

**RESOLUTION NO. 20120614-027**

**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 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 uses 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: Capital/Highway 35, Ltd.

Project: Miscellaneous Water Rehabilitation 2009-10 Phase II Project

Public Use: The permanent water line easement described in the attached Exhibit "A" is necessary for the purpose of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating water lines, together with all facilities, connectors and appurtenances; and

A temporary working space easement described in the attached Exhibit "B" is necessary to permit the City, its agents, employees, and contractors to enter upon said real property for the construction of the above referenced permanent water line and appurtenances.

Location: 5407 North Interstate Highway 35  
Austin, Travis County, Texas 78723

The general route covered by this project will include the following areas: Sweet Briar Avenue from Berkman Drive to Dunbury Drive; Dunbury Drive from Sweet Briar Avenue to Briarcliff Boulevard; Dunbury Drive from Briarcliff Boulevard to Chatham Avenue; Chatham Avenue from Dunbury Drive to Berkman Drive; Capital Plaza Rear Parking Lot at Cameron Road from Larkwood Drive to Corona Drive; Northridge Drive from Berkman Drive to Delwood Drive; Westminster Drive from Northridge Drive to Rogge Lane; Loyola Lane from Creighton Lane to Drexel Drive; Arnold Drive from Northeast Drive to Carol Ann Drive; Glencrest Drive from Belfast Drive to Berkman Drive; Glencrest Drive from Cameron Road to Belfast Drive; and Brookside Drive from Wheless Lane to Glencrest Drive.

Property:

Described in the attached and incorporated Exhibits  
A and B.

**ADOPTED:** June 14, 2012

**ATTEST:**

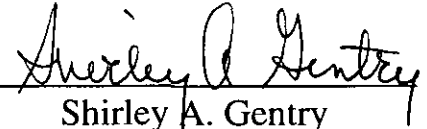
  
Shirley A. Gentry  
City Clerk

Exhibit " A "

Capital/Highway 35, Ltd.  
to  
The City of Austin  
(Waterline Easement)

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR TEN (10) TRACTS OF LAND CONTAINING 0.127 ACRES (5,550 SQUARE FEET) OF LAND SITUATED IN THE JAMES P. WALLACE ABSTRACT NO. 57 IN TRAVIS COUNTY, TEXAS AND BEING OUT OF LOT A, CAPITAL PLAZA SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO CAPITAL/HIGHWAY 35, LTD. BY DEED AS PARTNERSHIP CONTRIBUTION OF RECORD IN VOLUME 12801, PAGE 1892 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.127 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**TRACT 1:  
0.016 ACRE (709 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

**THENCE**, crossing into the interior of said Lot A, North 39°48'46" East, a distance of 604.62 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,471.54, E=3,125,768.21;**

**THENCE**, continuing across said Lot A and departing the northwest line of said 10'

water line easement, the following five (5) courses:

1. **North 45°02'27" West**, a distance of **14.53** feet to a calculated point for angle point;
2. **North 62°23'27" West**, a distance of **54.85** feet to a calculated point for the westernmost corner of the herein described tract;
3. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
4. **South 62°23'27" East**, a distance of **56.37** feet to a calculated point for angle point;
5. **South 45°02'27" East**, a distance of **16.05** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 44°57'33" West**, with the northwest line of the said 10' water line easement, a distance of **10.00** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.016** acre (709 Square Feet) of land, more or less.

**TRACT 2:**  
**0.018 ACRE (791 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 40°03'54" East, a distance of 635.72 feet to a calculated point on a northwest line of a 10' water line easement

dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,493.63, E=3,125,790.27**;

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'25" West**, a distance of **78.02** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'35" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'25" East**, a distance of **79.45** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, with the northwest line of said 10' water line easement, the following two (2) courses:

1. **South 27°36'33" West**, a distance of **5.44** feet to a calculated point for angle point;
2. **South 44°57'33" West**, a distance of **4.78** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.018** acre (791 Square Feet) of land, more or less.

**TRACT 3:  
0.010 ACRE (445 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: **N=10,087,007.10, E=3,125,381.08**, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears **N 46°44'09"E**, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in

Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 39°08'27" East, a distance of 693.02 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,544.61, E=3,125,818.54;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **44.45** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°33'03" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **44.46** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.010** acres (445 square feet) of land, more or less.

**TRACT 4:**  
**0.005 ACRE (200 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a ½" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and

continuing for a total distance of 1387.71 feet;

THENCE, crossing said Lot A, North 37°40'45" East, a distance of 792.35 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,634.20, E=3,125,865.40;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°26'57" West**, a distance of **20.00** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°33'03" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°26'57" East**, a distance of **20.00** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.005** acre (200 Square Feet) of land more or less.

**TRACT 5:  
0.010 ACRE (454 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a ½" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;



THENCE, crossing into the interior of said Lot A, North 36°51'06" East, a distance of 862.59 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,697.34, E=3,125,898.42;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **45.40** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **45.40** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33' West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.010** acre (454 Square Feet) of land, more or less.

