

RESOLUTION NO. 20110728-041

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 real property interests but has been unable to agree with the owners on the value of the property interest or the damages, if any; **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 owners now having, or who may acquire, an interest in the real property interests necessary to 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 necessary acquisitions.

BE IT FURTHER RESOLVED:

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

Owner: 3648, LLC

Project: South IH-35 Water and Wastewater Infrastructure
Improvements Program Project

Public Purpose: the permanent waterline easement described in the attached Exhibit "A" is necessary to construct, operate, maintain, repair, replace, and upgrade waterlines and associated appurtenances and making connections therewith, in order to increase and improve the City's ability to provide potable water to the public and to prevent leakage from water lines;

the temporary working space easement described in the attached Exhibit "B" is necessary to install the permanent water lines, appurtenances thereto in the waterline easement described in the attached Exhibit A; and

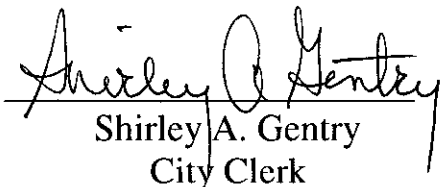
the temporary staging area and material storage site easements described in the attached Exhibit "C" is necessary to install the permanent waterlines and appurtenances thereto in the permanent water line easement described in the attached Exhibit "A".

Location: East of IH-35, north of F.M. 1327 and S.H. 45 SE, in Austin, Travis County, Texas.

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

ADOPTED: July 28, 2011

ATTEST:


Shirley A. Gentry
City Clerk



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

(WATERLINE EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.003

DESCRIPTION FOR PARCEL 4558.103 WE

LEGAL DESCRIPTION OF A 0.699 ACRE (30,442 SQUARE FOOT) TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785 IN TRAVIS COUNTY, TEXAS, SAID 0.699 ACRE TRACT BEING A PORTION OF A 10.26 ACRE TRACT CONVEYED TO 3648, L.L.C., BY WARRANTY DEED DATED APRIL 15, 2005 AND RECORDED IN DOCUMENT NO. 2005065895 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.699 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with TxDOT aluminum cap found at the intersection of the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies) and the south line of said 10.26 acre tract, also being the north line of an 11.26 acre tract described in Document No. 2005065894 of the Official Public Records of Travis County, Texas, for the southeast corner of a 3.242 acre tract described in Document No. 2007024749 of the Official Public Records of Travis County, Texas, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,015,448.24, E=3,096,224.81, for the southwest corner and **POINT OF BEGINNING** of this tract, from which a TxDOT Type II brass disk in concrete found (Station 1454+03.97, 313.21' Left) for an angle point in said east right-of-way line of Interstate Highway No. 35, bears South 16°35'58" West, a distance of 170.65 feet;

THENCE North 16°35'58" East, over and across said 10.26 acre tract with said east right-of-way line of Interstate Highway No. 35 and the east line of said 3.242 acre tract, a distance of 1002.68 feet to a 1/2" iron rod with TxDOT aluminum cap found at the intersection of said east right-of-way line of Interstate Highway No. 35 and the north line of said 10.26 acre tract, for the northeast corner of said 3.242 acre tract and the northwest corner of this tract, from which a TxDOT Type II brass disk in concrete found (Station 1438+73.82, 276.04' Left) for an angle point in said east right-of-way line of Interstate Highway No. 35, bears North 16°35'58" East, a distance of 357.14 feet;

THENCE South 72°01'40" East, with the north line of said 10.26 acre tract, a distance of 40.01 feet to a 60D nail set for the northeast corner of this tract, from which a 1/2" iron rod with "VARA" plastic cap found for the northeast corner of said 10.26 acre tract bears South 72°01'40" East, a distance of 275.12 feet;

0.699 Acre (30,442 Square Feet)
Waterline Easement

4558.103-WE

5410 South 1st Street · Austin, Texas 78745 · (512) 442-7875 · Fax (512) 442-7876 · maciasurvey@earthlink.net
www.maciasworld.com

THENCE over and across said 10.26 acre tract, the following three (3) courses:

1. South 16°35'58" West, a distance of 40.00 feet to a 60D nail set for an angle point in the east line of this tract;
2. North 72°01'40" West, a distance of 10.00 feet to a 60D nail set for an angle point in the east line of this tract;
3. South 16°35'58" West, a distance of 959.97 feet to a 60D nail set in the south line of said 10.26 acre tract and the north line of said 11.26 acre tract, for the southeast corner of this tract, from which a 1/2" iron rod with "VARA" plastic cap found for the southeast corner of said 10.26 acre tract, also being the northeast corner of said 11.26 acre tract, bears South 77°12'37" East, a distance of 296.35 feet;

THENCE North 77°12'37" West, with the south line of said 10.26 acre tract and the north line of said 11.26 acre tract, a distance of 30.07 feet to the **POINT OF BEGINNING**, containing 0.699 acres (30,442 square feet) of land.

