

Field Notes for 4986.04 Access Easement

BEING 0.214 OF ONE ACRE (9,323 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT No. 2 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 2, BLOCK A, OAK HILL TECHNOLOGY PARK SUBDIVISION RECORDED IN DOCUMENT 200000208 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, CONVEYED TO AAW OAK HILL, LTD BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED ON SEPTEMBER 18, 2000, FILED FOR RECORD ON SEPTEMBER 20, 2000 AND RECORDED IN DOCUMENT 2000150953 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.214 OF ONE ACRE (9,323 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at an iron rod with cap marked Bury found at the most southerly corner of said Lot 2 and the most easterly corner of Lot 1, Block A of said Oak Hill Technology Park Subdivision, same being in a northwesterly line of Lot 1, Block A, Oak Hill Technology Park Subdivision Section IV recorded in Document 200300035 of the official Public Records of Travis County, Texas, for the Point of Beginning and the most southerly corner of the herein described tract of land, having grid coordinate (Texas State Plane, Central Zone, NAD 83, CORS2011, U.S. Feet, Surface Adjustment Factor of 1.00006) values of N=10059010.75, E=3084513.12;

1. THENCE, North 63°09'29" West, a distance of 25.00 feet, with a southwesterly line of said Lot 2 and a northeasterly line of said Lot 1, Block A, Oak Hill Technology Park Subdivision, to a calculated point for the most westerly corner of the herein described tract of land, from which a calculated point at an interior corner of said Lot 2 and at the most northerly corner of said Lot 1, Block A, Oak Hill Technology Park bears North 63°09'29" West, a distance of 205.00 feet;
2. THENCE, North 26°51'09" East, a distance of 372.92 feet, leaving a southwesterly line of said Lot 2 and a northeasterly line of said Lot 1, Block A, Oak Hill Technology Park Subdivision and crossing said Lot 2, to a calculated point in a northeasterly line of said Lot 2 and a southwesterly line of said Lot 1, Block A, Oak Hill Technology Park Section IV, for the most northerly corner of the herein described tract of land, from which an iron rod with cap marked Bury found at the most northerly corner of said Lot 2 and at the most westerly corner of said Lot 1, Block A, Oak Hill Technology Park Subdivision Section IV bears North 63°09'29" West, a distance of 220.07 feet;
3. THENCE, South 63°09'29" East, a distance of 25.00 feet, with a northeasterly line of said Lot 2 and a southwesterly line of said Lot 1, Block A, Oak Hill Technology Park Section IV, to an iron rod with cap marked Bury found at the most easterly corner of said Lot 2 and at an interior corner of said Lot 1, Block A, Oak Hill Technology Park Section IV, for the most easterly corner of the herein described tract of land;

EXHIBIT "A"

4. THENCE, South 26°51'09" West, a distance of 372.92 feet, with the southeasterly line of said Lot 2 and a northwesterly line of said Lot 1, Block A, Oak Hill Technology Park Section IV, to the Point of Beginning and containing an area of 0.214 of one acre (9,323 s.f.) of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.


