

RESOLUTION NO. 20080306-013

WHEREAS, the City Council of the City of Austin has found that public necessity requires the City of Austin to acquire certain real property interests for public purposes as set out below; and

WHEREAS, the City of Austin has attempted to purchase those needed real property interests but has been unable to agree with the owner on the fair market value thereof; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City of Austin against the owner now having, or who may acquire, an interest in the real property interests needed by the City, described and located below, for the public purposes set out below, and to take whatever other action may be deemed appropriate to economically effect the needed acquisitions.

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owner:	Aberfeldy II Limited Partnership, a Texas limited partnership
Project:	Govalle 2 – Harper’s Branch Wastewater Improvement Project, a portion of the Austin Clean Water Program

Intended Purpose: the permanent wastewater line easement described in the attached Exhibit "A" is necessary to install, operate, maintain, repair, replace, and upgrade permanent wastewater lines and appurtenances thereto, in order to increase and improve the City's ability to provide sanitary sewer services to the public, to prevent leakage from wastewater lines to protect public health and safety, and to comply with a federal mandate;

the permanent access easement described in the attached Exhibit "B" is needed to access the permanent wastewater line easement described in the attached "A," the temporary working space easement described in the attached Exhibit "C," and the temporary staging area and material storage site easement in the attached Exhibit "D;"

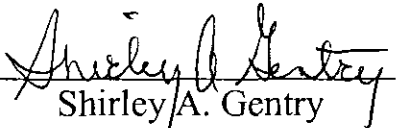
the temporary working space easement described in the attached Exhibit "C" is necessary to install the permanent wastewater lines and appurtenances thereto in the permanent wastewater line easement described in the attached Exhibit "A," and

the temporary staging area and material storage site easement described in the attached Exhibit "D" is necessary to stage equipment and store material needed to install and repair the wastewater lines described in the attached Exhibit "A" and elsewhere in the project.

Location: 1524 South IH 35, Austin, Texas.

Property: Described in the attached and incorporated Exhibits A, B, C,
and D.

ADOPTED: March 6, 2006

ATTEST: 
Shirley A. Gentry
City Clerk

Aberfeldy II Limited Partnership
To
City of Austin
(for Wastewater Line Easement;

Parcel 5122.06_WE

BEING 0.059 OF ONE ACRE (2556 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT No. 24 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT A, TEAGUE-BUDA SUBDIVISION No. ONE, RECORDED IN BOOK 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ABERFELDY II LIMITED PARTNERSHIP BY GENERAL WARRANTY DEED, EXECUTED ON DECEMBER 11, 1997, FILED FOR RECORD ON DECEMBER 15, 1997, RECORDED IN VOLUME 13081, PAGE 196 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.059 OF ONE ACRE (2556 S.F.) OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH.

COMMENCING at a 1/2 inch iron rod found in the west right-of-way line of Interstate Highway 35 (right-of-way varies) and in the south right-of-way line of Reagan Terrace (60' right-of-way), same being the northeast corner of said Tract A, thence as follows;

North 74°02'47" West, a distance of 41.80 feet, with the south right-of-way line of Reagan Terrace and a northerly line of said Tract A, to a iron rod found at the point of curvature of a non-tangent circular curve to the left;

Along said curve to the left of 190.20 feet radius, an arc distance of 35.86 feet, having an angle of intersection of 10°48'04" (the chord of said curve bears North 79°35'41" West, a distance of 35.80 feet) to a calculated point for the Point of Beginning and the northeast corner of the herein described tract of land having Texas State Plane Coordinate (Texas Central Zone, NAD 83(93)(HARN) U.S. feet, Combined Scale Factor of 0.99995) values of N=10062063.25, E=3116631.38;

1) THENCE, South 15°29'05" West, a distance of 75.32 feet, leaving the curving south right-of-way line of Reagan Terrace and the curving north line of said Tract A, crossing said Tract A, to a calculated point for a corner;

2) THENCE, South 22°40'44" East, at a distance of 70.35 feet passing a northwesterly line of a Sanitary Sewer Easement conveyed by said Teague-Buda Subdivision No. One, at a distance of 81.09 feet passing a southeasterly line of said Sanitary Sewer Easement, in all a distance of 91.55 feet, to a calculated point for the southeast corner of the herein described tract of land;

