

RESOLUTION NO. 20100610-003

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 damages; **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 effect the needed acquisitions.

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

Owner: Barkley Family Farm Partnership, Ltd, a Texas limited partnership

Project: Pleasant Valley from St. Elmo to Button Bend

Public Purpose: the right-of-way described the attached Exhibits "A" and "B" is necessary to complete the extension of Pleasant Valley Road from St. Elmo Road to Button Bend Road; and

the permanent slope and drainage easements described in the attached Exhibits "C" and "D" are needed to construct, operate, maintain, repair, replace, and upgrade a drainage channel and related facilities and for the construction, placement, maintenance, replacement, upgrade, and repair of fill for the lateral support of the abutting roadway, both in, upon and across the property described in Exhibits "C" and "D"; and

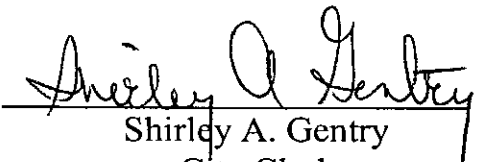
the temporary working space easement described in the attached Exhibit "E" is necessary to facilitate construction of the Project.

Location: 2501 East St. Elmo Road, Austin, Texas 78744

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

ADOPTED: June 10, 2010

ATTEST:


Shirley A. Gentry
City Clerk

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:

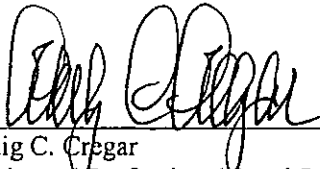
- 1) S27°18'58"W a distance of 187.42 feet to a ½" iron rod found at the most northerly corner of a 0.241-acre tract (Parcel 1) as conveyed to the City of Austin by street deed recorded in Volume 11675, Page 1003 of the Real Property Records of Travis County, Texas; and
- 2) S27°19'02"W, pass a ½" iron 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;

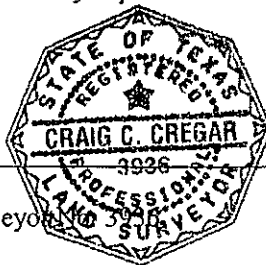
THENCE, with the proposed west right-of-way line of Pleasant Valley Road, the following two (2) courses:

- 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. Gregar
Registered Professional Land Surveyor



