

Field Notes for Parcel 22A WAW

BEING 3.357 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JAMES BURLESON SURVEY No. 19, ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 67.10 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED EXECUTED ON JUNE 25, 2013 AND FILED FOR RECORD ON JUNE 25, 2013, AND RECORDED IN DOCUMENT 2013117685, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.357 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in a southwesterly line of said City of Austin tract and in a northeasterly line of the tract conveyed to APAC-Texas, Inc. by deed recorded in Document 2009205761 of the Official Public Records of Travis County, Texas, same being in a southeasterly line of the Water and Wastewater Easement recorded in Document 2006098558 of the Official Public Records of Travis County, Texas, for the Point of Beginning and the most westerly corner of the herein described tract of land having grid coordinate (Texas State Plane, Central Zone, NAD 83(HARN) U.S. Feet, Surface Adjustment Factor of 1.00011) values of N=10065757.50 and E=3134696.31, from which a TxDOT Type II monument found in the existing southeasterly right-of-way line of U.S. Highway 183 (known locally as Ed Bluestein Boulevard-ROW Varies), same being in a northwesterly line of said City of Austin tract, bears North 74°54'46" West, at a distance of 20.12 feet passing a 1/2 inch iron rod with cap marked LB 5784 found, in all a distance of 20.46 feet, to a calculated point in the existing southeasterly right-of-way line of U.S. Highway 183, at a southwesterly corner of said City of Austin tract and at a northwesterly corner of said APAC-Texas, Inc. tract, and North 27°16'16" East, a distance of 106.32 feet, and from said calculated point in the existing southeasterly right-of-way line of U. S. Highway 183, a TxDOT Type I monument found in the existing southeasterly right-of-way line of U.S. Highway 183 bears South 27°16'16" West, a distance of 596.40 feet;

1. THENCE, North 27°16'16" East, a distance of 101.06 feet, leaving a southwesterly line of said City of Austin tract and a northeasterly line of said APAC-Texas, Inc. tract and crossing said City of Austin tract, with a southeasterly line of said Water and Wastewater Easement, to a calculated point for a corner;

2. THENCE, North 32°42'46" East, a distance of 268.31 feet, to a calculated point for a corner;

3. THENCE, North 27°47'46" East, a distance of 423.71 feet, to a calculated point in the curving proposed southeasterly right-of-way line of U. S. Highway 183 at the point of curvature of a non-tangent circular curve to the left;

4. THENCE, along said curve to the left of 2901.79 feet radius, an arc length of 17.40 feet, having an angle of intersection of 0°20'37" (the sub-chord of said curve bears North 27°58'05" East, a distance of 17.40 feet)

leaving a southeasterly line of said Water and Wastewater Easement, with the proposed southeasterly right-of-way line of U. S. Highway 183, to a calculated point at the point of tangency;

5. THENCE North 27°47'46" East, a distance of 650.34 feet, to a calculated point for a corner;

6. THENCE, North 26°05'56" East, a distance of 1.76 feet, to a calculated point in a southeasterly line of said Water and Wastewater Easement, for a corner;

7. THENCE, North 27°47'46" East, a distance of 1006.65 feet, leaving the proposed southeasterly right-of-way line of U. S. Highway 183, with a southeasterly line of said Water and Wastewater Easement, to a calculated point for a corner;

8. THENCE, North 27°47'52" East, a distance of 36.21 feet, to a calculated point in the southwesterly right-of-way line of Smith Road (ROW varies) and in a northeasterly line of said City of Austin tract, same being the most easterly corner of said Water and Wastewater Easement, for the most northerly corner of the herein described tract of land, from which a TxDOT Type II monument found in the existing southeasterly right-of-way line of U.S. Highway 183 and in the southwesterly right-of-way line of Smith Road, same being at the most northerly corner of said City of Austin tract and the most northerly corner of said Water and Wastewater Easement, bears North 64°58'54" West, a distance of 20.02 feet;

9. THENCE, South 64°58'54" East, a distance of 49.97 feet, with the southwesterly right-of-way line of Smith Road and a northeasterly line of said City of Austin tract, leaving a southeasterly line of said Water and Wastewater Easement, to a calculated point for the most easterly corner of the herein described tract of land, from which a 3/4 inch iron pipe found in the southwesterly right-of-way line of Smith Road and in a northeasterly line of said City of Austin tract bears South 64°58'54" East, a distance of 654.05 feet;