3) THENCE, South 67°19'16" West, a distance of 15.00 feet, to a calculated point for the southwest corner of the herein described tract of land,

4) THENCE, North 22°40'44" West, at a distance of 4.58 feet passing a southeasterly line of said Sanitary Sewer Easement, at a distance of 15.32 feet passing a northwesterly line of said Sanitary Sewer Easement, in all a distance of 96.73 feet, to a calculated point for the most westerly corner of the herein described tract of land;

5) THENCE North 15°29'05" East, a distance of 77.10 feet, to a calculated point in the curving south right-of-way line of Reagan Terrace, and in a curving northerly line of said Tract A, for the northwest corner of the herein described tract of land, from which a 1/2 inch iron rod found bears along a non-tangent circular curve to the left of 190.20 feet radius, an arc distance of

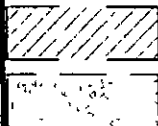
6; THENCD, along said curve to the right of 190.20 feet radius, an arc distance of 15.39 feet, having an angle of intersection of 04°38'06" (the chord of said curve bears South 87°18'46" East, a distance of 15.38 feet), with the curving south right-of-way line of Reagan Terrace and a curving northerly line of said Tract A, to the Point of Beginning and containing an area of 0.059 of one acre (2556 S.F.) of land, more or less.

STATE OF TEXAS
REGISTERED
EDUARDO O MENDEZ
5010
PROFESSIONAL
LAND SURVEYOR

7 Projects 40505 sarperz Branch field notes 112. of WE 200

LEGEND

- △ CALCULATED POINT
- IRON ROD-FOUND (1/2" UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND (1/2" UNLESS OTHERWISE NOTED)
- () INDICATES RECORD DATA
- PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



SCALE
1"=40'

75' PUBLIC UTILITY EASEMENT
BK 75, PG 375 PRTCT

SANTIAGO DEL VALLE GRANT
ABSTRACT NO 24

LINE	BEARING	DIST
L1	N22°40'44"W	4.58'
L2	N22°40'44"W	15.32'

RECORD DATA

CHICAGO TITLE INSURANCE COMPANY
1501 SOUTH MOPAC, SUITE 130
AUSTIN, TEXAS 78746

(512) 480-8353

GF# 002701249

BEARING BASIS THE COORDINATES SHOWN
HEREIN ARE TEXAS STATE PLANE, CENTRAL
ZONE, NAD 83 (93)(HARN) THESE COORDINATES
WERE ESTABLISHED FROM CITY OF AUSTIN
MONUMENTS CB08, CB11, J-21-3002 AND
L-19-1001 COMBINED SCALE FACTOR IS
0.99995 ALL DISTANCES SHOWN ARE SURFACE
DISTANCES

mwm
Design Group

Chase Park One
7700 Chevy Chase Dr
Suite 100
Austin, Texas
p 512 453 07
f 512 453 17

Exhibit "A"
Page 3 of 3

SKETCH TO ACCOMPANY FIELD NOTES

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	27°27'05" (27°30')	190.20' (190.20')	91.13' (91.29')	90.26' (90.42')	N87°55'12"W (N85°13'W)
C2	10°48'04"	190.20'	35.86'	35.80'	N79°35'41"W
C3	04°38'06"	190.20'	15.39'	15.38'	S87°18'46"E
C4	12°00'55"	190.20'	39.89'	39.81'	S84°21'43"W
C5	27°25'54" (27°30')	250.20' (250.20')	119.79' (120.09')	118.65' (118.94')	N87°53'07"W (N85°13'W)

TRAVIS COUNTY, TEXAS

DATE 02 OCT 2007
JOB NO 40606A11
Ft.E 5122.06WE

3

3 OF 3

REAGAN TERRACE

(60' ROW)

POINT OF BEGINNING
N=10062063.25
E=3116631.38
GRID COORDINATES

INSET A

S18°59'54"E
0.67'

