

Chris Petropoulos
to
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION FOR PARCEL 5221.19 WLE

DESCRIPTION OF A 0.134 ACRE (5,818 SQ. FT.) EASEMENT LOCATED IN THE J.P. JOHANNESSEN SURVEY NO. 648, ABSTRACT 454, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.5 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO CHRIS PETROPOULOS, RECORDED APRIL 15, 1965 IN VOLUME 2941, PAGE 171, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.); SAID 0.134 ACRE (5,818 SQ. FT.) EASEMENT, AS SHOWN ON THE ATTACHED SKETCH AS PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1-inch iron pipe found on the existing west right-of-way line of Rosson Drive, 50 foot right-of-way, no record information found, same being the northeast corner of said 3.5 acre tract;

THENCE S 11°06'45" W, along the existing west right-of-way line of said Rosson Drive, and the east line of said 3.5 acre tract, a distance of **347.08** feet to a 5/8-inch iron rod in concrete found (**Grid Coordinates: N= 10,055,989.35, E= 3,066,621.62**), for the northeast corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE S 58°51'20" W continuing with the existing west right-of-way line of said Rosson Drive, a distance of **20.37** feet to a calculated point on the existing north right-of-way line of U.S. 290, a variable width right-of-way, as described in a deed to the State of Texas, recorded in Volume 1611, Page 84, D.R.T.C.TX., for the southeast corner of the easement described herein, said point being the beginning of a non-tangent curve to the right;

THENCE with the existing north right-of-way line of said U.S. 290, the following two (2) courses and distances:

With said non-tangent curve to the right, an arc distance of 173.90 feet, through a central angle of 01°47'38" having a radius of 5,554.58 feet and a chord that bears **N 72°45'25" W**, a distance of **173.89** feet to a TxDOT type II monument found, and

N 71°52'01" W, a distance of **205.43** feet to a 1/2-inch iron rod with ALC "SDHPT" found, for the southeast corner of a called 2.246 acre tract of land, described in a deed to H & T Partners, LTD., recorded in Document No. 2005084272, O.P.R.T.C.TX., same being the southwest corner of said 3.5 acre tract and the easement described herein;

THENCE N 23°23'33" E, departing the existing north right-of-way line of said U.S. 290, with the common line of said 2.246 acre tract and said 3.5 acre tract, a distance of **15.06** feet to a calculated point, for the northwest corner of the easement described herein;

THENCE over and across said 3.5 acre tract, the following two (2) courses and distances:

S 71°52'01" E, a distance of **204.06** feet to a calculated point, said point being the beginning of a non-tangent curve to the left, and

THIS SPACE LEFT INTENTIONALLY BLANK

"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.19 WLE



GRAPHIC SCALE
 SCALE 1" = 50'
 TRAVIS COUNTY, TEXAS



H & T PARTNERS, LTD.
 CALLED 2.246 ACRES
 DOC. NO. 2005084272
 O.P.R.T.C.TX.

J.P. JOHANNESSEN
SURVEY NO. 648,
ABSTRACT NO. 454

CHRIS PETROPOULOS
 RECORDED APRIL 15, 1965
 CALLED 3.5 ACRES
 VOL. 2941, PG. 171
 D.R.T.C.TX.

TCAD PARCEL I.D NO. 315294

PARCEL 5221.19 WLE
WATER LINE EASEMENT
 0.134 ACRE
 (5,818 SQ. FT.)

1/2-INCH
 W/ALC
 "SDHPT"

EXISTING R.O.W

U.S. 290
 (VARIABLE WIDTH RIGHT-OF-WAY)
 TXDOT CSJ NO. 0113-08

STATE OF TEXAS
 VOL. 1611, PG. 84
 D.R.T.C.TX.

P.O.B.
 GRID N: 10,055,989.35
 GRID E: 3,066,621.62

S11°06'45"W
 347.08'
 (S11°40'W 380.90')

ROSSON DRIVE
 (50' R.O.W.)

5/8-INCH
 IN CONCRETE

JOB NUMBER: 1019051384
DATE: 01/30/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.19 WLE
TRACT ID: 315294
PARTY CHIEF: S. PESL
FIELD BOOKS:



4801 Southwest Parkway
 Building Two, Suite 100
 Austin Texas, 78735
 Ofc: 512.447.0575
 Fax: 512.326.3029
 email: info@sam.biz

Texas Firm Registration No. 10064300

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"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.19 WLE

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S58°51'20"W	20.37'
L2	N71°52'01"W	205.43'
L3	N23°23'33"E	15.06'
L4	S71°52'01"E	204.06'

LEGEND

- P.L. ——— PROPERTY LINE
- S.L. ——— APPROXIMATE SURVEY LINE
- EASEMENT
- △ CALCULATED POINT
- 1" IRON PIPE FOUND
- IRON ROD FOUND (AS SHOWN)
- ◻ TxDOT TYPE II MONUMENT FOUND
- ALC ALUMINUM CAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°47'38"	5,554.58	173.90'	N72°45'25"W	173.89'
C2	1°56'10"	5,539.58	187.19'	S72°49'41"E	187.18'

NOTE:
 EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON OCTOBER 11, 2019, EFFECTIVE OCTOBER 2, 2019 GF NO. 201902419. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR 1.000065048. PROJECT UNITS ARE IN U.S. SURVEY FEET.

THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear 4/15/20



SCOTT C. BRASHEAR DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6660 - STATE OF TEXAS

JOB NUMBER: 1019051384
DATE: 01/30/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.19 WLE
TRACT ID: 315294
PARTY CHIEF: S. PESL
FIELD BOOKS:



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