

Field Notes for Parcel 4975.05

BEING 0.058 OF ONE ACRE (2515 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT No. 24, IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 166.598 ACRE TRACT CONVEYED BY THE FOLLOWING INSTRUMENTS;

1. PORTION CONVEYED TO CURTIS B. FIGER AND SPOUSE BILLIE JO FIGER BY WARRANTY DEED EXECUTED DECEMBER 18, 1992, FILED FOR RECORD ON DECEMBER 18, 1992 AND RECORDED IN VOLUME 11836, PG. 1356 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
2. 5 ACRES OF LAND CONVEYED TO MICHAEL G. FIGER BY GIFT WARRANTY DEED EXECUTED ON DECEMBER 22, 1993, FILED FOR RECORD ON DECEMBER 22, 1993 AND RECORDED IN VOLUME 12088, PAGE 844 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
3. 5 ACRES OF LAND CONVEYED TO DONALD K. FIGER BY GIFT WARRANTY DEED EXECUTED ON DECEMBER 22, 1993, FILED FOR RECORD ON DECEMBER 22, 1993 AND RECORDED IN VOLUME 12088, PAGE 856 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
4. 5 ACRES OF LAND CONVEYED TO BETSY A. LAMBETH BY GIFT WARRANTY DEED EXECUTED ON DECEMBER 22, 1993 FILED FOR RECORD ON DECEMBER 22, 1993 AND RECORDED IN VOLUME 12088, PAGE 862 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
5. 8 ACRES OF LAND CONVEYED TO MICHAEL G. FIGER BY GIFT WARRANTY DEED EXECUTED ON JANUARY 5, 1994, FILED FOR RECORD ON FEBRUARY 6, 1994 AND RECORDED IN VOLUME 12097, PAGE 160 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
6. 8 ACRES OF LAND CONVEYED TO DONALD K. FIGER BY GIFT WARRANTY DEED EXECUTED ON JANUARY 5, 1994, FILED FOR RECORD ON FEBRUARY 6, 1994 AND RECORDED IN VOLUME 12097, PAGE 170 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
7. 8 ACRES OF LAND CONVEYED TO BETSY A. LAMBETH BY GIFT WARRANTY DEED EXECUTED ON JANUARY 5, 1994, FILED FOR RECORD ON FEBRUARY 6, 1994 AND RECORDED IN VOLUME 12097, PAGE 175 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
8. PORTION CONVEYED TO DAVID A. BREWER AND BILLIE JO FIGER, CO-TRUSTEES BY WARRANTY DEED EXECUTED APRIL 6, 1994, FILED FOR RECORD ON APRIL 6, 1994 AND RECORDED IN VOLUME 12159 PAGE 85 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
9. PORTION CONVEYED TO KEITH H. HARMON AND BONNIE HARMON TRUSTEES OF THE HARMON FAMILY TRUST ESTABLISHED BY TRUST AGREEMENT DATED NOVEMBER 3RD, 1999 BY GENERAL WARRANTY DEED EXECUTED ON NOVEMBER 3, 1999, FILED FOR RECORD ON NOVEMBER 6, 2000 AND RECORDED IN DOCUMENT 2000178631 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SAID 0.058 OF ONE ACRE (2515 S.F.) OF LAND BEING HEREINAFTER DESIGNATED AS PART 1 AND PART 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH;

Part 1

Beginning at a 100d nail with 'MWM' washer set in the interior of said 166.598 acre tract, same being in an easterly line of the access easement recorded in Document 2013002490 of the Official Public Records of Travis County, Texas and in an easterly line of the water line easement recorded in Document 2013002491 of the Official Public Records of Travis County, Texas, for the Point of Beginning and the most northerly and most westerly corner of the herein described tract of land, having coordinate (Texas State Plane, Central Zone, NAD 83(CORS 96) U.S. Feet, Surface Adjustment Factor 1.00003) values of N=10029137.37 and E=3104065.91, from which a 1/2 inch iron rod found in the south right-of-way line of Brandt Lane (R.O.W. varies), at the most northerly corner of said 166.598 acre tract, bears North 22°39'30" East, a distance of 1,684.02 feet and from said Point of Beginning a 60d nail found for a corner in a westerly line of said water line easement, bears North 04°18'21" West, a distance of 288.20 feet and North 73°55'21" West, a distance of 31.97 feet;