INSET A

AREA OF EASEMENT

AREA OF EASEMENT OVERLAP

ABERFELDY II LIMITED PARTNERSHIP
VOL. 13081, PG. 196
RPRCT

TEAGUE - BUDA SUBDIVISION
NO. ONE
BK. 75, PG. 375 PRTCT

100 YEAR FLOOD PLAIN
(ELEVATION=488.50)
BK 75, PG 375 PRTCT

ELECTRIC AND TELEPHONE
EASEMENT
VOL 7254, PG 482 DRTCT

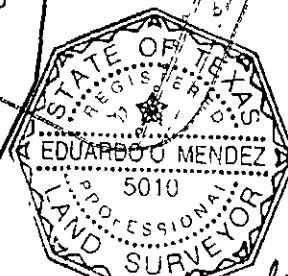
AREA OF
EASEMENT OVERLAP
161 S F

DRAINAGE EASEMENT
BK 75, PG 375
PRTCT

CL SANITARY SEWER ESMT
(UNDEFINED WIDTH)
VOL 815 PG 270, DRTCT

10' WIDE
SANITARY SEWER EASEMENT
BK 75, PG 375 PRTCT

INTERSTATE HIGHWAY 35
(R.O.W. VARIES)



Eduardo O. Mendez
10/2/07

Aberfeldy II Limited Partnership
To
City of Austin
(for Access Easement)

Parcel 5122.06AE

BEING 0.065 OF ONE ACRE OF LAND (2826 S.F.), MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT No. 24 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT A, TEAGUE - BUDA SUBDIVISION No. ONE RECORDED IN BOOK 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ABERFELDY II LIMITED PARTNERSHIP BY GENERAL WARRANTY DEED, EXECUTED ON DECEMBER 11, 1997, FILED FOR RECORD ON DECEMBER 15, 1997, RECORDED IN VOLUME 13081, PAGE 196 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.065 OF ONE ACRE OF LAND (2826 S.F.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the southerly right-of-way line of Reagan Terrace (60' R.O.W.) and in a northerly line of said Tract A, for the northeasterly corner of the herein described tract of land having Texas State Plane Coordinate (Texas Central Zone, NAD 83(93)(HARN), U.S. feet, Combined Scale Factor of 0.99995) values of N=10062053.59, E=3116677.75, from which a 1/2 inch iron rod found at the intersection of the southerly right-of-way line of Reagan Terrace and the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), at the northeasterly corner of said Tract A bears South 74°02'47" East, a distance of 30.18 feet;

1) THENCE, South 28°18'55" West, a distance of 34.15 feet, leaving the southerly right-of-way line of Reagan Terrace and the northerly line of said Tract A, crossing said Tract A, to a calculated point for a corner;

2) THENCE, South 44°05'17" East, a distance of 2.59 feet, to a calculated point for a corner;

3) THENCE, South 05°11'29" West, a distance of 54.91 feet, to a calculated point in a northwesterly line of a Drainage Easement dedicated in Book 75, Page 375 of the Plat Records of Travis County, Texas, for a corner,

4) THENCE, South 31°32'22" West, a distance of 22.22 feet, with a northwesterly line of said Drainage Easement, to a calculated point for a corner;

5) THENCE, South 60°10'22" West, a distance of 16.46 feet, to a calculated point for the most southerly corner of the herein described tract of land;

6) THENCE, North 22°40'44" West, a distance of 37.22 feet, leaving a northwesterly line of said Drainage Easement, to a calculated point for the most westerly corner of the herein described tract of land,

7) THENCE, North 29°27'11" East, a distance of 41.68 feet, to a calculated point for a corner,

8) THENCE, North 28°18'55" East, a distance of 53.40 feet, to a calculated point in the curving southerly right-of-way line of Reagan Terrace and the curving northerly line of said Tract A, for the most northerly corner of the herein described tract of land, from which the point of curvature of said curving southerly right-of-way line and the point of curvature of said curving northerly line of said Tract A, bears along said curve, to the left,

having a radius of 190.20, an angle of intersection of $26^{\circ}37'52''$, an arc length of 88.40 feet, and a chord bearing North $88^{\circ}19'48''$ West, a distance of 87.61 feet, and from said point of curvature, a 1/2 inch iron rod found bears South $18^{\circ}59'54''$ East, a distance of 0.67 feet,