BEARING BASIS NOTE

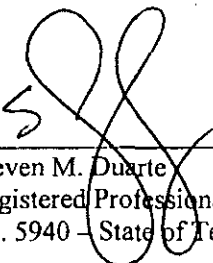
The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, E=3,098,416.36. Distances shown herein are grid.

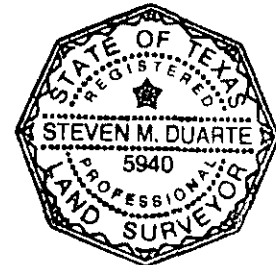
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 9th day of March, 2009, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

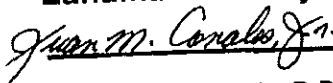
 3/9/09
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 - State of Texas



REFERENCES

MAPSCO 2003 ,733-C&G
AUSTIN GRID NO. F-9
TCAD PARCEL ID NO. 04-5618-0210
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-03-08

Reviewed and Approved by
Landmark Surveying, LP

 Date 3-10-09

Juan M. Canales, Jr., R.P.L.S. No. 4453
Senior Project Manager

0.699 Acre (30,442 Square Feet)
Waterline Easement

4558.103-WE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=200'

LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- ⊠ TXDOT TYPE II BRASS DISK IN CONCRETE FOUND
- TXDOT 1/2" IRON ROD W/ TXDOT ALUMINUM CAP FOUND
- ▲ 60D NAIL SET
- () RECORD INFORMATION
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

INTERSTATE HIGHWAY NO. 35
NORTHBOUND FRONTAGE ROAD
(RIGHT-OF-WAY VARIES)

POINT OF BEGINNING
N=10015448.24
E= 3096224.81
GRID

*SURVEYOR'S NOTE:

NO INFRASTRUCTURE SHALL BE BUILT WITHIN THIS 5 FOOT WIDE AREA INCLUDED IN THE PROPOSED EASEMENT.

STA. 1454+03.97
313.21' LEFT

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE-4203, NAD83(CORS). THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,636.88, E=3,098,305.34 AND CITY OF AUSTIN REFERENCE POINT "F-11-2001" HAVING COORDINATE VALUES OF N=10,023,831.79, E=3,098,416.36. DISTANCES SHOWN HEREON ARE GRID.

MARCH 09, 2009

Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 - State of Texas



STATE OF TEXAS
DOC. NO.
2007024749
O.P.R.T.C.
(3.242 ACRES)

STA. 1438+73.82
276.04' LEFT

KING EDWARD IX, LLC
DOC. NO.
2005065891
O.P.R.T.C.
(REMAINDER PORTION
OF 10.59 ACRES)

TRINIDAD VARCINAS
SURVEY NO. 535
ABSTRACT NO. 785

3648, LLC.
DOC. NO.
2005065895
O.P.R.T.C.
(REMAINDER PORTION
OF 10.26 ACRES)

HFH INVESTMENTS LP (PER TCAD)
DOC. NO. 2000089761
O.P.R.T.C.
(REMAINDER PORTION
OF 449.05 ACRES)

PARCEL 4558.103
WATERLINE
EASEMENT
0.699 AC.
30,442 SQ. FT.

Line Table

NUMBER	Bearing	Distance
L1	S72°01'40"E	40.01'
L2	S16°35'58"W	40.00'
L3	N72°01'40"W	10.00'
L4	N77°12'37"W	30.07'
L5	S16°35'58"W	170.65'

DATE: 03-09-09
DRAWN BY: emd
MAI JOB NO.: 396-03-08
REFERENCE:

J:\JOBS\URS\396-04-08 SouthH35\DWG\4558.103 WE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS
★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: CARMELO.MACIAS@MACSURV.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " B "

(TEMPORARY WORKING SPACE EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.003

