses

- 1) N16°22'27"E a distance of 14.25 feet to a 60d nail set at an angle point of this tract;
- 2) N74°06'18"W a distance of 146.71 feet to a 60d nail set at an angle point of this tract,
- 3) S18°16'12"W pass at 23.62 the north line of a City of Austin 10-foot Sanitary Sewer Easement as recorded in Book 880, Page 223 of the Deed Records of Travis County, Texas, and continuing on for a total distance of 28.89 feet to a 60d nail set at an angle point of this tract,
- 4) S12°08'47"W pass at 4.82 the south line of said City of Austin 10-foot Sanitary Sewer Easement, and continuing on for a total distance of 98.57 feet to a 60d nail set on the north line of Lot 10 of said Block A, Bello Vista, at an angle point of this tract;

THENCE, with said Lot 10, Block A, S61°00'56"W a distance of 13.28 feet to a ½" iron rod with cap set at the north common corner of said Lot 10, Lot 13 and Lot 14 of said Block A, Bello Vista, at an angle point of this tract,

THENCE, with the north line of said Lot 14, N30°16'09"W a distance of 14.83 feet to a 60d nail set at an angle point of this tract,

THENCE crossing said Lot 43, Block A, Bello Vista, the following six (6) courses

- 1) N12°08'47"E pass at 95.12 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement, and continuing on for a total distance of 97.43 feet to a 60d nail set at an angle point of this tract;

- 2) N18°16'12"E pass at 7.75 feet the north line of said City of Austin 10-foot Sanitary Sewer Easement and continuing on for a distance of 33.83 feet to a 60d nail set at an angle point of this tract;
- 3) N41°16'28"W a distance of 37.74 feet to a 60d nail set at an angle point of this tract,
- 4) N75°44'49"W a distance of 105.04 feet to a 60d nail set at an angle point of this tract;
- 5) S14°15'11"W pass at 28.40 feet the north line of said City of Austin 10-foot Sanitary Sewer Easement, and continuing on for a total distance of 37.06 feet to a 60d nail set at an angle point of this tract;
- 6) S02°54'39"E pass at 1.57 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement, and continuing on for a total distance of 67.69 feet to a ½" capped iron rod set at the common north corner of said Lot 14 and Lot 15, Block A, Bello Vista, at an angle point of this tract,

THENCE with the north line of said Lot 15, N75°12'22"W a distance of 21.00 feet to a 60d nail set at an angle point of this tract;

THENCE crossing said Lot 43, Block A, Bello Vista, the following seven (7) courses.

- 1) N02°54'07"W a distance of 64.32 feet to a 60d nail set at an angle point of this tract,
- 2) N14°15'11"E pass at 4.41 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement, pass at 14.51 feet the north line of said City of Austin 10-foot Sanitary Sewer Easement, for a total distance of 40.08 feet to a 60d nail set at an angle point of this tract,
- 3) N75°44'49"W a distance of 33.69 feet to a 60d nail set at an angle point of this tract;
- 4) S77°35'26"W pass at 36.19 feet the north line of said City of Austin 10-foot Sanitary Sewer Easement, pass at 61.24 feet the north line of said City of Austin 10-foot Sanitary Sewer Easement, and continuing on for a total distance of 93.88 feet to a 60d nail set at an angle point of this tract,

- 5) S31°31'30"W pass at 13.19 the north line of said City of Austin 10-foot Sanitary Sewer Easement and continuing on for a total distance of 30.11 feet to a 60d nail set at an angle point of this tract,
- 6) S67°10'55"W a distance of 113.93 feet to a 60d nail set at an angle point of this tract,
- 7) S19°31'45"E pass at 5.37 the south line of said City of Austin 10-foot Sanitary Sewer Easement and continuing on for a total distance of 65.86 feet to a 60d nail set on the north line of Lot 16 of said Block A, Bello Vista, at an angle point of this tract,

THENCE, with the north line of said Lot 16, Block A, S64°14'28"W a distance of 10.06 feet to a ½" iron rod with cap set on the common corner of said Lot 16 and Lot 31, of said Block A, Bello Vista, for an angle point of this tract,

THENCE, with the north line of said Lot 31, Block A, S63°55'08"W a distance of 10 07 to a 60d nail set at an angle point of this tract;

THENCE crossing said Lot 43, Block A, Bello Vista, the following six (6) courses.

- 1) N19°31'45"W pass at 60.71 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement and continuing on for a total distance of 66 06 feet to a 60d nail set at an angle point of this tract;
- 2) S62°03'19"W pass at 4 46 the east line of a City of Austin 10-foot wide Sanitary Sewer Easement as recorded in Volume 880, Page 221 of the Deed Records of Travis County, Texas, and continuing on for a total distance of 109 15 feet to a 60d nail set at an angle point of this tract,
- 3) S01°20'19"W pass at 3.31 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement as recorded in Volume 880, Page 221 and continuing on for a total distance of 21.62 feet to a 60d nail set at an angle point of this tract;
- 4) S64°58'20"W a distance of 68 58 feet to a 60d nail set at an angle point of this tract,
- 5) S32°48'09"W a distance of 18 90 feet to a 60d nail set at an angle point of this tract; and
- 6) S04°41'38"W a distance of 8 39 feet to a 60d nail set on the north line of Lot 32, of said Block A, Bello Vista, at an angle point of this tract;

THENCE, with the north line of said Lot 32, S72°46'15"W a distance of 10.78 feet to a ½" iron rod with cap set at the common north corner of said Lot 32 and Lot 33, of said Block A, Bello Vista, at an angle point of this tract,

THENCE, with the north line of said Lot 33, Block A, N83°28'45"W a distance of 10 01 feet to a 60d nail set, at an angle point of this tract,

THENCE, N04°41'38"E a distance of 17.10 feet to a 60d nail set at an angle point of this tract,

THENCE, N32°48'09"E a distance of 4 70 feet to a 60d nail set at an angle point of this tract,

THENCE, N85°00'10"W a distance of 77 49 feet to a 60d nail set at an angle point of this tract;

THENCE, N60°31'37"W a distance of 58.55 feet to a 60d nail set at an angle point of this tract,

THENCE, S29°28'23"W a distance of 9 67 feet to a 60d nail set on the north line of Lot 34, of said Block A, Bello Vista, for an angle point of this tract;

THENCE, with the north line of said Lot 34, Block A, Bello Vista, N60°03'46"W a distance of 6 02 feet to a ½" iron rod found at the common north line of said Lot 34 and Lot 35, Bello Vista, for an angle point of this tract;

THENCE, with the north line of said Lot 35, Block A, Bello Vista, N59°19'42"W a distance of 13.99 feet to a 60d nail set at an angle point of this tract

THENCE crossing said Lot 43, Block A, Bello Vista, the following seven (7) courses:

- 1) N29°28'23"E a distance of 29.33 feet to a 60d nail set at an angle point of this tract,
- 2) S60°31'37"E a distance of 74.21 feet to a 60d nail set at an angle point of this tract,
- 3) S85°00'10" E pass at 21.90 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement as recorded in Volume 880, Page 221, pass at 52 05 feet the north line of said City of Austin Sanitary Sewer Easement as recorded in Volume 880, Page 221, pass at 73 76 feet the north line of said City of Austin Sanitary Sewer Easement as recorded in Volume 880, Page 221 for a total distance of 81 18 feet to a 60d nail set at an angle point of this tract;

- 4) N64°58'20"E a distance of 66 12 feet to a 60d nail set at an angle point of this tract,
- 5) N01°20'19"E distance of 5 06 feet to a 60d nail set at an angle point of this tract,
- 6) N88°39'41"W pass at 2.85 feet the north line of said City of Austin Sanitary Sewer Easement and continuing on for a total distance of 76 58 feet to a 60d nail set at an angle point of this tract;
- 7) N63°13'14"W a distance of 213 12 feet to a 60d nail set on the east right-of-way line of Scenic Drive, for the southwest corner of this tract,

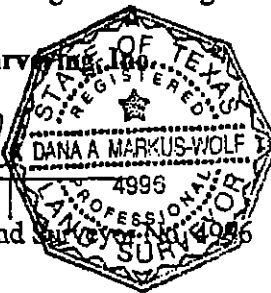
THENCE with the east right-of-way line of Scenic Drive, N55°21'58"E a distance of 22 78 feet to the **POINT OF BEGINNING** and containing 0 997-acre (43,424 square feet) of land, more or less

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground during December, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.

Dana A. Markus-Wolf

Dana A. Markus-Wolf
Registered Professional Land Surveyor No. 4996
January 27, 2005



Bearing Basis: NAD 83 State Plane Coordinate System (Grid) Texas Central (4203)
Combined Scale Factor 0 99993359 Horizontal and Vertical coordinates for G-25-1002 and H-24-4001 as published by the City of Austin were used as the controlling monuments for this survey.

5107.02 we 1 044-ac.doc
Austin Map No 554, Grd No G-25
TCAD No 01200703240000

FIELD NOTES REVIEWED

By: PGF Date: 2-14-05

Austin Clean Water Program
Survey Coordinator



SCALE 1"=40'

SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 9 OF 13

LEGEND

SEE PAGE 13 OF 13

POINT OF REFERENCE

TARRYTOWN RIVER OAKS SECTION 1A
BK. 88, PG. 305
P.R.T.C.T.

LOT 23A

LINE TABLE

LINE	BEARING	DISTANCE
L26	S01°20'19"W	21.62'
L27	S32°48'09"W	18.90'
L28	S04°41'38"W	8.38'
L29	S72°46'15"W	10.78'
L30	N83°28'45"W	10.01'
L31	N04°41'38"E	17.10'
L32	N32°48'09"E	4.70'
L33	S28°28'23"W	9.67'
L34	N80°03'46"W	6.02'
L35	N58°19'42"W	13.99'
L36	N28°28'23"E	29.33'
L37	N01°20'19"E	5.06'
L38	N55°21'58"E	22.78'

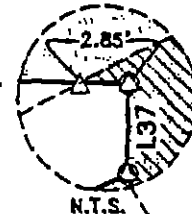
BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

LOT 43
BLOCK "A"

BELLO VISTA
HOMEDOWNER'S ASSOCIATION, INC.
VOL. 6684, PG. 873 DRTCT

POINT OF BEGINNING
N 10.084,266.937
E 3,103,552.545
(GRID)

5107.02 WE
WASTEWATER EASEMENT
.997 ACRE
(43,424 S.F.)



PAGE 9
PAGE 10

LOT 35

EXPOSED 6" PVC

LOT 34

BLOCK "A"
BELLO VISTA
BK 76, PGS. 150-151
P.R.T.C.T.

LOT 33

EXISTING WASTEWATER
EASEMENT AREA
±2,723 S.F.

LOT 32

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY
BUILDING B, SUITE 318
AUSTIN, TEXAS 78746
PH (512) 228-7411 FAX (512) 228-3413

SKETCH TO ACCOMPANY FIELD NOTES

Revised: January 27, 2005
Client: PHS & J
Date: DECEMBER 28, 2004
Officer: MCKLAUGHIN
Drawn: ECKHARDT
F.B.: 590/1 - 598/24 - 810/2 - 598/1
Disk: C:\DRAWINGS\taylor\TS-grid-base.dwg
Cage: ex\London\#001
Job No.: 372-17-06



SCALE 1"=40'

SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 10 OF 13

LEGEND

SEE PAGE 13 OF 13

LINE	BEARING	DISTANCE
L1	N31°31'30"E	32.19'
L2	N77°35'26"E	3.15'
L3	S59°38'52"E	25.92'
L4	N03°25'02"E	18.29'
L23	S31°31'30"W	30.11'
L24	S64°14'28"W	10.06'
L25	S63°55'08"W	10.07'

TARRYTOWN RIVER OAKS

SECTION 1A

BK. 88, PG. 305

P.R.T.C.T.