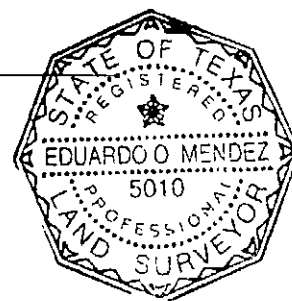
9) THENCE, with the southerly right-of-way line of Reagan Terrace and the northerly right-of-way line of Tract A, along said curve, to the right, having a radius of 190.20 feet, an angle of intersection of $00^{\circ}49'13''$, an arc length of 2.72 feet, and a chord bearing South $74^{\circ}36'15''$ East, a distance of 2.72 feet to a 1/2 inch iron rod found for the endpoint of said curve, from which a 1/2 inch iron pipe found in the northerly right-of-way line of Reagan Terrace bears North $15^{\circ}47'01''$ East, a distance of 59.93 feet;

10) THENCE, South $74^{\circ}02'47''$ East, a distance of 11.62 feet, to the Point of Beginning and containing an area of 0.065 of one acre (2826 S.F.) of land, more or less.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

10/2/07
Date



MWM DesignGroup
Chevy Chase One
7700 Chevy Chase Drive, Suite 100
Austin, Texas, 78752
(512) 453-0767

Bearing Basis

The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (93)(HARN). These Coordinates were established from City of Austin Monuments CB08, CB11, J-21-3002 and L-19-1001 Combined Scale Factor is 0.99995 All distances shown are surface distances.

TCAD No . 0302030941
CITY GRID No.: J20

FIELD NOTES REVIEWED

By: BDN Date: 03 Oct, 2007

Austin Clean Water Program
Survey Coordinator

LEGEND

- △ CALCULATED POINT
- IRON ROD FOUND (1/2" UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND (1/2" UNLESS OTHERWISE NOTED)
- () INDICATES RECORD DATA
- PRCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCT REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS



AREA OF EASEMENT

SCALE.
1"=40'

ABERFELDY II LIMITED PARTNERSHIP
VOL. 13081, PG. 196 RPRTCT
TRACT A

TEAGUE - BUDA SUBDIVISION NO. ONE
BK. 75, PG. 375 PRCT

ELECTRIC AND TELEPHONE
EASEMENT
VOL 7254, PG 482
DRTCT

PUBLIC UTILITY EASEMENT
BK 75, PG 375 PRCT

SANTIAGO DEL VALLE GRANT
ABSTRACT No 24

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°02'47"E	11.62'
L2	S28°18'55"W	34.15'
L3	S44°05'17"E	2.59'
L4	S05°11'29"W	54.91'
L5	S31°32'22"W	22.22'
L6	S60°10'22"W	16.46'
L7	N22°40'44"W	37.22'
L8	N29°27'11"E	41.68'
L9	N28°18'55"E	53.40'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	190.20	0°49'13"	2.72'	S74°36'16"E	2.72'
C2	190.20	26°37'52"	88.40'	N88°19'48"W	87.61'
C3	190.20'	27°27'05"	91.13'	N87°55'12"W	90.26'
	(190.20')	(27°30')	(91.29')	(N85°13'W)	(90.42')
C4	250.20'	27°25'54"	119.79'	S87°53'07"E	118.65'
	(250.20')	(27°30')	(120.09')	(N85°13'W)	(118.94')



Eduardo O. Mendez
10/2/07

RECORD DATA
CHICAGO TITLE INSURANCE COMPANY
1501 SOUTH MOPAC, SUITE 130
AUSTIN, TEXAS 78746 (512) 480-8353
GF# 002701249

BEARING BASIS:
THE COORDINATES SHOWN HEREIN ARE TEXAS
STATE PLANE, CENTRAL ZONE, NAD 83
(93)(HARN). THESE COORDINATES WERE
ESTABLISHED FROM CITY OF AUSTIN MONUMENTS
CB08, CB11, J-21-3002 AND L-19-1001
COMBINED SCALE FACTOR IS 0.99995 ALL
DISTANCES SHOWN ARE SURFACE DISTANCES.

