

Gerald Dean & Bettina M. Powell
to
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION FOR PARCEL 5221.03 WLE

DESCRIPTION OF A 0.058 ACRE (2,543 SQ. FT.) EASEMENT LOCATED IN THE PETER MATSON SURVEY NO. 619, ABSTRACT 538, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 15, FOREST PARK, A SUBDIVISION OF RECORD IN VOLUME 75, PAGE 245, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), DESCRIBED IN A DEED TO GERALD DEAN POWELL, RECORDED MAY 21, 1980 IN VOLUME 7006, PAGE 1254, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), AND ALSO CONVEYED TO BETTINA M. POWELL, RECORDED DECEMBER 30, 2004 IN DOCUMENT NO. 2004241832, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), AND VACATING A 0.264 ACRE TRACT, RECORDED JULY 12, 2010 IN DOCUMENT NO. 2010099167, (O.P.R.T.C.TX.); SAID 0.058 ACRE (2,543 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 3/8-inch iron rod found, for an interior ell corner of said Lot 15, same being the most westerly northwest corner of a called 30.98 acre tract of land, described in a deed to Schmidt Investments, LTD., recorded in Volume 12946, Page 1939, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.);

THENCE S 22°05'55" W, with the common line of said Lot 15 and said 30.98 acre tract, a distance of **13.42** feet to a calculated point (**Grid Coordinates: N= 10,057,378.05, E= 3,062,658.92**), for the northeast corner and the **POINT OF BEGINNING** of the easement described herein;

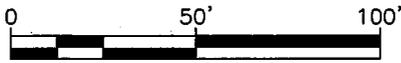
THENCE S 22°05'55" W, continuing with said common line of said Lot 15 and of said 30.98 acre tract, a distance of **15.18** feet to a 5/8-inch TxDOT iron rod aluminum cap found, for the southeast corner of the easement described herein;

THENCE N 76°46'34" W, departing said common line of said Lot 15 and of said 30.98 acre tract, over and across said Lot 15, a distance of **169.01** feet to a 5/8-inch TxDOT iron rod aluminum cap found, for the southwest corner of the easement described herein on the west line of said Lot 15, same being the east line of Lot 14 of said Forest Park Subdivision, described in a deed to Marilyn Sue Meisenheimer, recorded in Document No. 2003185790, O.P.R.T.C.TX.;

THENCE N 17°53'26" E, along the common line of said Lot 15 and Lot 14 of said Forest Park Subdivision, a distance of **15.05** feet to a calculated point, for the northeast corner of the easement described herein;

THIS SPACE LEFT INTENTIONALLY BLANK

"EXHIBIT A"



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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.03 WLE

TCAD PARCEL I.D NO. 312222

10' TELEPHONE LINE AND
POWER LINE EASEMENT
VOL. 75, PG. 245
P.R.T.C.TX.

GERALD DEAN POWELL
RECORDED MAY 21, 1980
VOL. 7006, PG. 1254
D.R.T.C.TX.

BETTINA M. POWELL
RECORDED DECEMBER 30, 2004
DOC. NO. 2004241832
O.P.R.T.C.TX.

LOT 15 FOREST PARK SUBDIVISION
VOL. 75, PG. 245
P.R.T.C.TX.

MARILYN SUE MEISENHEIMER
RECORDED IN AUGUST 11, 2003
DOC. NO. 2003185790
O.P.R.T.C.TX.

LOT 14
FOREST PARK SUBDIVISION
VOL. 75, PG. 245
P.R.T.C.TX.

PARCEL 5221.03 WLE
WATER LINE EASEMENT
0.058 ACRE
(2,543 SQ. FT.)

P.O.B.
GRID N: 10,057,378.05
GRID E: 3,062,658.92

10' TELEPHONE LINE
EASEMENT
VOL. 75, PG. 245
P.R.T.C.TX.

35' BUILDING SETBACK LINE
VOL. 75, PG. 245
P.R.T.C.TX.

10' WATER LINE EASEMENT
VOL. 75, PG. 245
P.R.T.C.TX.

10' POWER LINE EASEMENT
VOL. 75, PG. 245
P.R.T.C.TX.

10' TELEPHONE LINE EASEMENT
VOL. 75, PG. 245
P.R.T.C.TX.

EXISTING R.O.W.

SCHMIDT INVESTMENTS, LTD.
CALLED 30.98 ACRES
VOL. 12946, PG. 1939
R.P.R.T.C.TX.

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

240+00

U.S. 290
ENGINEER'S CENTERLINE
242+00

PETER MATSON
SURVEY NO. 619,
ABSTRACT NO. 538

U.S. 290
(VARIABLE WIDTH RIGHT-OF-WAY)
TXDOT CSJ NO. 0113-08-060

JOB NUMBER: 1019051384
DATE: 01/30/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.03 WLE
TRACT ID: 312222
PARTY CHIEF: S. PESTL
FIELDBOOKS:



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
PAGE 3
OF 4

Texas Firm Registration No. 10064300

"EXHIBIT A"

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.03 WLE**

LEGEND

- P.L. ——— PARCEL LIMITS
- S. ——— APPROXIMATE SURVEY LINE
- EASEMENT
- 3/8" IRON ROD FOUND
- 5/8" TxDOT IRON ROD ALUM CAP 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
- 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	S22°05'55"W	15.18'
L2	N76°46'34"W	169.01'
L3	N17°53'26"E	15.05'
L4	S76°46'34"E	170.13'
L5	S22°05'55"W	13.42'

NOTE:
EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY ON SEPTEMBER 4, 2019, EFFECTIVE AUGUST 26, 2019 GF NO. CTA-21-CTA1903089G. 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 5221.03 WLE
TRACT ID: 312222
PARTY CHIEF: S. PESL
FIELDBOOKS:



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