

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

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15' PUBLIC DRAINAGE EASEMENT

DESCRIPTION OF A FIFTEEN FEET (15') WIDE PUBLIC DRAINAGE EASEMENT, BEING OVER AND ACROSS A PORTION OF LOTS 15-21, BLOCK A, PICADILLY BUSINESS PARK CORRECTED, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200800216 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod with a plastic cap imprinted "LAI" found at the Northeast corner of Lot 13, Block A, Picadilly Business Park Corrected, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200800216 of the Official Public Records of Travis County, Texas, same being the Northwest corner of Lot 9, Calply Subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200700301 of the Official Public Records of Travis County, Texas and a point in the South line of that certain (32.537 acre) tract of land as conveyed to the City of Austin as set forth in deed recorded in Volume 10570, Page 764 of the Real Property Records of Travis County, Texas, from which a ½" iron rod with a plastic cap imprinted "G&R Surveying" found at the Northwest corner of Lot 11, Block A, Picadilly Business Park Corrected bears, N 61 deg. 54'19" W 670.35 ft.

THENCE with the East line of Block A, Picadilly Business Park Corrected and the West line of Lot 9, Calply Subdivision, S 27 deg. 45'38" W 299.88 ft. to a calculated point at the Southeast corner of Lot 14, same being the Northeast corner of Lot 15, Block A, Picadilly Business Park Corrected and the Northeast corner and **PLACE OF BEGINNING** of the herein described easement;

THENCE continuing with the East line of Block A, Picadilly Business Park Corrected and the West line of Calply Subdivision and the East line of the herein described easement, S 27 deg. 45'38" W 700.00 ft. to a calculated point at the Southeast corner of Lot 21, same being the Northeast corner of Lot 22, Block A, Picadilly Business Park Corrected, also being a point in the West line of Lot 5, Calply Subdivision and the Southeast corner of the herein described easement;

THENCE with the South line of Lot 21 and the North line of Lot 22, Block A, Picadilly Business Park Corrected, N 62 deg. 12'49" W 15.00 ft. to a calculated point for the Southwest corner of the herein described easement;

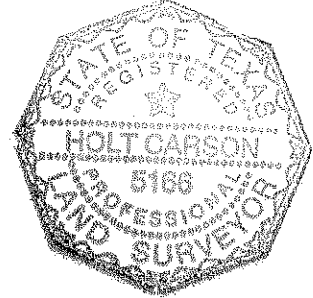
THENCE crossing through the interiors of Lot 21 thru Lot 15, Block A, Picadilly Business Park Corrected, **N 27 deg. 45'38" E 700.00 ft.** to a calculated point in the North line of Lot 15, same being a point in South line of Lot 14, Block A, Picadilly Business Park Corrected and the Northwest corner of the herein described easement;

THENCE with the North line of Lot 15 and the South line of Lot 14, Block A, Picadilly Business Park Corrected, **S 62 deg. 12'15" E 15.00 ft.** to the **PLACE OF BEGINNING.**



PREPARED: April 4, 2013

Holt Carson
Registered Professional Land Surveyor No. 5166
see accompanying map: C 871048



"G&R Surveying"

(N61°54'19"W 670.35')
(N61°54'19"W 670.35')

Bearing Basis

"LAI"

LOT 11

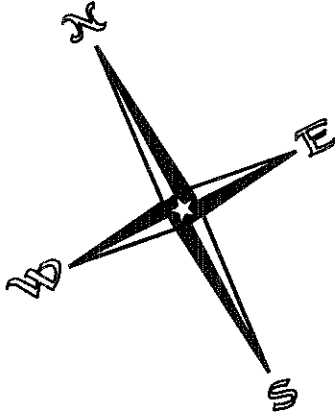
LOT 12
BLOCK A
PICADILLY BUSINESS PARK
CORRECTED
DOCUMENT NO. 200800216

LOT 13

LOT 10

299.88'

SCALE: 1" = 100'



Legend

◻ Capped Iron Rod Found as noted hereon

* Calculated Point

POB Place Of Beginning

(Record Bearing and Distance per subject tract)

(Record Bearing and Distance per adjoining plat)

LOT 10

LOT 14

S62°12'50"E
15.00'

POB

15' Public
Drainage Easement

LOT 15

LOT 11

LOT 16

S27°45'38"W
(363.37')

(185.00')

LOT 9

LOT 8

LOT 12

LOT 17

N27°45'38"E
700.00'

BLOCK B
LOT 13

LOT 18

(185.00')

LOT 7

LOT 14

LOT 19

S27°45'38"W
700.00'

(249.88')

(S37°0'22"W 1249.67')

LOT 5

LOT 6

LOT 20

(185.00')

(185.00')

LOT 21

LOT 5

LOT 16

LOT 21

(156.00')

N62°12'49"W
15.00'

LOT 17

LOT 22

JOE BARBEE DRIVE (60')

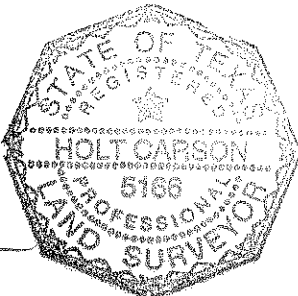
DOCUMENT NO 200700301

CALFLY SUBDIVISION

SKETCH TO ACCOMPANY DESCRIPTION OF
A FIFTEEN FEET (15') WIDE PUBLIC DRAINAGE
EASEMENT, BEING OVER AND ACROSS A PORTION OF
LOTS 15-21, BLOCK "A", PICADILLY BUSINESS PARK
CORRECTED, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN DOCUMENT NO. 200800216 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED ON JOE BARBEE DRIVE.

PREPARED: APRIL 4, 2013.

BY



Holt Carson

Registered Professional Land Surveyor No. 5166

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