mwm
Design Group

Chase Park One
7700 Chevy Chase Dr
Suite 100
Austin, Texas
P 512 453 0
F 512 453 1

SKETCH TO ACCOMPANY
FIELD NOTES

Exhibit "B"
Page 3 of 3

TRAVIS COUNTY, TEXAS

DATE 22 SEPT 07
JOB NO 40806A11
FILE 512206_TSAAN

3

3 OF 3

Aberfeldy II Limited Partnership
To
City of Austin
(for Temporary Working Space Easement)

Parcel 5122.06TWSE

BEING C.511 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT No. 24 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT A, TEAGUE - BUDA SUBDIVISION No ONE RECORDED IN BOOK 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ABERFELDY II LIMITED PARTNERSHIP BY GENERAL WARRANTY DEED, EXECUTED ON DECEMBER 11, 1997, FILED FOR RECORD ON DECEMBER 15, 1997, RECORDED IN VOLUME 13081, PAGE 196 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.511 OF ONE ACRE OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the southerly right-of-way line of Reagan Terrace (60' R.O.W.) and in a northerly line of said Tract A, for the northeasterly corner of the herein described tract of land having Texas State Plane Coordinate (Texas Central Zone, NAD 83(93)(HARN), U.S. feet, Combined Scale Factor of 0.99995) values of N=10062052.23, E=3116682.50, from which a 1/2 inch iron rod found at the intersection of the southerly right-of-way line of Reagan Terrace and the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), at the northeasterly corner of said Tract A bears South 74°02'47" East, a distance of 25.25 feet;

- 1) THENCE, South 25°54'28" West, a distance of 22.10 feet, leaving the southerly right-of-way line of Reagan Terrace and a northerly line of said Tract A, and crossing said Tract A, to a calculated point for a corner;
- 2) THENCE, South 13°18'30" West, a distance of 22.17 feet, to a calculated point for a corner;
- 3) THENCE, South 06°32'28" West, a distance of 37.37 feet, to a calculated point for a corner;
- 4) THENCE, South 07°22'46" East, a distance of 24.47 feet, to a calculated point for a corner;
- 5) THENCE, South 20°57'22" East, a distance of 19.27 feet, to a calculated point for a corner;
- 6) THENCE, South 47°07'48" West, a distance of 31.53 feet, to a calculated point for a corner;
- 7) THENCE, South 22°40'44" East, a distance of 4.48 feet, to a calculated point for a corner;
- 8) THENCE, South 67°19'16" West, a distance of 12.19 feet, to a calculated point for a corner;
- 9) THENCE, South 47°07'48" West, a distance of 13.06 feet, to a calculated point for the most southerly corner of the herein described tract of land,
- 10) THENCE, North 62°08'05" West, a distance of 52.32 feet, to a calculated point for a corner;

Exhibit "C"
Page 1 of 3

Page 1 of 3

11) THENCE, North 61°19'19" West, a distance of 123.96 feet, to a calculated point for the most westerly corner of the herein described tract of land;

12) THENCE, North 33°22'35" East, a distance of 54.04 feet, to a calculated point at the point of curvature of a non-tangent circular curve to the right;

13) THENCE, along said curve to the right, having a radius of 144.63 feet, an angle of intersection of 45°59'28", an arc length of 116.09 feet, and a chord bearing North 70°47'13" East, a distance of 113.00 feet, to a calculated point for a corner;

14) THENCE, North 28°40'18" East, a distance of 6.25 feet, to a calculated point in the curving southerly right-of-way line of Reagan Terrace, same being in the northerly line of said Tract A, for the most northerly corner of the herein described tract of land, from which a 1/2 inch iron rod found bears along a curve to the left, having a radius of 190.20 feet, an angle of intersection of 11°56'11", an arc length of 39.62 feet, and a chord bearing South 34°19'21" West, a distance of 39.56 feet to a calculated point, and South 18°59'54" East, a distance of 0.67 feet;