1. THENCE, South 29°40'59" East, a distance of 79.15 feet, leaving an easterly line of said access easement and an easterly line of said water line easement, to a calculated point for the most easterly corner of the herein described tract of land, from which a 60d nail found in the southwesterly line of Slaughter Lane roadway easement (120' width) recorded in Volume 11818, Page 224 of the Real Property Records of Travis County, Texas, same being the endpoint of a circular curve of 1810.00 feet radius, bears South 83°30'42" East, a distance of 2,208.36 feet;
2. THENCE, South 60°19'01" West, a distance of 10.00 feet, to a calculated point at the most easterly corner of said wastewater easement, for the most southerly corner of the herein described tract of land;
3. THENCE, North 29°40'59" West, a distance of 58.07 feet, with the northeasterly line of said wastewater easement, to a calculated point for a corner, same being in an easterly line of said access easement and in an easterly line of said water line easement;
4. THENCE, North 04°18'21" West, a distance of 23.33 feet, leaving a northeasterly line of said wastewater line easement, with an easterly line of said access easement and an easterly line of said water line easement, to the Point of Beginning and containing an area of 0.016 of one acre (686 s.f.) of land, more or less.

Part 2

Beginning at a calculated point in the interior of said 166.598 acre tract, same being in a northwesterly line of the wastewater easement conveyed to the City of Austin by deed recorded in Document 2013002493 of the Official Public Records of Travis County, Texas, same also being in a westerly line of the water line easement conveyed to the City of Austin by deed recorded in Document 2013002491 of the Official Public Records of Travis County, Texas, and in a westerly line of the access easement conveyed to the City of Austin by deed recorded in Document 2013002490 of the Official Public Records of Travis County, Texas, for the Point of Beginning and the most easterly corner of the herein described tract of land, having coordinate (Texas State Plane, Central Zone, NAD 83(CORS 96) U.S. Feet, Surface Adjustment Factor 1.00003) values of N=10029143.94 and E=3104035.34, from which 60d nail found in the southwesterly line of Slaughter Lane roadway easement (120' width) recorded in Volume 11818, page 224 of the Real Property Records of Travis County, Texas, same being the endpoint of a circular curve of 1810.00 feet radius, bears South 81°50'02" East, a distance of 2,287.18 feet;

5. THENCE, South 60°19'01" West, a distance of 86.69 feet, with the northwest line of said wastewater line easement, to a calculated point in the southwesterly

line of said wastewater line easement, for the most southerly corner of the herein described tract of land;


6. THENCE, North 29°40'59" West, a distance of 20.00 feet, leaving the northwest line of said wastewater line easement, to a 100d nail set for the most westerly corner of the herein described tract of land;

7. THENCE North 60° 19'01" East, a distance of 96.17 feet, to a 100d nail set in a westerly line of said waterline easement for the most northerly corner of the herein described tract of land, from which a 60d Nail found at the most westerly corner of said water line easement bears North 04°18'21" West, a distance of 268.34 feet, and from said northerly corner a 1/2 inch iron rod found in the south right-of-way line of Brandt Lane (R.O.W. varies), at the most northerly corner of said 166.598 acre tract, bears North 24°03'27" East, a distance of 1670.51 feet;

8. THENCE South 04°18'21" East, a distance of 22.14 feet, to the Point of Beginning and containing an area of 0.042 of one acre (1,829 s.f.) of land, more or less.

Part 1	0.016 Acres	(686 s.f.)
Part 2	0.042 Acres	(1829 s.f.)
Total	0.058 Acres	(2515 s.f.)

