

Wayne Allen Barbee
to
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION – PARCEL 4796.01 WE

LEGAL DESCRIPTION FOR 0.039 ACRE (1,676 SQUARE FEET) OF LAND OUT OF LOT 1, CHIMNEYHILL P.U.D. FOURTH INSTALLMENT, A SUBDIVISION OF RECORD IN BOOK 70, PAGE 7 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO WAYNE ALLEN BARBEE BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2001170817 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.039 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on the present northerly right-of-way line of U. S. Hwy. 290 East (right-of-way varies), at the southwest corner of said Lot 1, Chimneyhill P.U.D. Fourth Installment, same being the southeast corner of a called 1.796 acre tract of land conveyed to Jimmy Nassour, Trustee by Warranty Deed recorded in Document No. 2010046853 of the Official Public Records of Travis County, Texas, for the southwest corner of the tract herein described having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 0.99992808) grid coordinate values of **N=10,093,803.75, E=3,143,306.41**, from which a ½” rebar found bears N62°38’07”W, a distance of 0.87 and from said calculated point a TxDOT Type I concrete monument (measurement to top center) found at an angle point in the present northerly right-of-way line of U. S. Hwy. 290 East and the southerly line of said 1.796 acre tract bears S84°02’52”W, a distance of 123.34 to a calculated point and N84°37’23”W, a distance of 203.57 feet;

THENCE, departing the present northerly right-of-way line of U. S. Hwy. 290 East and along the southwesterly line of said Lot 1, Chimneyhill P.U.D. Fourth Installment and the northeasterly line of said 1.796 acre tract, **N62°38’07”W**, a distance of **50.98** feet to a calculated point at the southwest corner of a 10 foot wide Public Utility Easement dedicated by plat recorded in Book 70, Page 7 of the Plat Records of Travis County, Texas for the northwest corner of the tract herein described, from which a ½” rebar found at the most westerly corner of said Lot 1, Chimneyhill P.U.D. Fourth Installment bears N62°38’07”W, a distance of 116.56 feet;

THENCE, departing the northeasterly line of said 1.796 acre tract and crossing into said Lot 1, Chimneyhill P.U.D. Fourth Installment along the southerly line of said 10 foot wide Public Utility Easement, **N84°02’52”E**, a distance of **13.65** feet to a calculated point at the intersection of the southerly line of said 10 foot wide Public Utility Easement and the northeasterly line of a 7.5 foot wide Public Utility Easement dedicated by plat recorded in Book 70, Page 7 of the Plat Records of Travis County, Texas, for the most northerly northeast corner of the tract herein described;

THENCE, **S62°38’07”E**, a distance of **30.08** feet along the northeasterly line of said 7.5 foot wide Public Utility Easement to a calculated point on the southerly line of a 10 foot wide Water Line Easement dedicated by document recorded in Volume 3420, Page 268 of the Deed Records of Travis County, Texas, for an interior corner of the tract herein described;

THENCE, along the southerly line of said 10 foot wide Water Line Easement, **N84°02'52"E**, a distance of **121.46** feet to a calculated point on the easterly line of said Lot 1, Chimneyhill P.U.D. Fourth Installment, same being a westerly line of a called 6.378 acre tract of land conveyed to Chimneyhill-Austin Homeowner's Association by Deed to Greenbelts and Common Areas recorded in Volume 6557, Page 545 of the Deed Records of Travis County, Texas, for the most easterly northeast corner of the tract herein described, from which a disturbed ½" rebar found bears N05°59'31"W, a distance of 152.39 feet to a calculated point for the northeast corner of said Lot 1, Chimneyhill P.U.D. Fourth Installment and an interior corner of said 6.378 acre tract and S64°08'11"W, a distance of 0.21 feet;