**TRACT 6:  
0.018 ACRE (798 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 36°37'06" East, a distance of 884.74 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,717.22, E=3,125,908.81**;

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **45.25** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **17.63** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **45.25** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33' West**, with the northwest line of said 10' water line easement, a distance of **17.63** feet to the **POINT OF BEGINNING** and containing **0.018** acre (798 Square Feet) of land, more or less.

**TRACT 7:**  
**0.024 ACRE (1,034 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a ½" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 36°12'55" East, a distance of

925.84 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,754.07, E=3,125,928.09**;

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **45.39** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **22.78** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **45.39** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33' West**, with the northwest line of said 10' water line easement, a distance of **22.78** feet to the **POINT OF BEGINNING** and containing **0.024** acre (1,034 Square Feet) of land, more or less.

**TRACT 8:**  
**0.021 ACRE (902 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 35°34'41" East, a distance of 999.32 feet to a calculated point on a northwest line of a 10' water line easement

dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,819.87, E=3,125,962.50**;

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **46.19** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **19.53** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **46.19** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **19.53** feet to the **POINT OF BEGINNING** and containing **0.021** acre (902 Square Feet) of land, more or less.

**TRACT 9:  
0.002 ACRE (102 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: **N=10,087,007.10, E=3,125,381.08**, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears **N 46°44'09"E**, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing said Lot A, **North 35°10'13" East**, a distance of 1052.89 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat

of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,867.79, E=3,125,987.56;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

4. **North 62°23'27" West**, a distance of **10.22** feet to a calculated point for the westernmost corner of the herein described tract;
5. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
6. **South 62°23'27" East**, a distance of **10.22** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33' West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.002** acre (102 Square Feet) of land, more or less.

**TRACT 10:  
0.003 ACRE (115 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a ½" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 33°48'49" East, a distance of 1281.92 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and

southernmost corner of the herein described tract having grid coordinate values of **N=10,088,072.19, E=3,126,094.46;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

7. **North 62°23'27" West**, a distance of **11.51** feet to a calculated point for the westernmost corner of the herein described tract;
8. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
9. **South 62°23'27" East**, a distance of **11.51** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33' West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.003** acre (115 Square Feet) of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in April, 2010." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, established from GPS observations. Controlling monuments for this project are a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,088,026.18, E=3,126,148.62 and a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,087,542.70, E=3,125,842.20. The distances shown are surface distances. The combined scale factor is 1.000073708.



*Clark O. Daniel* 04.06.2011  
Clark O. Daniel, R.P.L.S. No. 5861  
Engineering Services Division  
Department of Public Works  
City of Austin

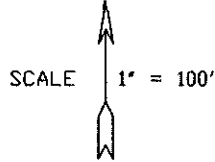
FIELD NOTES REVIEWED  
By *John H. Moore* Date *4-8-2011*  
Engineering Support Section  
Department of Public Works  
and Transportation

REFERENCES  
TCAD Parcel No. 02-2414-02-18  
Austin Grid L-26

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-7793 – Fax (512) 974-7179

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## WATER LINE EASEMENT OVERALL EXHIBIT (SEE DETAIL SHEETS)



### CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

TRACT 10  
0.003 ACRE  
(115 SF)

PART OF LOTS 47 & 48

DUVAL HEIGHTS  
BK. 2, PG. 189

5700 CAMERON ROAD, L.P.  
DOC. NO. 2002119575

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

### CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

TRACT 9  
0.002 ACRE  
(102 SF)

TRACT 8  
0.021 ACRE  
(902 SF)

TRACT 7  
0.024 ACRE  
(1,034 SF)

TRACT 6  
0.018 ACRE  
(798 SF)

TRACT 5  
0.010 ACRE  
(454 SF)

TRACT 4  
0.005 ACRE  
(200 SF)

TRACT 3  
0.010 ACRE  
(445 SF)

TRACT 2  
0.018 ACRE  
(791 SF)

TRACT 1  
0.016 ACRE  
(709 SF)

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

CAMERON ROAD  
(R.O.W. VARIES)

RIDGEMONT

CLOVERLEAF

### LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



10' WATER LINE EASEMENT  
BOOK 19, PG. 1

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**  
CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

WATER LINE EASEMENT  
TRACT 1  
0.016 ACRE  
(709 SF)

P.O.B.  
N=10,087,471.54  
E=3,125,768.21  
GRID

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**  
CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 45°02'27"W	14.53'
L2	N 62°23'27"W	54.85'
L3	N 27°36'33"E	10.00'
L4	S 62°23'27"E	56.37'
L5	S 45°02'27"E	16.05'
L6	N 44°57'33"E	10.00'

899.86'  
N 45°44'09" E 1387.71"  
(N 49°13' E)  
**CAMERON ROAD**  
(R.O.W. VARIES)

N 39°48'46"E 804.62'  
(REFERENCE TIE)

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

Page 2 of 11  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179





# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

WATER LINE EASEMENT  
TRACT 2  
0.018 ACRE  
(791 SF)