DESCRIPTION FOR PARCEL 4558.103 TWSE

LEGAL DESCRIPTION OF A 0.484 ACRE (21,089 SQUARE FOOT) TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785 IN TRAVIS COUNTY, TEXAS, SAID 0.484 ACRE TRACT BEING A PORTION OF A 10.26 ACRE TRACT CONVEYED TO 3648, L.L.C., BY WARRANTY DEED DATED APRIL 15, 2005, AND RECORDED IN DOCUMENT NO. 2005065895 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.484 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail set in the south line of said 10.26 acre tract, also being the north line of an 11.26 acre tract described in Document No. 2005065894 of the Official Public Records of Travis County, Texas, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,015,441.59, E=3,096,254.13, for the southwest corner and **POINT OF BEGINNING** of this tract, from which a 1/2" iron rod with TxDOT aluminum cap found at the intersection of the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies), the south line of said 10.26 acre tract and the north line of said 11.26 acre tract, also being the southeast corner of a 3.242 acre tract described in Document No. 2007024749 of the Official Public Records of Travis County, Texas, bears North 77°12'37" West, a distance of 30.07 feet;

THENCE over and across said 10.26 acre tract, the following three (3) courses:

1. North 16°35'58" East, 30 feet from and parallel with said east right-of-way line of Interstate Highway No. 35 and the east line of said 3.242 acre tract, a distance of 959.97 feet to a 60D nail set for an angle point in the west line of this tract;
2. South 72°01'40" East, a distance of 10.00 feet to a 60D nail set for an angle point in the west line of this tract;
3. North 16°35'58" East, a distance of 40.00 feet to a 60D nail set in the north line of said 10.26 acre tract for the northwest corner of this tract, from which a 1/2" iron rod with TxDOT aluminum cap found at the intersection of said east right-of-way line of Interstate Highway No. 35 and the north line of said 10.26 acre tract, for the northeast corner of said 3.242 acre tract, bears North 72°01'40" West, a distance of 40.01 feet;

0.484 Acre (21,089 Square Feet)
Temporary Working Space Easement

4558.103-TWSE

5410 South 1st Street · Austin, Texas 78745 · (512) 442-7875 · Fax (512) 442-7876 · maciasurvey@earthlink.net
w w w . m a c i a s w o r l d . c o m

THENCE South 72°01'40" East, with the north line of said 10.26 acre tract, a distance of 30.01 feet to a calculated point for the northeast corner of this tract, from which a 1/2" iron rod with "VARA" plastic cap found for the northeast corner of said 10.26 acre tract, bears South 72°01'40" East, a distance of 245.11 feet;

THENCE over and across said 10.26 acre tract, the following three (3) courses:

1. South 16°35'58" West, a distance of 64.99 feet to a calculated point for an angle point in the east line of this tract;
2. South 61°35'55" West, a distance of 28.28 feet to a calculated point for an angle point in the east line of this tract;
3. South 16°35'58" West, a distance of 912.68 feet to a calculated point in the south line of said 10.26 acre tract and the north line of said 11.26 acre tract, for the southeast corner of this tract, from which a 1/2" iron rod with "VARA" plastic cap found for the southeast corner of said 10.26 acre tract, also being the northeast corner of said 11.26 acre tract, bears South 77°12'37" East, a distance of 276.31 feet;

THENCE North 77°12'37" West, with the south line of said 10.26 acre tract and the north line of said 11.26 acre tract, a distance of 20.05 feet to the **POINT OF BEGINNING**, containing 0.484 acres (21,089 square feet) of land.

BEARING BASIS NOTE

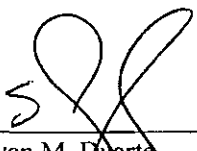
The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, E=3,098,416.36. Distances shown herein are grid.

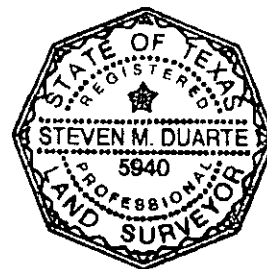
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 9th day of March, 2009, A.D.

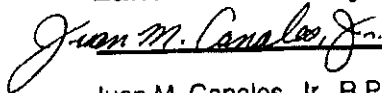
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


3/9/09
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 - State of Texas



REFERENCES
MAPSCO 2003 ,733-C&G
AUSTIN GRID NO. F-9
TCAD PARCEL ID NO. 04-5618-0210
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-03-08

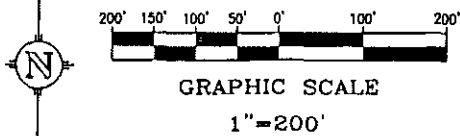
Reviewed and Approved by
Landmark Surveying, LP

 Date 3-10-09
Juan M. Canales, Jr., R.P.L.S. No. 4453
Senior Project Manager

0.484 Acre (21,089 Square Feet)
Temporary Working Space Easement

4558.103-TWSE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- ⊠ TXDOT TYPE II BRASS DISK IN CONCRETE FOUND
- TXDOT 1/2" IRON ROD W/ TXDOT ALUMINUM CAP FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