LOT 24A

LOT 25

TARRYTOWN RIVER
OAKS BK. 6, PG. 79
P.R.T.C.T.

STACKED
ROCK WALL

ROCK
RETAINING
WALL
N77°35'26"E 79.96'

LOT 43
BLOCK "A"

BELLO VISTA
HOMEOWNER'S ASSOCIATION, INC.
VOL. 8864, PG. 873 D.R.T.C.T.

BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

EXISTING WASTEWATER
EASEMENT AREA
±2,723 S.F.

DIRT MOUND
N67°10'55"E 118.54'

DIRT MOUND
S67°10'55"W 113.93'

CITY OF AUSTIN
10' SANITARY SEWER EASEMENT
VOL. 880, PG. 223 D.R.T.C.T.

EXISTING
WASTEWATER
EASEMENT AREA
±54 S.F.

N62°03'19"E 123.27'
CITY OF AUSTIN
10' SANITARY SEWER EASEMENT
VOL. 880, PG. 221 D.R.T.C.T.

S62°03'19"W 109.15'

15' WALKWAY DEDICATED TO
PUBLIC BK. 76, PGS. 150-151
P.R.T.C.T.

S62°03'19"W 4.46'

N19°31'45"W 5.35'

5107.02 WE
WASTEWATER EASEMENT
.997 ACRE
(43,424 SF)

CONCRETE

LOT 31

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

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LOT -215

LOT -216

LOT -217

LOT -218

LOT -219

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LOT -235

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LOT -237

LOT -238

LOT -239

LOT -240

LOT -241

LOT -242

LOT -243

LOT -244

LOT -245

LOT -246

LOT -247

LOT -248

LOT -249

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 11 OF 13

TARRYTOWN RIVER OAKS BK. 6, PG. 79
P.R.T.C.T.

LOT 28

BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

LOT 43
BLOCK "A"

BELLO VISTA
HOMEOWNER'S ASSOCIATION, INC
VOL. 8884, PG. 873 D.R.T.C.T.

5107.02 WE
WASTEWATER EASEMENT
.997 ACRE
(43,424 S.F.)

EXISTING WASTEWATER
EASEMENT AREA
±202 S.F.

EXISTING WASTEWATER
EASEMENT AREA
±201 S.F.

10' SANITARY SEWER EASEMENT
VOL. 880, PG. 223 D.R.T.C.T.

15' WALKWAY DEDICATED TO PUBLIC
BK. 76, PGS. 150-151 P.R.T.C.T.

25' BUILDING LINE
BK. 76, PGS. 150-151
P.R.T.C.T.

BLOCK "A"
BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

LEGEND

SEE PAGE 13 OF 13

LINE TABLE

LINE	BEARING	DISTANCE
L5	S89°04'03"E	20.13'
L6	S41°16'28"E	41.63'
L10	S61°08'08"W	49.23'
L14	S18°16'12"W	28.89'
L15	S61°00'56"W	13.28'
L16	N30°18'09"W	14.83'
L17	N18°16'12"E	33.83'
L18	N41°16'28"W	37.74'
L19	S14°15'11"W	37.06'
L20	N75°12'22"W	21.00'
L21	N14°15'11"E	40.08'
L22	N75°44'49"W	33.69'



SCALE 1"=40'

LOT 26

LOT 27

PAGE 10
PAGE 11

PAGE 11
PAGE 12

STACKED ROCK WALL

STACKED ROCK WALL

WATCHLINE

WATCHLINE

SEE NEXT PAGE

DIRT MOUND

10' SANITARY SEWER EASEMENT
VOL. 886, PG. 263 D.R.T.C.T.

HIKE & BIKE TRAIL

LOT 9

BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

**SKETCH TO
ACCOMPANY
FIELD NOTES**

Revised January 27, 2005
Client: PBS & J
Date: DECEMBER 28, 2004
Office: MKLaughlin
Crew: Eshygrat
P.L.: 880/1 - 888/24 - 810/2 - 898/1
Draw: C:\DRAWINGS\taylor\73-grid-base.dwg
Cgo: s:\London*.001
Job No.: 372-17-08

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 318
AUSTIN, TEXAS 78746
PH: (512) 228-7411 FAX: (512) 228-7413

20' DRAINAGE AND UTILITY EASEMENT
BK. 8, PG. 79 P.R.T.C.T.

LOT 30

SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 12 OF 13



SCALE 1"=40'

LEGEND

SEE PAGE 13 OF 13

LINE TABLE

LINE	BEARING	DISTANCE
L7	N17°42'48"E	43.68'
L8	N73°20'58"E	12.11'
L9	S57°36'01"E	10.34'
L11	S26°37'40"W	20.90'
L12	S16°22'27"W	19.17'
L13	N16°22'27"E	14.25'

UNABLE TO LOCATE ANY RECORDED
INFORMATION FOR POSSIBLE 20' WIDE
DRAINAGE EASEMENT & P.U.E., AS SHOWN
ON PLAT RECORDED IN BK. 76, PGS
150-151 P.R.T.C.T.

DRAINAGE EASEMENT & P.U.E. AND
COMMON AREA TO REMAIN IN NATURAL STATE
BK. 76, PGS. 150-151
P.R.T.C.T.

BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

LOT 43
BLOCK "A"

BELLO VISTA
HOMEOWNER'S ASSOCIATION, INC
VOL. 8864, PG. 873 D.R.T.C.T.

5107.02 WE
WASTEWATER EASEMENT
.997 ACRE
(43,424 S.F.)

15' WALKWAY DEDICATED TO PUBLIC
BK. 76, PGS. 150-151 P.R.T.C.T.

S74°06'18"E 210.10'

N74°06'18"W 146.71'

HIKE & BIKE TRAIL

S80°16'24"E 125.05'

N71°34'57"W 88.59'

N80°16'24"W 110.61'

LOT 9

25' BUILDING LINE
BK. 76, PGS. 150-151
P.R.T.C.T.

TO SANITARY SEWER EASEMENT
VOL. 896, PG. 283 D.R.T.C.T.

BLOCK "A"
BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

WOOD PRIVACY FENCE

LOT 8

"EDGE PARK"
BK. 7, PG. 14
P.R.T.C.T.
(REED PARK)

IRON PIPE
IN CONCRETE

Revised: January 27, 2005
Client: PES & J
Date: DECEMBER 29, 2004
Office: M'Laughlin
Crew: Eakhurst
F.L.: 580/1 - 588/24 - 610/2 - 588/1
Disk: C:\DRAWINGS\taylor\TS-grid-bvaw.dwg
Cops: c:\london*.001
Job No.: 572-17-08

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.
1501 E. CAPITAL OF TEXAS HWY
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH 512/258-7411 FAX 512/258-7445



SCALE 1"=40'

SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 13 OF 13
PARCEL 5107.02 WE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP SET
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- ⊕ 600 NAIL SET
- WMH WASTEWATER MANHOLE
- () RECORD INFORMATION
- ⚡ BREAK IN SCALE
- BK BOOK
- PG PAGE
- VOL VOLUME
- P.R.T.C.T Plat Records
Travis County, Texas
- D.R.T.C.T Deed Records
Travis County, Texas
- R.P.R.T.C.T Real Property Records
Travis County, Texas
- ROW RIGHT-OF-WAY

COMMITMENT NOTE:

All easements of which I have knowledge and those recorded easements furnished by Chicago Title Insurance Company according to Commitment No. 0413294, effective November 23, 2004 are shown hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

RESTRICTIVE COVENANTS AND EASEMENTS:

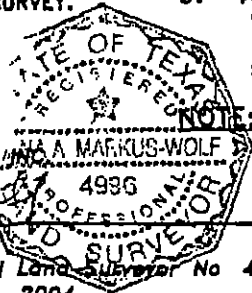
1. Restrictive covenants as recorded in Book 76, Pages 150-151 of the Plat Records of Travis County, Texas and in Volume 6061, Page 427 of the Deed Records of Travis County, Texas DO AFFECT the subject easement.
2. A twenty (20') foot wide drainage and public utility easement as recorded in Book 76, Pages 150-151 of the Plat Records of Travis County, Texas DOES AFFECT the subject easement as shown on the attached sketch.
3. A ten (10') foot wide sanitary sewer easement along the property lines as recorded in Volume 896, Page 263 of the Deed Records of Travis County, Texas DOES NOT AFFECT the subject easement as shown on the attached sketch.
4. A ten (10') foot wide sanitary sewer easement as recorded in Volume 880, Page 221 of the Deed Records of Travis County, Texas DOES AFFECT the subject easement as shown on the attached sketch.
5. A ten (10') foot wide sanitary sewer easement as recorded in Volume 880, Page 223 of the Deed Records of Travis County, Texas DOES AFFECT the subject easement as shown on the attached sketch.
6. A fifteen (15') foot walkway easement granted to the public as recorded in Book 76, Pages 150-151 of the Plat Records of Travis County, Texas DOES AFFECT the subject easement as shown on the attached sketch.

BEARING BASIS NOTE:

NAD 83 COORDINATE SYSTEM
(GRID)
TEXAS CENTRAL (4203) COMBINED
SCALE
FACTOR 0.99993359 HORIZONTAL
COORDINATES FOR
G-25-1002 AND H-24-4001 AS
PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS
THE CONTROLLING
MONUMENTS FOR THIS SURVEY.

AS SURVEYED BY
LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf
Dana A. Markus-Wolf
Registered Professional Land Surveyor No. 4996
DATE: DECEMBER 29, 2004



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR

Revised: January 27, 2005
Client: PFS & J
Date: DECEMBER 29, 2004
Office: M. K. Loughlin
Crew: Eckhardt
P.B.: 580/24 - 580/24 - 580/24 - 580/24
Disk: C:\DRAWINGS\kaylor\TS-grid-base.dwg
Cape: c:\London*.001
Job No.: 372-17-08

NOTE: Improvements on adjoining tracts do not affect this easement and may not be shown.

