

RESOLUTION NO. 20110825-025

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: The Butler Family Partnership, Ltd., a Texas Limited Partnership

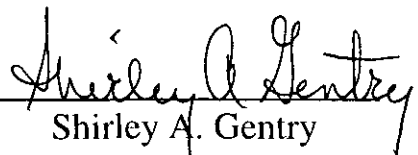
Project: Harris Branch Interceptor Lower B

Public Purpose: A 50-foot wide permanent wastewater easement for the purpose of installing, operating, maintaining, repairing, replacing, and upgrading permanent wastewater lines and appurtenances thereto, in order to increase and improve the City's ability to provide sanitary sewer services to the public and to prevent leakage from wastewater lines to protect public health.

Location: Northeast corner of the intersection of U.S. Highway 290 and Parmer Lane in Austin, Travis County, Texas.

Property: Described in the attached and incorporated Exhibit A.

ADOPTED: August 25, 2011

ATTEST: 
Shirley A. Gentry
City Clerk



STATE OF TEXAS

COUNTY OF TRAVIS

EXHIBIT " A "

(50-foot wide
City of Austin Permanent Wastewater Easement)
Butler Family Partnership, Ltd. Tracts
Parcels 4660.02, 4660.03 and 4660.04
C.I.P. No. 4769.018

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 7.482-ACRE (325,915 SQUARE FEET) TRACT OF LAND IN THE JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546, THE JAMES GILLELAND SURVEY NO. 41 ABSTRACT NO. 305 AND THE JOSIAH WILBARGER SURVEY NO. 42, ABSTRACT NO. 794 IN TRAVIS COUNTY, TEXAS BEING OUT OF A CALLED 232.03-ACRE TRACT OF LAND, DESCRIBED AS FIRST TRACT, HAVING BEEN CONVEYED TO ROY A. BUTLER BY DEED WITNESSED ON FEBRUARY 28, 1972 AND RECORDED IN VOLUME 4282, PAGE 1082 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; BEING OUT OF A CALLED 191.14-ACRE TRACT OF LAND, DESCRIBED AS TRACT ONE, HAVING BEEN CONVEYED TO ROY A. BUTLER BY A DEED WITNESSED ON FEBRUARY 28, 1972 AND RECORDED IN VOLUME 4534, PAGE 165 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; BOTH PARCELS HAVING LATER BEEN CONVEYED TO THE BUTLER FAMILY PARTNERSHIP, LTD. BY THAT SPECIAL WARRANTY DEED EXECUTED SEPTEMBER 1, 1994 AND RECORDED IN VOLUME 12271, PAGE 872, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.482-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with a cap stamped "SAM" found, identified on TXDOT right-of-way Plan Sheet CSJ-0114-02-085 as station 564+27.32, 215.00 feet left of engineer's base line, found on the new north right-of-way line of said U.S. Highway No. 290 on the common property line between said Roy A. Butler 232.03-acre First Tract and a 104.825-acre tract of land conveyed to Las Entradas Development Corporation by a Warranty Deed with Vendor's Lien as recorded in Document No. 2007002485 of the Official Public Records of Travis County, Texas, having Texas State Plane Grid

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413
T.U.C.P./W.B.E./H.U.B./D.B.E.



Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet, Combined Scale Factor 0.9999216) values of N= 10,100,734.14, E= 3,167,543.62 for the southerly east corner and **POINT OF BEGINNING** of this easement, from which point of reference, a calculated point on the old north right-of-way line of said U.S. Highway 290 at the southwest corner of said Las Entradas Development Corporation 104.825-acre Tract bears S27°26'34"W (called S27°26'52"W) a distance of 272.07 feet (called distance per Texas Department of Transportation U.S. Highway No. 290 right-of-way Plan Sheet No. 23), and from which said calculated point a Type I Texas Department of Transportation concrete monument found bears N25°35'41"E a distance of 1.59 feet;

THENCE, with said new north right-of-way line of said U.S. Highway No. 290, **S74°02'24"W**, pass an existing 10-foot wide Koch Refining Company Petroleum Pipeline easement as recorded in Volume 11053, Page 1039 of the Real Property Records of Travis County, Texas, the east line at 84.84 feet and the west line at 98.13 feet, passing the approximate location of pipeline, (based on field markers found on the ground) at 85.31 feet, continuing for a total distance of **747.20** feet to a calculated point for the south corner of this easement, from which a ½" iron rod with cap Texas Department of Transportation bears **S74°02'24"W** a distance of 512.65 feet;