10. THENCE, South 27°47'25" West, a distance of 706.61 feet, leaving the southwesterly right-of-way line of Smith Road and a northeasterly line of said City of Austin tract and crossing said City of Austin tract, to a calculated point for a corner;

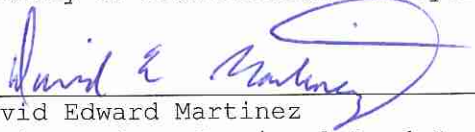
11. THENCE, South 26°05'51" West, a distance of 339.44 feet, to a calculated point for a corner;

12. THENCE, South 27°47'41" West, a distance of 1442.44 feet, to a calculated point in a southwesterly line of said City of Austin tract and in a northeasterly line of said APAC-Texas, Inc. tract for the most southerly corner of the herein described tract of land, from which a 1/2 inch iron rod with cap marked LB 5784 found at a southerly corner of said City of Austin tract and at an interior corner of said APAC-Texas, Inc. tract, bears South 74°54'46" East, a distance of 87.96 feet;

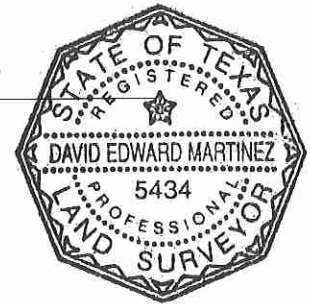
13. THENCE, North 74°54'46" West, a distance of 84.21 feet, with a southwesterly line of said City of Austin tract and a northeasterly line of

said APAC-Texas, Inc. tract, to the Point of Beginning and containing an area of 3.357 acres of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.


David Edward Martinez
Registered Professional Land Surveyor 5434

02/23/16
Date



MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767
TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings described herein are Texas State Plane, Central Zone, NAD 83(Harn), U.S. Feet. For surface coordinates multiply grid coordinates by the Surface Adjustment Factor of 1.00011. The reference points for this project are MWM control point 112, a cotton spindle in the centerline of sidewalk on the east side of Springdale Road approximately 85' east of Rockhurst Lane, having surface coordinate values of N=10088638.55, E=3138681.05 and MWM control point 141, a cotton gin spindle on the south side of Smith Road, approximately 920 feet east of U. S. Highway 183 centerline, at the 90 degree bend, having surface coordinate values of N=10068786.90, E= 3136881.27, having a grid bearing of South 05°10'49" West and a surface distance of 19,933.07 feet.

TCAD No.: 0202210234
City Grid: M21

FIELD NOTES REVIEWED

By: _____

Date: _____

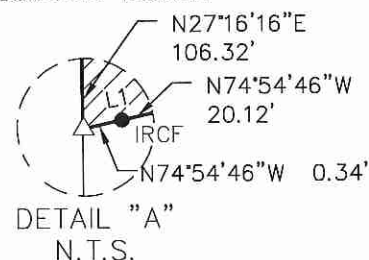
Signed: _____

Austin Water Utility

| LINE TABLE | | |
|------------|--------------------------------|----------------------|
| LINE | BEARING | LENGTH |
| L1 | N74° 54' 46"W | 20.46' |
| L2 | N27° 16' 16"E | 101.06' |
| L3 | S74° 54' 46"E | 87.96' |
| L4 | N74° 54' 46"W | 84.21' |
| L5 | S27° 16' 16"W | 596.40' |
| L6 | N27° 16' 16"E (N27°16'45"E) | 106.32' (106.31') |



GRAPHIC SCALE



J.C. TANNEHILL
SURVEY NO. 29
ABSTRACT NO. 22
US HIGHWAY 183
(R.O.W. VARIES)

WATER AND
WASTEWATER
EASEMENT
DOC. 2006098558
OPRTCT

EXISTING
ROW

APPROXIMATE
SURVEY LINE

THIS SKETCH ACCOMPANIES
A METES AND BOUNDS
DESCRIPTION OF EQUAL
DATE.

LEGEND:

- Mon TxDOT TYPE I MONUMENT FOUND
- ▲ TxDOT TYPE III MONUMENT FOUND
- IRCF 1/2" IRON ROD W/CAP FOUND
- 3/4" IRON PIPE FOUND
- △ CALCULATED POINT
- () INDICATES RECORD DATA
- RPRTCT REAL PROPERTY RECORDS
- OPRTCT OF TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS
- OF TRAVIS COUNTY, TEXAS

AREA OF EASEMENT

ALL BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, NAD83(HARN).
ALL DISTANCES SHOWN HEREON ARE
ADJUSTED TO SURFACE USING A
SURFACE ADJUSTMENT FACTOR OF
1.00011. UNITS: U.S. FEET.