4/7/06
Date

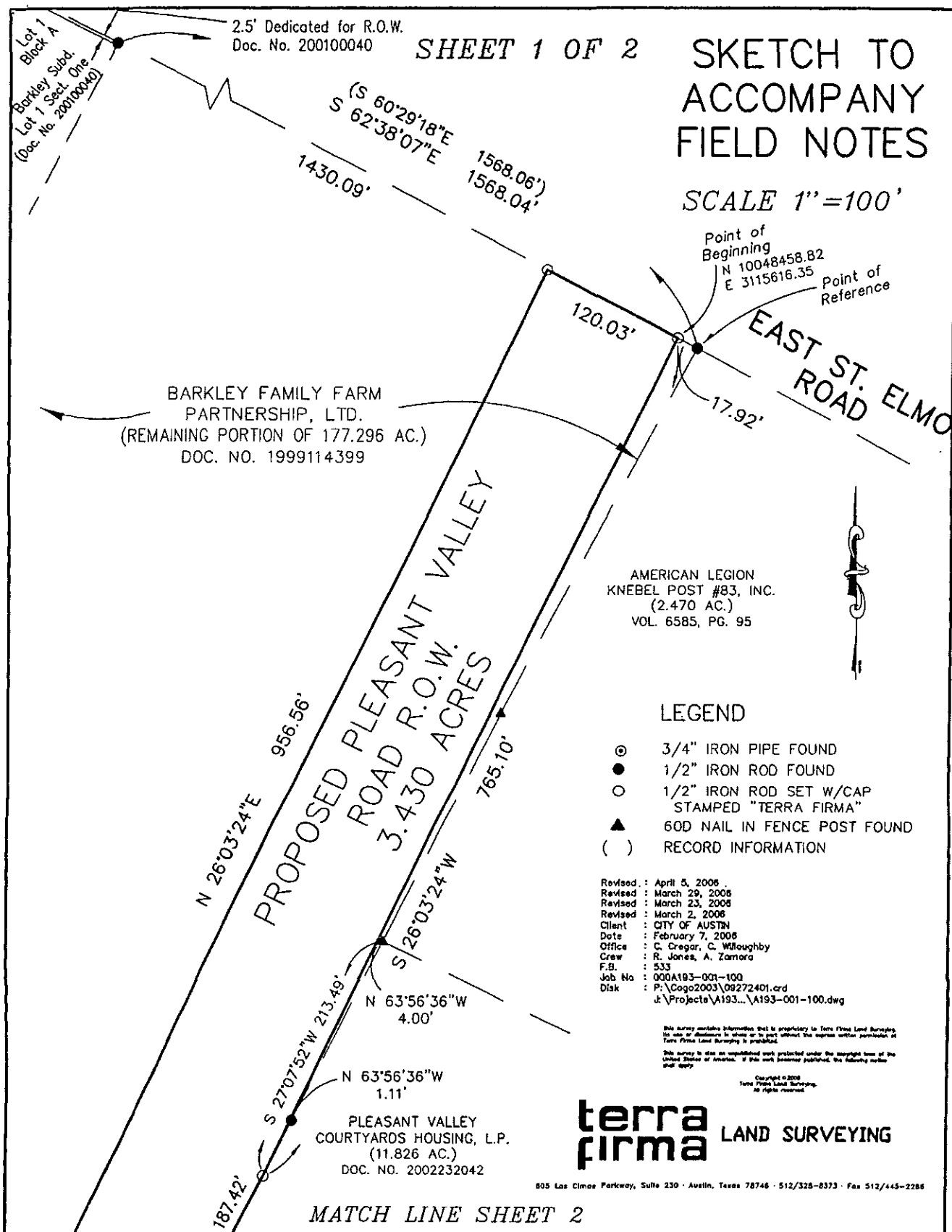
Revised: April 5, 2006
Revised: March 29, 2006
Revised: March 28, 2006
Revised: March 2, 2006
Client: City of Austin
Date: February 10, 2006
WO No.: 000A193-001/100
FB: 533
File: COGO2003\09272401.CRD
Austin Grid: J-17
TCAD No.: 3-1701-01-34

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'

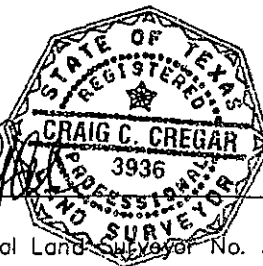
BEARING BASIS NOTE:
THE GROUND CONTROL POINT COORDINATES
OBTAINED USING GPS TECHNOLOGY ARE BASED
ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, NAD83 (HARN) DATUM.

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



This survey contains information that is proprietary to Terra Firma Land Surveying. The use or disclosure in whole or in part without the express written permission of Terra Firma Land Surveying is prohibited.

This survey is an unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply.

Copyright © 2008
Terra Firma Land Surveying.
All rights reserved.

terra firma LAND SURVEYING

803 Las Cimas Parkway, Suite 230 • Austin, Texas 78748 • 512/328-8373 • Fax 512/445-2288

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. : 333
Job No : 000A193-001-100
Disk : P:\Cogo2003\09272401.crd
J:\Projects\A193...\A193-001-100.dwg

PLEASANT VALLEY ROAD
(110' R.O.W.)

CITY OF AUSTIN
(PARCEL 2)
(0.089 AC.)
VOL. 11875, PG. 1003

CITY OF AUSTIN
(PARCEL 1)
(0.132 AC.)
VOL. 11875, PG. 1003

Barkley Family Farm Partnership, Ltd.
to
The City of Austin
(Right-Of-Way Dedication)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 0.1404 ACRES (6,116 SQUARE FEET) OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 177.296 ACRE TRACT OF LAND CONVEYED TO THE BARKLEY FAMILY FARM PARTNERSHIP, LTD. BY DOCUMENT NO. 1999114399 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.1404 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with marker stamped "BUSH SURVEYING" found in the present south right-of-way line of East St. Elmo Road at the northeast corner of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract, same being the northwest corner of that certain called 2.470 acre tract of land conveyed to the American Legion Knebel Post #83, Inc. by deed recorded in Volume 6585 at Page 95 of the Deed Records of Travis County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83(CORS), U.S. Feet, Combined Scale Factor 0.99994576) Coordinate Values of N=10,048,452.16, E=3,115,633.67;