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.
1301 E. CAPITAL OF TEXAS HWY
BUILDING B SUITE 315
AUSTIN, TEXAS 78746
PH: (512) 338-7411 FAX: (512) 338-7415

Bello Vista Homeowner's
Association, Inc
to
City of Austin
(For Temporary Working
Space Easement)

FIELD NOTES FOR PARCEL 5107.02 TWSE

ALL OF THAT CERTAIN 1.968-ACRE (85,749 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE J. GILBERT SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 1.968-ACRE BEING COMPRISED OF TEN (10) PARCELS OF LAND (PARTS 1-10) OUT OF LOT 43, BLOCK A, BELLO VISTA, A SUBDIVISION AS RECORDED IN BOOK 76, PAGES 150-151 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE BELLO VISTA HOMEOWNER'S ASSOCIATION, INC. BY DEED OF COMMON AREA DATED AUGUST 10, 1979 AS RECORDED IN VOLUME 6664, PAGE 873 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Part 1

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found on the east right-of-way line of Scenic Drive (Right-of-Way varies), at the northwest corner of the above referenced Lot 43, Block A, Bello Vista, said ½" iron rod found also being on the south line of Lot 23A, Tarrytown River Oaks Section 1A, a subdivision, as recorded in Book 88, Page 305 of the Plat Records of Travis County, Texas, Thence, with the east right-of-way line of Scenic Drive, S56°57'27"W a distance of 53.78 feet to a ½" threaded bolt found; S34°53'40"E a distance of 14.00 feet to a calculated point, and S55°21'58"W a distance of 138.98 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,253.993, E=3,103,533.806, for the northeast corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, crossing said Lot 43 the following seven (7) courses

- 1) S63°13'14"E a distance of 213.12 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;

- 2) S88°39'41"E a distance of 76.58 feet to a 60d nail set at an angle point of a proposed wastewater easement, for the northeast corner of this tract,
- 3) S01°20'19"W a distance of 5.06 feet to a 60d nail set at an angle point of a proposed wastewater easement, for the southeast corner of this tract,
- 4) S64°58'20"W a distance of 66.12 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 5) N85°00'10"W a distance of 81.18 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 6) N60°31'37"W a distance of 74.21 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 7) S29°28'23"W a distance of 29.33 feet to a 60d nail set at an angle point of a proposed wastewater easement, on the north line of Lot 35 of said Block A, Bella Vista, for an angle point of this tract,

THENCE, with the north line of said Lot 35 and its extension thereof, N59°19'42"W pass at 91.12 a ½" iron rod found at the northwest corner of said Lot 35, and continuing on for a total distance of 131.48 feet to a calculated point on the east right-of-way line of Scenic Drive, for the southwest corner of this tract,

THENCE, with the east right-of-way line of Scenic Drive, N55°21'58"E a distance of 80.46 feet to the **POINT OF BEGINNING**, and containing 0.378-acre (16,465 square feet) of land, more or less.

Part 2

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found at the northeast corner of Lot 31 of said Block A, Bello Vista, and the northwest corner of Lot 16, of said Block A, Bello Vista, said ½" iron rod found also being an angle point in said Lot 43, Thence, with the north line of said Lot 31, also being the south line of said Lot 43, S63°55'08"W a distance of 10.07 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U S Feet, Combined Scale Factor 0.99993359) values of N=10,084,148.749, E=3,103,939.203, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, with the north line of said Lot 31, also being the south line of said Lot 43, the following two (2) courses

- 1) S63°55'08"W a distance of 23 78 feet to a ½" iron rod found at an angle point of this tract;
- 2) S72°31'30"W a distance of 73 85 feet to a 1/2" iron rod found at the northwest corner of Lot 31, for an angle point of this tract,

THENCE, S72°45'09"W a distance of 104.99 feet to a 60d nail set on the north line of Lot 32, of said Block A, Bello Vista, for the southwest corner of the this tract,

THENCE, crossing said Lot 43 the following six (6) courses

- 1) N04°41'38"E a distance of 8 39 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 2) N32°48'09"E a distance of 18 90 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 3) N64°58'20"E a distance of 68 58 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 4) N01°20'19"E a distance of 21.62 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 5) N62°03'19"E a distance of 109.15 feet to a 60d nail set at an angle point of a proposed wastewater easement, for the northeast corner of this tract,
- 6) S19°31'45"E a distance of 66 06 feet to a 60d nail set at an angle point of a proposed wastewater easement, on the north line of said Lot 31, for the **POINT OF BEGINNING**, and containing 0 198-acre (8,607 square feet) of land, more or less

Part 3

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found at the common north corner of said Lot 31 and said Lot 16, said ½" iron rod found also being an angle point in said Lot 43, Thence, with the north line of said Lot 16, also being the south line of said Lot 43, N64°14'28"E a distance of 10.06 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S Feet, Combined Scale Factor 0 99993359) values of N=10,084,157 546 E=3,103,957.302, for the southwest corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, crossing said Lot 43 the following seven (7) courses

- 1) N19°31'45"W a distance of 65 86 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,

- 2) N67°10'55"E a distance of 113.93 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 3) N31°31'30"E a distance of 30.11 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 4) N77°35'26"E a distance of 93.88 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 5) S75°44'49"E a distance of 33.69 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 6) S14°15'11"W a distance of 40.08 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 7) S02°54'07"E a distance of 64.32 feet to a 60d nail set on the north line of Lot 15 of said Block A, Bello Vista, for the southeast corner of this tract,

THENCE with said south line of Lot 43, said line also being the north line of said Lot 15, the following two (2) courses:

- 1) N75°12'22"W a distance of 49.13 feet to a ½" iron rod found at an angle point of this tract, and
- 2) S77°39'59"W a distance of 90.21 feet to a ½" iron rod found at the common north corner of said Lot 15 and Lot 16, at an angle point of this tract,

THENCE, with said south line of Lot 43, said line also being the north line of said Lot 16, the following three (3) courses,

- 1) S75°36'26"W a distance of 11.64 feet to a ½" iron rod found at an angle point of this tract,
- 2) S71°58'18"W a distance of 16.51 feet to a ½" iron rod found at an angle point of this tract; and
- 3) S64°14'28"W a distance of 59.83 feet to the **POINT OF BEGINNING**, and containing 0.443-acre (19,300 square feet) of land, more or less

Part 4

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found on the south line of said Lot 43, at the common north corner of said Lot 15 and said Lot 16, Thence, with the south line of said Lot 43, said line also being the north line of said Lot 15, N77°39'59"E a distance of 90.21 feet

to a ½" iron rod found, S75°12'22"E a distance of 70.13 feet to a ½" iron rod with cap set at an angle point of a proposed wastewater easement having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,192.906, E=3,104,194.070, at the common corner of said Lot 15 and Lot 14, Block A, Bello Vista, for the southwest corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, crossing said Lot 43 the following six (6) courses:

- 1) N02°54'39"W a distance of 67.69 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 2) N14°15'11"E a distance of 37.06 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 3) S75°44'49"E a distance of 105.04 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 4) S41°16'28"E a distance of 37.74 feet to a 60d nail set at an angle point of a proposed wastewater easement calculated point, for an angle point of this tract;
- 5) S18°16'12"W a distance of 33.83 feet to a 60d nail set at an angle point of a proposed wastewater easement calculated point, for an angle point of this tract,
- 6) S12°08'47"W a distance of 97.43 feet to a 60d nail set at an angle point of a proposed wastewater easement, said 60d nail set also being on the north line of Lot 14, of said Block A, Bello Vista, for the southeast corner of this tract,

THENCE, with the south line of said Lot 43, said line also being the north line of said Lot 14, the following two (2) courses

- 1) N30°16'09"W a distance of 70.26 feet to a ½" iron rod found at an angle point, and
- 2) N75°12'22"W a distance of 68.13 feet to the **POINT OF BEGINNING**, and containing 0.321-acre (14,003 square feet) of land, more or less

Part 5

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found on the west line of "Edge Park", a subdivision as recorded in Book 7, Page 14 of the Plat Records of Travis County, Texas, said ½" iron rod found also being the southeast corner of said Lot 43 and the northeast corner of Lot 8 of said Block A, Bello Vista, Thence, with the south line of said Lot 43, N71°34'57"W a distance of 192.07 feet to a 60d nail set having Texas

State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,178.401, E=3,104,481.296 on the north line of Lot 9 of said Block A, Bello Vista, at an angle point of a proposed wastewater easement, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the south line of said Lot 43, said line also being the north line of said Lot 9, the following two (2) courses:

- 1) N71°34'57"W a distance of 26.74 feet to a ½" iron rod set with cap at an angle point of said Lot 9, for an angle point of this tract; and
- 2) S61°00'56"W pass at 74.73 feet a ½" iron rod found at the northwest corner of said Lot 9, and continuing on for a total distance of 161.77 to a 60d nail set on the north line of Lot 10, of said Block A, Bello Vista, at an angle point of said proposed wastewater easement, for the southwest corner of this tract,

THENCE, crossing said Lot 43 the following four (4) courses:

- 1) N12°08'47"E a distance of 98.57 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 2) N18°16'12"E a distance of 28.89 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 3) S74°06'18"E a distance of 146.71 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract, and
- 4) S16°22'27"W a distance of 14.25 feet to the **POINT OF BEGINNING**, and containing 0.204-acre (8,893 square feet) of land, more or less

Part 6

BEGINNING at a ½" iron rod found having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,117.721, E=3,104,663.519, on the west line of "Edge Park", a subdivision as recorded in Book 7, Page 14 of the Plat Records of Travis County, Texas, said 1/2" iron rod found also being the southeast corner of said Lot 43 and the northeast corner of Lot 8 of said Block A, Bello Vista, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, with the north line of said Lot 8, N71°34'57"W a distance of 103.48 feet to a 60d nail set at an angle point of a proposed wastewater easement, for the southwest corner of this tract,

THENCE, crossing said Lot 43 the following two (2) courses

- 1) N16°22'27"E a distance of 19.17 feet to a 60d nail set at an angle point of a proposed wastewater easement, for the northwest corner of this tract; and
- 2) S80°16'24"E a distance of 110.61 feet to a 60d nail set on the east line of said Lot 43, said line also being the west line of said "Edge Park", at the southeast corner of a proposed wastewater easement, for the northeast corner of this tract,

THENCE, with the west line of "Edge Park" and the east line of said Lot 43, S26°37'40"W a distance of 36.24 feet to the **POINT OF BEGINNING**, and containing 0.067-acre (2,909 square feet) of land, more or less

Part 7

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found, on said west line of "Edge Park", at the southeast corner of said Lot 43 and the northeast corner of Lot 8 of said Block A, Bello Vista, Thence, with the common line of said Lot 43 and said west line of "Edge Park", N26°37'40"E a distance of 57.14 feet to a 60d nail set at an angle point of a proposed wastewater easement, having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U S Feet, Combined Scale Factor 0.99993359) values of N=10,084,168.799, E=3,104,689.128, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, crossing said Lot 43 the following five (5) courses

- 1) N80°16'24"W a distance of 125.05 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 2) N74°06'18"W a distance of 153.74 feet to a calculated point at an angle point of a proposed wastewater easement, for an angle point of this tract,
- 3) N61°44'09"E a distance of 14.35 feet to a calculated point at an angle point of this tract,
- 4) S74°06'18"E a distance of 142.91 feet to a calculated point at an angle point of this tract,

- 5) S80°16'24"E a distance of 127.55 feet to a calculated point on said common line of Lot 43 and "Edge Park", for the northeast corner of this tract;

THENCE, with said common line of Lot 43 and "Edge Park", S26°37'40"W a distance of 10 45 feet to the **POINT OF BEGINNING**, and containing 0.063-acre (2,746 square feet) of land, more or less

Part 8

BEGINNING FOR POINT OF REFERENCE at a ½" iron pipe found in concrete on the north line of said Lot 43, at the common south corner of Lot 28 and Lot 29, Tarrytown River Oaks, a subdivision as recorded in Book 6, Page 79 of the Plat Records of Travis County, Texas; Thence, with the north line of said Lot 43, N89°04'03"W a distance of 118 77 feet to a 60d nail set at an angle point of a proposed wastewater easement, Thence, crossing said Lot 43, with an east line of said proposed wastewater easement, S05°42'00"E a distance of 52 85 feet to a calculated point, said calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S Feet, Combined Scale Factor 0.99993359) values of N=10,084,317.168, E=3,104,239.931, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, crossing said Lot 43 the following eight (8) courses:

