

Waterloo Surveyors SURVEY PLAT Public Utility Easement

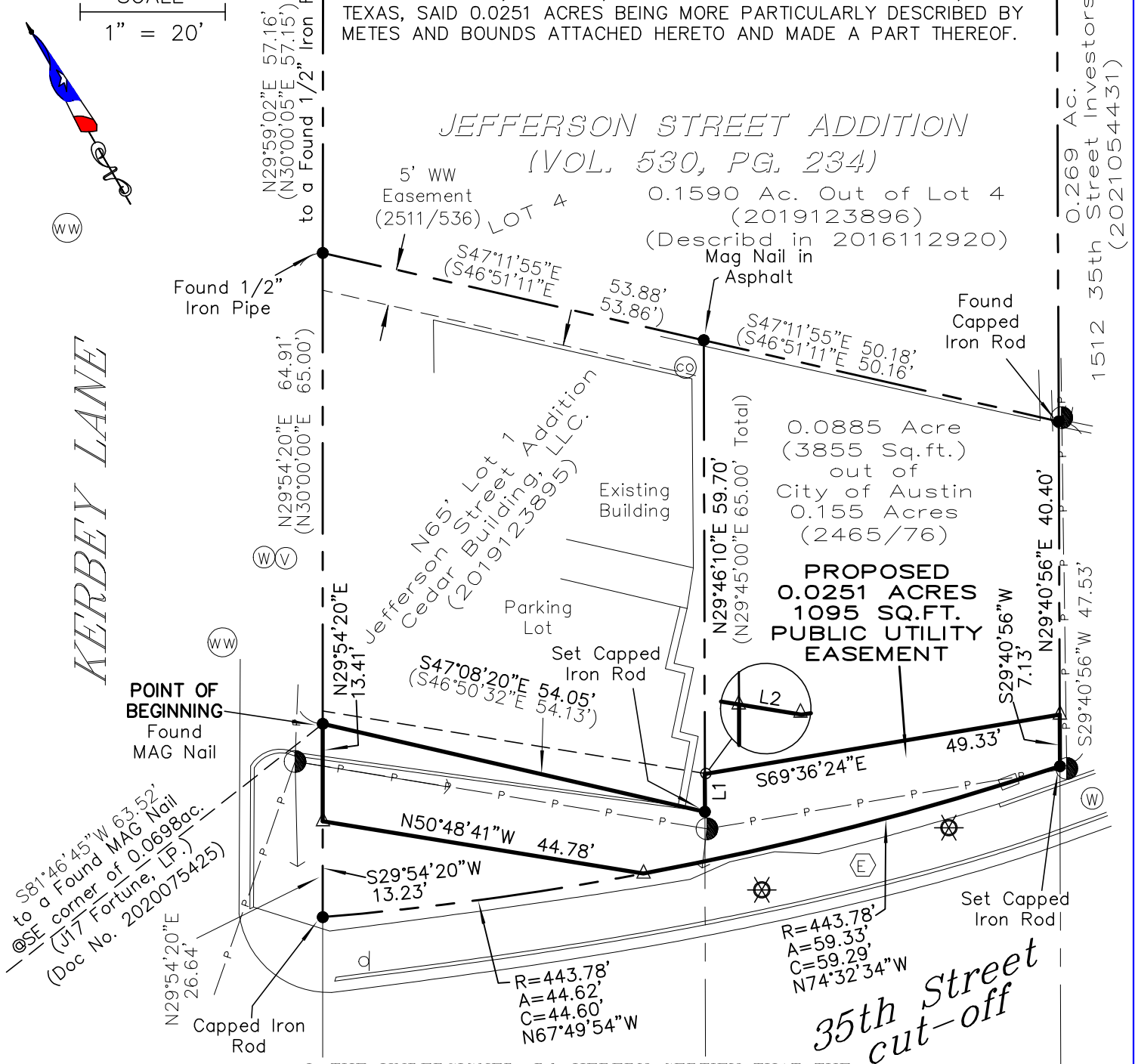
A0433PUEsmt
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LEGAL DESCRIPTION:

BEING 0.0251 ACRES (1095 SQ.FT.) OF LAND OUT OF THE PROPOSED 0.0885 ACRE TRACT OF LAND, BEING OUT OF THAT CERTAIN 0.155 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 2465, PAGE 76, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0251 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

SCALE
1" = 20'

JEFFERSON STREET ADDITION (VOL. 530, PG. 234)