THENCE, crossing through the Roy A. Butler 232.03-acre First Tract, the following 4 (four) courses:

- 1) Leaving the new north right-of-way line of said U.S. Highway No. 290, **N58°13'01"W** a distance of **413.95** feet to a calculation point for an angle point of this easement;
- 2) **N35°05'26"W** a distance of **681.10** feet to a calculation point for an angle point of this easement;
- 3) **N45°00'47"W** a distance of **907.25** feet to a calculation point for an angle point of this easement; and
- 4) **N70°00'48"W** a distance of **26.47** feet to a calculation point on the common boundary line of the Roy A. Butler 232.03 acre First Tract and the Roy A. Butler 191.14 acre Tract One, from which a ½" iron rod found (leaning) at the intersection of the new northeasterly right-of-way of East Parmer Lane (F.M. 734) aka Boyce Lane and said common boundary line bears S28°10'24"W a distance of 515.98 feet to a calculated point and S27°51'24"W a distance of 1354.12 feet;

THENCE, crossing through the Roy A. Butler 191.14-acre Tract One, the following 7 (seven) courses:

- 1) **N70°00'48"W** a distance of **91.07** feet to a calculation point for an angle point of this easement;

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- 2) **N58°45'48"W** a distance of **464.76** feet to a calculation point for an angle point of this easement;
- 3) **N42°53'39"W**, at **443.93** feet passing the approximate east line of an existing 25-foot wide gas pipeline easement, conveyed to Lone Star Gas Company by deeds recorded in Volume 2932, Page 581, Volume 3627, Page 944 and Volume 3790, Page 1620 of the Deed Records of Travis County, Texas, at **480.74** feet passing the west line of said pipeline easement, based on field markers found on the ground, in all a total distance of **522.81** feet to a calculation point for an angle point of this easement;
- 4) **N42°46'20"W** a distance of **529.98** feet to a calculation point for an angle point of this easement;
- 5) **N50°07'30"W** a distance of **1627.19** feet to a calculation point for an angle point of this easement;
- 6) **N42°38'16"W** a distance of **306.80** feet to a calculation point for an angle point of this easement; and
- 7) **N37°37'02"W** a distance of **191.79** feet to a calculated point on the east line of a remainder of called 25.00-acre tract of land, described as Tract Two, having been conveyed to W.C. Alff and wife, Eunice O. Alff by a Special Warranty Deed, executed January 9, 1976 and recorded in Volume 5389, Page 1806 of the Deed Records of Travis County, Texas, same being the west line of said Roy A. Butler 191.14 acre parcel, for the most westerly corner of this easement, from which a 5/8-inch iron pipe found on the northeast line of a 23.408-acre tract of land as conveyed to Windsor Park, L.P. by a Warranty Deed with Vendor's Lien as recorded in Document No. 2007137671 of the Official Public Records of Travis County, Texas, being at the common corner of said remainder of W.C. Alff and wife, Eunice O. Alff 25.00-acre Tract Two and said Roy A. Butler called 191.14-acre Tract One, bears **S19°50'18"W** a distance of **239.45** feet;

THENCE, with common boundary line between the Roy A. Butler 191.14-acre Tract One and said remainder of W.C. Alff and wife, Eunice O. Alff 25.00-acre Tract Two, **N19°50'18"E** a distance of **54.42** feet to a calculated point for the most northerly corner of this easement;

THENCE, through the interior of said Roy A. Butler 191.14-acre Tract One, the following 8 (eight) courses:

- 1) Leaving the east line of the remainder of said remainder of W.C. Alff and wife, Eunice O. Alff 25.00-acre Tract Two, **S53°44'54"E** a distance of **14.85** feet to a calculation point for an angle point of this easement;