THENCE, leaving the present south right-of-way line of East St. Elmo Road along the common dividing line of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract and the said American Legion Knebel Post #83, Inc 2.470 acre tract the following two (2) courses:

- 1) **S 27°45'27" W** a distance of **340.03** feet to a 60D Nail found, for an angle point of the herein described tract;
- 2) **S 27°08'34" W** a distance of **211.21** feet to a 60D Nail found in a fence post at the southwest corner of the said American Legion Knebel Post #83, Inc 2.470 acre tract, same being the most westerly northwest corner of that certain called 11.826 acre tract of land conveyed to Pleasant Valley Courtyards Housing, L.P. by deed recorded in Document No. 2002232042 of the Official Public Records of Travis County, Texas, for an angle point of the herein described tract;

THENCE, S 27°07'18" W continuing along the common dividing line of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract and the said Pleasant Valley Courtyards Housing, L.P. 11.826 acre tract, passing at a distance of 135.06 feet a ½" iron pipe found 0.17 feet east of said common dividing line, and continuing along said line for a total distance of **162.98** feet to a ½" rebar with plastic cap stamped "COA Public Works" set at a point of curvature in the west line of the said Pleasant Valley Courtyards Housing, L.P. 11.826 acre tract, same being the most

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760
Austin Texas, 78704 – Ph (512) 974-7177 – Fax (512) 974-7179


northerly corner of that certain called 0.152 acre tract of land conveyed to the City of Austin for street purposes and described as "Parcel 1" in Volume 11675 at Page 1003 of the Real Property Records of Travis County, Texas, for an angle point of the herein described tract;

THENCE, S 27°10'13" W along the northwest line of the said 0.152 acre City of Austin tract, same being the easterly line of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract a distance of **50.72** feet to an iron rod with cap stamped "TERRA FIRMA" found in the southeasterly line of a 3.430 acre tract of land (proposed right-of-way dedication of South Pleasant Valley Road) as surveyed by Terra Firma Land Surveying, for the most southerly corner of the herein described tract, from which an iron rod with cap stamped "TERRA FIRMA" found at a point of curvature in the northwesterly line of the said 3.430 acre tract of land, being the proposed northwesterly right-of-way line of South Pleasant Valley Road bears S 58°32'49" W a distance of 223.62 feet;

THENCE, N 26°03'46" E along the southeasterly line of the said 3.430 acre tract of land, being the proposed southeasterly right-of-way line of South Pleasant Valley Road a distance of **765.12** feet to a calculated point in the present south right-of-way line of East St. Elmo Road, same being in the northerly line of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract, for the northwest corner of the herein described tract, same being the northeast corner of the said 3.430 acre tract, from which a ½" iron rod with cap stamped "TERRA FIRMA" found called to be at the northeast corner of the said 3.430 acre tract of land bears N 26°04'27" E a distance of 0.10 feet, also from which an iron rod with cap stamped "TERRA FIRMA" found called to be at the northwest corner of the said 3.430 acre tract of land bears N 62°38'17" W a distance of 120.07 feet and N 26°03'59" E a distance of 0.15 feet, also from which an iron rod with cap stamped "BURY PARTNERS" found at the northwest corner of the said Barkley Family Farm-Partnership, Ltd. 177.296 acre tract and the northwest corner of Lot 8, Block "A", Southpark Commerce Center Lot 8, a subdivision of record found in Document No. 200600307 of the Official Public Records of Travis County, Texas bears N 62°38'17" W a distance of 1,549.95 feet;

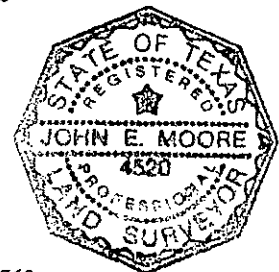
THENCE, S 62°38'17" E along the present south right-of-way line of East St. Elmo Road, being the northerly line of the said Barkley Family Farm Partnership, Ltd. 177.296 acre a distance of **18.04** feet to the **Point of Beginning** and containing **0.1404** acres of land.