SEE
DETAIL
"A"

POINT OF BEGINNING
N=10065757.50
E=3134696.31
(GRID COORDINATES)

CITY OF AUSTIN
DOC. 2013117685
OPRTCT

15' ACCESS
EASEMENT
DOC. 2013117685
OPRTCT

22A WAVE
3.356 AC

JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4

APAC-TEXAS, INC.
DOC. 2009205761
OPRTCT

RECIPROCAL
EASEMENT
DOC. 2009193770
OPRTCT



David E. Martinez
02/23/16

mwm
Design Group

305 East Huntland Drive
Suite 200
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p: 512.453.0767
f: 512.453.1734

TBAE 1452
TBPE F-1416
TBPLS 10065600

SKETCH TO ACCOMPANY FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 23 FEB 16
JOB NO: 658-01
FILE: 22A_WAVE

J.C. TANNEHILL
SURVEY NO. 29
ABSTRACT NO. 22

US HIGHWAY 183
(R.O.W. VARIES)

WATER AND
WASTEWATER
EASEMENT
DOC. 2006098558
OPRTCT

APPROXIMATE
SURVEY LINE

PROPOSED
ROW

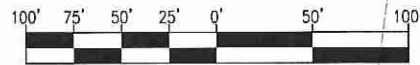
(S27°47'38"W 2099.02')
(N27°48'00"E 2099.02')

EXISTING ROW

PROPOSED ROW

N27°47'46"E 1006.65'
S26°05'51"W 339.44'
N27°47'46"E 650.34'
S27°47'41"W 1442.44'

MATCHLINE B



GRAPHIC SCALE

STOCKPILE

JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4

CITY OF AUSTIN
DOC. 2013117685
OPRTCT

STOCKPILE

22A WAVE
3.356 AC

THIS SKETCH ACCOMPANIES
A METES AND BOUNDS
DESCRIPTION OF EQUAL
DATE.

LEGEND:

- Mon TxDOT TYPE I MONUMENT FOUND
- ▲ TxDOT TYPE III MONUMENT FOUND
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- ⊙ 3/4" IRON PIPE FOUND
- △ CALCULATED POINT
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OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS

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SURFACE ADJUSTMENT FACTOR OF
1.00011. UNITS: U.S. FEET.

LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L7 | N26° 05' 56"E | 1.76' |

CURVE TABLE

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|-------|----------|----------|--------|-------------|--------|
| C1 | 2901.79' | 0°20'37" | 17.40' | N27°58'05"E | 17.40' |



02/23/16

David E Martinez

MATCHLINE A

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Design Group

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TBPE F-1416
TBPLS 10065600

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 23 FEB 16
JOB NO: 658-01
FILE: 22A_WAVE

5

5 OF 6

J.C. TANNEHILL
SURVEY NO. 29
ABSTRACT NO. 22



GRAPHIC SCALE

SMITH ROAD (R.O.W. VARIES)

S64°58'54"E 724.04' (S64°58'30"E 723.85')
S64°58'54"E 654.05'

(N27°47'33"E)
(35.25')

PROPOSED
ROW

APPROXIMATE
SURVEY LINE

US HIGHWAY 183
(R.O.W. VARIES)

WATER AND
WASTEWATER
EASEMENT
DOC. 2006098558
OPRTCT

| LINE TABLE | | |
|------------|--------------------------------|--------------------|
| LINE | BEARING | LENGTH |
| L8 | N27° 47' 52"E | 36.21' |
| L9 | N64° 58' 54"W | 20.02' |
| L10 | S64° 58' 54"E | 49.97' |
| L11 | N27° 47' 52"E (N27°47'30"E) | 35.24' (35.27') |

CITY OF AUSTIN
DOC. 2013117685
OPRTCT

22A WAVE
3.356 AC

JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4

TITLE REPORT REFERENCE:
CHICAGO TITLE INSURANCE OF TEXAS
1501 S. MOPAC EXPY #130
AUSTIN, TX 78746
REF: GF No. 1538322-P22

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A METES AND BOUNDS
DESCRIPTION OF EQUAL
DATE.

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1.00011. UNITS: U.S. FEET.

EXISTING ROW

N27°47'46"E 2099.01'
N27°47'46"E 1006.65'
S27°47'25"W 706.61'

S26°05'51"W
339.44'



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02/23/16

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DATE: 23 FEB 16
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6

6 OF 6