- 2) **S37°37'02"E** a distance of **204.60** feet to a calculation point for an angle point of this easement;
- 3) **S42°38'16"E** a distance of **301.34** feet to a calculation point for an angle point of this easement;
- 4) **S50°07'30"E** a distance of **1627.13** feet to a calculation point for an angle point of this easement;
- 5) **S42°46'20"E**, at 521.06 feet passing the approximate westerly line of said existing Lone Star Gas Company 25-foot wide gas pipeline easement, based on field markers found on the ground, continuing for a total distance of **533.14** feet to a calculation point for an angle point of this easement;
- 6) **S42°53'39"E**, at 24.77 feet passing the easterly line of said existing Lone Star Gas Company 25-foot wide gas pipeline, based on field markers found on the ground, continuing for a total distance of **515.79** feet to a calculation point for an angle point of this easement;
- 7) **S58°45'48"E** a distance of **452.86** feet to a calculation point for an angle point of this easement; and
- 8) **S70°00'48"E** a distance of **93.34** feet to a calculation point on the aforementioned common boundary line of the Roy A. Butler 191.14-acre Tract One and 232.03-acre First Tract, from which a ½" iron rod found on the southerly right-of-way of Hill Lane at the north corner of the Roy A. Butler 232.03-acre parcel bears **N28°10'24"E** a distance of 1,480.57 feet to a calculated point and **N28°21'24"E** a distance of 1,130.25 feet;

THENCE, continuing within the interior of said Roy A. Butler 232.03-acre First Tract, the following 6 (six) courses:

- 1) **S70°00'48"E** a distance of **30.36** feet to a calculation point for an angle point of this easement;
- 2) **S45°00'47"E** a distance of **922.67** feet to a calculation point for an angle point of this easement;
- 3) **S35°05'26"E** a distance of **675.21** feet to a calculation point for an angle point of this easement;
- 4) **S58°13'01"E** a distance of **381.59** feet to a calculation point for an angle point of this easement;



- 5) **N74°02'24"E**, passing said aforementioned existing 10-foot wide Koch Refining Company Petroleum pipeline easement as recorded in Volume 11053, Page 1039 of the Real Property Records of Travis County, Texas, west line at 670.71 feet and the east line at 684.00 feet, passing approximate location of pipeline, based on field markers found on the ground at 687.15 feet, continuing for a total distance of **772.36** feet to a calculated point on the common boundary line of the Roy A. Butler 232.03-acre First Tract and said Las Entradas Development Corporation 104.825-acre Tract for the most easterly corner of this easement, from which a ¾" iron pipe found at the east corner of said Roy A. Butler 232.03-acre First Tract same being the north corner of said Las Entradas Development Corporation 104.825-acre Tract bears **N27°26'34"E** a distance of 2,695.51 feet; and
- 6) **S27°26'34"W** a distance of **68.82** feet to the **"POINT OF BEGINNING"**, and containing 7.482 acres of land, more or less.

Basis of Bearing:

Bearings mentioned on this easement are based on Texas Central Zone (4203), NAD'83 Texas State Plane Coordinate System (Grid), Combined Scale Factor = 0.9999216. Horizontal coordinates for City of Austin Monument No. P-27-3001 (4" brass disk found), M-26-3001 (4" brass disk found) and M-26-3002 (4" brass disk found), were used as the controlling monuments for this easement.



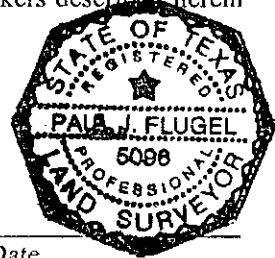
CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners and TXDOT right-of-way monuments, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Landmark Surveying, LP

Paul J. Flugel

8-5-2010



Paul J. Flugel

Date

Registered Professional Land Surveyor No. 5096

Senior Project Manager

Firm Registration No. 100727-00

REFERENCES

MAPSCO 2009

Page 528, Austin Grid R-29&30

Page 529, Austin Grid S-29

TCAD PARCEL ID NO.02-3450-0108 (230.995 Ac.)✓

TCAD PARCEL ID NO.02-3450-0113 (30.973 Ac.)✓

TCAD PARCEL ID NO.02-3450-0105 (64.340 Ac.)✓

TCAD PARCEL ID NO.02-4250-0123 (13.382 Ac.)✓

PBSJ/HarrisBranchW&WWLn/LandmarkDrawings/Easements/FieldNotes/Butler 50-footWide
COA PermanentEsmt-Rev 2.doc