"This legal description was prepared by John E. Moore, R.P.L.S. No. 4520 from surveys made on the ground in May 2007 and February through April 2008". The bearing basis of this description is the Texas State Plane Coordinate System of 1983, Central Zone. Grid Coordinates referenced herein are based on City of Austin Brass Disk J-17-1001 having Texas State Plane Coordinate System NAD83, Central Zone coordinate values of N=10,049,888.48, E=3,112,885.99 and Combined Scale Factor of 0.999945149, and City of Austin Brass Disk J-17-4001 having Texas State Plane Coordinate System NAD83, Central Zone coordinate values of N=10,049,036.24, E=3,114,671.85 and Combined Scale Factor of 0.999946372.

 4-28-2008
John E. Moore, R.P.L.S. No. 4520
Engineering Services Division
Department of Public Works
City of Austin

REFERENCES

TCAD Parcel No. 03-1701-0134
Austin Grid J-17



City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760
Austin Texas, 78704 – Ph (512) 974-7177 – Fax (512) 974-7179

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOT 8, BLOCK A
SOUTHPARK COMMERCE CENTER LOT 8
DOC. NO. 200600307

LOT 1, BLOCK A
BARKLEY SUBDIVISION
LOT 1 SECTION ONE
DOC. NO. 200100040

DRAINAGE EASEMENT
VOL. 12976, PG. 206
(13.907 AC)

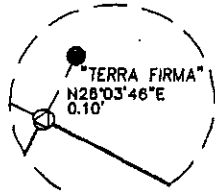
0.1404 ACRES

5' ELECT. & TELE. EASEMENT
VOL. 2509, PG. 189

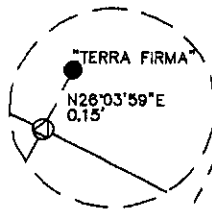
BARKLEY FAMILY FARM PARTNERSHIP, LTD.
DOC. NO. 1999114399
(REMAINING PORTION OF 177.296 AC)

LINE TABLE		
L1	N62°38'17"W	120.07'
(L1)	(N62°38'07"W)	120.03'
L2	N62°38'17"W	1549.95'
L3	S62°38'17"E	18.04'

DETAIL 1



DETAIL 2



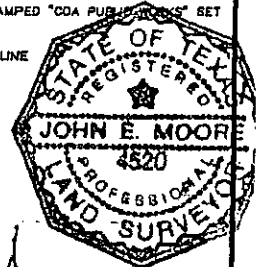
EAST ST. ELMO ROAD
SCALE 1" = 100'
SEE DETAIL #2
TERRA FIRMA
SEE DETAIL #1
TERRA FIRMA
BUSH SURVEYING

P.O.B.
N=10,048,452.16
E=3,115,633.67
CFS=0.99994576

AMERICAN LEGION
KNEBEL POST #83, INC.
VOL. 6585, PG. 95
(2.470 AC)

LEGEND

- 1/2" IRON ROD FOUND WITH CAP (TYPE NOTED)
- 1/2" IRON PIPE FOUND
- IRON ROD FOUND (SIZE NOTED)
- 60D NAIL FOUND
- 1/2" REBAR w/CAP STAMPED "COA PUBL. WORKS" SET
- POWER POLE
- E—OVERHEAD ELECT./TELE. LINE
- () RECORD INFORMATION



PROPOSED PLEASANT VALLEY ROAD
SURVEYED BY TERRA FIRMA LAND SURVEYING
(3.430 ACRES)
N26°03'24"E 956.56'
N26°03'59"E 956.47'
N26°03'24"E 785.10'
N26°03'46"E 785.12'
S27°08'34"W 211.21'

S 27°07'18" W
162.98'

1/2" IRON PIPE FOUND
0.16' EAST OF LINE

S 27°10'13" W
50.72'

PLEASANT VALLEY COURTYARDS HOUSING, L.P.
DOCUMENT NO. 2002232042
(11.826 AC)

BEARING BASIS NOTE:
GRID BEARINGS - TEXAS STATE PLANE COORDINATE NAD83, CENTRAL ZONE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 780
PHONE (512) 974-7177
FAX (512) 974-7179



Barkley Family Farm Partnership, Ltd.
to
The City of Austin
(15' Slope & Drainage Easement)
(Pleasant Valley Road Extension)

