## LEGAL DESCRIPTION FOR PARCEL 5221.18 WLE

DESCRIPTION OF A 0.027 ACRE (1,156 SQ. FT.) EASEMENT LOCATED IN THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT 788, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 14, BLOCK 3, OAK HILL HEIGHTS, SECTION 5, A SUBDIVISION OF RECORD IN VOLUME 82, PAGE 265, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), DESCRIBED AS A CALLED 7.449 ACRE TRACT OF LAND IN A DEED TO BELL QUARRY HILL APARTMENTS, LLC, RECORDED NOVEMBER 16, 2011 IN DOCUMENT NO. 2011168082, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); SAID 0.027 ACRE (1,156 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 TxDOT type II monument found at the intersection of the existing south right-of-way line of U.S. 290, a variable width right-of-way, as described to the State of Texas, recorded in Volume 11123, Page 296, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), and the existing west right-of-way line of Convict Hill Road (formerly Bird View Boulevard), an 80 foot wide right-of-way, per plat recorded in Volume 82, Page 265, P.R.T.C.TX., for the northeast corner of Lot 1, Block 5, of said Oak Hill Heights subdivision, described in a deed to 7401 Hwy 290 W, LLC, recorded in Document No. 2013135197, O.P.R.T.C.TX.;

**THENCE N 67°11'41" E**, departing the existing south right-of-way line of said U.S. 290 and the existing west right-ofway line of said Convict Hill Road, over and across said Convict Hill Road, a distance of **82.12** feet to a TxDOT Type II monument found (**Grid Coordinates: N= 10,056,633.25, E= 3,071,942.43**) on the existing east right-of-way line of said Convict Hill Road, for the northwest corner and the **POINT OF BEGINNING** of the easement described herein;

**THENCE**, departing the existing east right-of-way line of said Convict Hill Road, over and across said Lot 14, the following three (3) courses and distances:

**N 54°29'04" E**, a distance of **23.79** feet to a calculated point, for the northeast corner of the easement described herein,

**S 35°27'46" E**, a distance of **48.69** feet to a calculated point, for the southeast corner of the easement described herein, and

**S 54°25'00" W**, a distance of **23.67** feet to a calculated point on the existing east right-ofway line of said Convict Hill Road, for the southwest corner of the easement described herein;

THIS SPACE LEFT INTENTIONALLY BLANK

Bell Quarry Hill Apartments, LLC to The City of Austin (Water Line Easement)

**THENCE N 35°36'16"** W, with the existing east right-of-way line of said Convict Hill Road, a distance of **48.72** feet to the **POINT OF BEGINNING**, and containing **0.027** acre (1,156 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.000065048. Units: U.S. Survey Feet.

THE STATE OF TEXAS	§	
	§	KNOW ALL BY THESE PRESENTS:
COUNTY TRAVIS	§	

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC 4801 Southwest Pkwy Building Two, Suite 100 Austin, Texas 78735 TX. Firm Reg. No. 10064300

