



STATE OF TEXAS
COUNTY OF TRAVIS

(Drainage Easement)
WILLIAMSON CREEK TRIBUTARY 2
C.O.A. WPDRD, Proj. No. 5848.044

LEGAL DESCRIPTION FOR 4590.14 DE

Field notes description for a parcel of land containing 0.043 of an acre of land, equivalent to 1,855 square feet of land, out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, being out of and a part of that certain 0.5609-acre of land known as "Tract 5" which was conveyed to Michael R. Eledge, et al., by that certain Warranty Deed executed on January 7, 1987 and recorded in Volume 10047, Page 838, Real Property Records of Travis County, Texas; said 0.043-acre of land being more particularly described by metes and bounds as shown on the attached sketch:

BEGINNING FOR REFERENCE at a 1/2 inch iron rod found at the point of intersection of the existing northwesterly right-of-way line of Stassney Lane (100-foot right-of-way width) and the southerly boundary line of the Texas Parks and Wildlife Department 103.771-acre parcel of land recorded in Volume 12649, Page 737, Real Property Records of Travis County, Texas also monumenting the northeast corner of Lot 48, Block K, Second Amended Plat of Williamson Creek Subdivision Section Two, a subdivision in and to the City of Austin, Travis County, Texas according to the map or plat thereof recorded in Volume 86, Pages 198B-199C, Plat Records of Travis County, Texas, for the westerly corner of that certain slope easement containing 0.0630 of an acre of land and denoted as "Tract 1" in that certain Warranty Deed conveyance to Michael R. Eledge, et al., executed on January 7, 1987, and recorded in Volume 10047, Page 838, Real Property Records of Travis County, Texas; Thence, with the existing northwesterly right-of-way line of Stassney Lane, same being the southeasterly line of the Michael R. Eledge, et al., 0.0630-acre "Tract 1", North 55° 59' 10" East (record = North 55° 57' 20" East), at a distance of 274.56 feet (record = 274.56 feet), passing the easterly corner of said Michael R. Eledge, et al. "Tract 1", same being the southerly corner of that certain 0.0845 of an acre parcel of land known as "Tract 3", being a drainage easement recorded in said Volume 10047, Page 838 and continuing along the southeasterly line of said "Tract 3", in all a total distance of 354.56 feet (record = 354.56 feet) to the calculated easterly corner of said Michael R. Eledge, et al. "Tract 3", same being the southerly corner of said Michael R. Eledge, et al. "Tract 5", both recorded in said Volume 10047, Page 838, Real Property Records of Travis County, Texas; Thence, leaving the northwesterly right-of-way line of Stassney Lane, with the common boundary line of said Michael R. Eledge, et al. "Tract 3" and "Tract 5", North 56° 40' 16" West (record = North 57° 02' 40" West), a distance of 49.87 feet (record = 50.00 feet) to the calculated north corner of said Michael R. Eledge, et al. "Tract 3", for the southerly corner and **POINT OF BEGINNING** of this easement, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS),



U.S. Survey Feet, Combined Scale Factor 0.9999555) values of N= 10,043,397.10, E= 3,119,182.29;

THENCE, with the southwesterly boundary line of said Michael R. Eledge, et al. "Tract 5", **North 56° 40' 16" West** (record = North 57° 02' 40" West), a distance of **101.09 feet** to a 1/2 inch iron rod found at the westerly corner of the Michael R. Eledge, et al. "Tract 5" for the westerly corner of this easement;

THENCE, with the northwesterly boundary line of said Michael R. Eledge, et al. "Tract 5", **North 49° 49' 34" East** (record = North 49° 30' 53" East), a distance of **25.28 feet** to a calculated point for the northerly corner of this easement;

THENCE, leaving said northwesterly boundary line and through said Michael R. Eledge, et al. "Tract 5", **South 56° 42' 01" East**, a distance of **51.83 feet** to a calculated point for the easterly corner of this easement;

THENCE, **South 26° 41' 59" East**, a distance of **48.58 feet** to the **"POINT OF BEGINNING"**, and containing 0.043-acre of land, more or less.