- 1) S75°44'49"E a distance of 80.51 feet to a calculated point at an angle point of this tract,
- 2) S41°16'28"E a distance of 36 70 feet to a calculated point at an angle point of this tract,
- 3) N61°08'08"E a distance of 91.57 feet to a calculated point on a west line of said proposed wastewater easement, at an angle point of this tract;
- 4) S45°55'57"W a distance of 38 13 feet to a 60d nail set at an angle point of said wastewater easement, for an angle point of this tract,
- 5) S61°08'08"W a distance of 62 81 feet to a 60d nail set at an angle point of said wastewater easement, for an angle point of this tract,
- 6) N41°16'28"W a distance of 41 63 feet to a 60d nail set at an angle point of said wastewater easement, for an angle point of this tract;
- 7) N75°44'49"W a distance of 73 78 feet to a 60d nail set at an angle point of said wastewater easement, for an angle point of this tract; and

- 8) N05°42'00"W a distance of 10 64 feet to the **POINT OF BEGINNING**, and containing 0.044-acre (1,935 square feet) of land, more or less

Part 9

BEGINNING FOR POINT OF REFERENCE at a ½" iron pipe found in concrete on the north line of said Lot 43, at the common south corner of Lot 28 and Lot 29, Tarrytown River Oaks, a subdivision as recorded in Book 6, Page 79 of the Plat Records of Travis County, Texas; Thence, with the north line of said Lot 43, N89°04'03"W pass at a distance of 128 83 feet a ½" iron pipe found, and continuing on for a total distance of 138 90 feet to a 60d nail set at an angle point of a proposed wastewater easement, Thence, with the west line of said proposed wastewater easement, S05°42'00"E a distance of 19 34 feet to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0 99993359) values of N=10,084,350.836, E=3,104,216 473, for the northeast corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, crossing said Lot 43 the following six (6) courses:

- 1) S05°42'00"E a distance of 39.21 feet to a 60d nail set at an angle point of said proposed wastewater easement, for the southeast corner of this tract,
- 2) N75°44'49"W a distance of 74.61 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract,
- 3) S77°35'26"W a distance of 18 83 feet to a calculated point on the north line of said proposed wastewater easement, for the southwest corner of this tract,
- 4) N12°24'34"W a distance of 10 00 feet to a calculated point for the northwest corner of this tract,
- 5) N77°35'26"E a distance of 79 62 feet to a calculated point at an angle point of this tract;
- 6) S78°57'47"E a distance of 11.41 feet to the **POINT OF BEGINNING**, and containing 0.047-acre (2,058 square feet) of land, more or less

Part 10

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found on the east right-of-way line of Scenic Drive (Right-of-Way varies), at the northwest corner of the above referenced Lot 43, Block A, Bello Vista, said ½" iron rod found also being on the south line of said Lot 23A, Tarrytown River Oaks Section 1A, Thence, with the east right-of-way line of Scenic Drive, S56°57'27"W a distance of 53.78 feet to a ½" threaded bolt found, S34°53'40"E a distance of 14.00 feet to a calculated point, and S55°21'58"W a distance of 21.38 feet to a calculated point at a non-tangent point of curvature of a curve to the right having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,320.829, E=3,103,630.566, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, crossing said Lot 43 the following seven (7) courses

- 1) Along said curve to the right an arc distance of 28.22 feet, having a radius of 50.00 feet and a chord that bears S16°10'13"E a distance of 27.85 feet to a calculated point at a point of tangency,
- 2) Due South a distance of 59.24 feet to a calculated point at angle point of this tract,
- 3) S63°13'14"E a distance of 104.41 feet to a calculated point at an angle point of this tract;
- 4) S88°39'41"E a distance of 74.59 feet to a calculated point at an angle point of this tract,
- 5) N62°03'19"E a distance of 121.11 feet to a calculated point at an angle point of this tract,
- 6) N67°10'55"E a distance of 115.77 feet to a calculated point at an angle point of this tract,
- 7) N31°31'30"E a distance of 30.90 feet to a calculated point on the south line of Lot 25, of said Tarrytown River Oaks, for the northeast corner of this tract;

THENCE, with the south line of said Lot 25, S59°38'52"E a distance of 12.27 feet to a 60d nail set on the north line of a proposed wastewater easement, for the southeast corner of this tract,

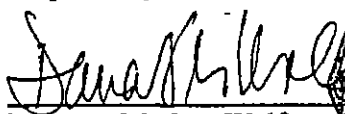
THENCE, crossing said Lot 43 the following six (6) courses:

- 1) S77°35'26"W a distance of 3 15 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract,
- 2) S31°31'30"W a distance of 32 19 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract;
- 3) S67°10'55"W a distance of 118 54 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract,
- 4) S62°03'19"W a distance of 123.27 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract,
- 5) N88°39'41"W a distance of 79 46 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract,
- 6) N63°13'14"W a distance of 197 71 feet to a 60d nail set on the east line of Scenic Drive, at an angle point of said proposed wastewater easement, for the southwest corner of this tract;

THENCE, with the east line of Scenic Drive, N55°21'58"E a distance of 94 83 feet to **POINT OF BEGINNING**, and containing 0 203-acre (8,833 square feet) of land, more or less

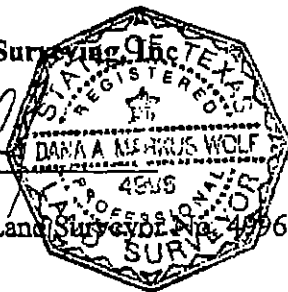
I **HEREBY CERTIFY** that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground December, 2004 under my supervision

Prepared by **Landmark Surveying, Inc.**




Dana A. Markus-Wolf

Registered Professional Land Surveyor No. 4996
January 27, 2005



Bearing Basis: NAD 83 State Plane Coordinate System (Grid) Texas Central (4203)
Combined Scale Factor 0 99993359 Horizontal and Vertical coordinates for G-25-1002 and H-24-4001 as published by the City of Austin were used as the controlling monuments for this survey.

5107.02 twse 1.968-ac doc
Austin Map No 554, Grid No G-25
TCAD No 01200703240000

FIELD NOTES REVIEWED
 **Date: 2-8-05**
**Austin Clean Water Programs
Survey Coordinator**

SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 12 OF 22



SCALE 1"=60'

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
(NOT ESTABLISHED ON GROUND)
- 800 NAIL SET

() RECORD INFORMATION

P.R.T.C.T. Plat Records
Travis County, Texas

D.R.T.C.T. Deed Records
Travis County, Texas

O.P.R.T.C.T. Official Public Records
Travis County, Texas

BK BOOK

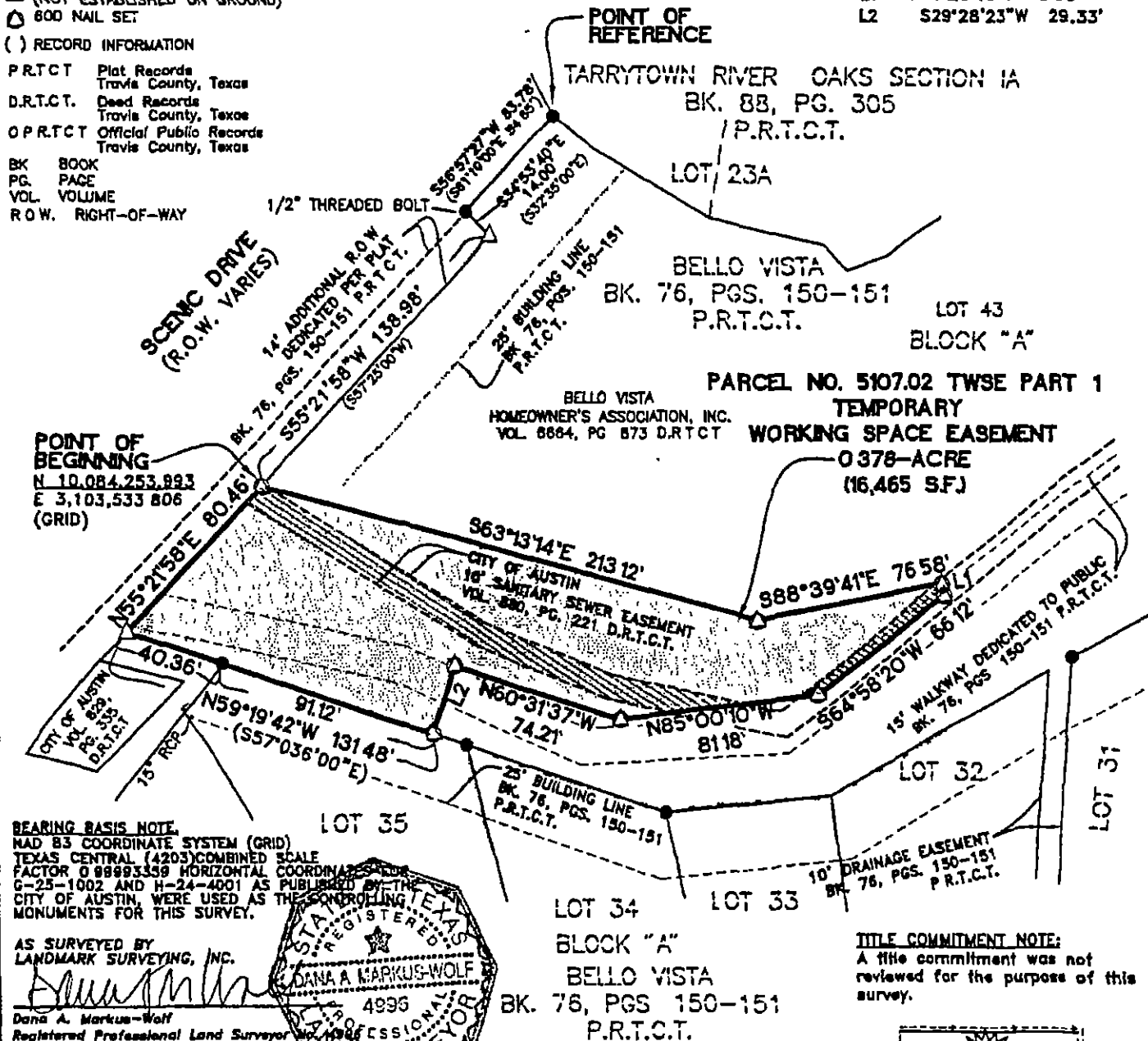
PG. PAGE

VOL. VOLUME

R.O.W. RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°20'19"W	5.06'
L2	S29°28'23"W	29.33'



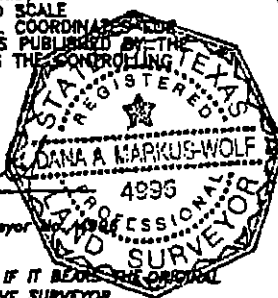
BEARING BASIS NOTE:
NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993339 HORIZONTAL COORDINATES
G-25-1002 AND H-24-4001 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE CONTROLLING
MONUMENTS FOR THIS SURVEY.

AS SURVEYED BY
LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf
Dana A. Markus-Wolf
Registered Professional Land Surveyor No. 4996
DATE: December 17, 2004

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR

Revised: January 27, 2005
Client: P&S
Date: DECEMBER 24, 2004
Office: M. BOUADI
Drawn: J. Mason, J. Eckhardt
F.R.: 885/1, 887/1, 889/1
Desk: Z. P&S; J. TAYLOR SLOUGH EASEMENTS; Moumna
Cepel: a: London; * 001
Job No.: 372-17-08



TITLE COMMITMENT NOTE:
A title commitment was not
reviewed for the purpose of this
survey.

