

Waterloo Surveyors SURVEY PLAT Wastewater Line Easement

A0433WWEsmt
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SCALE
1" = 20'

LEGAL DESCRIPTION:

BEING 0.0117 ACRES (509 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 0.0117 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

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

LOT 4

POINT OF COMMENCING
Found 1/2" Iron Pipe

POINT OF BEGINNING
Set Mag Nail
in Asphalt

0.1590 Ac. Out of
Lot 4, Jefferson
Street Addition
(2019123896)
(Described in
2016112920)

Paint Mark
Blue
Paint Mark
Green

KERBEY LANE

5' WW
Easement
(2511/536)
Paint Mark
Green
4" PVC
Cleanout
Existing
Building

Jefferson Street Addition
Cedar Building, LLC.
(2019123895)

Proposed
0.0117 Acres
509 Sq.ft.
Wastewater Line
Easement

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

S81°46'45"W 63.52'
to a Found MAG Nail
@SE corner of 0.0698ac.
(J17 Fortune, LP.)
(Doc No. 2020075425)

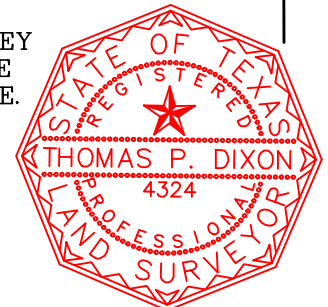
NOTE:
BEARING BASED ON THE
TEXAS COORDINATE SYSTEM
OF 1983(NAD83) CENTRAL
TEXAS ZONE, BASED ON
LOCAL GPS OBSERVATIONS.

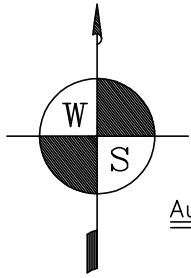
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE
FIELD NOTES AND ACCOMPANYING SKETCH WERE
PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY
UNDER MY DIRECT SUPERVISION AND THAT THEY ARE
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

35th Street
cut-off

NUM	BEARING	DIST.
L1	S29°40'56"W	12.21'
L2	N29°46'10"E	8.61'

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





August 8, 2023

WATERLOO SURVEYORS
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T.B.P.L.S. FIRM#10124400
A0433WWESMT
DRAWN BY: BOBO

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BEING 0.0117 ACRES (509 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 0.0117 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron pipe in the east R.O.W. of Kerbey Lane, being the SW corner of that certain 0.159 acre tract out of lot 4 of Jefferson Street Addition recorded in volume 530, page 234, as conveyed to Cedar Building, LLC., by document no. 2019123896, Official Public Records, same being the NW corner of that certain North 65 feet of Lot 1 of Jefferson Street Addition as conveyed to Cedar Building, LLC., by document no. 2019123895, Official Public Records, from which a found 1/2" iron rod for the NW corner of said 0.1590 acre tract bears N29°59'02"E at a distance of 57.16 feet;

THENCE with the common line between lots 1 & 4 of said Jefferson Street Addition, S47°11'55"E for a distance of 53.88 feet to a set MAG nail in asphalt for the POINT OF BEGINNING of herein described wastewater line easement;

THENCE continuing with the south line of said lot 4 of Jefferson Street Addition and the north line of herein described tract, S47°11'55"E for a distance of 50.18 feet to a found capped iron rod for the SE corner of said lot 4, being in the west line of that certain 0.269 acre tract conveyed to 1512 35th Street Investors, LP., by document no. 2021054431, Official Public Records, and the NE corner of herein described wastewater line easement;

THENCE with the east line of herein described wastewater line easement, S29°40'56"W for a distance of 12.21 feet to a calculated corner, from which a set capped iron rod stamped "Waterloo RPLS 4324" in the curving north R.O.W. line of the 35th Street Cutoff as recorded on Section Map No. 75 of the City of Austin bears S29°40'56"W at a distance of 35.31 feet;

THENCE over and across said 0.0885 acre tract N43°15'54"W for a distance of 51.13 feet to a calculated corner in the west line of said 0.0885 acre tract, also being the east line of said North 65' of Lot 1 of Jefferson Street Addition for the SW corner of herein described wastewater line easement, from which a set capped iron rod stamped "Waterloo RPLS 4324" for the SE corner of said North 65' of Lot 1 of Jefferson Street Addition and interior ell corner of said 0.0885 acre tract bears S29°46'10"W at a distance of 56.39 feet;

THENCE with the west line of said 0.0885 acre tract N29°46'10"E for a distance of 8.61 feet to the POINT OF BEGINNING, containing 0.0117 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.

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.

FIELD NOTES REVIEWED
BY: [Signature] DATE: 08/10/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

[Signature]
Thomas P. Dixon R.P.L.S. 4324