Basis of Bearing:

Bearings mentioned on this easement are based on the City of Austin G.P.S. controlling monuments being J-16-3001 Grid Coordinates N=10,044,302.05, E=3,116,148.39, and utilizing J-16-4001 Grid Coordinates N=10,044,334.35, E=3,115,579.61 (see City of Austin monument data sheet). Distances shown hereon are surface.

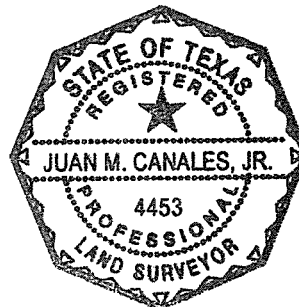
CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

Prepared by
Landmark Surveying, LP

Juan M. Canales, Jr.
Juan M. Canales, Jr.

Registered Professional Land Surveyor No. 4453
Senior Project Manager
Firm Registration No. 100727-00



6-2-09
Date

REFERENCES

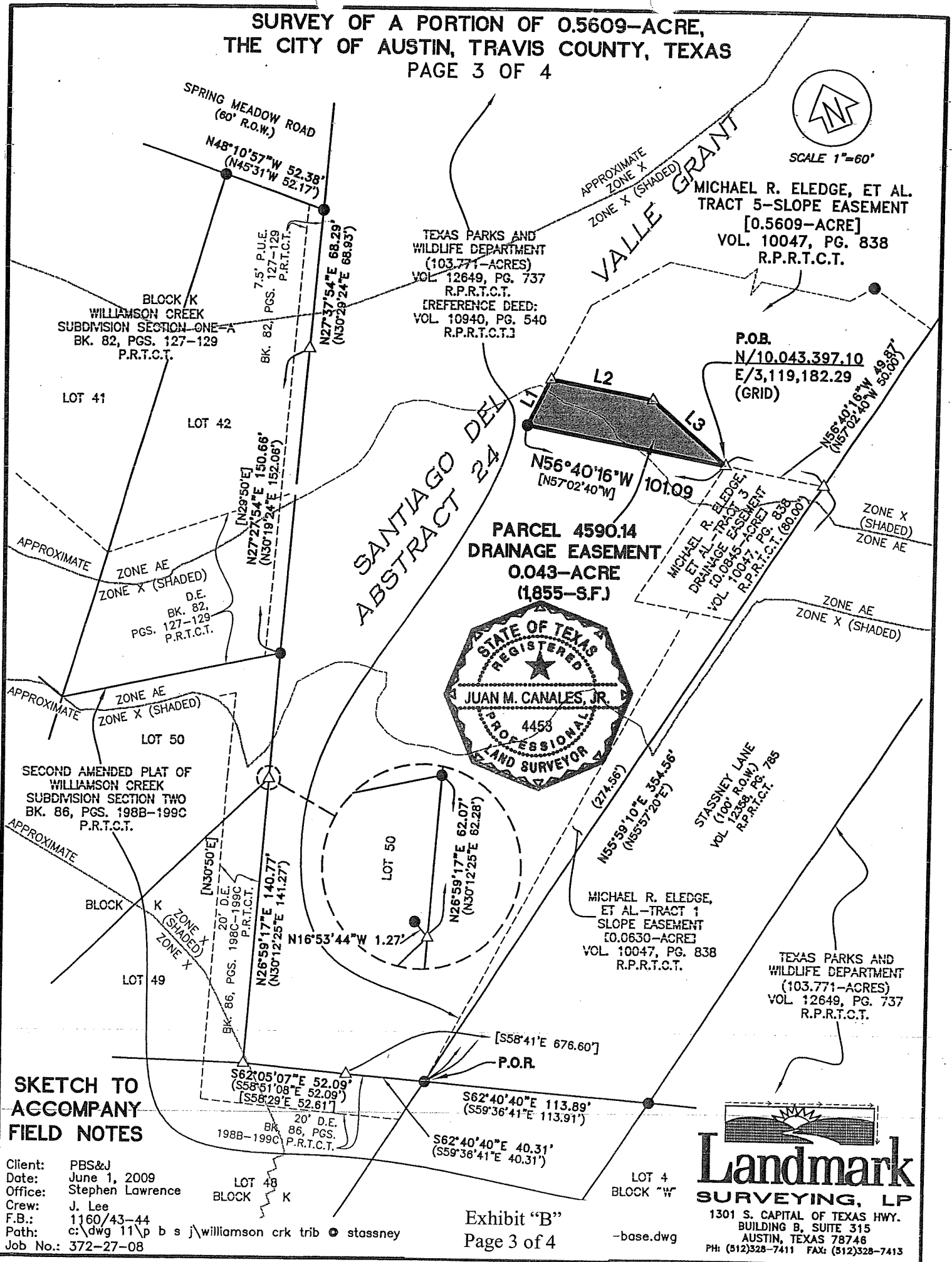
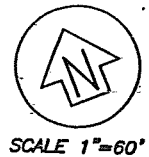
MAPSCO 2009, Page 645-X
AUSTIN GRID NO. J-16
TCAD PARCEL ID NO. (Not Available)
4590.14 DE (Eledge D.E.)Tract 5.doc