FIELD NOTES REVIEWED

By: *Mary Shubert* Date *8/9/10*

Engineering Support Section
Department of Public Works
City of Transportation

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY
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**SKETCH TO
ACCOMPANY
LEGAL DESCRIPTION
PARCEL NOS. 4660.02, 4660.03 & 4660.04
(SHEET 7 OF 14)**

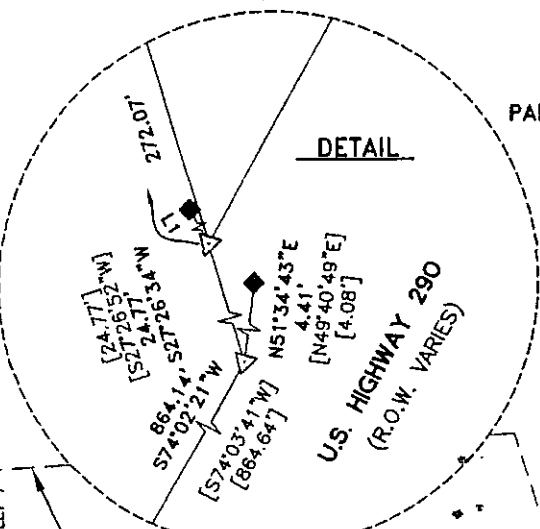


LINE BEARING DISTANCE

- L1 N25°35'41"E 1.59'
[N10°56'33"W 0.89']
L2 S27°26'34"W 2764.33'
[S30°01'00"W 2764.60']

**ROY A. BUTLER
(FIRST TRACT, 232.03-ACRES)
VOL. 4282, PG. 1082
D.R.T.C.T.**

**THE BUTLER FAMILY
PARTNERSHIP, LTD., a Texas
limited partnership
VOL. 12271, PG. 872
R.P.R.T.C.T.**



**LCRA TRANSMISSION SERVICES
CORPORATION
120' WIDE ELECTRIC LINE
EASEMENT & RIGHT OF WAY
DOCUMENT NO. 2010003912
O.P.R.T.C.T.**

S58°13'01"E 381.59'

N58°13'01"W 413.95'
**PROPOSED 100' WIDE
TEMPORARY
CONSTRUCTION
EASEMENT**

**STA. 551+67.11
215.00' LT.
1/2" IRON ROD FOUND
W/CAP STAMPED "SAM"**

**U.S. HIGHWAY 290
(R.O.W. VARIES)**

**S74°02'24"W 1259.85'
[S74°02'39"W 1260.21']**

NEW R.O.W. LINE

**N74°02'24"E 772.36'
684.00'
670.71'**

**PERMANENT WASTEWATER EASEMENT
PROPOSED 50' WIDE C.O.A.
(72-482-24C) 325.915' 50 FT.**

**R.O.W. ACQUISITION
US HWY 290 R.O.W. PLANS
DATED 3/20/2007
[PARCEL 61]**

**S74°02'21"W 864.14'
[S74°03'41"W 864.64']**

**APPROXIMATE LOCATION
OF GAS PIPELINE**

**HILL LANE
R.O.W.**
S27°26'34"W 2695.51'
S27°26'34"W 68.82'
3/4" IRON PIPE FOUND
**POINT OF BEGINNING
N 10,100.734.14
E 3,167,543.62
(GRID)**

**STA. 584+27.32
215.00' LT.
1/2" IRON ROD FOUND
W/CAP STAMPED "SAM"**

**LAS ENTRADAS
DEVELOPMENT
CORPORATION
(104.825-ACRES)
DOC. NO. 2007002485
O.P.R.T.C.T.**

**APPROXIMATE LOCATION
OF 10' PERCENTUM
PRELINE EASEMENT
Koch REFINING COMPANY
VOLUME 110555 PAGE 1130369**

SEE DETAIL

**U.S. HIGHWAY NO. 290
(R.O.W. VARIES)**

SHEET 8
SHEET 7

SKETCH TO ACCOMPANY

LCRA TRANSMISSION SERVICES
CORPORATION
120' WIDE ELECTRIC LINE
EASEMENT & RIGHT OF WAY
DOCUMENT NO. 2010003912
O.P.R.T.C.T.

LEGAL DESCRIPTION PARCEL NOS. 4660.02, 4660.03 & 4660.04 (SHEET 8 OF 14)

ROY A. BUTLER
(FIRST TRACT, 232.03-ACRES)
VOL. 4282, PG. 1082
D.R.T.C.T.