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH: (512)328-7411 FAX: (512)328-7413

PAGE 13 OF 22

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N04°41'38"E	8.39'
L4	N01°20'18"E	21.62'

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ 80D NAIL SET
- SILT FENCE

() RECORD INFORMATION

P.R.T.C.T	Plot Records	
	Travis County, Texas	
D.R.T.C.T	Dead Records	
	Travis County, Texas	

BK.	BOOK
PG.	PAGE
VOL.	VOLUME



SCALE 1"=60'

NE	BEARING	DISTANCE
3	N04°41'38"E	8.39'
4	N01°20'19"E	21.62'

TARRYTOWN RIVER OAKS SECTION 1A
BK. 88, PG. 305
P.R.T.C.T.

LOT 23A

LOT 24A

BELLO VISTA
PGS 150-151
T.C.T.

BELLO VISTA
BK. 76, POS 150-151
P.R.T.C.T.

BELLO VISTA
HOMEOWNER'S ASSOCIATION, INC
VOL. 68&4, PG. 873 D.R.T.C.T

CITY OF AUSTIN
TO SANITARY SEWER
EASEMENT
VOL. 880, PG. 223
D.R.T.C.T.
15' WALKWAY DEDICATED
TO PUBLIC
BK. 78, PGS. 150-151
P.R.T.C.T.

PARCEL NO. 5107.02
TWSE PART 2
TEMPORARY WORKING
SPACE EASEMENT
0.198 ACRE
(8,607 S.F.)

POINT OF
REFERENCE
(14°00"E)

POINT OF
BEGINNING
N 10.084.148.749
E 3,103.939.203
(GRID)

LOT 16

BLOCK "A"

BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

TITLE COMMITMENT NOTE.

A title commitment was not reviewed for the purpose of this survey.

BEARING BASIS NOTE.
 NAD 83 COORDINATE SYSTEM (GRID)
 TEXAS CENTRAL (4203) COMBINED SCALE
 FACTOR 0.99993359 HORIZONTAL COORDINATES FOR
 G-25-1002 AND H-24-4001 AS PUBLISHED BY THE
 CITY OF AUSTIN, WERE USED AS THE CONTROLLING
 MONUMENTS FOR THIS SURVEY

Revised- January 27, 2005

Client: **PERU**
Order: **December 31, 2004**

Director December
Office: M. BOLLADI

Crow: Jeff

FBI
Date

610013 / PASA / ALUM BULOH / LANTAR / OTTO STAR / CANTONMENT / 15-11-1960 / 1001
 of PASA / 1001

John Doe - 1234567890

SKETCH TO
ACCOMPANY
FIELD NOTES



1301 S. CAPITAL OF TEXAS HWY
BUILDING 8, SUITE 315
AUSTIN, TEXAS 78748
PH: (812) 938-7411 FAX: (812) 938-7413

SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 14 OF 22

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD WITH CAP SET
- ⊙ 800 NAIL SET
- () RECORD INFORMATION
- ✓ BREAK IN SCALE
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas
- O.P.R.T.C.T. Official Public Records
Travis County, Texas
- BK BOOK
- PG PAGE
- VOL VOLUME

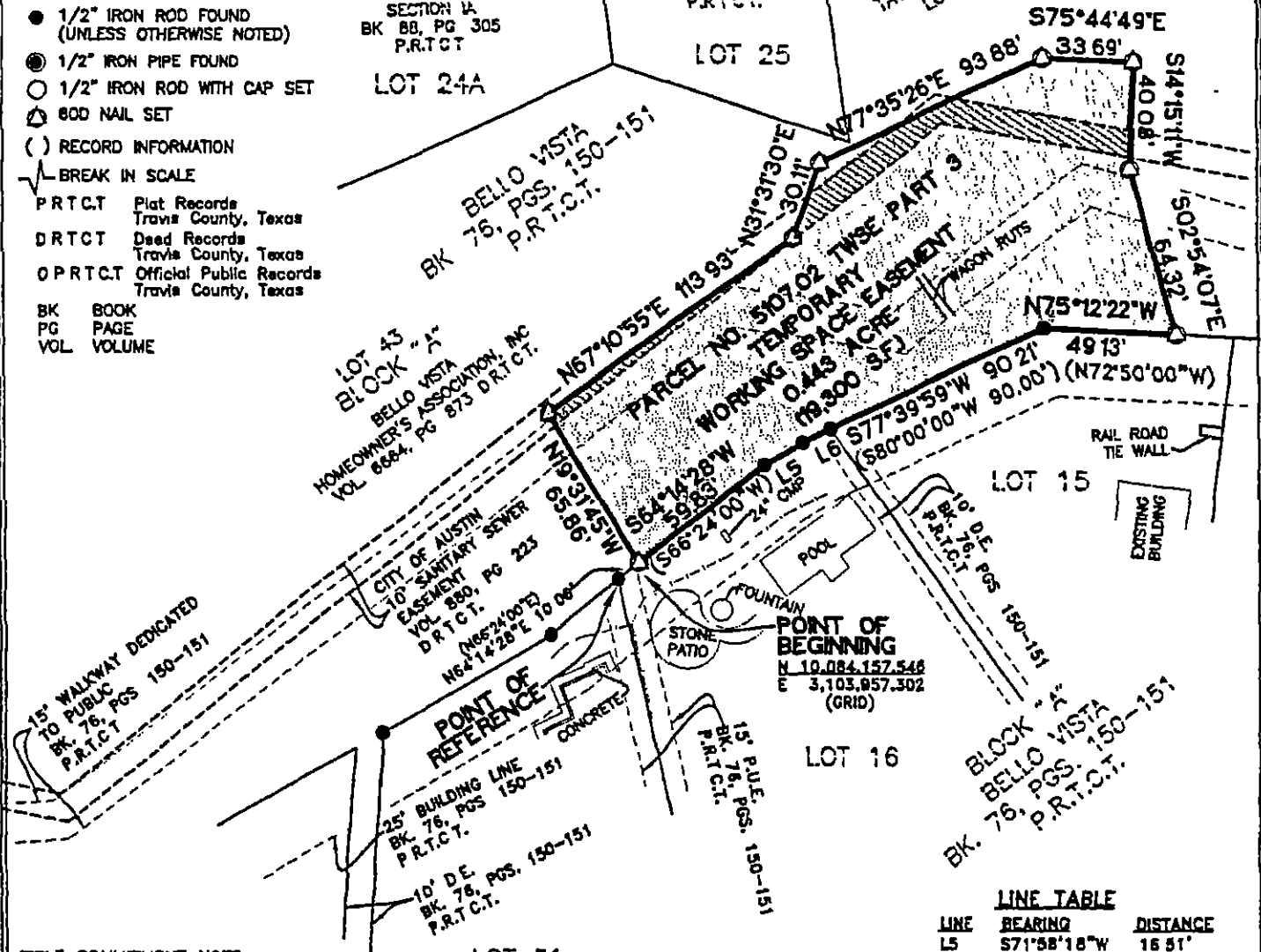
TARRYTOWN RIVER OAKS
SECTION 1A
BK 88, PG 305
P.R.T.C.T.

TARRYTOWN RIVER
OAKS BK 8, PG 79
P.R.T.C.T.

TAYLOR SLOUGH
LOT 43



SCALE 1"=80'



TITLE COMMITMENT NOTE:
A title commitment was not reviewed for the purpose of this survey.

BEARING BASIS NOTE:
NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993358 HORIZONTAL COORDINATES FOR
Q-25-1002 AND H-24-4001 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE CONTROLLING
MONUMENTS FOR THIS SURVEY.

Revised: January 27, 2005
Client: PESA/J
Date: December 24, 2004
Officer: M. BOWMAN
Crew: Jeff
F.B.:
Ditch: C:\dwy13\PE&J\TAYLOR SLOUGH\Landmark\grid STAFF\Comments\TS-gridbase.dwg
Cage: ex\PE&J\4001
Job No.:

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S71°58'18"W (S72°52'00"W)	16.51' (16.37')
L6	S75°36'26"W (S80°00'00"W)	11.64' (12.18')

**SKETCH TO
ACCOMPANY
FIELD NOTES**



**Landmark
SURVEYING, INC.**

1301 S. CAPITAL OF TEXAS HWY
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH: (512) 322-7411 FAX: (512) 322-7412

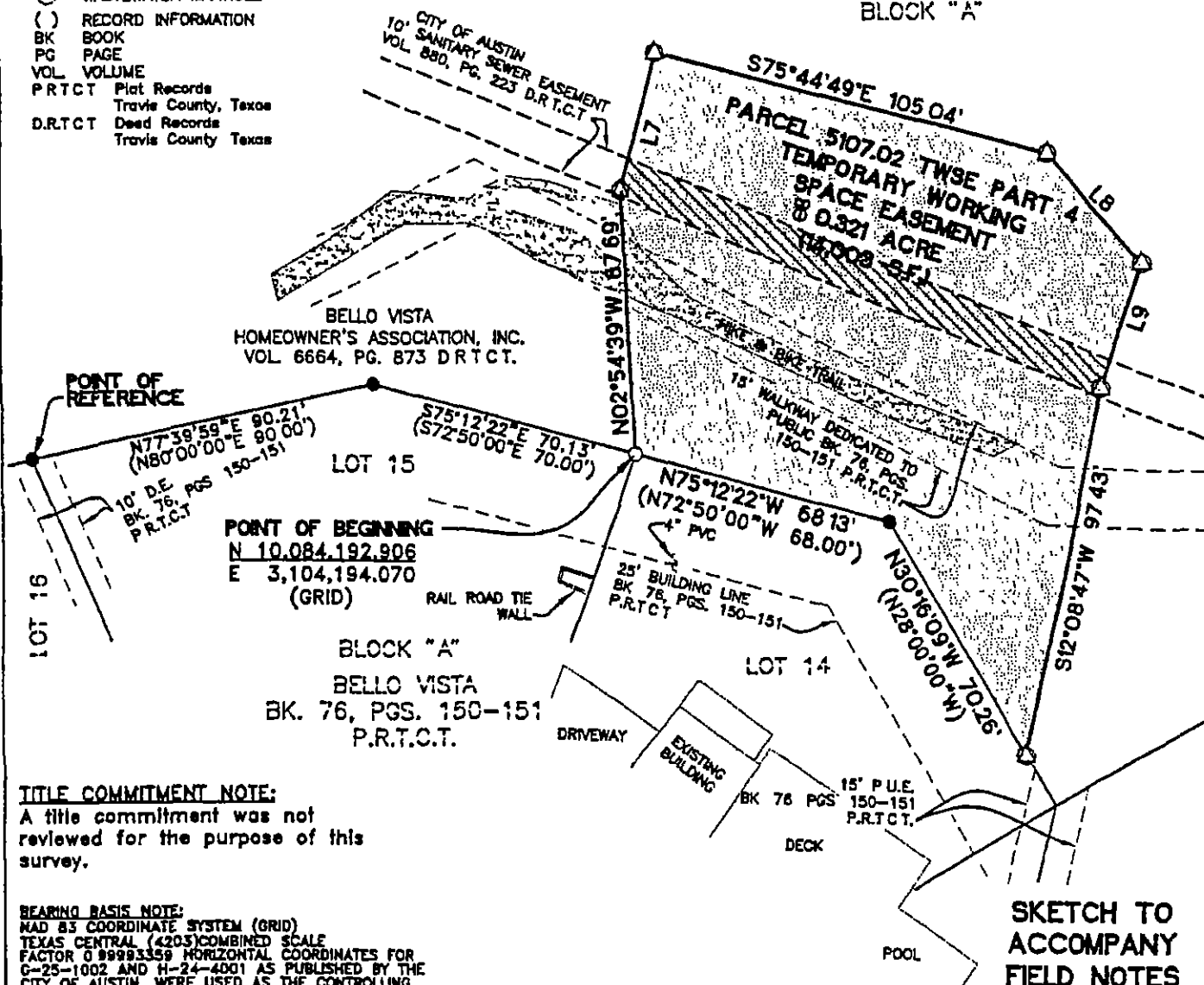
PAGE 15 OF 22

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP SET
- △ CALCULATED POINT
(NOT ESTABLISHED ON GROUND)
- ⬆ 80D NAIL SET



SCALE 1"=40'

WYWH
O WASTEWATER MANHOLE
() RECORD INFORMATION
BK BOOK
PG PAGE
VOL VOLUME
PRTCT Plat Records
Travis County, Texas
D.R.TCT Dead Records
Travis County Texas



TITLE COMMITMENT NOTE:

A title commitment was not reviewed for the purpose of this survey.