FIELD NOTES

FIELD NOTES FOR 2,961 SQUARE FEET 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 2,961-SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the existing west right-of-way line of Pleasant Valley Road at the most northerly corner of a 0.702-acre tract as conveyed to Pleasant Valley Courtyards Housing, Ltd. by general warranty deed recorded in Document No. 2002232042 of the Official Public Records of Travis County, Texas; Thence, with the common line of the above described Barkley Family Farm Partnership, Ltd. 177.296-acre tract and said Pleasant Valley Courtyards Housing, Ltd. 0.702-acre tract, S27°19'02"W a distance of 11.82 feet to a ½" iron rod set with cap stamped TERRA FIRMA (N10047193.70, E3114981.84, Texas Central Zone, NAD83 (HARN), Combined Scale Factor 0.99997650) on the curving proposed west right-of-way line of Pleasant Valley Road for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing with the common line of the above described Barkley Family Farm Partnership, Ltd. 177.296-acre tract and said Pleasant Valley Courtyards Housing, Ltd. 0.702-acre tract, S27°19'02"W a distance of 32.13 feet to a point for the southwest corner of this tract;

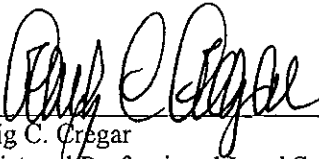
THENCE, fifteen (15) feet westerly of and parallel with the proposed west right-of-way line of Pleasant Valley Road, along a curve to the right an arc distance of 212.86

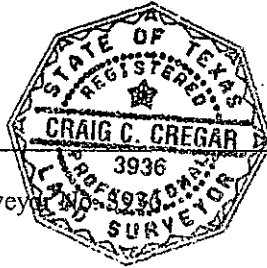
feet, having a radius of 1,075.00 feet and a chord which bears N04°23'58"E a distance of 212.51 feet to a point for the northwest corner of this tract;

THENCE S80°11'40"E a distance of 15.00 feet to a point on the curving proposed west right-of-way line of Pleasant Valley Road for the northeast corner of this tract;

THENCE, with the proposed west right-of-way line of Pleasant Valley Road, along a curve to the left an arc distance of 181.74 feet, having a radius of 1,060.00 feet and a chord which bears S05°09'51"W a distance of 181.52 feet to the POINT OF BEGINNING, and containing 2,961 square feet 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



4/7/06
Date

Revised: April 5, 2006
Revised: March 28, 2006
Client: City of Austin
Date: March 3, 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:

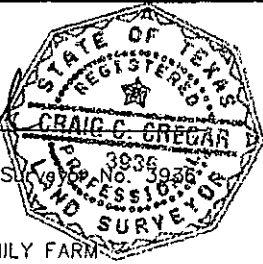
Coordinates are based on concrete monuments with brass disks set along north side of East St. Elmo Road (N10049034.49, E3114670.41 and N10049886.80, E3112884.40, Texas Central Zone, NAD83 (HARN), Combined Scale Factor 0.99997650 datum).

FIELD NOTES REVIEWED

By JOHN MORE Date 4-10-2006
Engineering Support Section
Department of Public Works
and Transportation

As Surveyed By:

Craig C. Cregar
Registered Professional Land Surveyor



BARKLEY FAMILY FARM
PARTNERSHIP, LTD.
(REMAINING PORTION OF 177.296 AC.)
DOC. NO. 1999114399

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.

SCALE 1"=50'

LEGEND

- 1/2" IRON ROD FOUND
(EXCEPT AS NOTED)
- ⊙ 3/4" IRON PIPE FOUND
- ⊙ 1/2" IRON ROD SET W/CAP
STAMPED "TERRA FIRMA"
- △ CALCULATION POINT

Proposed 15' Slope
& Drainage Esmt.
2,961 Sq. Ft.