INTERSTATE HIGHWAY NO. 35
(RIGHT-OF-WAY VARIES)

STATE OF TEXAS
DOC. NO.
2007024749
O.P.R.T.C.
(3.242 ACRES)

STA. 1438+73.82
276.04' LEFT

KING EDWARD IX, LLC
DOC. NO.
2005065891
O.P.R.T.C.
(REMAINDER PORTION
OF 10.59 ACRES)

364B, LLC.
DOC. NO.
2005065895
O.P.R.T.C.
(REMAINDER PORTION
OF 10.26 ACRES)

HFH INVESTMENTS LP (PER TCAD)
DOC. NO. 2000089761
O.P.R.T.C.
(REMAINDER PORTION
OF 449.05 ACRES)

TRINIDAD VARCINAS
SURVEY NO. 535
ABSTRACT NO. 785

POINT OF
BEGINNING
N=10015441.59
E= 3096254.13
GRID

PARCEL 4558.103
TWSE
0.484 AC.
21,089 SQ. FT.

LIZARD CRAWL, LLC
DOC. NO.
2005065894
O.P.R.T.C.
(REMAINDER PORTION
OF 11.26 ACRES)

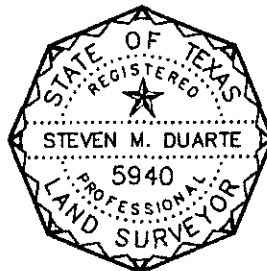
Line Table

NUMBER	Bearing	Distance
L1	S72°01'40"E	10.00'
L2	N16°35'58"E	40.00'
L3	S72°01'40"E	30.01'
L4	S16°35'58"W	64.99'
L5	S61°35'55"W	28.28'
L6	N77°12'37"W	20.05'
L7	N77°12'37"W	30.07'
L8	N72°01'40"W	40.01'

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE-4203, NAD83(CORS). THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,636.88, E=3,098,305.34 AND CITY OF AUSTIN REFERENCE POINT "F-11-2001" HAVING COORDINATE VALUES OF N=10,023,831.79, E=3,098,416.36. DISTANCES SHOWN HEREON ARE GRID.

MARCH 05, 2009



Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 - State of Texas

DATE: 03-09-09
DRAWN BY: amd
MAI JOB NO.: 396-03-08
REFERENCE:

J:\JOBS\URS\396-04-08 SouthH35\DWG\4558.103 WE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS
★ ★ ★ ★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: CARMELO.MACIAS@MACSURV.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " C "

(TEMPORARY STAGING AREA AND
MATERIALS STORAGE SITE)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.018

DESCRIPTION FOR PARCEL 4558.103TSAAMSS

LEGAL DESCRIPTION OF A 0.065 ACRE (2,819 SQUARE FOOT) TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785 IN TRAVIS COUNTY, TEXAS, SAID 0.065 ACRE TRACT BEING A PORTION OF A 10.26 ACRE TRACT CONVEYED TO 3648, L.L.C., BY WARRANTY DEED DATED APRIL 15, 2005, AND RECORDED IN DOCUMENT NO. 2005065895 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.065 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the north line of said 10.26 acre tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,016,396.79, E=3,096,549.31, for the northwest corner and **POINT OF BEGINNING** of this tract, from which a 1/2" iron rod with TxDOT aluminum cap found at the intersection of the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies), with the north line of said 10.26 acre tract, same being the northeast corner of a 3.242 acre tract described in Document No. 2007024749 of the Official Public Records of Travis County, Texas, bears North 72°01'40" West, a distance of 40.01 feet;

THENCE South 72°01'40" East, with the north line of said 10.26 acre tract, a distance of 30.01 feet to a calculated point for the northeast corner of this tract, from which a 1/2" iron rod with plastic cap stamped "VARA" found at the northeast corner of said 10.26 acre tract, bears South 72°01'40" East, a distance of 245.11 feet;

THENCE over and across said 10.26 acre tract, the following six (6) courses:

1. South 16°35'58" West, a distance of 64.99 feet to a calculated angle point;
2. South 61°35'55" West, a distance of 28.28 feet to a calculated angle point;
3. North 73°24'02" West, a distance of 20.00 feet to a calculated point for the southwest corner of this tract;
4. North 16°35'58" East, 30 feet from and parallel with the east right-of-way line of said Interstate Highway No. 35 and the east line of said 3.242 acre tract, a distance of 45.95 feet to a 60d nail set for a corner in the west line of this tract;

5. South 72°01'40" East, a distance of 10.00 feet to a 60d nail set for a corner in the west line of this tract;
6. North 16°35'58" East, a distance of 40.00 feet to the **POINT OF BEGINNING**, containing 0.065 acre (2,819 square feet) of land.