BEARING BASIS NOTE:

HAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99983359 HORIZONTAL COORDINATES FOR
G-25-1002 AND H-24-4001 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE CONTROLLING
MONUMENTS FOR THIS SURVEY

Revised: January 27, 2005

Client: PPS & J
Date: DECEMBER 29, 2004
Office: McLaughlin
Green: Eckhardt
F.B.I: 590 / 1 - 585 / 24 - 810 / 2 - 586 / 1
Disk: C:\DRAWINGS\taylor\TS-grid-base-MERRY-TWSE.dwg
Cogo: s:\London*.001
Job No.: 372-17-08

LINE TABLE

<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
L7	N14°15'11"E	37.06'
L8	S41°16'28"E	37.74'
L9	S18°16'12"W	33.83'


Landmark
SURVEYING, INC.
1301 E. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH (512) 338-7411 FAX (512) 338-7415



SCALE 1"=40'

SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 16 OF 22

LINE TABLE

LINE	BEARING	DISTANCE
L10	N71°34'57"W	26.74'
L11	N18°16'12"E	28.89'
L12	S16°22'27"W	14.25'

BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

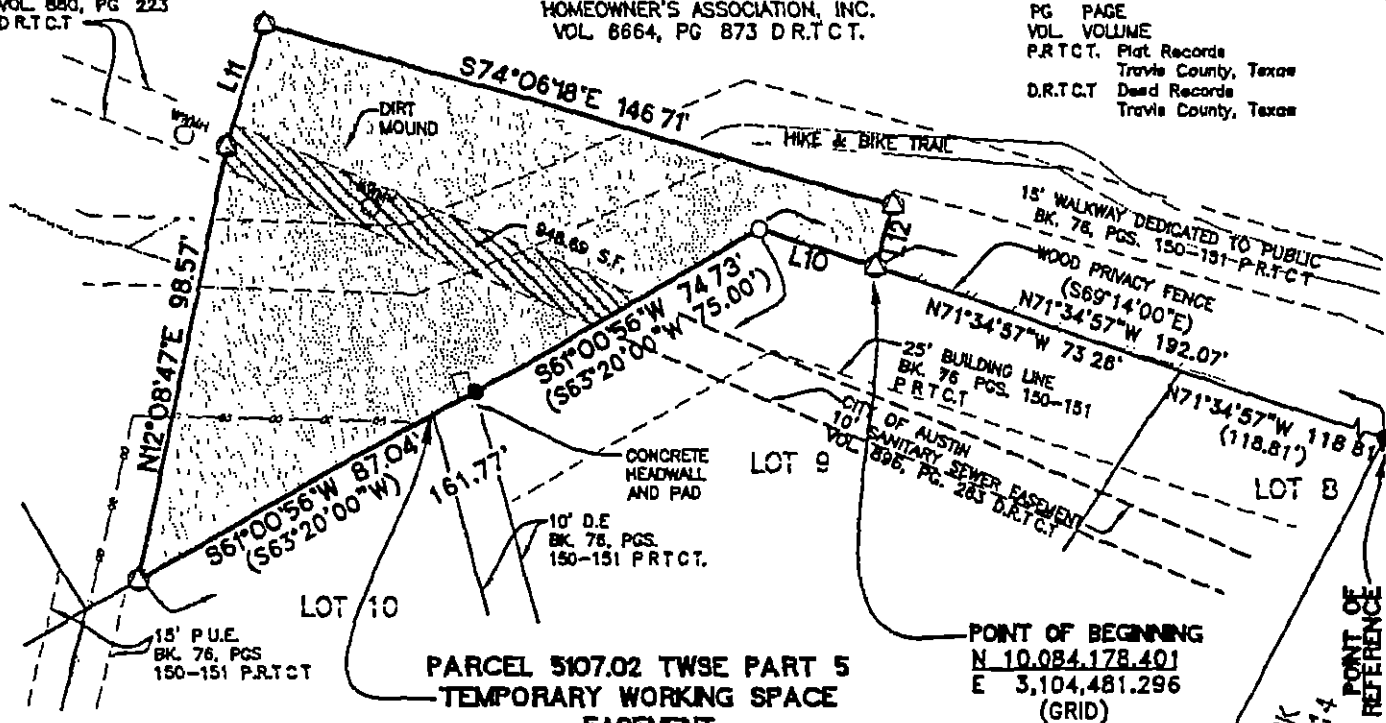
LOT 43
BLOCK "A"

BELLO VISTA
HOMEOWNER'S ASSOCIATION, INC.
VOL. 8664, PG. 873 D.R.T.C.T.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ⊙ 60D NAIL SET
- WWMH WASTEWATER MANHOLE
- () RECORD INFORMATION
- BK BOOK
- PG PAGE
- VOL VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas

CITY OF AUSTIN
10' SANITARY SEWER
EASEMENT
VOL. 880, PG. 223
D.R.T.C.T.



TITLE COMMITMENT NOTE:

A title commitment was not reviewed for the purpose of this survey.

BEARING BASIS NOTE:

NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR
G-25-1002 AND H-24-4001 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE CONTROLLING
MONUMENTS FOR THIS SURVEY.

Revised: January 27, 2005

Client: PES &
Date: DECEMBER 29, 2004
Officer: MKLaughlin
Crew: Keithcraft
F.B.: 580/1 - 588/24 - 510/2 - 586/1
Diagrams: C:\DRAWINGS\101\75-grid-base-MERRY-TWSE.dwg
Cape: c:\Landon*.001
Job No.: 572-17-06

BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

**SKETCH TO
ACCOMPANY
FIELD NOTES**

**Landmark
SURVEYING, INC.**

1301 E. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH (512) 388-7411 FAX (512) 388-7415

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ⊙ 60D NAIL SET

- WWMH WASTEWATER MANHOLE
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas

SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 17 OF 22



SCALE 1"=40'

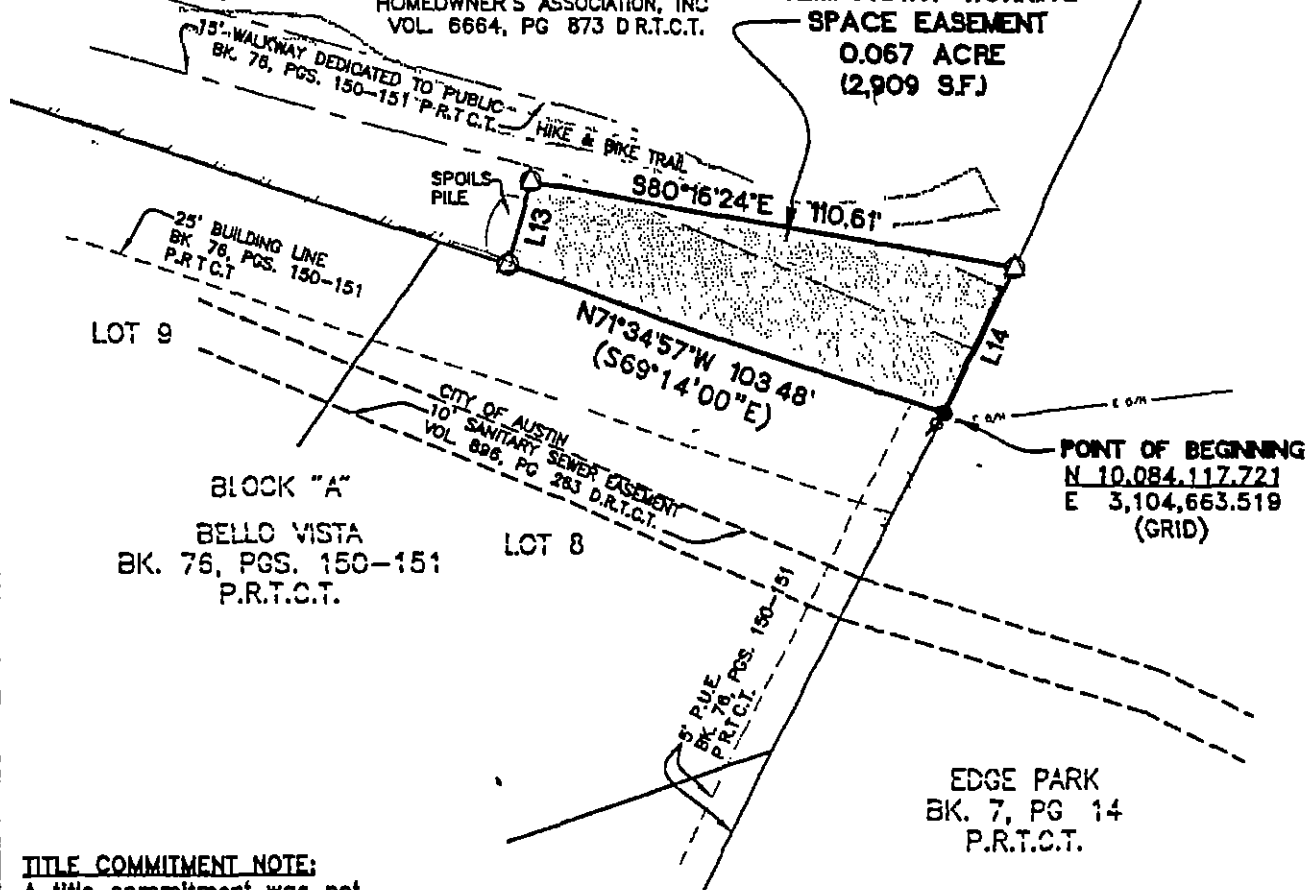
BELLO VISTA
BK. 76, PGS 150-151
P.R.T.C.T.

LOT 43
BLOCK "A"

BELLO VISTA
HOMEOWNER'S ASSOCIATION, INC
VOL. 6664, PG 873 D.R.T.C.T.

PARCEL 5107.02 TWSE PART 6
TEMPORARY WORKING
SPACE EASEMENT
0.067 ACRE
(2,909 S.F.)

LINE	BEARING	DISTANCE
L13	N16°22'27"E	19.17'
L14	S26°37'40"W	36.24'



TITLE COMMITMENT NOTE:

A title commitment was not reviewed for the purpose of this survey.