David Edward Martinez
Registered Professional Land Surveyor 5434

03/13/21
Date



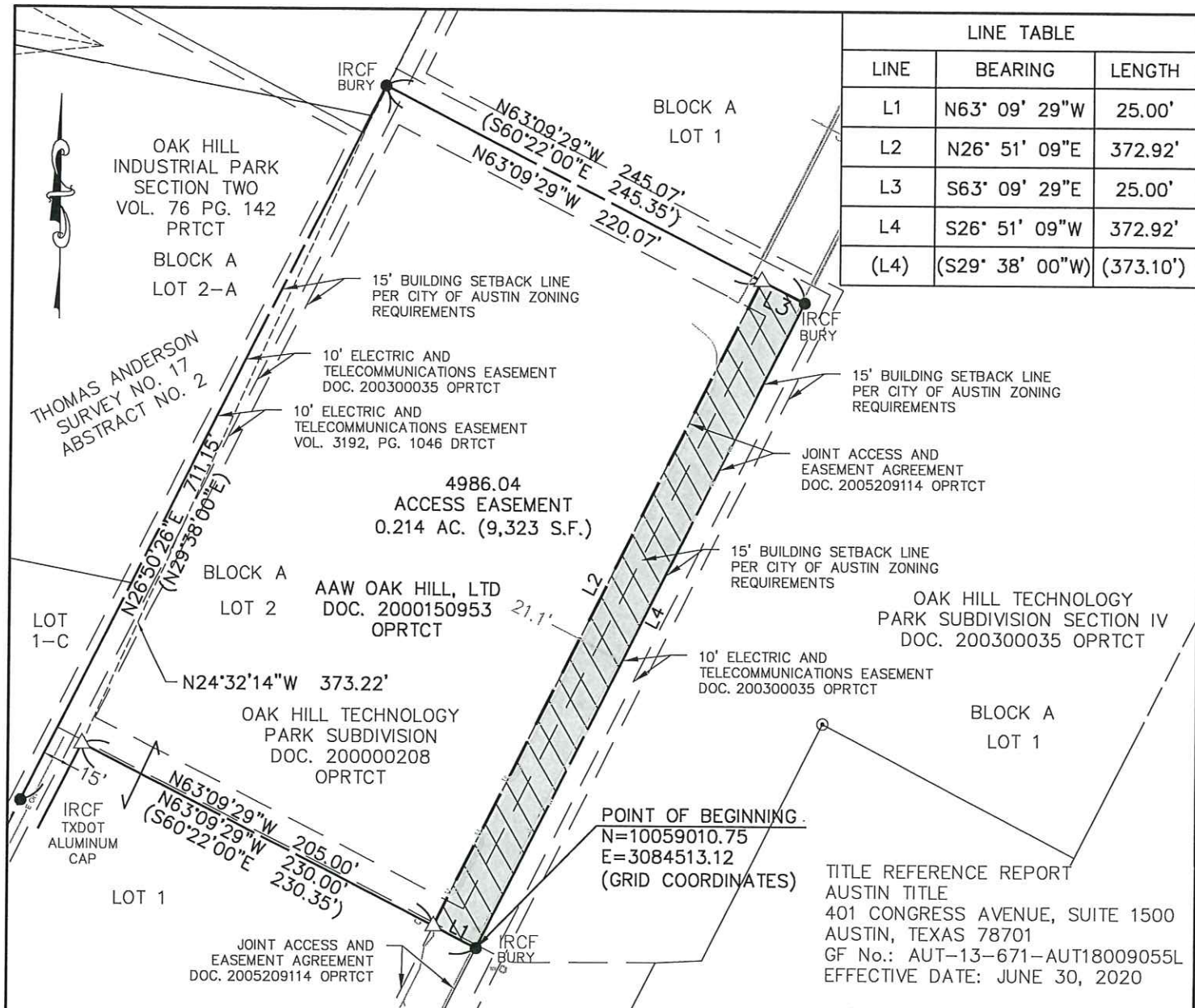
MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767
TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings shown hereon are based on Texas State Plane, Central Zone, NAD 83(CORS 2011). All distances shown are surface distances.

TCAD No.: 0407270238
City Grid: D19

FIELD NOTES REVIEWED
BY  DATE: 03/22/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"



COORDINATE AND BEARING BASIS:
THE GRID COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE, CENTRAL ZONE, NAD 83 (CORS 2011). FOR SURFACE COORDINATES MULTIPLY GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR 1.00006. ALL DISTANCES SHOWN ARE SURFACE DISTANCES MEASURED IN U. S. FEET.

THIS SKETCH ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EQUAL DATE.



03/13/21



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TBAE 1452
TBPE F-1416
TBPLS 10065600

SKETCH TO ACCOMPANY FIELD NOTES

TRAVIS COUNTY
TEXAS

DATE: 13 MAR 2021
JOB NO: 023-84L
FILE: 4986.04_AE

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