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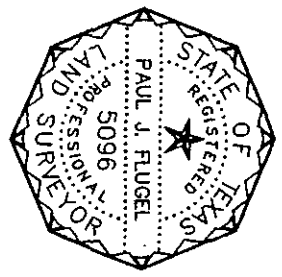
SCALE 1"=100'



MATCHLINE

ROY A. BUTLER
(FIRST TRACT, 232.03-ACRES)
VOL. 4282, PG. 1082
D.R.T.C.T.

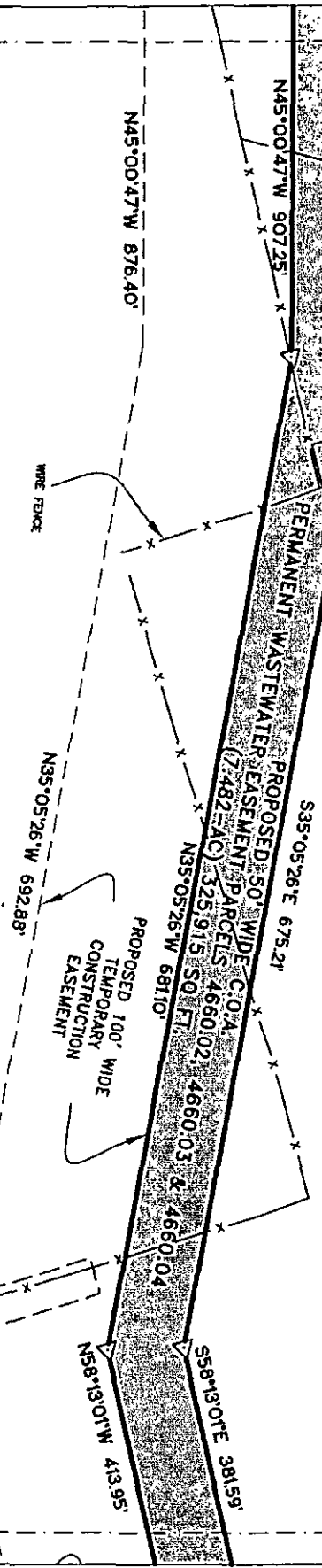
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R.P.R.T.C.T.



Landmark
SURVEYING, LP

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512) 328-7411 FAX: (512) 328-7413

25' ACCESS EASEMENT
PROPOSED



MATCHLINE

SHEET 10
SHEET 9

SCALE 1"=100'



HILL LANE
(R.O.W. VARIES)
NORTH CORNER OF
ROY A. BUTLER
232.03-ACRE TRACT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION PARCEL NOS. 4660.02, 4660.03 & 4660.04 (SHEET 9 OF 14)

LCRA TRANSMISSION SERVICES CORPORATION
120' WIDE ELECTRIC LINE EASEMENT & RIGHT OF WAY
DOCUMENT NO. 2010003912
O.P.R.T.C.T.

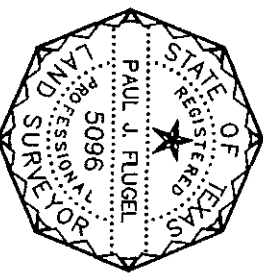
SHEET 9
SHEET 8

PROPOSED 50' WIDE C.O.A.
(7.482-AC) 325.915-50 FT.
N45°00'47"W 907.25'
N58°45'48"E 452.86'
N58°45'48"W 464.76'
N70°00'46"W 1175.4'
N101°16'17"E 175.4'
N28°10'24"E 2047.08'
(2047.85')
(N30°44'00"E)
2047.08'

PROPOSED 100' WIDE
TEMPORARY
CONSTRUCTION
EASEMENT

PROPOSED 85' WIDE
TEMPORARY
CONSTRUCTION
EASEMENT

S45°00'47"E 922.67'



ROY A. BUTLER
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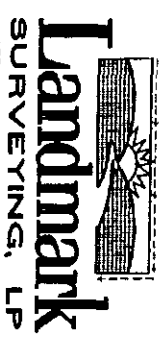
ROY A. BUTLER
((TRACT ONE, 191.14-ACRES))
VOL. 4534, PG. 165 D.R.T.C.T.
THE BUTLER FAMILY
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1/2" IRON
ROD FOUND
LEANING