BEARING BASIS NOTE:

NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR
G-25-1002 AND H-24-4001 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE CONTROLLING
MONUMENTS FOR THIS SURVEY.

Revised: January 27, 2005

Client: PBS & J
Date: DECEMBER 29, 2004
Officer: MRLaughlin
Crew: Eschrafi
F.B.I.: 580/1 - 588/24 - 610/2 - 586/1
Disk: C:\DRAWINGS\taylor\TS-grid-base-MERRY-TWSE.dwg
Cape: at London © 001
Job No: 372-17-08

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.

1301 E. CAPITAL OF TEXAS HWY
BUILDING B, SUITE 215
AUSTIN, TEXAS 78748
PH: (512) 388-7411 FAX: (512) 388-7415



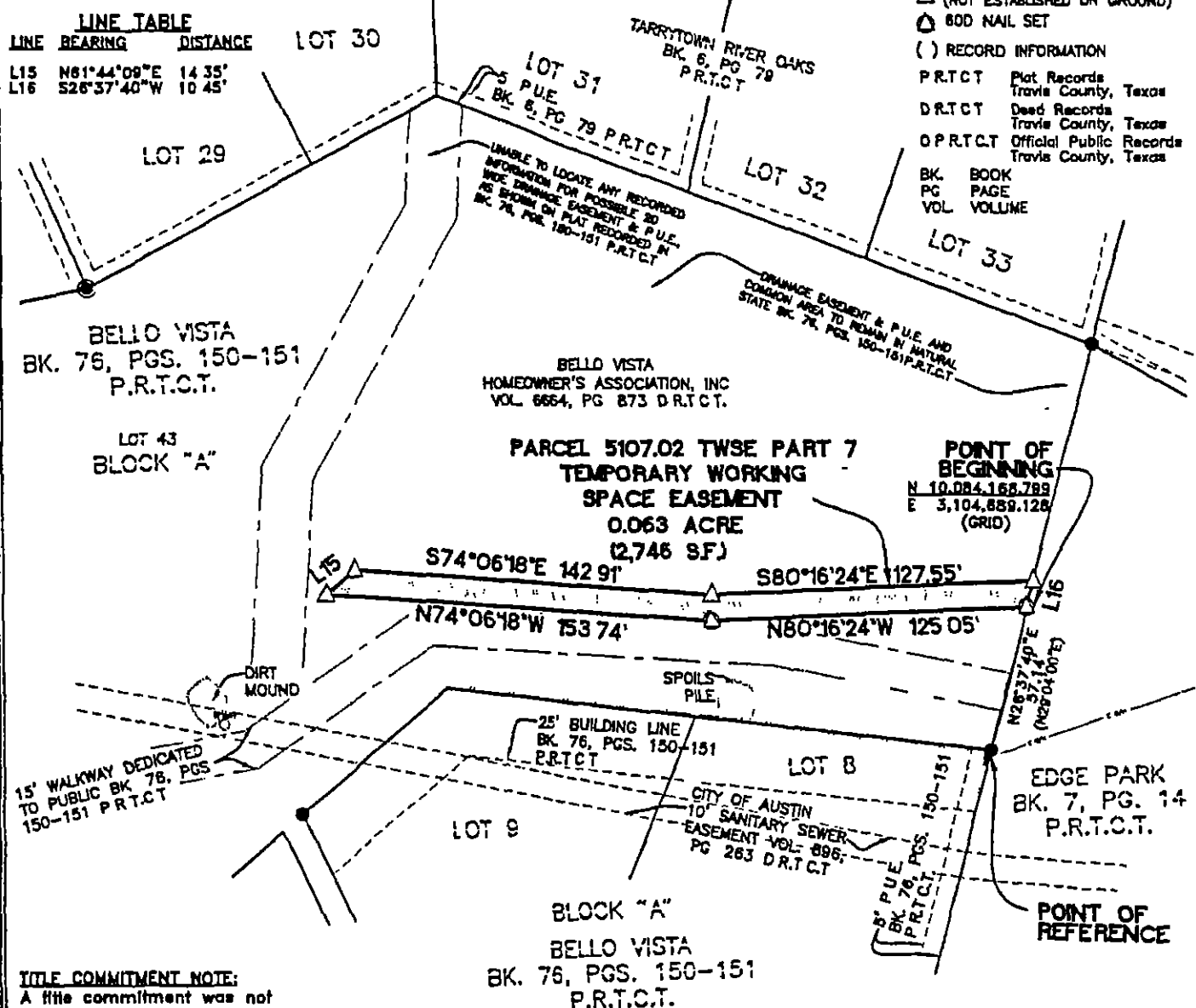
SCALE 1"=80'

**SURVEY OF A PORTION OF LOT 43,
BELLO VISTA, BLOCK A,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**
PAGE 18 OF 22

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- △ 800 NAIL SET
- () RECORD INFORMATION
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas
- O.P.R.T.C.T. Official Public Records Travis County, Texas

BK. BOOK
PG. PAGE
VOL. VOLUME



TITLE COMMITMENT NOTE:
A title commitment was not reviewed for the purpose of this survey.

BEARING BASIS NOTE:
NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR
G-25-1002 AND H-24-4001 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE CONTROLLING
MONUMENTS FOR THIS SURVEY.

Revised: January 27, 2005
Client: PESA
Date: December 24, 2004
Officer: M. B. GUADU
Crew: Jeff
P.L.:
Data: C:\dmg\13\PE&A\TAYLOR SLOUGH\Landmark\grid STAFF\Excesses\75-gridlines.dwg
C:\PE&A\2001
Job No: /

**SKETCH TO
ACCOMPANY
FIELD NOTES**

Landmark
SURVEYING, INC.
1301 S. CAPITAL OF TEXAS HWY
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH (512) 326-7411 FAX (512) 326-7413

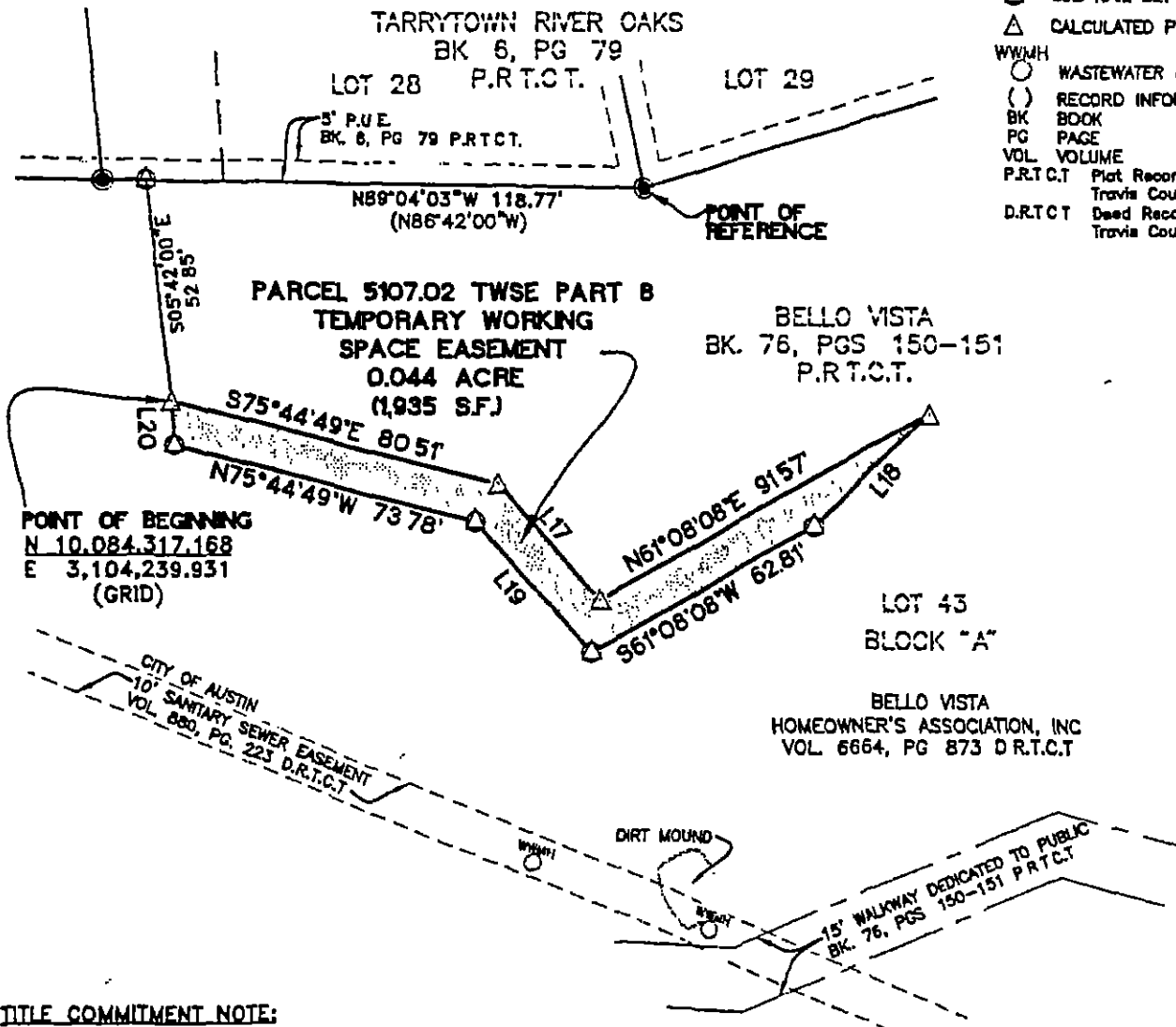


SCALE 1"=40'

**SURVEY OF A PORTION OF LOT 43,
BELLO VISTA, BLOCK A,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**
PAGE 19 OF 22

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- △ 800 NAIL SET
- △ CALCULATED POINT
- WWMH WASTEWATER MANHOLE
- () RECORD INFORMATION
- BK BOOK
- PG PAGE
- VOL VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas



TITLE COMMITMENT NOTE:

A title commitment was not reviewed for the purpose of this survey.

BEARING BASIS NOTE:

NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993358 HORIZONTAL COORDINATES FOR
9-25-1002 AND N-24-4001 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE CONTROLLING
MONUMENTS FOR THIS SURVEY.

