

Waterloo Surveyors
SURVEY PLAT
Public Utility Easement

AO433PUEsm t
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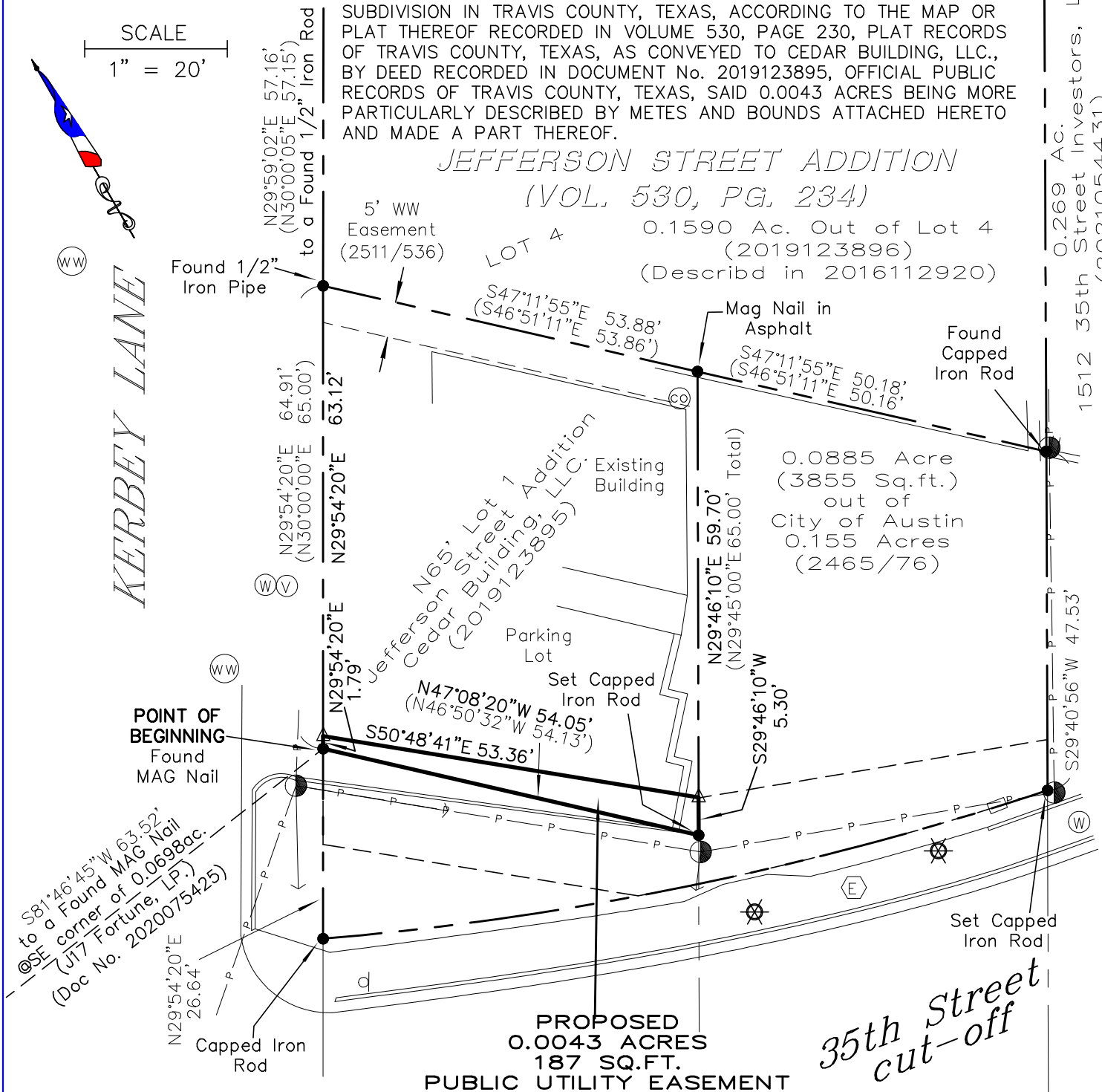
LEGAL DESCRIPTION:

BEING 0.0043 ACRES (187 SQ.FT.) OF LAND, BEING OUT OF THE NORTH 65' OF LOT 1 OF JEFFERSON STREET ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 530, PAGE 230, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO CEDAR BUILDING, LLC., BY DEED RECORDED IN DOCUMENT No. 2019123895, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0043 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

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

0.1590 Ac. Out of Lot 4
(2019123896)
(Described in 2016112920)

0.269 Ac.
1512 35th Street Investors, LP.
(2021054431)

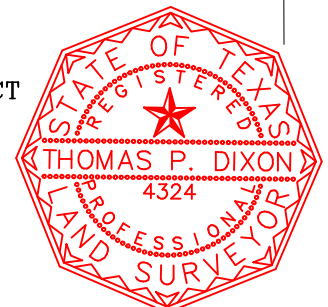


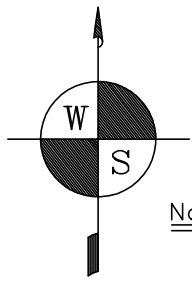
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE FIELD NOTES AND ACCOMPANYING SKETCH WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY UNDER MY DIRECT SUPERVISION AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

LEGEND

RECORD CALL ()
FOUND CORNER ●
CALCULATED CORNER △

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





November 29, 2023

WATERLOO SURVEYORS
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T.B.P.L.S. FIRM#10124400
A0433PUEsmt
DRAWN BY: BOBO

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BEING 0.0043 ACRES (187 SQ.FT.) OF LAND, BEING OUT OF THE NORTH 65' OF LOT 1 OF JEFFERSON STREET ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 530, PAGE 230, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO CEDAR BUILDING, LLC., BY DEED RECORDED IN DOCUMENT No. 2019123895, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS., SAID 0.0043 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 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 east ROW of Kerbey Lane and the west line of said north 65' of Lot 1, N29°54'20"E for a distance of 1.79 feet to a calculated corner for the NW corner of herein described easement, from which a found 1/2" iron pipe for the northernmost corner of said north 65' of Lot 1 bears N29°54'20"E at a distance of 63.12 feet;

THENCE over and across said north 65' of Lot 1, S50°48'41"E for a distance of 53.36 feet to a calculated corner in the east line of said north 65' of Lot 1, same being a NW line of said 0.155 acre City of Austin tract, for the NE corner of herein described easement, from which a MAG nail in asphalt in the south line of that certain 0.1590 acres out of Lot 4 of said Jefferson Street Addition as conveyed to Cedar Building, LLC., by deed recorded in Doc. No. 2019123896, Official Public Records, same being the NE corner of said north 65' of Lot 1 bears N29°46'10"E at a distance of 59.70 feet;


THENCE with the common line between said north 65' of Lot 1 and said 0.155 acre City of Austin tract, S29°46'10"W for a distance of 5.30 feet to a capped iron rod and N47°08'20"W for a distance of 54.05 feet to the POINT OF BEGINNING, containing 0.0043 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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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

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