SOUTHWEST CORNER OF
232.03-ACRE TRACT
SEE R.O.W. PLANS FOR F.M. 734 (SHEET 9)
71+884.088 (A)
71+883.987 (B)
NEW R.O.W. LINE

EAST PARMER LANE/FM 734
(R.O.W. VARIES) (aka BOYCE LANE)

MATCHLINE



1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)528-7411 FAX: (512)528-7413



SCALE 1"=100'

SKETCH TO
ACCOMPANY
LEGAL DESCRIPTION
PARCEL NOS. 4660.02, 4660.03 & 4660.04
(SHEET 10 OF 14)

SHEET 11
SHEET 10

SHEET 10
SHEET 9

APPROXIMATE LOCATION OF
25" GAS PIPELINE
EASEMENT
LONE STAR GAS COMPANY
VOL. 2932, PG. 581
VOL. 3627, PG. 944
VOL. 3790, PG. 1620

LCRA TRANSMISSION SERVICES
CORPORATION
120' WIDE ELECTRIC LINE EASEMENT
& RIGHT OF WAY
DOCUMENT NO. 2010003912
O.P.R.I.C.T.

ROY A. BUTLER
((TRACT ONE, 191.14-ACRES))
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THE BUTLER FAMILY
PARTNERSHIP, LTD., a Texas
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VOL. 12271, PG. 872
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S42°53'39"E 515.79'

S58°45'48"E 452.86'

S42°45'20"E 533.14'
521.06'

24.77'

PROPOSED 50' WIDE C.O.A.
PERMANENT WASTEWATER EASEMENT PARCELS 4660.02, 4660.03 & 4660.04
(7.482-AC) 325.915 SQ. FT.

N58°45'48"W 464.76'

PROPOSED 100' WIDE
TEMPORARY
CONSTRUCTION
EASEMENT

N42°53'39"W 522.81'

443.93'
480.74'

CONCRETE CISTERN

WATER TANK

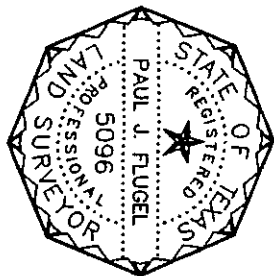
LONE STAR COMPANY
APPROXIMATE CENTERLINE OF
25" GAS LINE EASEMENT
(BASED ON MARKERS FOUND
IN FIELD)

GRANT
LINE (APPROXIMATE)

WOOD FENCE

MATCHLINE

MATCHLINE



Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413



SCALE 1"=100'

**SKETCH TO
ACCOMPANY
LEGAL DESCRIPTION
PARCEL NOS. 4660.02, 4660.03 & 4660.04
(SHEET 11 OF 14)**

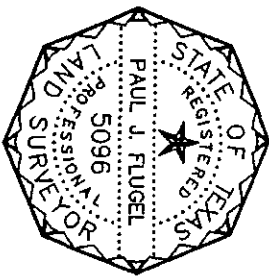
SHEET 12
SHEET 11

120' WIDE
LCRA TRANSMISSION SERVICES CORPORATION
ELECTRIC LINE EASEMENT & RIGHT OF WAY
DOCUMENT NO. 2010003912
O.P.R.I.C.T.

PROPOSED 100' WIDE
TEMPORARY
CONSTRUCTION
EASEMENT

PERMANENT WASTEWATER EASEMENT (7.482 AC) 325,915 SQ. FT.
PROPOSED 50' WIDE C.O.A. PARCELS 4660.02, 4660.03 & 4660.04
S50°07'30"E 1627.13'

S42°46'20"E 533.14'
N42°46'20"W 529.98'



ROY A. BUTLER
((TRACT ONE, 191.14-ACRES))
VOL. 4534, PG. 165 D.R.I.C.T.