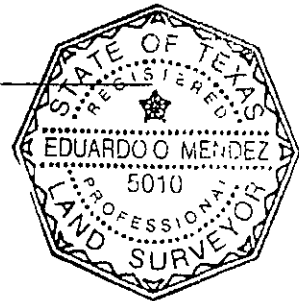
15) THENCE, with the curving southerly right-of-way line of Reagan Terrace and the northerly line of said Tract A, along said curve, to the right, having a radius of 190.20 feet, an angle of intersection of 15°30'54", an arc length of 51.50 feet, and a chord bearing South 81°57'06" East, a distance of 51.35 feet, to a 1/2 inch iron rod found for the endpoint of said curve;

16) THENCE, South 74°02'47" East, a distance of 16.55 feet, to the Point of Beginning and containing an area of 0.511 of one acre of land, more or less

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

10/2/07
Date



MWM DesignGroup
Chevy Chase One
7700 Chevy Chase Drive, Suite 100
Austin, Texas, 78752
(512) 453-0767

Bearing Basis:

The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (93)(HARN) These Coordinates were established from City of Austin Monuments CB08, CB11, J-21-3002 and L-19-1001. Combined Scale Factor is 0.99995. All distances shown are surface distances.

TCAD No.: 0302030941
CITY GRID No.: J20

FIELD NOTES REVIEWED

By: BDN Date: 03 Oct, 2007

Austin Clean Water Program
Survey Coordinator

Exhibit "C"
Page 2 of 3

Page 2 of 3

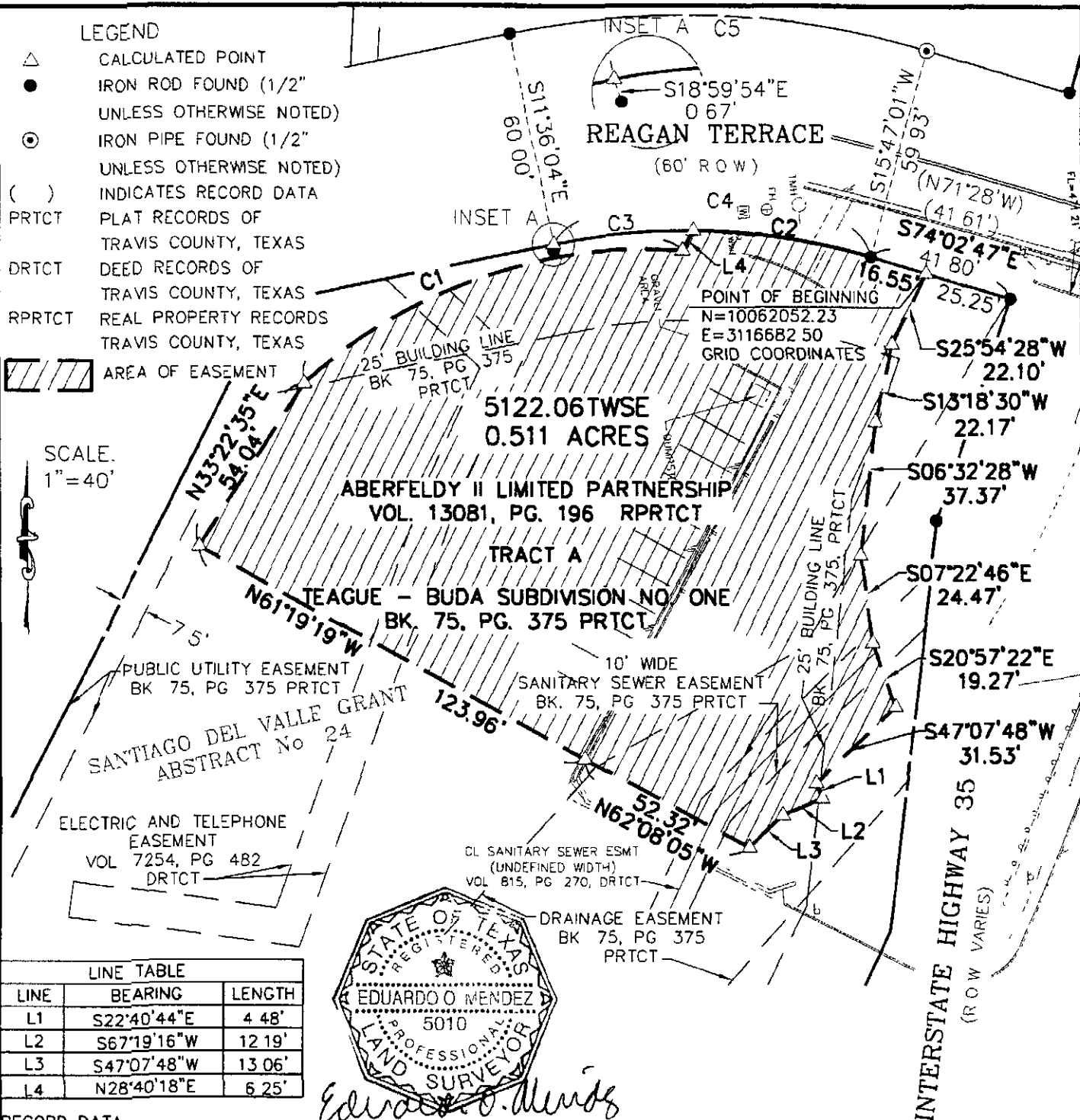
LEGEND

- △ CALCULATED POINT
- IRON ROD FOUND (1/2" UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND (1/2" UNLESS OTHERWISE NOTED)
- () INDICATES RECORD DATA
- PRCTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCT REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

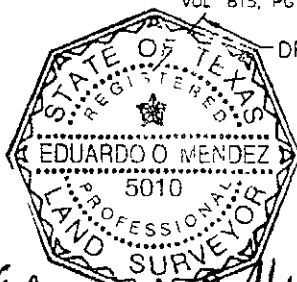


AREA OF EASEMENT

SCALE.
1"=40'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S22°40'44"E	4.48'
L2	S67°19'16"W	12.19'
L3	S47°07'48"W	13.06'
L4	N28°40'18"E	6.25'



Eduardo O. Mendez
10/2/07

RECORD DATA
CHICAGO TITLE INSURANCE COMPANY
1501 SOUTH MOPAC, SUITE 130
AUSTIN, TEXAS 78746 (512) 480-8353
GF# 002701249

BEARING BASIS