LINE TABLE

LINE	BEARING	DISTANCE
L17	S41°16'28"E	36.70'
L18	S45°55'57"W	38.13'
L19	N41°16'28"W	41.63'
L20	N05°42'00"W	10.64'

**SKETCH TO
ACCOMPANY
FIELD NOTES**

**Landmark
SURVEYING, INC.**

1301 E. CAPITAL OF TEXAS HWY
BUILDING B, SUITE 210
AUSTIN, TEXAS 78748
PH (512) 338-7411 FAX (512) 338-7415

Revised January 27, 2005

Client: PBS &
Date: DECEMBER 29, 2004
Office: MCLAUGHLIN
Crew: Eathprat
F.R.: 588/1 - 888/24 - 810/2 - 588/1 -
Draw: C:\DRAWINGS\taylor\TS-grid-base-MERRY-TWSE.dwg
Copter: e:\Landon\001
Job No.: 372-17-06

LEGEND

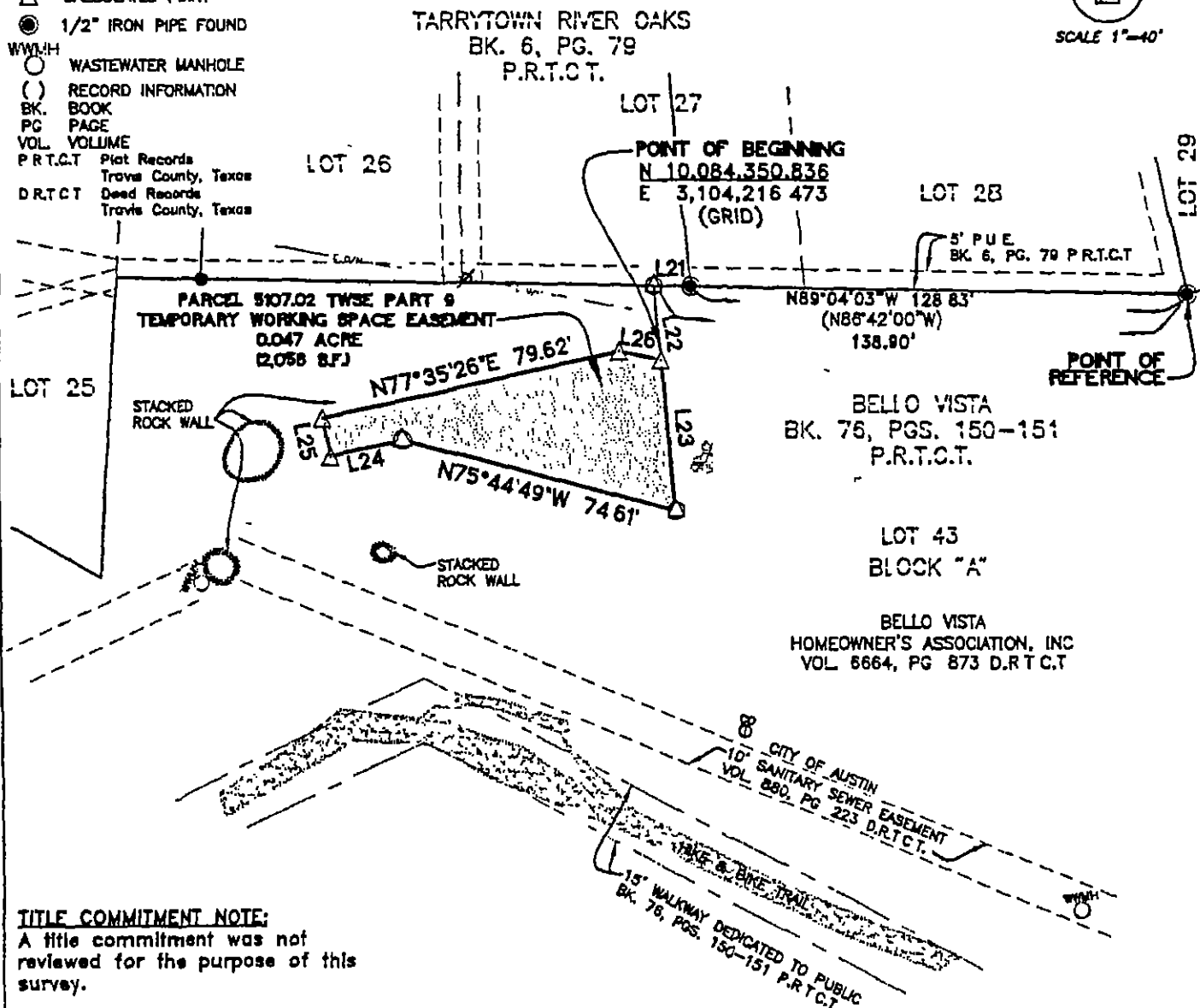
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ 80D NAIL SET
- △ CALCULATED POINT
- 1/2" IRON PIPE FOUND
- WASTEWATER MANHOLE
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas

SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 20 OF 22



SCALE 1"=40'



TITLE COMMITMENT NOTE:

A title commitment was not reviewed for the purpose of this survey.

BEARING BASIS NOTE:

NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993358 HORIZONTAL COORDINATES FOR
G-25-1002 AND H-24-4001 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE CONTROLLING
MONUMENTS FOR THIS SURVEY.

Revised January 27, 2005

Client: PRS &
Date: DECEMBER 28, 2004
Office: MKLaughlin
Crew: Etkhardt
F.B. 580/1 - 588/24 - 610/2 - 886/1
Desk: C:\DRAWINGS\taylor\TS-grid-base-MERRY-TWSE.dwg
Cage: e:\London*001
Job No.: 372-17-08

LINE TABLE

LINE	BEARING	DISTANCE
L21	N89°04'03"W	10.07'
L22	S05°42'00"E	19.34'
L23	S05°42'00"E	39.21'
L24	S77°35'26"W	18.83'
L25	N12°24'34"W	10.00'
L26	S78°57'47"E	11.41'

**SKETCH TO
ACCOMPANY
FIELD NOTES**

**Landmark
SURVEYING, INC.**

1301 E. CAPITAL OF TEXAS HWY
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH (512) 388-7411 FAX (512) 388-7415

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 21 OF 22



SCALE 1"=50'

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ NAIL SET
- △ CALCULATED POINT
(NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas
- R.P.R.T.C.T. Real Property Records
Travis County, Texas
- R.O.W. RIGHT-OF-WAY

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	S16°10'13"E	27.85'	32°20'26"	28.22'	50.00'

LINE TABLE

LINE	BEARING	DISTANCE
L27	S00°00'00"E	59.24'
L28	S88°39'41"E	74.56'
L29	N31°31'30"E	30.90'
L30	S59°38'52"E	12.27'
L31	S77°35'26"W	3.15'
L32	S31°31'30"W	32.19'
L33	N88°39'41"W	78.46'

**PARCEL NO. 5107.02 TWSE PART 10
TEMPORARY WORKING SPACE
EASEMENT
0.203-ACRE
(8,833 S.F.)**

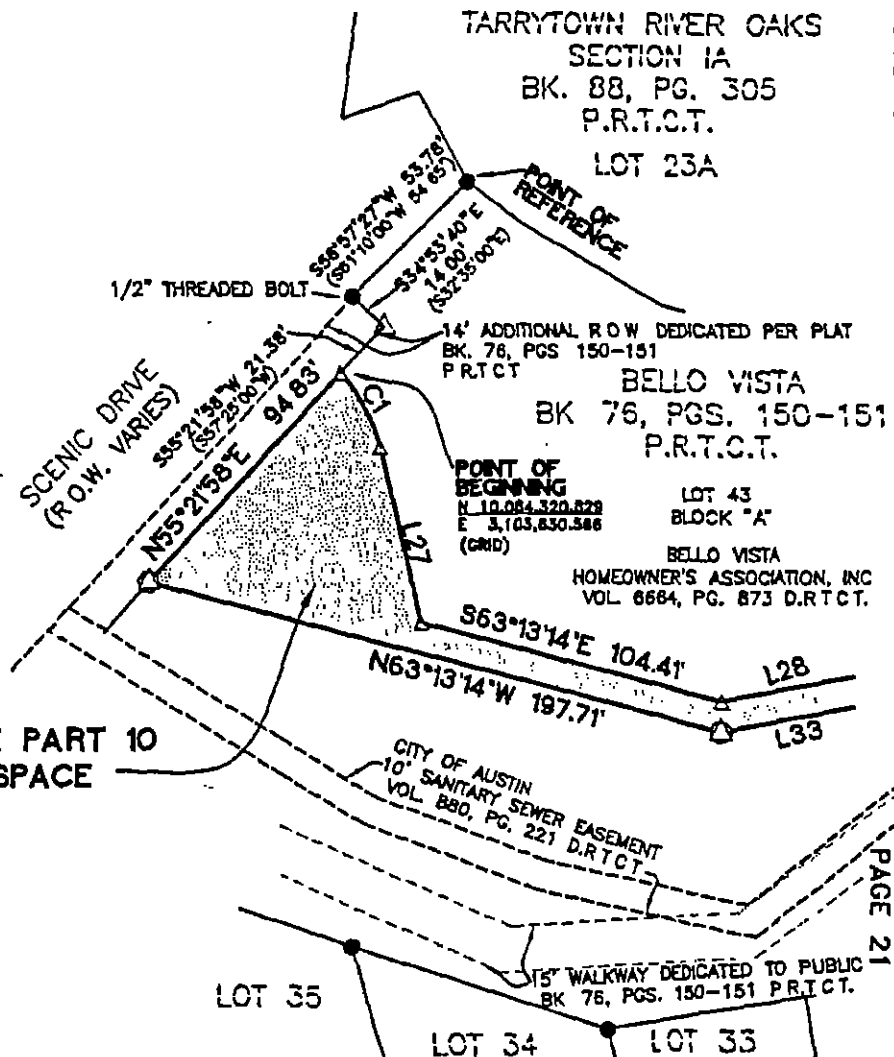
TITLE COMMITMENT NOTE.

A title commitment was not reviewed for the purpose of this survey.

BEARING BASIS NOTE.

NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR
G-25-1002 AND H-24-4001 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE CONTROLLING
MONUMENTS FOR THIS SURVEY.

Revised: January 27, 2005
Client: P&S&J
Date: DECEMBER 28, 2004
Office: S. WAGNER
Crew: ---
F.B.I.
Distr: C:\P&S&J\TAYLOR SLOUGH\EASEMENTS\LOT34PART1
Cogn: at London 8.001
Job No.: 557-01-02



LOT 35
LOT 34
LOT 33
BLOCK "A"
BELLO VISTA
BK. 76, PGS. 150-151
P.R.T.C.T.

**SKETCH TO
ACCOMPANY
FIELD NOTES**

Landmark
SURVEYING, INC.
1301 E. CAPITAL OF TEXAS HWY
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH (512) 328-7411 FAX (512) 328-7413



SCALE 1"=80'

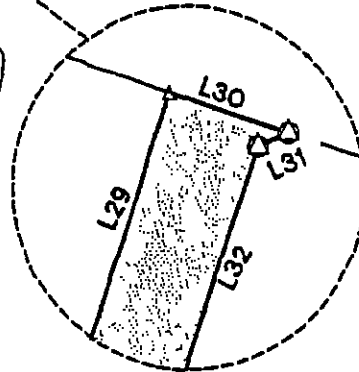
SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 22 OF 22

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas
- R.P.R.T.C.T. Real Property Records Travis County, Texas

NOT TO SCALE



PARCEL NO. 5107.02
TWSE PART 10
TEMPORARY WORKING
SPACE EASEMENT
0.203-ACRE
(8,833 S.F.)

LINE TABLE

LINE	BEARING	DISTANCE
L27	S00°00'00"E	59.24'
L28	S88°39'41"E	74.59'
L29	N31°31'30"E	30.80'
L30	S59°38'52"E	12.27'
L31	S77°35'28"W	3.15'
L32	S31°31'30"W	32.19'
L33	N88°39'41"W	78.46'

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.

1501 S. CAPITAL OF TEXAS HWY
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH (512) 328-7411 FAX (512) 328-7413

PAGE 21
PAGE 22

Revised: January 27, 2005
Client: PRS&J
Date: DECEMBER 28, 2004
Office: S. WAGNER
Crew:
F.B.:
Disk: C:\PRS&J\TAYLOR SLOUGH EASEMENTS\LOT34PART1
Cepor: at London*.001
Job No.: 337-01-02

Exhibit "B"
Page 22 of 22