

Barkley Family Farm Partnership, Ltd.
to
The City of Austin
(Street R.O.W.)
(Pleasant Valley Road Extension)

FIELD NOTES

FIELD NOTES FOR 3.430 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING OUT OF THE REMAINING PORTION OF A 177.296-ACRE TRACT AS CONVEYED TO BARKLEY FAMILY FARM PARTNERSHIP, LTD. BY DEED OF CONVEYANCE RECORDED IN DOCUMENT NO. 1999114399 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.430-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½" iron rod found on the south right-of-way line of East St. Elmo Road at the northeast corner of the above described Barkley Family Farm Partnership, Ltd. 177.296-acre tract, said iron rod found also being the northwest corner of a 2.470-acre tract as conveyed to American Legion Knebel Post #83, Inc. by warranty deed with vendor's lien recorded in Volume 6585, Page 95 of the Deed Records of Travis County, Texas; Thence, with the south right-of-way line of East St. Elmo Road, N62°38'07"W a distance of 17.92 feet to a ½" iron rod set with cap stamped TERRA FIRMA (N10048458.82, E3115616.35, Texas Central Zone, NAD83 (HARN), Combined Scale Factor 0.99997650) at the intersection with the proposed east right-of-way line of Pleasant Valley Road for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the proposed east right-of-way line of Pleasant Valley Road, S26°03'24"W a distance of 765.10 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the east line of said Barkley Family Farm Partnership, Ltd. 177.296-acre tract at an angle point, from which a 60D nail found in a fence post at the southwest corner of said American Legion Knebel Post #83, Inc. 2.470-acre tract bears N27°07'52"E a distance of 213.49 feet;

THENCE, with the east line of said Barkley Family Farm Partnership, Ltd. 177.296-acre tract, the following two (2) courses:

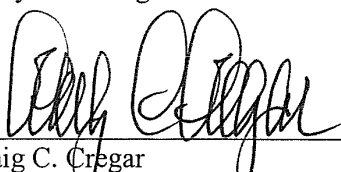
- 1) S27°18'58"W a distance of 187.42 feet to a ½" iron rod found at the most northerly corner of a 0.241-acre tract (Parcel 1) as conveyed to the City of Austin by street deed recorded in Volume 11675, Page 1003 of the Real Property Records of Travis County, Texas; and
- 2) S27°19'02"W, pass a ½" iron rod found on the existing southwest right-of-way line of Pleasant Valley Road at the northwest corner of a 0.089-acre tract (Parcel 2) as conveyed to the City of Austin by street deed recorded in Volume 11675, Page 1003 of the Real Property Records of Travis County, Texas at 451.07 feet, and continuing on for a total distance of 462.89 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the proposed southwest right-of-way line of Pleasant Valley Road, from which a ½" iron rod found on the north line of Lot 2, Block "A", Franklin Park Amended, a subdivision as recorded in Book 73, Page 90 of the Plat Records of Travis County, Texas, at the southwest corner of said City of Austin tract bears S03°16'53"E a distance of 365.76 feet;

THENCE, with the proposed west right-of-way line of Pleasant Valley Road, the following two (2) courses:

- 1) Along a curve to the right an arc distance of 477.39 feet, having a radius of 1,060.00 feet and a chord which bears N13°09'16"E a distance of 473.37 feet to a ½" iron rod set with cap stamped TERRA FIRMA at a point of tangency; and
- 2) N26°03'24"E a distance of 956.56 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the intersection with the south right-of-way line of East St. Elmo Road for the northwest corner of this tract, from which the northeast corner of Barkley Subdivision Lot 1 Section One, as recorded in Document No. 2001000401 of the Official Public Records of Travis County, Texas, bears N62°38'07"W a distance of 1,430.09 feet;

THENCE, with the south right-of-way line of East St. Elmo Road, S62°38'07"E a distance of 120.03 feet to the POINT OF BEGINNING, and containing 3.430 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma from a survey made on the ground on May 25, 2005 under my supervision and are true and correct to the best of my knowledge.