THENCE, along the easterly line of said Lot 1, Chimneyhill P.U.D. Fourth Installment and westerly line of said 6.378 acre tract, **S05°59'31"E**, a distance of **11.48** feet to a calculated point on the northerly right-of-way line of U.S. Hwy. 290 East at the southeast corner of said Lot 1, Chimneyhill P.U.D. Fourth Installment and a southwest corner of said 6.378 acre tract, from which a ½" rebar found bears N05°59'31"W, a distance of 0.90 feet and from said calculated point a TxDOT Type II brass disk monument in concrete found on the present northerly right-of-way line of U. S. Hwy. 290 East at an angle point on the southerly line of Chimneyhill P.U.D. First Installment, a subdivision of record in Book 3, Page 396 of the Plat Records of Travis County, Texas bears N84°02'52"E, a distance of 358.87 feet to a calculated point and N72°43'47"E, a distance of 203.77 feet;

THENCE, along the present northerly right-of-way line of U.S. Hwy. 290 East and the southerly line of said Lot 1, Chimneyhill P.U.D. Fourth Installment, **S84°02'52"W**, a distance of **117.67** feet to the **POINT OF BEGINNING** and containing **0.039** acre (1,676 Square Feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey made on the ground in August through November, 2013 and March, 2014. Bearings are based on the Texas State Plane Coordinate System of 1983, Central Zone derived from multiple GPS VRS observations. The controlling monuments for this project are a mag nail with washer stamped "COA Public Works" set on the west side of Chimneyhill Boulevard, having grid coordinate values of N=10,093,865.57, E=3,143,866.35 and a cotton spindle set on the north side of U.S. Hwy. 290 East, having grid coordinate values of N=10,093,747.56, E=3,142,969.38. The distances shown are surface values. The combined scale factor is 0.99992808.



Mary P. Hawkins 2/18/15

Mary P. Hawkins, R.P.L.S. No. 4433

Quality Management Division

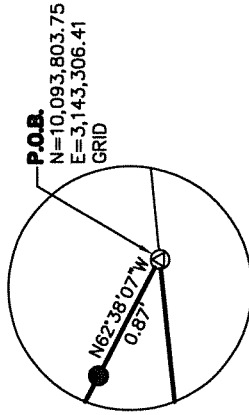
Department of Public Works

City of Austin

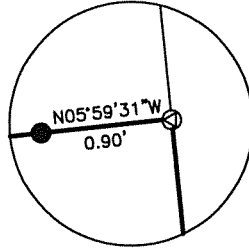
REFERENCES

TCAD Parcel No. 02-2930-0102

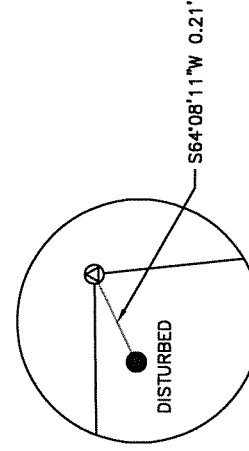
Austin Grid N-27



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

NOTE:
EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ON FEBRUARY 17, 2015, FILE NO. 01247-8641. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

BEARING BASIS NOTE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE DERIVED FROM MULTIPLE GPS VRS OBSERVATIONS. THE CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL WITH WASHER STAMPED "COA PUBLIC WORKS" SET ON THE WEST SIDE OF CHIMNEYHILL BLVD. HAVING GRID COORDINATE VALUES OF N=10,093,865.57, E=3,143,866.35 AND A COTTON SPINDLE SET ON THE NORTH SIDE OF U.S. HWY. 290 EAST, HAVING GRID COORDINATE VALUES OF N=10,093,747.56, E=3,142,969.38. THE DISTANCES SHOWN ARE SURFACE VALUES. THE COMBINED SCALE FACTOR IS 0.99992808.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN AUGUST THROUGH NOVEMBER, 2013 AND MARCH, 2014 AND REVISED ON FEBRUARY 18, 2015 TO REFERENCE NEW TITLE COMMITMENT ISSUED.

Mary P. Hawkins 2/18/15
MARY P. HAWKINS, R.P.L.S. NO. 4433 DATE
DRAWN BY: MARY P. HAWKINS
HWY. 290 WATER LINE ESMT (4796.01 WE) - REVISED.DWG
FB. 4050, PG. 29-65



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