

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR 0.172 ACRES OF LAND (7,508 SF) SITUATED IN THE GEORGE W. SPEAR LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESIGNATED AND DEDICATED AS CITY PARK IN BLOCK 34, PEMBERTON HEIGHTS, SECTION 10, A SUBDIVISION OF RECORD IN BOOK 4, PAGE 154 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.172 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a ½" iron pipe found in the north right-of-way line of Towns Lane (50' right-of-way width) for the southeast corner of said City Park tract and also being the southwest corner of Lot 9, Block 34, Pemberton Heights Section 10 subdivision, from which a 3/8" iron pipe found in the north line of said Towns Lane for the most southerly southeast corner of said Lot 9 bears South 63°04'21" East, a distance of 135.07 feet;

THENCE North 63°04'21" West, with the north line of said Towns Lane and the south line of said City Park tract a distance of 7.49 feet to a calculated point (having grid coordinate values of N=10080432.49, E=3109075.94) for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE **North 63°04'21" West**, with the north right-of-way line of said Towns Lane and south line of said City Park tract, a distance of **15.00** feet to a calculated point for the southwest corner of the herein described tract, from which a ½" rebar found in the east right-of-way line of North Mopac Expressway – Loop 1 (right-of-way width varies) bears North 63°04'21" West, a distance of 12.79 feet and South 11°58'54" West, a distance of 49.79 feet;

THENCE over and across said City Park tract with the west and north lines of the herein described tract, the following five (5) courses and distances:

1. **North 26°31'07" East**, a distance of **11.53** feet to a calculated point;
2. **North 24°49'21" East**, a distance of **262.42** feet to a calculated point;
3. **North 02°39'06" East**, a distance of **134.98** feet to a calculated point;
4. **North 12°28'49" West**, a distance of **84.59** feet to a calculated point;
5. **North 82°37'22" East**, a distance of **2.55** feet to a calculated point in the east line of said City Park tract and the west line of Lot 2 of said Pemberton Heights Section 10 subdivision, for the northeast corner of the herein described tract, from which a ½" rebar found in the east right-of-way line of said Mopac Expressway bears North 29°31'14" West, a distance of 26.90 feet to the calculated northwest corner of said Lot 2 and North 76°43'42" West, a distance of 1.25 feet;

THENCE **South 29°31'14" East**, with the east line of said City Park tract and the west line of said Lot 2, a distance of **42.52** feet to a calculated point, from which a ½" iron rebar found bears South 29°31'14" East, a distance of 1.29 feet to the calculated westerly common corner of said Lot 2 and Lot 3 of said Pemberton Heights Section 10 and South 23°52'41" East, a distance of 0.74 feet;

THENCE over and across said City Park tract with the east lines of the herein described tract, the following two (2) courses and distances:

1. **South 12°28'42" East**, a distance of **40.27** feet to a calculated point;
2. **North 68°46'55" East**, a distance of **6.86** feet to a calculated point in the east line of the said City Park tract and the west line of Lot 4A, Trimble Addition, a subdivision of record in Volume 83, Page 189D of the Plat Records of Travis County, Texas;

THENCE **South 20°40'14" East**, with the east line of said City Park tract and the west line of said Lot 4A, a distance of **6.50** feet to a calculated point;

THENCE over and across said City Park tract with the east line of the herein described tract, the following three (3) courses and distances:

1. **South 68°46'55" West**, a distance of **8.13** feet to a calculated point;
2. **South 02°39'06" West**, a distance of **40.59** feet to a calculated point;
3. **North 87°55'29" East**, a distance of **18.50** feet to a calculated point in the east line of the said City Park tract and west line of Lot A of said Trimble Addition, from which a ½" rebar found for the northwest corner of said Lot A and the southwest corner of said Lot 4A bears North 03°17'52" West, a distance of 0.33 feet;

THENCE **South 03°17'52" East**, with the east line of the said City Park tract and west line of said Lot A, Trimble Addition, a distance of **6.50** feet to a calculated point;

THENCE over and across said City Park tract with the east line of the herein described tract, the following three (3) courses and distances:

1. **South 87°55'29" West**, a distance of **19.17** feet to a calculated point;
2. **South 02°39'06" West**, a distance of **88.04** feet to a calculated point;
3. **South 78°14'09" East**, a distance of **9.95** feet to a calculated point in the east line of said City Park tract and the west line of said Lot A, Trimble Addition, from which a ½" rebar found for angle point in the east line of said City Park tract and also being an angle point in the west line of said Lot A, Trimble Addition bears North 14°53'10" East, a distance of 59.89 feet;

THENCE **South 14°53'10" West**, with the east line of said City Park tract and west line of said Lot A, Trimble Addition, a distance of **3.37** feet to a calculated point for angle point in the east line of said City Park tract and the west line of said Lot A, Trimble Addition;

