

**LEGAL DESCRIPTION – PARCEL 4796.02 WE**

**LEGAL DESCRIPTION FOR 0.111 ACRE (4,814 SQUARE FEET) OF LAND SITUATED IN THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214 IN TRAVIS COUNTY, TEXAS, OUT 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. SAID 0.111 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 southeast corner of said 1.796 acre tract, same being the southwest corner 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, for the southeast 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 II brass disk monument in concrete found in the present northerly right-of-way line of U. S. Hwy. 290 east and 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 along said northerly right-of-way line of U. S. Hwy. 290 East, N84°02’52”E, a distance of 476.54 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 1.796 acre tract, **S84°02’52”W**, a distance of **123.34** feet to a calculated point for an angle point in the south line of the tract herein described;

THENCE, continuing along the present northerly right-of-way line of U.S. Hwy. 290 East and the southerly line of said 1.796 acre tract, **N84°37’23”W**, a distance of **142.53** feet to a calculated point for the west corner of the tract herein described, from which a TxDOT Type I concrete monument (measurement to top center) bears N84°37’23”W, a distance of 61.04 feet:

THENCE, departing the present northerly right-of-way line of U.S. Hwy. 290 East and crossing said 1.796 acre tract, **N84°02’52”E**, a distance of **220.50** feet to a calculated point on the northeasterly line of said 1.796 acre tract and the southwesterly line of said Lot 1, Chimneyhill P.U.D. Fourth Installment for the northeast 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, along the northeasterly line of said 1.796 acre tract and the southwesterly line of said Lot 1, Chimneyhill P.U.D. Fourth Installment, **S62°38’07”E**, a distance of **50.98** feet to the **POINT OF BEGINNING** and containing **0.111** acre (4,814 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 4/9/14  
Mary P. Hawkins, R.P.L.S. No. 4433  
Quality and Standards Management Division  
Department of Public Works  
City of Austin

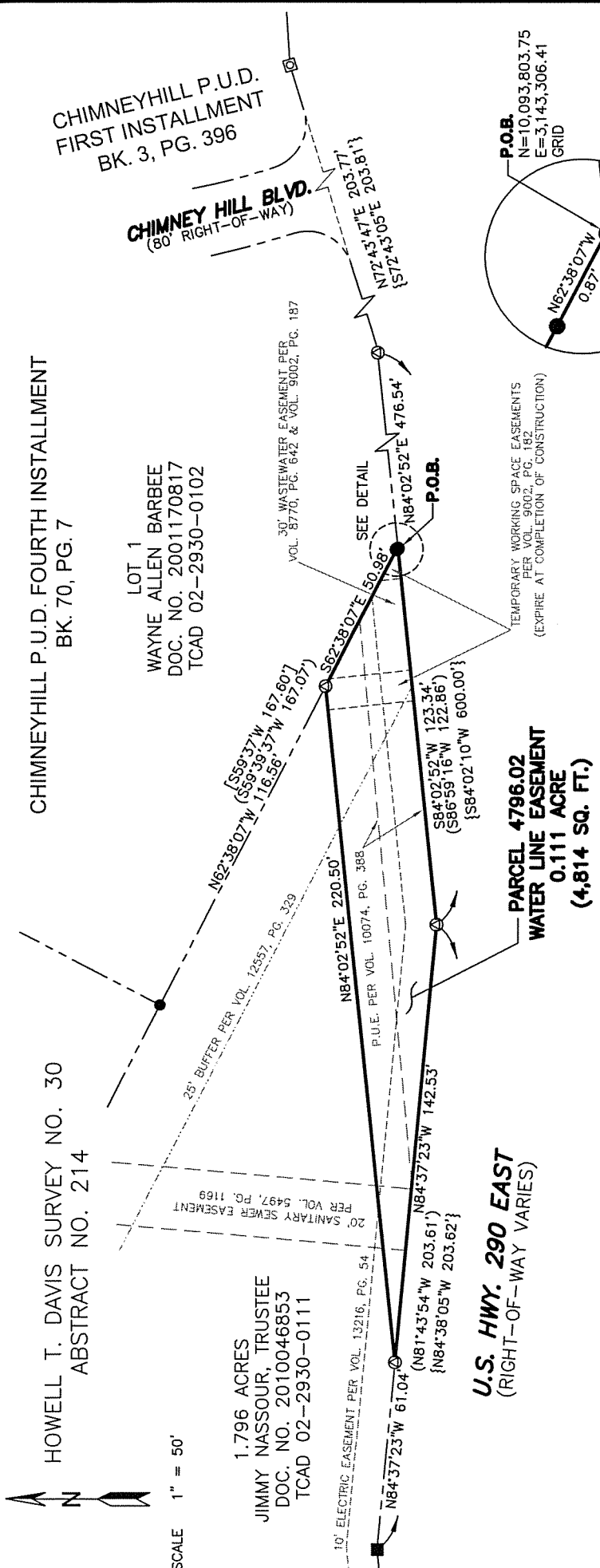
REFERENCES

TCAD Parcel No. 02-2930-0111  
Austin Grid N-27

FIELD NOTES REVIEWED

BY: JOHN MOORE DATE: 4-10-2014

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



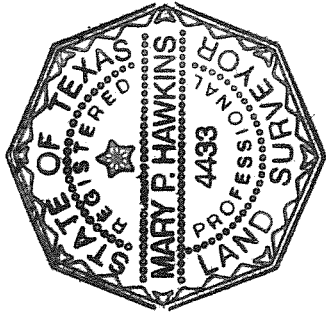
**NOTE:**

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ON JUNE 28, 2013, FILE NO. 01247-8643. 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.




*Mary P. Hawkins* 4/9/14  
DATE  
DRAWN BY: MARY P. HAWKINS  
HWY. 290 WATER LINE ESMT (4796.02 WE).DWG  
FB. 4050, PG. 29-65

**LEGEND**

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- TXDOT TYPE I CONCRETE MONUMENT
- ⊗ TXDOT TYPE II MONUMENT - BRASS DISK IN CONCRETE
- CALCULATED POINT
- ( ) RECORD INFORMATION PER DOC. NO. 2010046853
- [ ] RECORD INFORMATION PER BK. 70, PG. 7
- { } RECORD INFORMATION PER TXDOT ROW PLANS CSJ NO. 0114-02-085

DETAIL  
NOT TO SCALE



DEPARTMENT OF PUBLIC WORKS  
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