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MATCHLINE

SHEET 11
SHEET 10

SKETCH TO ACCOMPANY LEGAL DESCRIPTION PARCEL NOS. 4660.02, 4660.03 & 4660.04 (SHEET 12 OF 14)

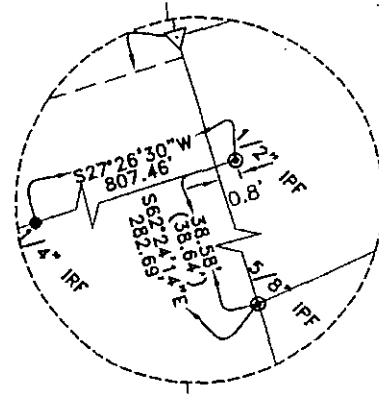
ROY A. BUTLER
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VOL. 4534, PG. 165 D.R.T.C.T.

THE BUTLER FAMILY
PARTNERSHIP, LTD., a Texas
limited partnership
VOL. 12271, PG. 872
R.P.R.T.C.T.

SCALE 1"=100'



DETAIL



LCRA TRANSMISSION SERVICES CORPORATION
120' WIDE ELECTRIC LINE EASEMENT & RIGHT OF
WAY
DOCUMENT NO. 2010003912
O.P.R.T.C.T.

PROPOSED 50' WIDE C.O.A.
PERMANENT WASTEWATER EASEMENT PARCELS 4660.02, 4660.03 & 4660.04
(7,482-AC) 325,915 SQ. FT.
N42°38'16"W 306.80'
N50°07'30"W 1627.19'

PROPOSED 100' WIDE
TEMPORARY
CONSTRUCTION
EASEMENT

SEE DETAIL

WINDSOR PARK, L.P., A TEXAS
LIMITED PARTNERSHIP
DOC. NO. 2007137671 O.P.R.T.C.T.
TRACT # 023450-02, 03, & 04
(23,408-ACRES)

ROY A. BUTLER
((TRACT ONE, 191.14-ACRES))
VOL. 4534, PG. 165 D.R.T.C.T.
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STATE HIGHWAY 130
(R.O.W. VARIES)
5/8" IRF
N62°24'14"W 850.04'
N60°25'00"W 282.69'
N62°24'14"W 282.69'
244.11'
849.26'
S27°57'12"W
S27°26'30"W 807.46'
S27°31'12"W 808.18'
1/2" IRF
38.58'
38.58'
5/8" IRF

NEW R.O.W. LINE
5/8" IRF
CARTER & BURGESS
EAST PARKER LANE/
FM BOYCE LANE)
(R.O.W. VARIES)

GRANT
LINE (APPROXIMATE)

MATCHLINE

SHEET 11

**SKETCH TO
ACCOMPANY
LEGAL DESCRIPTION
PARCEL NOS. 4660.02, 4660.03 & 4660.04
(SHEET 13 OF 14)**

Restrictive Covenant and Easement Notes per Independence Title Company G.F. No. 1006066-COM dated April 21, 2010:

- 10a. A blanket Lone Star Gas Company Pipe Line easement as recorded in Volume 2932, Page 514 of the Deed Records of Travis County, Texas, DOES APPLY to the subject easement.
- 10b. A Lone Star Gas Company Pipe Line easement as recorded in Volume 2932, Page 581 of the Deed Records of Travis County, Texas, DOES APPLY to the subject easement.
- 10c. A City of Austin Water Main easement as recorded in Volume 300B, Page 1504 of the Deed Records of Travis County, Texas, DOES NOT APPLY to the subject easement.
- 10d. A blanket Lone Star Gas Company easement right of way to construct & maintain Pipe Line as recorded in Volume 3122, Page 2233 of the Deed Records of Travis County, Texas, DOES APPLY to the subject easement but can not be plotted from information currently available.
- 10e. A City of Austin Water Main easement to construct and perpetually maintain a water main as recorded in Volume 3176, Page 1052 of the Deed Records of Travis County, Texas, DOES NOT APPLY to the subject easement.
- 10f. A blanket Lone Star Gas Company Pipe Line easement as recorded in Volume 3627, Page 944, as corrected in Volume 3790, Page 1620 of the Deed Records of Travis County, Texas, DOES APPLY to the subject easement but is unable to be plotted from information currently available.
- 10g. A Koch Refining Company Pipe Line easement as recorded in Volume 11053, Page 1025 of the Real Property Records of Travis County, Texas, DOES NOT APPLY to the subject easement.
- 10h. A Koch Refining Company Pipe Line easement as recorded in Volume 11053, Page 1039 of the Real Property Records of Travis County, Texas, DOES APPLY to the subject easement.
- 10i. A State of Texas Channel or Drainage easement as recorded in Document No. 2000154985 of the Official Public Records of Travis County, Texas, DOES NOT APPLY to the subject easement.
- 10j. An unrecorded Lone Star Gas Company easement as referenced in Volume 4282, Page 1082 of the Deed Records of Travis County, Texas, MAY APPLY to the subject easement.
- 10k. A City of Austin Wastewater Line easement as recorded in Document No. 2007171519 of the Official Public Records of Travis County, Texas, DOES NOT APPLY to the subject easement.
- 10l. Terms, Conditions, and Stipulations in Memorandum of Real Estate Contract as recorded in Document No. 2008003599 of the Official Public Records of Travis County, Texas, DOES APPLY to the subject easement.
- 10m. A City of Austin Wastewater Line easement as recorded in Document No. 2008054223 of the Official Public Records of Travis County, Texas, DOES NOT APPLY to the subject easement.
- 10n. An LCRA Transmission Services Corporation Electric Line easement as recorded in Document No. 2009210685, rerecorded in Document No. 2010003912 of the Official Public Records of Travis County, Texas, DOES APPLY to the subject easement.