LINE	BEARING	DISTANCE
L1	S 27°19'02"W	32.13'
L2	S 80°11'40"E	15.00'

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	1075.00'	212.86'	212.51'	N 04°23'58"E
C2	1060.00'	181.74'	181.52'	S 05°09'51"W

SKETCH TO
ACCOMPANY
FIELD NOTES

Revised : April 5, 2006
Revised : March 27, 2006
Client : CITY OF AUSTIN
Date : March 2, 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...\092724SE2.dwg

PLEASANT VALLEY
COURTYARDS HOUSING, L.P.
DOC. NO. 2002232042

PROPOSED PLEASANT VALLEY
ROAD EXTENSION
N 27°19'02"E 451.07'

Point of
Beginning
N 10047193.70
E 3114981.84

CITY OF AUSTIN
(PARCEL 2)
(0.089 AC.)
VOL. 11675, PG. 1003

PLEASANT VALLEY ROAD
(110' R.O.W.)

PROPOSED PLEASANT
VALLEY ROAD
RIGHT-OF-WAY

CITY OF AUSTIN
(PARCEL 1)
(0.152 AC.)
VOL. 11675, PG. 1003

terra
firma LAND SURVEYING

PROPOSED PLEASANT
VALLEY ROAD
RIGHT-OF-WAY

Barkley Family Farm Partnership, Ltd.
to
The City of Austin
(Slope & Drainage Easements)
(Pleasant Valley Road Extension)

FIELD NOTES

FIELD NOTES FOR 13,099 SQUARE FEET 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 13,099-SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARCELS BY METES AND BOUNDS AS FOLLOWS:

PARCEL ONE

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, from which a ½" iron rod found on the existing south right-of-way line of East St. Elmo Road at the northeast corner of Barkley Subdivision Lot 1, Section One, as recorded in Document No. 200100040 of the Official Public Records of Travis County, Texas, bears N62°38'07"W a distance of 1,568.04 feet; Thence, with the south right-of-way line of East St. Elmo Road, N62°38'07"W a distance of 137.95 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the intersection with the proposed west right-of-way line of Pleasant Valley Road; Thence, with the proposed west right-of-way line of Pleasant Valley Road, S26°03'24"W a distance of 130.88 feet to a point (N10048396.42, E3115452.26, Texas Central Zone, NAD83 (HARN), Combined Scale Factor

0.99997650) for the northeast corner and POINT OF BEGINNING of the herein described parcel;

THENCE, continuing with the proposed west right-of-way line of Pleasant Valley Road, S26°03'24"W a distance of 191.74 feet to a point for the southeast corner of this parcel;

THENCE N63°56'36"W a distance of 30.00 feet to a point for the southwest corner of this parcel;

THENCE, thirty (30) feet westerly of and parallel with the proposed west right-of-way line of Pleasant Valley Road, N26°03'24"E a distance of 191.74 feet to a point for the northwest corner of this parcel;

THENCE S63°56'36"E a distance of 30.00 feet to the POINT OF BEGINNING, and containing 5,752 square feet of land, more or less.

PARCEL TWO

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, from which a ½" iron rod found on the existing south right-of-way line of East St. Elmo Road at the northeast corner of Barkley Subdivision Lot 1, Section One, as recorded in Document No. 200100040 of the Official Public Records of Travis County, Texas, bears N62°38'07"W a distance of 1,568.04 feet; Thence, with the south right-of-way line of East St. Elmo Road, N62°38'07"W a distance of 137.95 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the intersection with the proposed west right-of-way line of Pleasant Valley Road; Thence, with the proposed west right-of-way line of Pleasant Valley Road, S26°03'24"W a distance of 322.62 feet to a point (N10048224.17, E3115368.04, Texas Central Zone, NAD83 (HARN), Combined Scale Factor 0.99997650) at the southeast corner of a proposed thirty (30)-foot slope and drainage easement for the northeast corner and POINT OF BEGINNING of the herein described parcel;

THENCE, continuing with the proposed west right-of-way line of Pleasant Valley Road, S26°03'24"W a distance of 367.34 feet to a point for the southeast corner of this parcel;


THENCE N63°56'36"W a distance of 20.00 feet to a point for the southwest corner of this parcel;

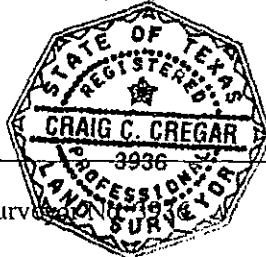
THENCE, twenty (20) feet westerly of and parallel with the proposed west right-of-way line of Pleasant Valley Road, N26°03'24"E a distance of 367.34 feet to a point on the south line of said proposed thirty (30)-foot slope and drainage easement for the northwest corner of this parcel;

THENCE, with the south line of said proposed thirty (30)-foot slope and drainage easement, S63°56'36"E a distance of 20.00 feet to the POINT OF BEGINNING, and containing 7,347 square feet of land, more or less.

