

Page 1 of 4  
April 25, 2024

The Estate of Crispi Wood, Deceased  
To  
The City of Austin  
(Water Line Easement)

**LEGAL DESCRIPTION FOR PARCEL 3111.924 WLE**

BEING A 0.0022 ACRE (98 SQ. FT.) OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS A TRIANGULAR TRACT FRONTING 123.2 FEET ON THE EAST SERVICE ROAD OF INTERREGIONAL HIGHWAY 35 AND CONVEYED TO CRISPI WOOD, BY DEED FILED FOR RECORD ON MAY 15, 1967, RECORDED IN VOLUME 3295, PAGE 2084 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), SAID 0.0022 (98 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**COMMENCING** at a 5/8" iron rod, at the intersection of the existing southeast right-of-way line of Interstate Highway 35 (IH-35), a variable width right-of-way as depicted in a Texas Department of Transportation (TXDOT) right-of-way strip map CSJ number 0015-13-000, Map 574, dated August, 1954, 174.72 feet left of Engineer's Centerline Station (E.C.S.) 3366+62.77, with the existing southwest right-of-way line of Elmhurst Drive, a 55 foot wide right-of-way as depicted in Volume 3, Page 214, P.R.T.C.TX., for the north corner of Lot A, Amended Plat of Lots 5 & 6, Elmhurst, a subdivision of record in Document No. 200600064 of the Official Public Records of Travis County, Texas, (O.P.R.T.C.TX.), conveyed to Waterloo Partners, LP, by deed filed for record on May 5, 2004, recorded in Document No. 2004085096, O.P.R.T.C.TX.;

**THENCE, North 22°13'54" East**, departing said intersection, along the existing southeast right-of-way line of said IH-35, over and across said Elmhurst Drive, a distance of **55.61 feet** to a calculated point, for the west corner of that certain 1.188 acre tract of land, conveyed to Carlton Gardens, LLC, by deed filed for record on August 12, 2022, recorded in Document No. 2022137112, O.P.R.T.C.TX.;

**THENCE**, continuing along the existing southeast right-of-way line of said IH-35, being the northwest line of said 1.188 acre tract, along a curve to the left, through a delta of **04°35'33"**, having a radius of **2,057.57 feet**, an arc length of **164.92 feet**, and a chord that bears **North 19°09'40" East**, a distance of **164.88 feet** to a calculated point, for the south corner of said Crispi Wood tract;

**THENCE**, continuing along the existing southeast right-of-way line of said IH-35, being the northwest line of said Crispi Wood tract, along a curve to the left, through a delta of **01°17'49"**, having a radius of **2,057.57 feet**, an arc length of **46.57 feet**, and a chord that bears **North 16°13'00" East**, a distance of **46.57 feet** to a calculated point (Surface Coordinates: N=10,063,129.60, E=3,117,407.84), for the **POINT OF BEGINNING** and west corner of the tract described herein;

**THENCE**, continuing along the existing southeast right-of-way line of said IH-35, being the northwest line of said Crispi Wood tract, along a curve to the left, through a delta of **00°16'44"**, having a radius of **2,057.57 feet**, an arc length of **10.02 feet**, and a chord that bears **North 15°25'43" East**, a distance of **10.02 feet** to a calculated point, for the north corner of the tract described herein, from which a 5/8" iron rod with a plastic cap stamped "RL SURVEYING RPLS 4337", at the intersection of said existing southeast right-of-way line with the existing northeast right-of-way line of Sunnyvale Street, a 60 foot wide right-of-way as depicted in Resubdivision of Lot 3 of the Lela Parkinson Subdivision and Lot 12, Block 10, Bellvue Park, a subdivision of record in Volume 57, Page 46, P.R.T.C.TX., for the west corner of Lot 3-A of said Resubdivision of Lot 3 of the Lela Parkinson Subdivision and Lot 12, Block 10, Bellvue Park, conveyed to Americana Building, L.P., by deed filed for record on July 10, 1997, recorded in Volume 12973, Page 411 of the Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), bears along a curve to the left, through a delta of 03°30'07", having a radius of 2,057.57 feet, an arc length of 125.76 feet, and a chord that bears North 13°32'18" East, a distance of 125.74 feet;

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**THENCE**, departing the southeast right-of-way line of said IH-35, over and across said Crispi Wood, the following two (2) courses and distances numbered 1-2;

- 1) **South 74°34'17" East**, a distance of **10.00 feet** to a calculated point, for the east corner of the tract described herein, and
- 2) **South 15°27'50" West**, a distance of **5.98 feet** to a calculated point on the northwest line of said 1.188 acre tract, being the southeast line of said Crispi Wood tract, for an angle point;

**THENCE, South 27°17'59" West**, along the northwest line of said 1.188 acre tract, being the southeast line of said Crispi Wood tract, a distance of **4.11 feet** to a calculated point, for the south corner of the tract described herein;

**THENCE, North 74°40'24" West**, departing the northwest line of said 1.188 acre tract, over and across said Crispi Wood Tract, a distance of **9.15 feet** to the **POINT OF BEGINNING**, and containing 0.0022 acres (98 sq. ft.) of land.