THE COORDINATES SHOWN HEREIN ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD 83 (93)(HARN) THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN MONUMENTS CB08, CB11, J-21-3002 AND L-19-1001 COMBINED SCALE FACTOR IS 0.99995 ALL DISTANCES SHOWN ARE SURFACE DISTANCES

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	144.63'	45°59'28"	116.09'	N70°47'13"E	113.00'
C2	190.20'	15°30'54"	51.50'	S81°57'06"E	51.35'
C3	190.20'	11°56'11"	39.62'	S84°19'21"W	39.56'
C4	190.20'	27°27'05"	91.13'	N87°55'12"W	90.26'
	(190.20')	(27°30')	(91.29')	(N85°13'W)	(90.42')
C5	250.20'	27°25'54"	119.79'	S87°53'07"E	118.65'
	(250.20')	(27°30')	(120.09')	(N85°13'W)	(118.94')

mwm
Design Group

Chase Park One
7700 Chevy Chase Dr
Suite 100
Austin Texas 78757
P 512 453 01
F 512 453 11

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE 1 OCT 07
JOB NO 40606A11
FILE 5122.06TWSE

3

3 OF 3

Aberfeldy II Limited Partnership
To
City of Austin
(for Temporary Staging Area
And Materials Storage Site)

Parcel 5122.06TSAAMSS

BEING 0.511 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT No 24 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT A, TEAGUE - BUDA SUBDIVISION No. ONE RECORDED IN BOOK 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ABERFELDY II LIMITED PARTNERSHIP BY GENERAL WARRANTY DEED, EXECUTED ON DECEMBER 11, 1997, FILED FOR RECORD ON DECEMBER 15, 1997, RECORDED IN VOLUME 13081, PAGE 196 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.511 OF ONE ACRE OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the southerly right-of-way line of Reagan Terrace (60' R.O.W.) and in a northerly line of said Tract A, for the northeasterly corner of the herein described tract of land having Texas State Plane Coordinate (Texas Central Zone, NAD 83(93)(HARN), U.S. feet, Combined Scale Factor of 0.99995) values of N=10062052.23, E=3116682.50, from which a 1/2 inch iron rod found at the intersection of the southerly right-of-way line of Reagan Terrace and the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), at the northeasterly corner of said Tract A bears South 74°02'47" East, a distance of 25.25 feet;