BEARING BASIS NOTE

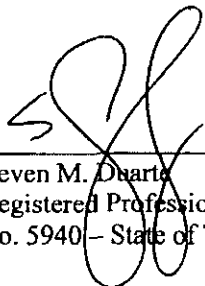
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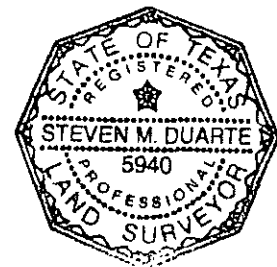
THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 7th day of July, 2009, A.D.

Macias & Associates, L.P.
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Austin, Texas 78745
512-442-7875

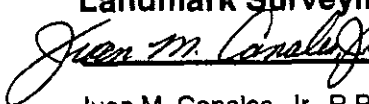
 7/7/09
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 - State of Texas



REFERENCES

MAPSCO 2003 ,733-C&G
AUSTIN GRID NO. F-9
TCAD PARCEL ID NO. 04-5618-0210
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-03-08

Reviewed and Approved by
Landmark Surveying, LP

 Date 7-7-09

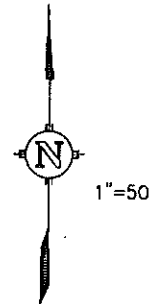
Juan M. Canales, Jr., R.P.L.S. No. 4453
Senior Project Manager

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- VARA 1/2" IRON ROD WITH PLASTIC CAP
STAMPED "VARA" FOUND
- TXDOT 1/2" IRON ROD W/TXDOT
ALUMINUM CAP FOUND
- 60D NAIL SET
- CALCULATED POINT
- () RECORD INFORMATION
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS

TRINIDAD VARCINAS
SURVEY NO. 535
ABSTRACT NO. 785



INTERSTATE HIGHWAY NO. 35
NORTHBOUND FRONTAGE ROAD
(RIGHT-OF-WAY VARIES)

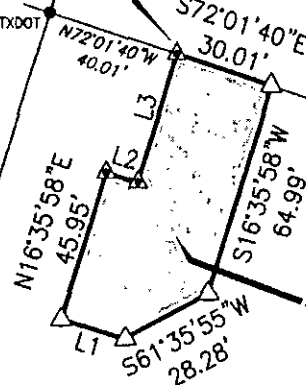
KING EDWARD IX, LLC
DOC. NO. 2005065891
O.P.R.T.C.T.
(REMAINDER PORTION
OF 10.59 ACRES)

POINT OF
BEGINNING
N=10,016,396.79
E= 3,096,549.31
GRID

HFH INVESTMENTS LP (PER TCAD)
DOC. NO. 2000089761
O.P.R.T.C.T.
(REMAINDER PORTION
OF 449.05 ACRES)

STATE OF TEXAS
DOC. NO. 2007024749
O.P.R.T.C.T.
(3.242 ACRES)

SUBJ. TO CONTROL OF ACCESS-
DOC. NO. 2007024749
O.P.R.T.C.T.



PARCEL 4558.103
TEMPORARY STAGING AREA AND
MATERIALS STORAGE SITE
0.065 AC.
2,819 SQ. FT.

3648, LLC.
DOC. NO. 2005065895
O.P.R.T.C.T.
(REMAINDER PORTION
OF 10.26 ACRES)

Line Table

NUMBER	Bearing	Distance
L1	N73°24'02"W	20.00'
L2	S72°01'40"E	10.00'
L3	N16°35'58"E	40.00'

BEARING BASIS:

THE COORDINATES AND BEARINGS
SHOWN HEREON ARE BASED ON THE
TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE-4203,
NAD83(CORS). THE COORDINATES
WERE ESTABLISHED FROM CITY OF
AUSTIN REFERENCE POINT
"F-11-3001" HAVING COORDINATE
VALUES OF N=10,022,636.88,
E=3,098,305.34 AND CITY OF
AUSTIN REFERENCE POINT
"F-11-2001" HAVING COORDINATE
VALUES OF N=10,023,831.79,
E=3,098,416.36. DISTANCES SHOWN
HEREON ARE GRID.

JULY 7, 2009

Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 - State of Texas



DATE: 07-07-09
DRAWN BY: amd
MAJ JOB NO.: 398-03-08
REFERENCE:

J:\JOBS\URS\398-04-08 SouthH35\DWG\4558.103TSAM55.dwg

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: CARMELO.MACIAS@MACSURV.COM