

Tracy Lane Schagen and Robin C. Thompson
to
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION FOR PARCEL 5221.13 WLE

DESCRIPTION OF A 0.103 ACRE (4,502 SQ. FT.) EASEMENT LOCATED IN THE J.P. JOHANNESSEN SURVEY NO. 648, ABSTRACT 454, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, WESTOAKS SECTION THREE, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 61, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), DESCRIBED AS TRACT 1 IN A DEED TO TRACY LANE SCHAGEN AND ROBIN C. THOMPSON, RECORDED DECEMBER 21, 2004 IN DOCUMENT NO. 2004235567 AND RECORDED JULY 9, 2009 IN DOCUMENT NO. 2009115003, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), AND A PORTION OF A CALLED 0.787 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SAID DEED TO TRACY LANE SCHAGEN AND ROBIN C. THOMPSON, BEING FURTHER DESCRIBED IN VOLUME 12588, PAGE 2140, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), SAID 0.103 ACRE (4,502 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 pipe found on the existing south right-of-way line of Haskell Drive, a 50 foot right-of-way, per plat recorded in Volume 19, Page 61, P.R.T.C.TX, at the northwest corner of said Lot 2, same being the northeast corner of a called 0.698 acre tract of land, described in a deed to George D. Bryan and Wife, Dorothy Jean Bryan, recorded in Volume 2448, Page 286, Deed Records of Travis County, Texas (D.R.T.C.TX.);

THENCE S 18°46'11" W, departing said existing south right-of-way line of said Haskell Drive, with the common line of said Lot 2 and of said 0.698 acre tract, a distance of **199.87** feet to a calculated point (**Grid Coordinates: N= 10,056,642.98, E= 3,064,770.98**), for the northwest corner and **POINT OF BEGINNING** of the easement described herein;

THENCE over and across said Lot 2 and said 0.787 acre tract, the following two (2) courses and distances:

S 65°47'13" E, a distance of **146.10** feet to a calculated point; and

S 71°06'32" E, a distance of **153.95** feet to a calculated point on the east line of said 0.787 acre tract, same being the west line of Lot 3 of said Westoaks Section Three, described in a deed to Michael J. Fix and C. Grace Palmer Fix, recorded in Volume 12976, Page 1414, R.P.R.T.C.TX., for the northeast corner of the easement described herein;

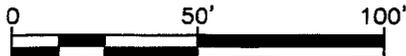
THENCE S 17°55'30" W, with the east line of said 0.787 acre tract, and the west line of said Lot 3, a distance of **15.00** feet to a 5/8-inch iron rod with TxDOT aluminum cap found, for the southeast corner of the easement described herein;

THENCE over and across said Lot 2 and said 0.787 acre tract, the following two (2) courses and distances:

N 71°06'32" W, a distance of **154.90** feet to a TxDOT Type II monument found; and

N 65°47'13" W, a distance of **145.37** feet to a 5/8-inch iron rod with TxDOT aluminum cap found on common line of said Lot 2 and said 0.698 acre tract, for the southwest corner of the easement described herein;

THIS SPACE LEFT INTENTIONALLY BLANK



GRAPHIC SCALE
SCALE 1" = 50'

TRAVIS COUNTY, TEXAS

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.13 WLE



GEORGE D. BRYAN AND WIFE,
DOROTHY JEAN BRYAN
CALLED 0.698 ACRE
VOL. 2448, PG. 286
D.R.T.C.TX.

TCAD PARCEL I.D NO. 312096

TRACY LANE SCHAGEN AND
ROBIN C. THOMPSON
TRACT 1
RECORDED DECEMBER 21, 2004
DOC. NO. 2004235567
RECORDED JULY 9, 2009
DOC. NO. 2009115003
O.P.R.T.C.TX.

HASKELL DRIVE
(50' R.O.W.)
PER PLAT
VOL. 19, PG. 61
P.R.T.C.TX.)

(N 20°55' E 253.59')
S 18°46' 11" W
199.87'

CHANNEL EASEMENT
VOL. 1611, PG. 104
D.R.T.C.TX.

LOT 2
WESTOAKS SUBDIVISION
SECTION THREE
VOL. 19, PG. 61
P.R.T.C.TX.

TRACY LANE SCHAGEN AND
ROBIN C. THOMPSON
CALLED 0.787 ACRE
(TRACT 2)
RECORDED DECEMBER 21, 2004
DOC. NO. 2004235567
RECORDED JULY 9, 2009
DOC. NO. 2009115003
O.P.R.T.C.TX.

P.O.B.
GRID N: 10,056,642.98
GRID E: 3,064,770.98

PARCEL 5221.13 WLE
WATER LINE EASEMENT
0.103 ACRE
(4,502 SQ. FT.)

FURTHER DESCRIBED IN
VOL. 12588, PG. 2140
R.P.R.T.C.TX.

MICHAEL J. FIX & C.
GRACE PALMER FIX
VOL. 12976, PG. 1414
R.P.R.T.C.TX.

LOT 3
WESTOAKS SUBDIVISION,
SECTION THREE
VOL. 19, PG. 61
P.R.T.C.TX.

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

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

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

JOB NUMBER: 1019051384
DATE: 07/18/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.13 WLE
TRACT ID: 312096
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

PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS

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OF 4

Texas Firm Registration No. 10064300

"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.13 WLE

LEGEND

- P. ——— PROPERTY LINE
- S. ——— APPROXIMATE SURVEY LINE
- EASEMENT
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- 5/8" IRON ROD W/TxDOT ALUM CAP FOUND
- 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	S65°47'13"E	146.10'
L2	S71°06'32"E	153.95'
L3	S17°55'30"W	15.00'
L4	N71°06'32"W	154.90'
L5	N65°47'13"W	145.37'
L6	N18°46'11"E	15.07'

NOTE:
 EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ON JUNE 11, 2020, EFFECTIVE JUNE 02, 2020 FILE NO. 20190853. 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.



7/16/20



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

DATE

JOB NUMBER: 1019051384
DATE: 07/16/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.13 WLE
TRACT ID: 312096
PARTY CHIEF: S. PESTL
FIELDBOOKS:



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