POINT OF BEGINNING
Found
MAG Nail

0.0885 Acre
(3855 Sq.ft.)
out of
City of Austin
0.155 Acres
(2465/76)

PROPOSED
0.0251 ACRES
1095 SQ.FT.
PUBLIC UTILITY
EASEMENT

35th Street
cut-off

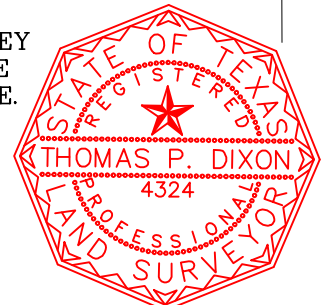
NUM	BEARING	DIST.
L1	N29°46'10"E	5.30'
L2	S50°48'41"E	0.28'

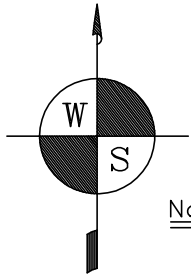
LEGEND

RECORD CALL ()
FOUND CORNER ●
CALCULATED CORNER △

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE FIELD NOTES AND ACCOMPANYING SKETCH WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY UNDER MY DIRECT SUPERVISION AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Thomas P. Dixon R.P.L.S. 4324





November 30, 2023

WATERLOO SURVEYORS
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A0433PUEsmt
DRAWN BY: BOBO

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BEING 0.0251 ACRES (1095 SQ.FT.) OF LAND OUT OF THE PROPOSED 0.0885 ACRE TRACT OF LAND, BEING OUT OF THAT CERTAIN 0.155 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 2465, PAGE 76, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0251 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found MAG nail in the east ROW of Kerbey Lane, being the SW corner of that certain tract called the north 65' of Lot 1 of Jefferson Street Addition as conveyed to Cedar Building, LLC., by deed recorded in Doc. No. 2019123895, Official Public Records, same being the westernmost NW corner of that said certain 0.155 acre tract conveyed to the City of Austin by deed recorded in Vol. 2465, Pg. 76, Deed Records, from which a found MAG nail in the west ROW of Kerbey Lane for the SE corner of that certain 0.0698 acre tract conveyed to J17 Fortune, LP., by deed recorded in Doc. No. 2020075425, Official Public Records bears S81°46'45"W at a distance of 63.52 feet;

THENCE with the common line between said north 65' of Lot 1 and said 0.155 acre City of Austin tract, S47°08'20"E for a distance of 54.05 feet to capped iron rod and N29°46'10"E for a distance of 5.30 feet to a calculated corner for an angle point, from which a MAG nail in sphalt in the south line of that certain 0.1590 acres out of Lot 4 of Jefferson Street Addition as conveyed to Cedar Building, LLC., by deed recorded in Doc. No. 2019123896, Official Public Records bears N29°46'10"E at a distance of 59.70 feet;

THENCE over and across said proposed 0.0885 acres out of said 0.155 acre City of Austin tract S50°48'41"E for a distance of 0.28 feet to a calculated corner for an angle point and S69°36'24"E for a distance of 49.33 feet to a calculated corner in the east line of said proposed 0.0885 acre tract, from which a found capped iron rod for the NE corner of said proposed 0.0885 acre tract bears N29°40'56"E at a distance of 40.40 feet;

THENCE with the east line of said proposed 0.0885 acre tract S29°40'56"W for a distance of 7.13 feet to a capped iron rod in the curving south line of said proposed 0.0885 acre tract and SE corner of herein described easement;

THENCE following said curve to the right having a radius is 443.78 feet for an arc length of 59.33 feet, whose chord bears N74°32'34"W for a distance of 59.29 feet to a calculated corner for an angle point of herein described easment, from which a capped iron rod for the SW corner of said proposed 0.0885 acre tract and the east line of said Kerbey Lane bears along said curve to the right having a radius of 443.78 feet and an arc length of 44.62 feet, whose chord bears N67°49'54"W for a distance of 44.60 feet;

THENCE over and across said 0.0885 acre tract N50°48'41"W for a distance of 44.78 feet to a calculated corner in the east ROW of Kerbey Lane and the west line of said 0.0885 acre tract, from which the aforementioned capped iron rod bears S29°54'20"W at a distance of 13.23 feet;

THENCE with the east ROW of Kerbey Lane N29°54'20"E for a distance of 13.41 feet to the POINT OF BEGINNING, containing 0.0251 acres, more or less.

****All records are Travis County, Texas****

Bearings based on the Texas Coordinate System of 1983(nad83) Central Texas Zone, based on local observations.

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Thomas P. Dixon R.P.L.S. 4324

FIELD NOTES REVIEWED
BY: BOBO DATE: 12/04/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