- 1) THENCE, South 25°54'28" West, a distance of 22.10 feet, leaving the southerly right-of-way line of Reagan Terrace and a northerly line of said Tract A, and crossing said Tract A, to a calculated point for a corner;
- 2) THENCE, South 13°18'30" West, a distance of 22.17 feet, to a calculated point for a corner;
- 3) THENCE, South 06°32'28" West, a distance of 37.37 feet, to a calculated point for a corner;
- 4) THENCE, South 07°22'46" East, a distance of 24.47 feet, to a calculated point for a corner;
- 5) THENCE, South 20°57'22" East, a distance of 19.27 feet, to a calculated point for a corner;
- 6) THENCE, South 47°07'48" West, a distance of 31.53 feet, to a calculated point for a corner;
- 7) THENCE, South 22°40'44" East, a distance of 4.48 feet, to a calculated point for a corner;
- 8) THENCE, South 67°19'16" West, a distance of 12.19 feet, to a calculated point for a corner;
- 9) THENCE, South 47°07'48" West, a distance of 13.06 feet, to a calculated point for the most southerly corner of the herein described tract of land;
- 10) THENCE, North 62°08'05" West, a distance of 52.32 feet, to a calculated point for a corner;

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11) THENCE, North 61°19'19" West, a distance of 123.96 feet, to a calculated point for the most westerly corner of the herein described tract of land;

12) THENCE, North 33°22'35" East, a distance of 54.04 feet, to a calculated point at the point of curvature of a non-tangent circular curve to the right;

13) THENCE, along said curve to the right, having a radius of 144.63 feet, an angle of intersection of 45°59'28", an arc length of 116.09 feet, and a chord bearing North 70°47'13" East, a distance of 113.00 feet, to a calculated point for a corner;

14) THENCE, North 28°40'12" East, a distance of 6.25 feet, to a calculated point in the curving southerly right-of-way line of Reagan Terrace, same being in the northerly line of said Tract A, for the most northerly corner of the herein described tract of land, from which a 1/2 inch iron rod found bears along a curve to the left, having a radius of 190 20 feet, an angle of intersection of 11°56'11", an arc length of 39 62 feet, and a chord bearing South 84°19'21" West, a distance of 39.56 feet to a calculated point, and South 18°59'54" East, a distance of 0.67 feet;

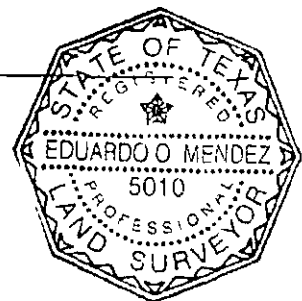
15) THENCE, with the curving southerly right-of-way line of Reagan Terrace and the northerly line of said Tract A, along said curve, to the right, having a radius of 190 20 feet, an angle of intersection of 15°30'54", an arc length of 51.50 feet, and a chord bearing South 81°57'06" East, a distance of 51.35 feet, to a 1/2 inch iron rod found for the endpoint of said curve;

16) THENCE, South 74°02'47" East, a distance of 16.55 feet, to the Point of Beginning and containing an area of 0.511 of one acre of land, more or less

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

10/2/07
Date



MWM DesignGroup
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(512) 453-0767

Bearing Basis: The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (93)(HARN). These Coordinates were established from City of Austin Monuments CB08, CB11, J-21-3002 and L-19-1001. Combined Scale Factor is 0.99995. All distances shown are surface distances

TCAD No.: 0302030941
CITY GRID No. J20

FIELD NOTES REVIEWED

By: BDW Date: 03 Oct, 2007

Austin Clean Water Program
Survey Coordinator

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