THENCE **South 25°11'33" West**, with the east line of said City Park tract and west line of said Lot A, Trimble Addition, passing at a distance of 2.03 feet the common westerly corner of said Lot A and Lot B of said Trimble Addition and continuing for a total distance of **3.22** feet to a calculated point, from which a ½" rebar found bears North 01°58'52" East, a distance of 1.27 feet;

THENCE over and across said City Park tract with the east line of the herein described tract, the following three (3) courses and distances:

1. **North 78°14'09" West**, a distance of **9.15** feet to a calculated point;

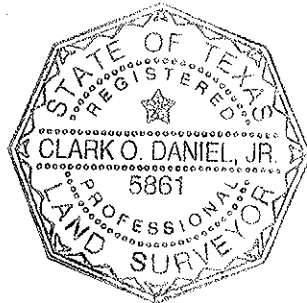
2. **South 24°49'21" West**, a distance of **137.48** feet to a calculated point;
3. **South 65°10'39" East**, a distance of **8.02** feet to a calculated point in the east line of said City Park tract and the west line of Lot C of said Trimble Addition from which a ½" iron rebar found for the common westerly corner of Lots B and C of said Trimble Addition bears North 25°11'33" East, a distance of 90.93 feet;

THENCE **South 25°11'33" West**, with the east line of said City Park tract and the west line of said Lot C, Trimble Addition, passing at a distance of 2.08 feet a calculated point for the southwest corner of said Lot C and northwest corner of the south 65 feet of Lot 8, Block 34 of said Pemberton Heights Section 10 subdivision and continuing for a total distance of **6.50** feet to a calculated point in the east line of said City Park tract and west line of said Lot 8, Block 34, Pemberton Heights Section 10;

THENCE over and across said City Park tract with the east line of the herein described tract, the following three (3) courses and distances:

1. **North 65°10'39" West**, a distance of **7.97** feet to a calculated point;
2. **South 24°49'21" West**, a distance of **118.51** feet to a calculated point;
3. **South 26°31'07" West**, a distance of **11.86** feet to the **POINT OF BEGINNING**, containing 0.172 acres of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in June 2012 and December 2012. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. Project Control Points for this project are a Mag Nail with washer stamped "COA Public Works" set having grid coordinate values of N=10,080,341.44, E=3,109,261.40 and a Mag Nail with washer stamped "COA Public Works" set having grid coordinate values of N=10,080,818.75, E=3,109,415.74 The distances shown are surface distances. The combined scale factor is 0.99993346.



*Clark O. Daniel* 05.01.2013

Clark O. Daniel, R.P.L.S. No. 5861  
Quality Standards Management Division  
Department of Public Works  
City of Austin

#### REFERENCES

TCAD Parcel No. 01-1702-0421  
Austin Grid H-24  
Hartford WWUA.doc

# SKETCH TO ACCOMPANY A LEGAL DESCRIPTION



NORTH MOPAC EXPRESSWAY - LOOP 1  
(RIGHT-OF-WAY WIDTH VARIES)

S 11°58'54" W 494.93'  
(S 13°15'09" W)

7,508 S.F.  
WASTEWATER  
USE  
AGREEMENT

REMAINDER OF CITY PARK IN BLOCK 34  
PEMBERTON HEIGHTS SECTION 10  
VOL. 4, PAGE 154  
CITY OF AUSTIN  
(TCAD 0117020421)

SEE DETAIL 2  
LOT 2  
BLOCK 34 LESS THE S. 6'  
PEMBERTON HEIGHTS  
SECTION 10  
VOL. 4, PAGE 154  
(TCAD 0117020414)

LOT 3, S. 6' OF LOT 2  
& N. PART OF LOT 4A  
TRIMBLE ADDITION  
VOL. 83, PAGE 189D  
(TCAD 0117020415)

SEE DETAIL 4

5' P.U.E.  
VOL. 4, PAGE 154

10' D.E. - BOOK 70, PG 84

LOT A  
TRIMBLE ADDITION  
VOL. 83, PAGE 189D  
(TCAD 0117020416)

LOT B  
TRIMBLE ADDITION  
VOL. 83, PAGE 189D  
(TCAD 0117020434)

LOT C  
TRIMBLE ADDITION  
VOL. 83, PAGE 189D  
(TCAD 0117020418)

S. 65' OF LOT 8  
BLOCK 34  
PEMBERTON HEIGHTS  
SECTION 10  
VOL. 4, PAGE 154  
(TCAD 0117020419)

LOT 9  
BLOCK 34  
PEMBERTON HEIGHTS  
SECTION 10  
VOL. 4, PAGE 154  
(TCAD 0117020420)

TOWNS LANE  
(50' R.O.W.)

HARTFORD ROAD  
(RIGHT-OF-WAY WIDTH VARIES)

1/2" W/DONUT  
"HOLT CARSON"

SQUARE HEAD

NOTE: IMPROVEMENTS BUILT BY  
ADJOINING LAND OWNERS NOT  
SHOWN BY THIS SURVEY.