C.I.P. NO. 4769.018


Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

Client: PBS&J
Date: June 14, 2010
Office: MB, JT
Crew: S.Dunn, T.Smith
F.B.: 1224/77
Disk: T:\PBSJ\Harris Branch W&WW Ln\Landmark Drawings\EASEMENTS\Harris-Branch EASEMENTS base-B.dwg
Cogo: F:\S.Dunn\4-8-10
Job No.: 372-31-04

**SKETCH TO
ACCOMPANY
LEGAL DESCRIPTION
PARCEL NOS. 4660.02, 4660.03 & 4660.04
(SHEET 14 OF 14)**

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- IRON ROD FOUND (SIZE NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT
(NOT ESTABLISHED ON GROUND)
- DOC. DOCUMENT
- VOL. VOLUME
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C.T. PLAT RECORDS
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
- BREAK ON LINE (NOT TO SCALE)
- () RECORD INFORMATION PER VOL. 4282, PG. 1082
- (()) RECORD INFORMATION PER VOL. 4534, PG. 165
- [] RECORD INFORMATION PER TXDOT U.S. 290
R.O.W. PLAN CONTROL 0114; SECTION 2; JOB 085
- R.O.W. RIGHT OF WAY

NOTE:
R.O.W. PLANS FOR F.M. 734 (SHEET 9)
71+884.088 (A)
71+883.987 (B)
"A" = ALIGNMENT PER PROPOSED CL &
"B" = ALIGNMENT PER THE SURVEY BASELINE

BEARING BASIS

TEXAS CENTRAL ZONE (4203),
NAD'83 TEXAS STATE PLANE COORDINATE SYSTEM (GRID)
COMBINED SCALE FACTOR = 0.9999216

HORIZONTAL COORDINATES FOR C.O.A.
MONUMENT NO. P-27-3001 (4" BRASS DISK FOUND),
MONUMENT NO. M-26-3001 (4" BRASS DISK FOUND),
MONUMENT NO. M-26-3002 (4" BRASS DISK FOUND),
WERE USED AS THE CONTROLLING MONUMENTS FOR THIS SURVEY.

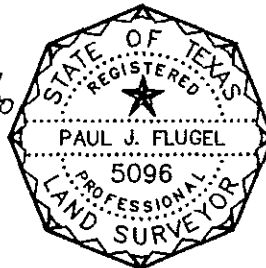
IMPROVEMENT AND UTILITIES NOTE:

VISIBLE IMPROVEMENTS AND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

Paul J. Flugel REVISED 7/22/10
PAUL J. FLUGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096
DATE: APRIL 15, 2010

THIS SKETCH IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE OF THE ABOVE SURVEYOR.



C.I.P. NO. 4769.018

Landmark
SURVEYING, LP

Client: PBS&J
Date: June 14, 2010
Office: MB, JT
Crew: S.Dunn, T.Smith
F.B.: 1224/77
Disk: T:\PBS\J\Harris Branch W&WW Ln\Landmark Drawings\EASEMENTS\Harris-Branch EASEMENTS base-B.dwg
Cogo: F:\S.Dunn\4-B-10
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