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

03/25/19
Date



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

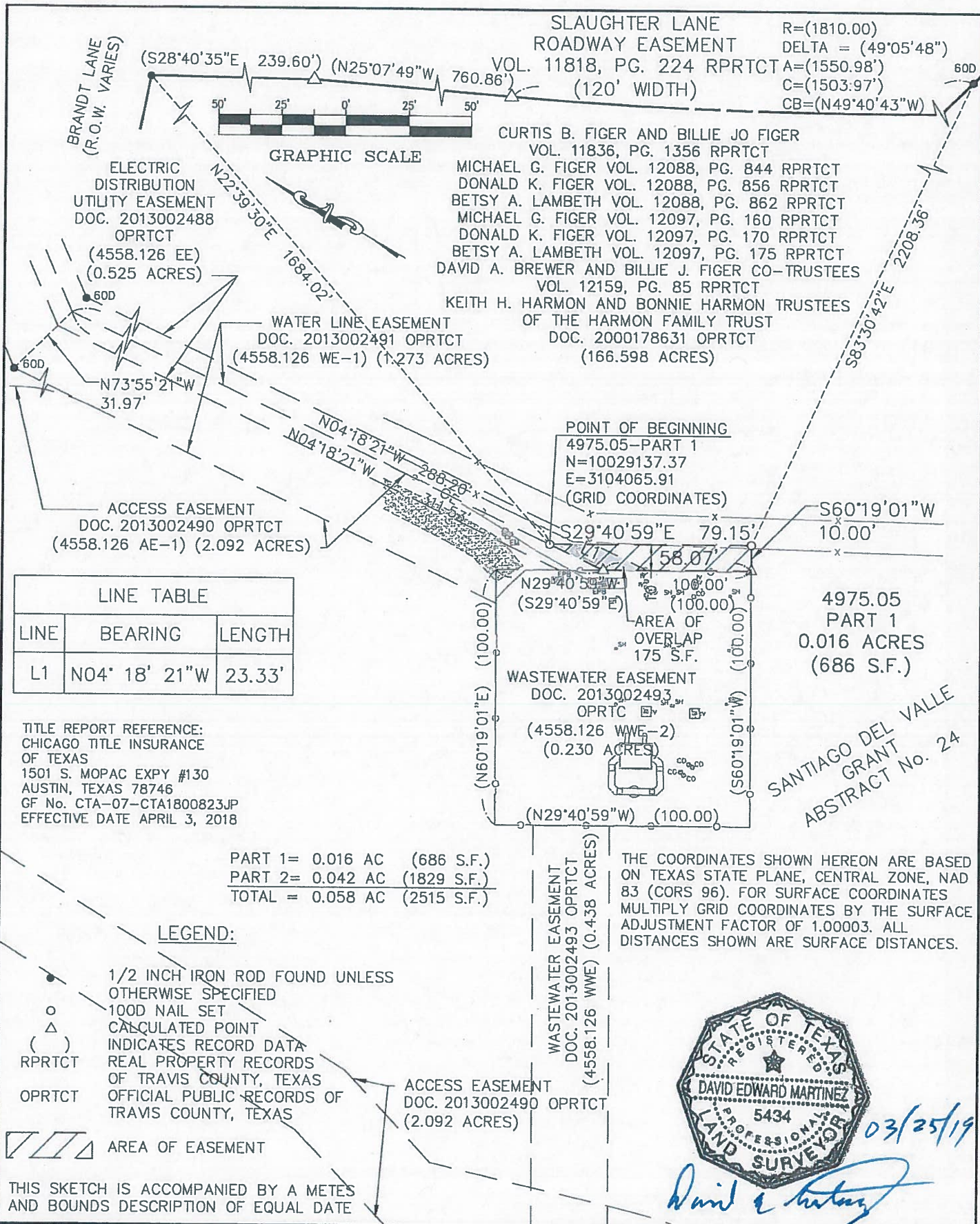
Bearing Basis: Texas State Plane, Central Zone, NAD 83 (CORS 96), U. S. Feet Surface Adjustment Factor 1.00003. Project reference control points are a 1/2 inch iron rod found (Traverse 13) grid coordinates N=10029422.7180, E=3104131.6652, and a 1/2 inch iron rod found (Traverse 14) grid coordinates 10029273.3520, E=3103751.0403. For surface coordinates multiply grid coordinates by the Surface Adjustment Factor of 1.00003. All distances shown are surface distances.