PROJECT:	AWU WW RELAY HARTFORD RD
DATE :	MAY 01, 2013
SCALE:	1" = 60'
FILE:	HARTFORD WWUA
DRAWN BY :	COD
PAGE:	1 OF 2

N 63°04'21"W  
35.28'

S 11°58'54" W  
49.79'

P.O.B. N: 10080432.51  
E: 3109075.96

P.O.C. S 63°04'21" E 135.07'  
(S 60°08' E 135')

SEE DETAIL 1

L21

1/2"

3/8"

3/8"

3/8"

3/8"

3/8"

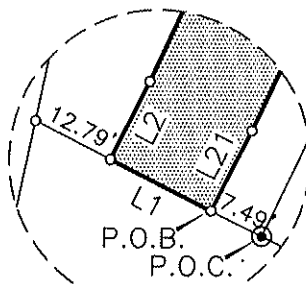
3/8"

3/8"

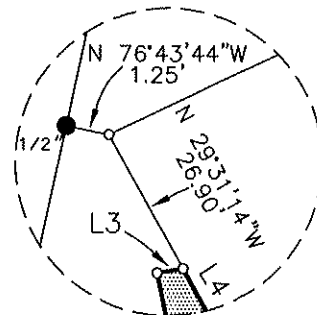
# SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

LINE TABLE

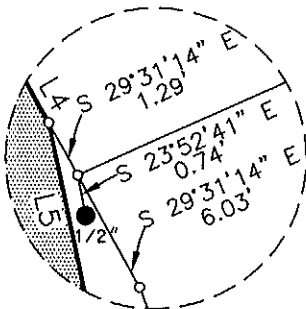
L1	N 63°04'21" W	15.00'
L2	N 26°31'07" E	11.53'
L3	N 82°37'22" E	2.55'
L4	S 29°31'14" E	42.52'
L5	S 12°28'42" E	40.27'
L6	N 68°46'55" E	6.86'
L7	S 20°40'14" E	6.50'
L8	S 68°46'55" W	8.13'
L9	S 02°39'06" W	40.59'
L10	N 87°55'29" E	18.50'
L11	S 03°17'52" E	6.50'
L12	S 87°55'29" W	19.17'
L13	S 02°39'06" W	88.04'
L14	S 78°14'09" E	9.95'
L15	S 14°53'10" W	3.37'
L16	S 25°11'33" W	3.22'
L17	N 78°14'09" W	9.15'
L18	S 65°10'39" E	8.02'
L19	S 25°11'33" W	6.50'
L20	N 65°10'39" W	7.97'
L21	S 26°31'07" W	11.86'
L22	N 14°53'10" E	59.89'



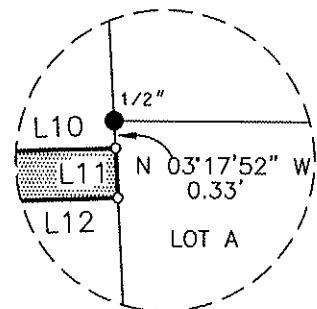
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NOT TO SCALE



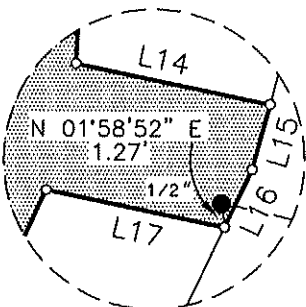
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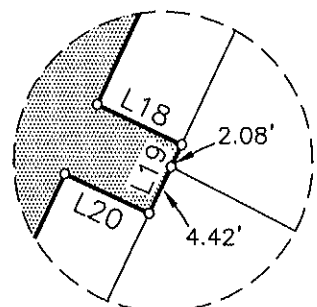
SEE DETAIL 3  
NOT TO SCALE



SEE DETAIL 4  
NOT TO SCALE



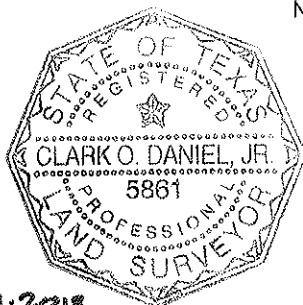
SEE DETAIL 5  
NOT TO SCALE



SEE DETAIL 6  
NOT TO SCALE

## LEGEND

- 1" IRON PIPE FOUND – SIZE NOTED
- ⊙ 1" SQUARE HEAD BOLT FOUND
- IRON REBAR FOUND – SIZE AND DETAIL NOTED
- CALCULATED POINT



*Clark O. Daniel, Jr.* 05.01.2013  
CLARK O. DANIEL, JR. DATE

STATE OF TEXAS RPLS NO. 5861

BEARING BASIS: GRID BEARINGS – TEXAS STATE PLANE COORDINATE NAD83, CENTRAL ZONE

PUBLIC WORKS DEPARTMENT  
QUALITY AND STANDARDS MANAGEMENT DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179



PROJECT: AWJ WW RELAY HARTFORD RD  
DATE : MAY 01, 2013  
SCALE: 1" = 60'  
FILE: HARTFORD WWUA  
DRAWN BY : COD  
PAGE: 2 OF 2