The total area contained within Parcels One and Two is 13,099 square feet 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



3/28/06
Date

Revised: March 27, 2006
Client: City of Austin
Date: February 13, 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 3-29-2006
Engineering Support Section
Department of Public Works
and Transportation

2.5" Dedicated for R.O.W.
Doc. No. 200100040

LEGEND

- 1/2" IRON ROD FOUND
- () RECORD DATA

SKETCH TO ACCOMPANY FIELD NOTES

SCALE 1"=100'

L1	S 26°03'24" W	689.95'
L2	N 63°56'36" W	30.00'
L3	N 26°03'24" E	191.74'
L4	S 63°56'36" E	30.00'
L5	N 63°56'36" W	20.00'
L6	N 26°03'24" E	367.34'
L7	S 63°56'36" E	20.00'

PROPOSED DRAINAGE EASEMENT

Proposed 30' Slope
& Drainage Esmt.
5,752 SQ. FT.
(Parcel One)

BARKLEY FAMILY FARM
PARTNERSHIP, LTD.
(REMAINING PORTION OF 177.296 AC.)
DOC. NO. 1999114399

Proposed 20' Slope
& Drainage Esmt.
7,347 SQ. FT.
(Parcel Two)

Revised : March 23, 2006
Client : CITY OF AUSTIN
Date : February 9, 2006
Office : C. Gregar, C. Wilboughby
Crew : R. Jones, A. Zamora
F.B. : 533
Job No : 000A193-001-200
Disk : P:\Cogo2003\09272401.crd
J:\Projects\A193-001-100SE.dwg

This survey contains information that is proprietary to Terra Firma Land Surveying. No use or disclosure in whole or in part without the express written permission of Terra Firma Land Surveying is prohibited.

This survey is also an unpublished work protected under the copyright laws of the United States of America. If this work is used without permission, the following notice shall apply.

Copyright © 2006
Terra Firma Land Surveying
All rights reserved.

terra firma LAND SURVEYING

805 Low Chino Parkway, Suite 230 - Austin, Texas 78746 - 512/328-8373 - Fax 512/445-2288

EAST ST. ELMO ROAD

PROPOSED PLEASANT VALLEY ROAD EXTENSION

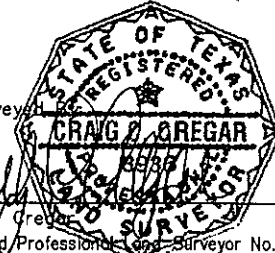
Point of Beginning
(Tract One)
N 10048396.42
E 3115452.26

Point of Reference

Point of Beginning
(Tract Two)
N 10048224.17
E 3115368.04

AMERICAN LEGION
KNEBEL POST #83, INC.
VOL. 6585, PG. 95

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.



As Surveyed
Craig C. Gregar
Registered Professional Land Surveyor No. 3936

Barkley Family Farm Partnership, Ltd.
to
The City of Austin
(20' Temporary Working Space Easement)
(Pleasant Valley Road Extension)

FIELD NOTES

FIELD NOTES FOR 2,775 SQUARE FEET 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 2,775-SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½" iron rod found on the existing west right-of-way line of Pleasant Valley Road at the most northerly corner of a 0.702-acre tract as conveyed to Pleasant Valley Courtyards Housing, Ltd. by general warranty deed recorded in Document No. 2002232042 of the Official Public Records of Travis County, Texas, said iron rod found also being 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; Thence, with the common line of the above described Barkley Family Farm Partnership, Ltd. 177.296-acre tract and said Pleasant Valley Courtyards Housing, Ltd. 0.702-acre tract, S27°19'02"W, pass a ½" iron rod set with cap stamped TERRA FIRMA on the proposed west right-of-way line of Pleasant Valley Road at a distance of 11.82 feet, and continuing on for a total distance of 43.95 feet to a point on the curving west line of a proposed fifteen (15)-foot slope & drainage easement; Thence, with the west line of said proposed fifteen (15)-foot slope & drainage easement, a chord which bears N00°44'03"E a distance of 75.30 feet to a point (N10047240.45, E3114968.06, Texas Central Zone, NAD83 (HARN), Combined Scale Factor 0.99997650) for

the southeast corner and POINT OF BEGINNING of the
herein described tract;