Craig C. Cregar
Registered Professional Land Surveyor No. 3938



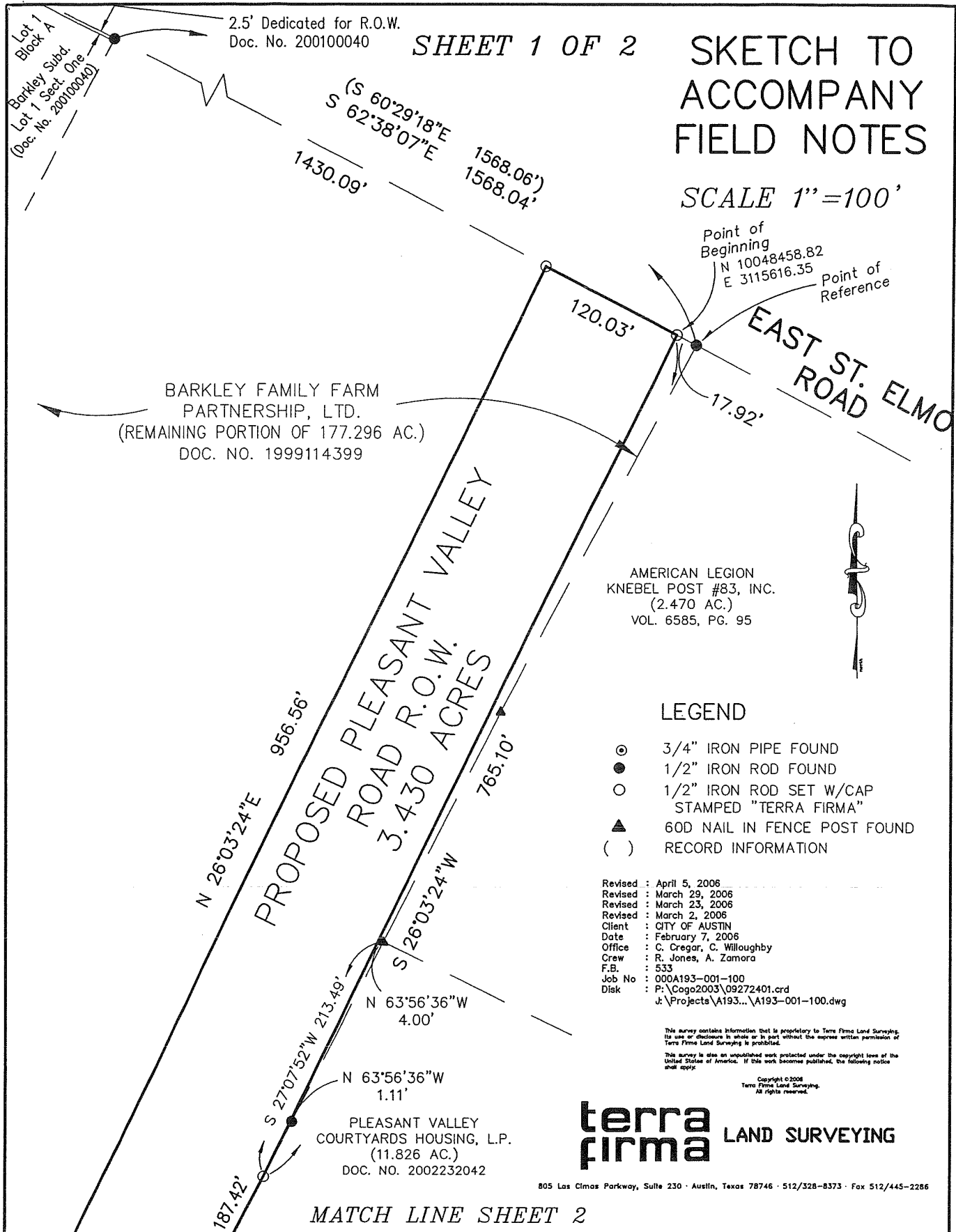
4/7/06
Date

Revised: April 5, 2006
Revised: March 29, 2006
Revised: March 28, 2006
Revised: March 2, 2006
Client: City of Austin
Date: February 10, 2006
WO No.: 000A193-001/100
FB: 533
File: COGO2003\09272401.CRD
Austin Grid: J-17
TCAD No.: 3-1701-01-34

BASIS OF BEARINGS:

Coordinates are based on concrete monuments with brass disks set along north side of East St. Elmo Road (N10049034.49, E3114670.41 and N10049886.80, E3112884.40, Texas Central Zone, NAD83 (HARN), Combined Scale Factor 0.99997650 datum).

FIELD NOTES REVIEWED
By JOHN MOORE Date 4-10-2006
Engineering Support Section
Department of Public Works
and Transportation



SHEET 2 OF 2

MATCH LINE SHEET 1

SKETCH TO ACCOMPANY FIELD NOTES

SCALE 1"=100'

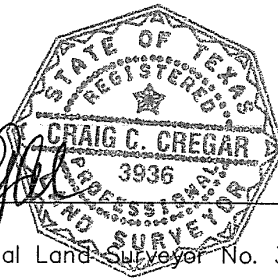
BEARING BASIS NOTE:
THE GROUND CONTROL POINT COORDINATES
OBTAINED USING GPS TECHNOLOGY ARE BASED
ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, NAD83 (HARN) DATUM.

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	1060.00'	477.39'	473.37'	N 13°09'16"E

PLEASANT VALLEY
COURTYARDS HOUSING, L.P.
(8.421 AC.)
DOC. NO. 2002232043

As Surveyed By

Craig C. Cregar
Registered Professional Land Surveyor No. 3936



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terra firma LAND SURVEYING

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PLEASANT VALLEY
COURTYARDS HOUSING, L.P.
(0.702 AC.)
DOC. NO. 2002232042

Lot 2
Block "A"
Franklin Park Amend.
Bk. 73, Pg. 90

Revised : April 5, 2006
Revised : March 23, 2006
Revised : March 2, 2006
Client : CITY OF AUSTIN
Date : February 7, 2006
Office : C. Cregar, C. Willoughby
Crew : R. Jones, A. Zamora
F.B. : 533
Job No : 000A193-001-100
Disk : P:\Cogo2003\09272401.crd
J:\Projects\A193...\A193-001-100.dwg

PLEASANT VALLEY ROAD
(110' ROW)
CITY OF AUSTIN
(PARCEL 2)
(0.089 AC.)
VOL. 11675, PG. 1003
CITY OF AUSTIN
(PARCEL 1)
(0.152 AC.)
VOL. 11675, PG. 1003

