

Wastewater Line Easement

NUM	BEARING	DIST.
L1	N29°59'02"E	10.26'
L2	S29°46'10"W	3.19'
L3	S29°40'56"W	3.48'
L4	S29°46'10"W	5.13'
L5	N29°54'20"E	5.13'

Paint Mark-
Green

KERBEY LANE

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

$$1'' = 20'$$

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

BEING 0.0245 ACRES (1066 SQ.FT.) OF LAND, BEING 0.0183 (797 SQ.FT.) ACRES OUT OF THAT CERTAIN 0.1590 ACRE TRACT OUT OF LOT 4 OF JEFFERSON STREET ADDITION RECORDED IN VOL. 530, PG. 234, AS CONVEYED TO CEDAR BUILDING, LLC., BY GENERAL WARRANTY DEED RECORDED IN DOC No. 2019123896, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH 0.0062 ACRES (269 SQ.FT.) OUT OF THE NORTH 65' OF LOT 1 OF JEFFERSON STREET ADDITION RECORDED IN VOL. 530, PG. 234, AS CONVEYED TO CEDAR BUILDING, LLC., BY GENERAL WARRANTY DEED RECORDED IN DOC No. 2019123895, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.0245 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

(VOL. 530, PG. 234)

Set Mag Nail in Asphalt

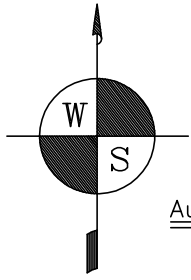
0.0885 Acre
(3855 Sq.ft.)
out of
City of Austin
0.155 Acres
(2465/76)

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

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #10124400

STATE OF TEXAS
REGISTERED
THOMAS P. DIXON
4324
PROFESSIONAL
SURVEYOR

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DRAWN BY: BOBO

page 2 of 2

BEING 0.0245 ACRES (1066 SQ.FT.) OF LAND, BEING 0.0183 (797 SQ.FT.) ACRES OUT OF THAT CERTAIN 0.1590 ACRE TRACT OUT OF LOT 4 OF JEFFERSON STREET ADDITION RECORDED IN VOL. 530, PG. 234, AS CONVEYED TO CEDAR BUILDING, LLC., BY GENERAL WARRANTY DEED RECORDED IN DOC No. 2019123896, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH 0.0062 ACRES (269 SQ.FT.) OUT OF THE NORTH 65' OF LOT 1 OF JEFFERSON STREET ADDITION RECORDED IN VOL. 530, PG. 234, AS CONVEYED TO CEDAR BUILDING, LLC., BY GENERAL WARRANTY DEED RECORDED IN DOC No. 2019123895, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.0245 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING 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;

THENCE with the east R.O.W. of Kerbey Lane and the west line of said 0.1590 acre tract, N29°59'02"E for a distance of 10.26 feet to a calculated corner for the NW corner of herein described wastewater line easement, 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 46.90 feet;

THENCE over and across said 0.1590 acre tract the following three (3) calls:

1. S47°11'55"E for a distance of 53.84 feet to a calculated corner for an angle point of herein described wastewater line easement;
2. S29°46'10"W for a distance of 3.19 feet to a calculated corner for an angle point of herein described wastewater line easement;
3. S43°15'54"E for a distance of 51.11 feet to a calculated corner in the east line of said 0.1590 acre tract, also being the west line of that certain 0.269 acre tract conveyed to 1512 35th Street Investors, LP., by Special Warranty Deed recorded in Doc No. 2021054431, Official Public Records;

THENCE with the east line of said 0.1590 acre tract and the west line of said 0.269 acre tract, S29°40'56"W for a distance of 3.48 feet to a found capped iron rod for the SE corner of said 0.1590 acre tract, also being the NE corner of that proposed 0.0885 acre tract out 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 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 47.53 feet;

THENCE with the north line of said proposed 0.0885 acre tract N47°11'55"W for a distance of 50.18 feet to a found mag nail in asphalt for the NW corner of said proposed 0.0885 acre tract, same being the NE corner of said North 65' of Lot 1 of Jefferson Street Addition for an interior ell corner of herein described wastewater line easement;

THENCE with the west line of said proposed 0.0885 acre tract and the east line of said North 65' of Lot 1, S29°46'10"W for a distance of 5.13 feet to a calculated corner for an angle point in the herein described wastewater line easement, from which a capped iron rod stamped "Waterloo RPLS 4324" for the SE corner of said North 65' of lot 1 bears S29°46'10"W at a distance of 59.87 feet;

THENCE over and across said North 65' of Lot 1, N47°11'55"W for a distance of 53.89 feet to a calculated corner in the east R.O.W. of Kerbey Lane, same being the west line of said North 65' of Lot 1 for the SW corner of herein described wastewater line easement, from which a found MAG nail for the SW corner of said North 65' of Lot 1 bears S29°54'20"W at a distance of 59.78 feet;

THENCE with the east R.O.W. of Kerby Lane, N29°54'20"E for a distance of 5.13 feet to the POINT OF BEGINNING, containing 0.0245 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.

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

FIELD NOTES REVIEWED
BY John T. Dixon DATE: 08/10/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