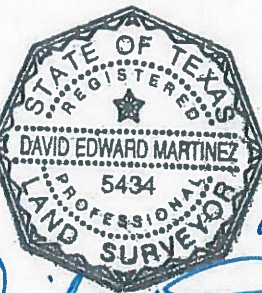
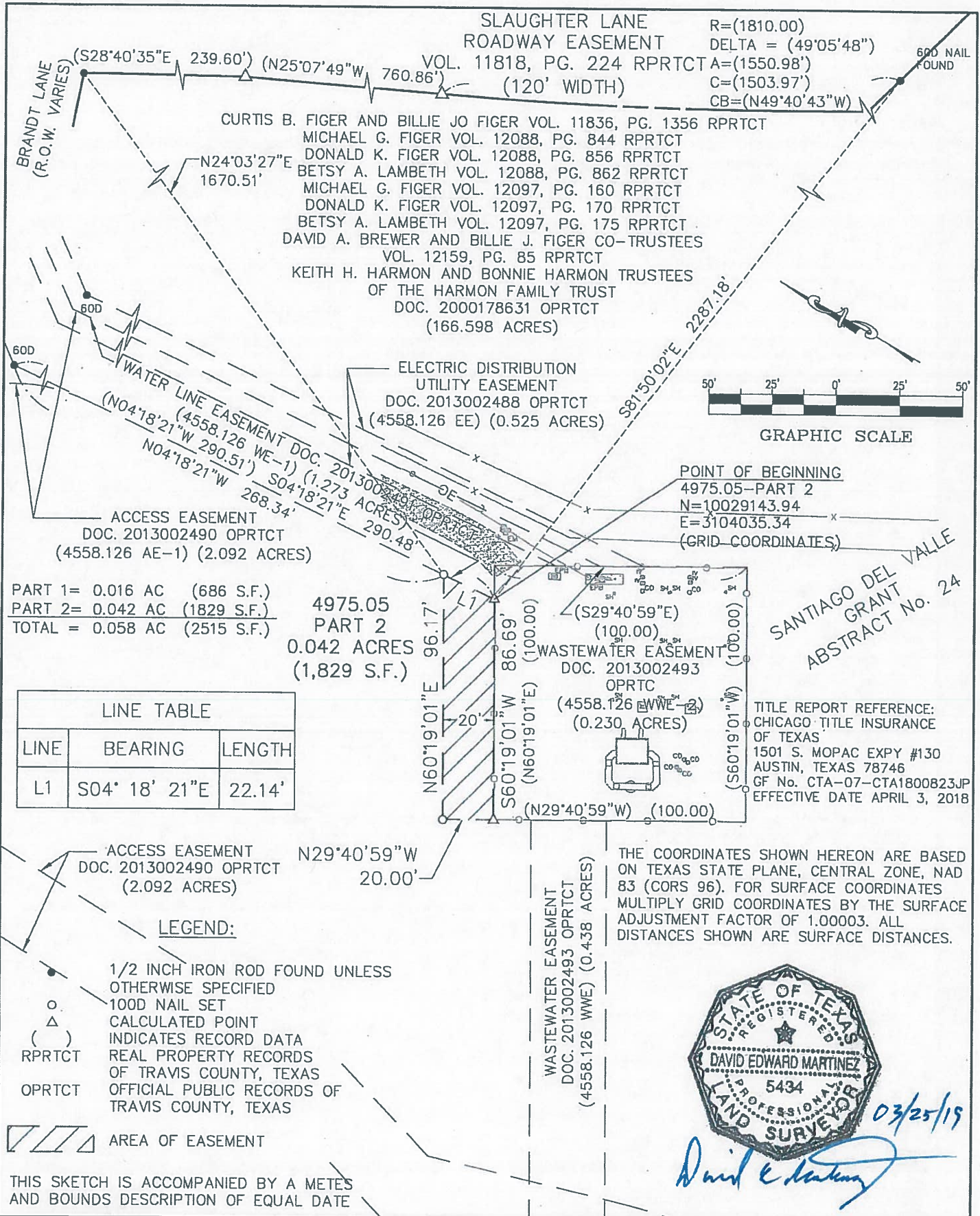
TCAD No.: PID No. 349866
City Grid: G12

FIELD NOTES REVIEWED

BY  DATE: 03-25-2019

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT





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mwm
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TBAE 1452
TBPE F-1416
TBPLS 10065600

**SKETCH TO ACCOMPANY
FIELD NOTES**

TRAVIS COUNTY, TEXAS

DATE: 25 MAR 2019
JOB NO: 52005A
FILE: 4975.05_P2

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