

LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK

LEGAL DESCRIPTION FOR PARCEL 4910.08 TWSE

DESCRIPTION OF 0.0137 OF ONE ACRE OR 596 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK, A SUBDIVISION OF RECORD IN BOOK 85, PAGES 124A-124B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A DEED TO SPICEWOOD FOREST OFFICE CONDOMINIUMS, OF RECORD IN VOLUME 12654, PAGE 1588, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND IN VOLUME 12840, PAGE 2839, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0137 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this tract, from which a 3/4” iron pipe found in the west line of said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, same being the southeast corner of Lot 1, Mesa Oaks Village, Section 3-A, a subdivision of record in Book 81, Page 246, Plat Records, Travis County, Texas, said Lot 1 being described in a deed to RealTex Ventures, Inc., of record in Document 1999028996, Official Public Records, Travis County, Texas, and the northeast corner of Block A, Presbyterian Addition, a subdivision of record in Book 71, Page 61, Plat Records, Travis County, Texas, said Block A being described in a deed to First Presbyterian Church of Austin (U.P.), of record in Volume 5418, Page 2140, Deed Records, Travis County, Texas, bears N61°55’57”W 7.50 feet and S28°04’03”W 39.07 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N=10,107,590.99 E=3,109,175.79;

THENCE, with the north line of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, **S61°31’27”E 22.23 feet** to a calculated point at the northeast corner of this tract;

THENCE, with the east line of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, **S28°04’03”W 26.81 feet** to a calculated point at the southeast corner of this tract;

0.0137 AC.

THENCE, with the south line of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, **N61°35'33"W 22.23 feet** to a calculated point at the southwest corner of this tract, said point being 7.5 feet east of the west line of said Lot 1 in said Spicewood Spring Road Office Park and said Spicewood Forest Office Condominiums tract and the east line of said Lot 1 in said Mesa Oaks Village subdivision and said RealTex Ventures tract;

THENCE, with the west line of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, 7.5 feet east of a parallel with the west line of said Lot 1 in said Spicewood Spring Road Office Park and said Spicewood Forest Office Condominiums tract and the east line of said Lot 1 in said Mesa Oaks Village subdivision and said RealTex Ventures tract, **N28°04'03"E 26.83 feet** to the POINT OF BEGINNING and containing 0.0137 of one acre or 596 square feet, within these metes and bounds, more or less.

0.0137 AC.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (CORS96) Datum and were established by GPS observation. The bearings shown are grid bearings. The Combined Grid to Surface Scale Factor is 1.00005). All distances shown are surface distances.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPLS Firm# 10095500



A handwritten signature in blue ink, appearing to read "U. Conrad", written over a horizontal line.

01/29/2018

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2016/Descriptions/COA WW Group A/Spicewood WS Esmt Rev2

Issued 05/09/17; Revised 01/29/18

AUSTIN GRID H-31
TCAD# 01-4401-04-12

FIELD NOTES REVIEWED

BY DATE: 02-01-2018

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0137 AC. OR 596 SQ. FT.
OF LAND OUT OF LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK
AUSTIN, TRAVIS COUNTY, TEXAS

**MESA OAKS VILLAGE
SECTION 3-A
BK. 81, PG. 246
P.R.T.C.**

15' P.U.E.

10' SAN. SEWER ESMT
VOL. 3707, PG. 1092

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°31'27"E	22.23
L2	S28°04'03"W	26.81
L3	N61°35'33"W	22.23
L4	N28°04'03"E	26.83
L5	N61°55'57"W	7.50

LOT 1

FIRE STATION
NO. 21 ADDITION
BK. 57, PG. 19
P.R.T.C.

CITY OF AUSTIN
VOL. 4275, PG. 1620C
D.R.T.C.

PRESBYTERIAN ADDITION
BK. 71, PG. 61

P.R.T.C.

BLOCK A

FIRST PRESBYTERIAN
CHURCH OF AUSTIN (U.P.)
1001 EAST DO

D.R.T.C.
BLOCK A

S28°04'03"W 39.07'

N28°04'03"E, 259.32'

75' PUE

P.O.B.
- GRID COORDINATES
N=10,107,590.99
E=3,109,175.79

LOT 1

**SPICEWOOD SPRINGS ROAD
OFFICE PARK
BK. 85, PG. 124A-124B
P.R.T.C.**

SPICEWOOD FOREST
OFFICE CONDOMINIUMS
VOL. 12654, PG. 1588
R.P.R.T.C.
AND
VOL. 12840, PG. 2839
R.P.R.T.C.

TEMPORARY WORK
SPACE EASEMENT
0.0137 AC. OR
596 SQ. FT.

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE GF NO. AUT-13-673-AUT16005536SG.

●	1/2" IRON ROD FOUND
◎	1/2" IRON PIPE FOUND (EXCEPT AS NOTED)
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.T.C.	PLAT RECORDS, TRAVIS COUNTY
P.R.T.C.	DEED RECORDS, TRAVIS COUNTY
P.R.T.C.	REAL PROPERTY RECORDS, TRAVIS COUNTY
P.R.T.C.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY

REVISED: 01/29/18

ISSUED: 05/09/17

ISSUED: 03/03/
SURVEYED BY:

PAGE 4 OF 4

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

01/29/2018

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE _____
 Note: This copy of this plat is not valid unless an original signature
 through an original seal appears on its face. There is a description to
 accompany this plat.

TCAD# 01-4401-04-12

M:\City of Austin~15-109\WW Collections System\DWG\Parcel\Spicewood WS Esmt

AUSTIN GRID#: H-31 JOB NO.: 15-109