

LEGAL DESCRIPTION FOR PARCEL 5221.26 W/WE

DESCRIPTION OF A 0.004 ACRE (161 SQ. FT.) EASEMENT LOCATED IN THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT 788, BEING A PORTION OF LOT 2, AMENDED PLAT OF LOTS 2, 3, 4 AND 5 OAK HILL "Y" SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200800260, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), DESCRIBED IN A DEED TO PROSPERITY BANK, RECORDED MARCH 18, 2010 IN DOCUMENT NO. 2010037345, O.P.R.T.C.TX.; SAID 0.004 ACRE (161 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 1/2-inch iron rod with plastic cap stamped "CHAPARRAL BOUNDARY" found on the existing south 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 13082, Page 331, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), same being the northwest corner of a called 0.350 acre tract of land, described in a deed to Ch/Oak Hill Development, L.P., recorded in Document No. 2005202808, O.P.R.T.C.TX.;

THENCE S 38°59'04" E, departing the existing south right-of-way line of said U.S. 290, with the east line of said Lot 2, same being the west line of said 0.350 acre tract, a distance of **18.45** feet to a calculated point (**Grid Coordinates: N= 10,057,755.40, E= 3,073,556.77**), for the northeast corner and the **POINT OF BEGINNING** of the easement described herein;

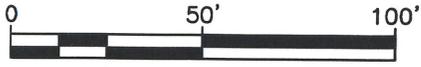
THENCE S 38°59'04" E, continuing with said common line, a distance of **10.72** feet to a calculated point for the southeast corner of the easement described herein, said point being the beginning of a non-tangent curve to the left;

THENCE departing said common line, over and across said Lot 2, with said non-tangent curve to the left, an arc distance of 15.28 feet, through a central angle of 00°23'13", having a radius of 2,263.33 feet, and a chord that bears **S 62°07'10" W**, a distance of **15.28** feet to a calculated point on the east line of Lot 1, said Amended Plat of Lots 2, 3, 4 and 5 Oak Hill "Y" Section One, described in a deed to 290 at 71 LLC, recorded in Document No. 2016101988, O.P.R.T.C.TX., same being a west line of said Lot 2, for the southwest corner of the easement described herein;

THENCE N 38°58'32" W, with the common line of said Lot 1 and said Lot 2, a distance of **10.71** feet to a calculated point, for the northwest corner of the easement described herein, from which a mag nail with a shiner stamped "CHAPARRAL BOUNDARY" found on the existing south right-of-way line of said U.S. 290 for the northeast corner of said Lot 1, the northwest corner of said Lot 2, bears **N 38°58'32" W**, a distance of 18.42 feet, said point being the beginning of a non-tangent curve to the right;

THIS SPACE LEFT INTENTIONALLY BLANK

"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.26 W/WE



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



JESSE WILLIAMS
SURVEY NO. 62,
ABSTRACT NO. 788

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

STATE OF TEXAS
 VOL. 1611, PG. 98
 D.R.T.C.TX.

EXISTING R.O.W.

10' AERIAL ELECTRIC
 DISTRIBUTION UTILITY EASEMENT
 DOC. NO. 2007154120
 O.P.R.T.C.TX.

P.O.R.
 5/8" IRON ROD
 WITH UNREADABLE
 YELLOW PLASTIC CAP

DON A. STEWART, INC
 VOL. 4354, PG. 706
 D.R.T.C.TX.
 LOT 19-A
 WEDGEWOOD COMMERCIAL
 SECTION 1
 VOL. 59, PG. 63
 P.R.T.C.TX.

STATE OF TEXAS
 VOL. 13082, PG. 331
 R.P.R.T.C.TX.

P.O.B.
GRID N: 10,057,755.40
GRID E: 3,073,556.77

PARCEL 5221.26 W/WE
WATER AND WASTEWATER
EASEMENT
0.004 ACRE
(161 SQ. FT.)

CH/OAK HILL
 DEVELOPMENT, L.P.
 CALLED 0.350 ACRES
 DOC. NO. 2005202808
 O.P.R.T.C.TX.

WASTEWATER EASEMENT
 DOC. NO. 2007209465
 O.P.R.T.C.TX.

LOT 1
 290 AT 71 LLC
 DOC. NO. 2016101988
 O.P.R.T.C.TX.

LOT 2
 PROSPERITY BANK
 RECORDED MARCH 18, 2010
 DOC. NO. 2010037345
 O.P.R.T.C.TX.

15' DRAINAGE EASEMENT
 VOL.92, PG. 22
 P.R.T.C.TX.

TCAD PARCEL I.D NO. 773472

LOT 1
 290 AT 71 LLC
 DOC. NO. 2016101988
 O.P.R.T.C.TX.

AMENDED PLAT OF
 LOTS 2,3,4 & 5
 OAK HILL "Y" SECTION ONE
 DOC. NO. 200800260
 O.P.R.T.C.TX.

JOB NUMBER: 1019051384
DATE: 01/30/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.26 W/WE
TRACT ID: 773472
PARTY CHIEF: S. PESTL
FIELD BOOKS:



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

PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS
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Texas Firm Registration No. 10064300

"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.26 W/WE

LEGEND

- P.L. —— PROPERTY LINE
- S. —— APPROXIMATE SURVEY LINE
- EASEMENT
- 1/2" IRON ROD W/PCAP STAMPED
"CHAPARRAL BOUNDARY" FOUND
- ⊕ MAG NAIL W/SHINER STAMPED
"CHAPARRAL BOUNDARY" FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.R.T.C.TX. DEED 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.P.R.T.C.TX. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S38°59'04"E	10.72'
L2	N38°58'32"W	10.71'
L3	S38°59'04"E	18.45'
L4	N38°58'32"W	18.42'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°23'13"	2,263.33	15.28'	S62°07'10"W	15.28'
C2	0°22'55"	2,291.83	15.28'	N62°05'28"E	15.28'
C3	2°19'58"	2,291.83	93.31'	N63°20'11"E	93.30'

NOTE:
 EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY ON SEPTEMBER 13, 2019, EFFECTIVE SEPTEMBER 4, 2019 GF NO. 1938014-KFO. 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.



3/27/20

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 5221.26 W/WE
TRACT ID: 773472
PARTY CHIEF: S. PEST
FIELD BOOKS:



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 Building Two, Suite 100
 Austin Texas, 78735
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 email: info@sam.biz

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PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS
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