Bearing Basis:

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 of 1.00011. All coordinates shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS	§	

That I, Mark A. Mercado, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC  
4801 Southwest Pkwy  
Building Two, Suite 100  
Austin, Texas 78735  
TX. Firm No. 10064300

*Mark A. Mercado* *April 25, 2024*  
 \_\_\_\_\_  
 Mark A. Mercado Date  
 Registered Professional Land Surveyor  
 No. 6350 – State of Texas

FIELD NOTES REVIEWED  
BY: *[Signature]* DATE: 04/30/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

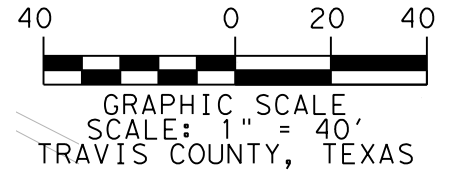




IH-35 (ROW VARIES)  
CSJ# 0015-13-000  
MAP 574, AUGUST 1954

P.O.R.  
5/8" IRON ROD W/CAP  
"RL SURVEYING RPLS 4337"  
3362+87.04  
193.27' LT

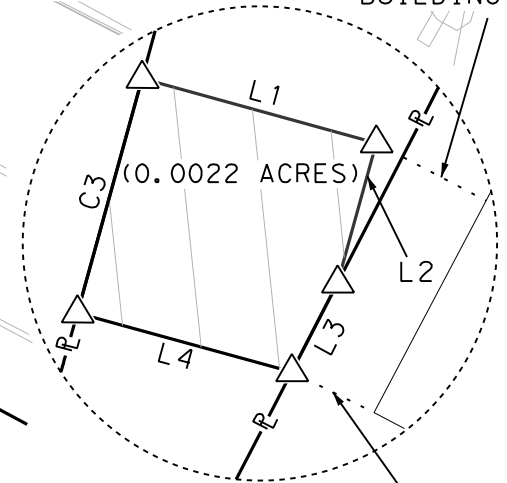
AMERICANA BUILDING, L.P.  
VOL. 12973, PG. 411  
RECORDED JULY 10, 1997  
R.P.R.T.C.TX.  
LOT 3-A  
RESUBDIVISION OF LOT 3 OF THE  
LELA PARKINSON SUBDIVISION AND  
LOT 12, BLOCK 10, BELLVUE PARK  
VOL. 57, PG. 46  
P.R.T.C.TX.  
TCAD 283745



"EXHIBIT A"

SUNNYVALE STREET  
(60' ROW WIDTH)  
VOL. 57, PG. 46  
P.R.T.C.TX.

10.68' - BUILDING LINE



DETAIL "A"  
NOT TO SCALE

9.33' - BUILDING CORNER

CRISPI WOOD  
VOL. 3295, PG. 2084  
RECORDED MAY 15, 1967  
D.R.T.C.TX.  
TCAD 284931

CARLTON GARDENS, LLC  
RECORDED AUGUST 12, 2022  
DOCUMENT NO. 2022137112  
O.P.R.T.C.TX.  
TCAD 284935

P.O.B.  
N=10,063,129.60  
E=3,117,407.84

SEE  
DETAIL "A"

(0.0022 ACRES)

P.O.C.  
5/8" IRON ROD  
3366+62.77  
174.72' LT

WATERLOO PARTNERS, LP  
DOCUMENT NO. 2004085096  
RECORDED MAY 5, 2004  
O.P.R.T.C.TX.  
LOT A  
AMENDED PLAT OF LOTS 5 & 6  
ELMHURST  
DOCUMENT NO. 200600064  
O.P.R.T.C.TX.  
TCAD 821389

ELMHURST DRIVE  
(55' ROW WIDTH)  
VOL. 3, PG. 214  
P.R.T.C.TX.

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PAGE 3 OF 4  
FILE #3111.924  
REF. FIELD NOTE NO. 50704



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

WATER LINE EASEMENT SKETCH  
CITY OF AUSTIN  
0.0022 AC. (98 SQ. FT.)

EXHIBIT "A" "A"

LEGEND

NOTES:

1. 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 OF 1.00011. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, FILE NO. CS20240024D, EFFECTIVE DATE: MARCH 1, 2024, ISSUED: MARCH 13, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING A TRIANGULAR TRACT FRONTING 123.2 FEET ON THE EAST SERVICE ROAD OF INTERREGIONAL HIGHWAY 35, SITUATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS.

EASEMENTS:

SEWER EASEMENT EXECUTED BY LELA PARKINSON AND GEO A. PARKINSON TO THE CITY OF AUSTIN, RECORDED IN VOLUME 536, PAGE 85, DEED RECORDS OF TRAVIS COUNTY, TEXAS. BLANKET EASEMENT, MAY AFFECT.

SANITARY SEWER EASEMENT EXECUTED BY G.A. PARKINSON AND LELA PARKINSON TO THE CITY OF AUSTIN, RECORDED IN VOLUME 815, PAGE 270, DEED RECORDS OF TRAVIS COUNTY, TEXAS. BLANKET EASEMENT, MAY AFFECT.

3. THIS PLAT IS ACCOMPANIED BY AN EASEMENT DESCRIPTION OF EVEN DATE.

\* AREA CALCULATED BY SAM, LLC.

- IRON ROD FOUND (AS NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- P— PROPERTY LINE
- - - - - EXISTING EASEMENT
- ===== EASEMENT LIMITS

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04° 35' 33"	2,057.57'	164.92'	164.88'	N19° 09' 40"E
C2	01° 17' 49"	2,057.57'	46.57'	46.57'	N16° 13' 00"E
C3	00° 16' 44"	2,057.57'	10.02'	10.02'	N15° 25' 43"E
C4	03° 30' 07"	2,057.57'	125.76'	125.74'	N13° 32' 18"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S74° 34' 17"E	10.00'
L2	S15° 27' 50"W	5.98'
L3	S27° 17' 59"W	4.11'
L4	N74° 40' 24"W	9.15'

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.



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FILE #3111.924  
REF. FIELD NOTE NO. 50704

*Mark A. Mercado*

*April 25, 2024*

MARK A. MERCADO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6350, STATE OF TEXAS



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

WATER EASEMENT SKETCH  
CITY OF AUSTIN  
0.0022 AC. (98 SQ. FT.)