

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-of-way 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-of-way line of said Convict Hill Road, for the southwest corner of the easement described herein;

THIS SPACE LEFT INTENTIONALLY BLANK

Exhibit "A"

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

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



REFERENCES

TCAD Parcel I.D No. 315131

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

0 50' 100'

GRAPHIC SCALE
SCALE 1" = 50'

TRAVIS COUNTY, TEXAS

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

JESSE WILLIAMS
SURVEY NO. 62,
ABSTRACT NO. 788

U.S. 290
(VARIABLE WIDTH RIGHT-OF-WAY)
TXDOT CSJ NO. 0113-08-039

PARCEL 5221.18 WLE
WATER LINE EASEMENT
0.027 ACRE
(1,156 SQ. FT.)

P.O.B.
GRID N: 10,056,633.25
GRID E: 3,071,942.43

STATE OF TEXAS
VOL. 11123, PG. 296
R.P.R.T.C.TX.

EXISTING R.O.W.

7401 HWY 290 W, LLC
DOC. NO. 2013135197
O.P.R.T.C.TX.

LOT 1, BLOCK 5
OAK HILL HEIGHTS, SECTION 5
VOL. 82, PG. 265
P.R.T.C.TX.

STATE OF TEXAS
DOC. NO. 2002012581
O.P.R.T.C.TX.

15' WATER LINE EASEMENT
(SECOND TRACT)
VOL. 10936, PG. 380
R.P.R.T.C.TX.

TCAD PARCEL I.D NO. 315131

BELL QUARRY HILL APARTMENTS, LLC
RECORDED NOVEMBER 16, 2011
CALLED 7.449 ACRES
DOC. NO. 2011168082
O.P.R.T.C.TX.

LOT 14, BLOCK 3
OAK HILL HEIGHTS, SECTION 5
VOL. 82, PG. 265
P.R.T.C.TX.

25' BUILDING SETBACK LINE
VOL. 82, PG. 265
P.R.T.C.TX.

CONVICT HILL ROAD
(FORMERLY BIRD VIEW BLVD.
PER PLAT VOL. 82, PG. 265
P.R.T.C.TX.)

EXISTING R.O.W.

JOB NUMBER: 1019051384
DATE: 01/30/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.18 WLE
TRACT ID: 315131
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

PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS

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OF 4

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

LEGEND

——— R ——— PROPERTY LINE
 ——— S ——— APPROXIMATE SURVEY LINE
 ——— EASEMENT
 △ CALCULATED POINT
 □ TxDOT TYPE II MONUMENT FOUND
 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

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N54°29'04"E	23.79'
L2	S35°27'46"E	48.69'
L3	S54°25'00"W	23.67'
L4	N35°36'16"W	48.72'

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.

Scott C. Brashear 5/12/20

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

DATE



JOB NUMBER: 1019051384
 DATE: 01/30/2020
 SCALE: 1" = 50'
 SURVEYOR: S. BRASHEAR
 TECHNICIAN: C. GALVAN
 DRAWING: PARCEL 5221.18 WLE
 TRACT ID: 315131
 PARTY CHIEF: S. PSL
 FIELDBOOKS:



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