FIELD NOTES REVIEWED

By: *[Signature]* Date *6.15.2009*

Engineering Support Section
Department of Public Works
and Transportation

**SURVEY OF A PORTION OF 0.5609-ACRE,
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**
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**SURVEY OF A PORTION OF 0.5609-ACRE,
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
PAGE 4 OF 4**

LEGEND

The property described hereon is contained within Flood Zone AE and Zone X (Shaded); as scaled on F.I.R.M. Map Number 48453C0605H, dated September 26, 2008 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

Restrictive Covenant and Easement Note:

- 10d. Electric transmission and/or distribution line easement recorded in Volume 585, Page 85 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10e. Sanitary sewer easement recorded in Volume 3931, Page 2088 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10f. Sanitary sewer easement recorded in Volume 5685, Page 2213 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10g. Slope easements recorded in Volume 12358, Page 785 of the Real Property Records of Travis County, Texas DOES APPLY to the subject easement.
- 10h. Boundary Agreement recorded in Volume 3756, Page 377 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.

All easements of which I have knowledge and those recorded easements furnished by Alamo Title Insurance according to Commitment Number AT09002297, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

- 1/2" Iron Rod Found (Unless Otherwise Noted)
- ▲ Nail Found (As Noted)
- △ Calculated Point "Not Established on Ground"
- { } Record Information
- [] Record Information (Reference)
- Per Vol, 10940, Pg. 540 R.P.R.T.C.T.
- R.O.W. Right-of-Way
- P.O.B. Point of Beginning
- P.O.R. Point of Reference
- Bk. Book
- Pg. Page
- Vol. Volume
- D.E. Drainage Easement
- 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
- O.P.R.T.C.T. Official Public Records
- Travis County, Texas

LINE TABLE

<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
L1	N49°49'34"E [N49°30'53"E]	25.28'
L2	S56°42'01"E	51.83'
L3	S26°41'59"E	48.58'

BEARING BASIS NOTE:

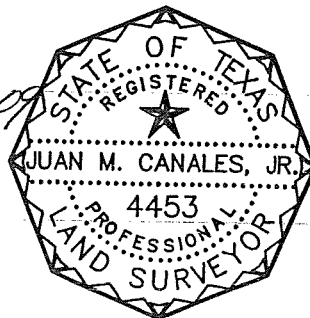
STATE PLANE COORDINATE SYSTEM (GRID) NAD'83
TEXAS CENTRAL ZONE 4203
COMBINED SCALE FACTOR = 0.9999555
NAVD'88 VERTICAL DATUM
Horizontal and vertical coordinates for C.O.A. Monument No. J-16-3001 and Monument No. J-16-4001 as published by the C.O.A., were used as the controlling monuments for this survey.

**AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00**

Juan M. Canales, Jr.
JUAN M. CANALES, JR.
Registered Professional Land Surveyor No. 4453
DATE: MAY 29, 2009

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

Client: PBS&J
Date: May 29, 2009
Office: Stephen Lawrence
Crew: J. Lee
F.B.: 1160/43-44
Path: c:\dwg 11\p b s j\williamson crk trib • stassney\east
Job No.: 372-27-08



**SKETCH TO
ACCOMPANY
FIELD NOTES**

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

Exhibit "B"
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