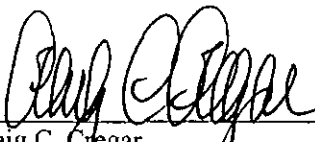
THENCE N87°15'31"W a distance of 20.00 feet to a point for the southwest
corner of this tract;

THENCE, thirty-five (35) feet westerly of and parallel with the proposed west
right-of-way line of Pleasant Valley Road, along a curve to the right an arc distance of
140.01 feet, having a radius of 1,095.00 feet and a chord which bears N06°24'24"E a
distance of 139.91 feet to a point for the northwest corner of this tract;

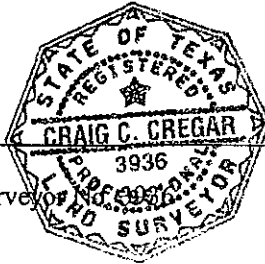
THENCE S80°11'40"E a distance of 20.00 feet to a point at the northwest corner
of said proposed fifteen (15)-foot slope & drainage easement for the northeast corner of
this tract;

THENCE, with the west line of said proposed fifteen (15)-foot slope & drainage
easement, along a curve to the left an arc distance of 137.54 feet, having a radius of
1,075.00 feet and a chord which bears S06°24'24"W a distance of 137.45 feet to the
POINT OF BEGINNING, and containing 2,775 square feet 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



4/7/06
Date

Revised: April 5, 2006
Revised: April 3, 2006
Client: City of Austin
Date: March 29, 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:

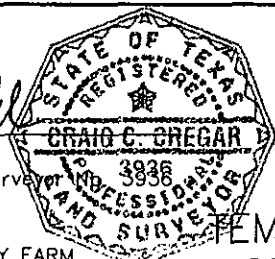
Coordinates are based on concrete monuments with brass disks set along north side of
East St. Elmo Road (N10049034.49, E3114670.41 and N10049886.80, E3112884.40,
Texas Central Zone, NAD83 (HARN), Combined Scale Factor 0.99997650 datum).

FIELD NOTES REVIEWED

By John Moore Date 4-10-2006
Engineering Support Section
Department of Public Works
and Transportation

As Surveyed By:

Craig C. Cregar
Registered Professional Land Surveyor



BARKLEY FAMILY FARM
PARTNERSHIP, LTD.
(REMAINING PORTION OF 177.296 AC.)
DOC. NO. 1999114399

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.

PROPOSED 20' TEMPORARY WORKING SPACE EASEMENT 2,775 SQ. FT.

SCALE 1"=50'

LEGEND

- 1/2" IRON ROD FOUND
(EXCEPT AS NOTED)
- ⊙ 3/4" IRON PIPE FOUND
- 1/2" IRON ROD SET W/CAP
STAMPED "TERRA FIRMA"
- △ CALCULATION POINT
- (()) RECORD INFORMATION (VOL. 11675, PG. 1003)

SKETCH TO ACCOMPANY FIELD NOTES

LINE	BEARING	DISTANCE
L1	S 27°19'02"W	32.13'
L2	N 87°15'31"W	20.00'
L3	S 80°11'40"E	20.00'

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	1075.00'	75.32'	75.30'	N 00°44'03"E
C2	1095.00'	140.01'	139.91'	N 06°24'24"E
C3	1075.00'	137.54'	137.45'	S 06°24'24"W

Revised : April 5, 2006
Client : CITY OF AUSTIN
Date : March 28, 2006
Office : C. Cregar, C. Willoughby
Crew : R. Jones, A. Zamora
F.B. : 533
Job No. : 000A193-001
Disk : P:\Cogo2003\09272402.crd
J:\Projects\A193...\A193-001TWS_E.dwg

**terra
firma**

LAND SURVEYING

PROPOSED PLEASANT
VALLEY ROAD
RIGHT-OF-WAY

805 Lee Cline Parkway, Suite 230 - Austin, Texas 78746 - 512/448-8373 - Fax 512/445-2286