Sur C. P- 5/12/20

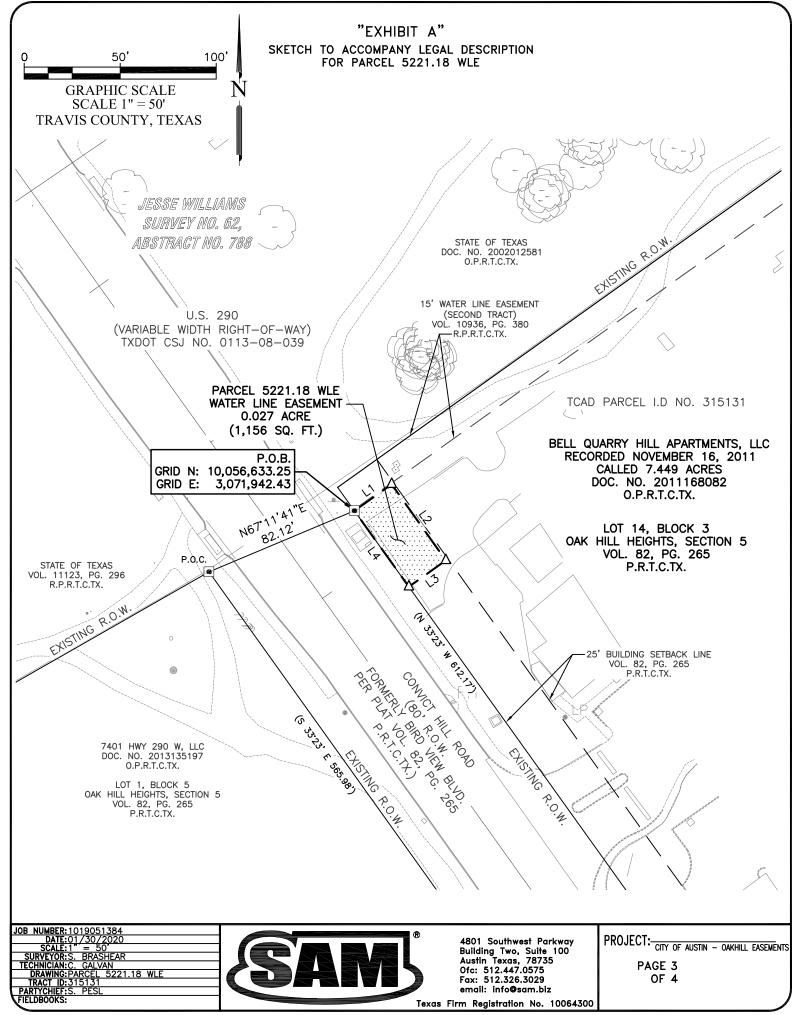
Scott C. Brashear Registered Professional Land Surveyor No. 6660 – State of Texas

REERENCES TCAD Parcel I.D No. 315131



Date

FIELD NOTES REVIEWED BY DATE: 05/14/20 CITY OF AUSTIN PUBLIC WORKS DEPARTMENT



PATH:\\SAMINC\AUS\PROJECTS\1019051384\100\SURVEY\06PLATS\PARCEL 5221.18\PARCEL 5221.18 WLE.DWG

## "EXHIBIT A" SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 5221.18 WLE

LEGEND		LINE TABLE		
	PROPERTY LINE	NUMBER	DIRECTION	LENGTH
§	APPROXIMATE SURVEY LINE	L1	N54°29'04"E	23.79'
	EASEMENT	L2	S35°27'46"E	48.69'
Δ	CALCULATED POINT	L3	S54°25'00"W	23.67'
•	TXDOT TYPE II MONUMENT FOUND	L4	N35°36'16"W	48.72'
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 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS			
O.P.R.T.C.TX.				
P.R.T.C.TX.	PLAT RÉCORDS TRAVIS COUNTY, TEXAS			
R.O.W.	RIGHT-OF-WAY			
()	RECORD INFORMATION			

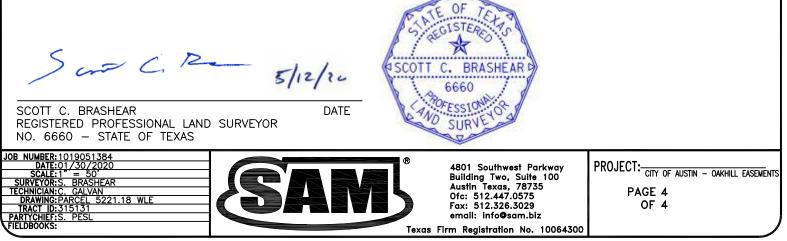
NOTE:

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ON OCTOBER 7, 2019, EFFECTIVE SEPTEMBER 30, 2019 FILE NO. 533956. 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.



PATH:\\SAMINC\AUS\PROJECTS\1019051384\100\SURVEY\06PLATS\PARCEL 5221.18\PARCEL 5221.18 WLE.DWG