P.O.B.  
N=10,087,493.63  
E=3,125,790.27  
GRID

## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
DOC. 200400127

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'25"W	78.02'
L2	N 27°36'35"E	10.00'
L3	S 62°23'25"E	79.45'
L4	S 27°36'33"W	5.44'
L5	S 44°57'33"W	4.78'

CAMERON ROAD  
(R.O.W. VARIES)

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

Page 3 of 11  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS  
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PHONE (512) 974-7793  
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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



10' WATER LINE EASEMENT  
BOOK 19, PG. 1

WATER LINE EASEMENT  
TRACT 3  
0.010 ACRE  
(445 SF)

P.O.B.  
N=10,087,544.61  
E=3,125,818.54  
GRID

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	44.45'
L2	N 27°33'03"E	10.00'
L3	S 62°23'27"E	44.46'
L4	S 27°36'33"W	10.00'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 780  
PHONE (512) 974-7793  
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Page 4 of 11  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



WATER LINE EASEMENT  
TRACT 4  
0.005 ACRE  
(200 SF)

P.O.B.  
N=10,087,634.20  
E=3,125,865.40  
GRID

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**  
CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

N 37°40'45"E 792.35'  
(REFERENCE TIE)

899.86'  
CAMERON ROAD  
(R.O.W. VARIES)

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°26'57"W	20.00'
L2	N 27°33'03"E	10.00'
L3	S 62°26'57"E	20.00'
L4	S 27°36'33"W	10.00'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

Page 5 of 11  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'

10' WATER LINE EASEMENT  
BOOK 19, PG. 1

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

WATER LINE EASEMENT  
TRACT 5  
0.010 ACRE  
(454 SF)

P.O.B.  
N=10,087,697.34  
E=3,125,898.42  
GRID

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	45.40'
L2	N 27°36'33"E	10.00'
L3	S 62°23'27"E	45.40'
L4	S 27°36'33"W	10.00'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.


DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 780  
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Page 6 of 11  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'



## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

WATER LINE EASEMENT  
TRACT 6  
0.018 ACRE  
(798 SF)

P.O.B.  
N=10,087,717.22  
E=3,125,908.81  
GRID

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

N 36°37'06"E 884.74'  
(REFERENCE TIE)

899.86'

N 46°44'09"E 1387.71'  
(N 49°13' E)

CAMERON ROAD  
(R.O.W. VARIES)

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

Page 7 of 11  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	45.25'
L2	N 27°36'33"E	17.63'
L3	S 62°23'27"E	45.25'
L4	S 27°36'33"W	17.63'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION

505 BARTON SPRINGS ROAD, SUITE 760

PHONE (512) 974-7793

FAX (512) 974-7179



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'

WATER LINE EASEMENT  
TRACT 8  
0.021 ACRE  
(902 SF)

P.O.B.  
N=10,087,819.87  
E=3,125,962.50  
GRID

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

N 35°34'41"E 999.32'  
(REFERENCE TIE)

899.86'

N 46°44'09"E 1387.71'  
(N 46°13' E)  
**CAMERON ROAD  
(R.O.W. VARIES)**

5/8  
P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

Page 9 of 11  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	46.19'
L2	N 27°36'33"E	19.53'
L3	S 62°23'27"E	46.19'
L4	S 27°36'33"W	19.53'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC. (UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION (PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

**WATER LINE EASEMENT  
TRACT 9  
0.002 ACRE  
(102 SF)**

P.O.B.  
N=10,087,867.79  
E=3,125,987.56  
GRID

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	10.22'
L2	N 27°36'33"E	10.00'
L3	S 62°23'27"E	10.22'
L4	S 27°36'33"W	10.00'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION

505 BARTON SPRINGS ROAD, SUITE 760

PHONE (512) 974-7793

FAX (512) 974-7179



5/8  
P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

Page 10 of 11  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

**CAMERON ROAD  
(R.O.W. VARIES)**

N 35°10'13"E 1052.89'  
(REFERENCE TIE)

899.86'

N 46°44'09"E 1387.71'  
(N 49°13' E)

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WATER LINE  
EASEMENT  
TRACT 10  
0.003 ACRE  
(115 SF)

DUVAL HEIGHTS  
BK. 2, PG. 189

5700 CAMERON ROAD, L.P.  
DOC. NO 2002119575

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

P.O.B.  
N=10,088,072.19  
E=3,126,094.46  
GRID

600

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

N 33°48'49"E 1281.92'  
(REFERENCE TIE)

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

SCALE 1" = 50'

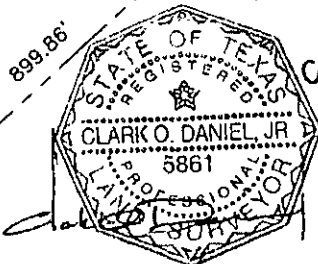
## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	11.51'
L2	N 27°36'33"E	10.00'
L3	S 62°23'27"E	11.51'
L4	N 27°36'33"W	10.00'

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD  
VOL. 12801 PG. 1892

5/8  
N 46°44'09"E 1387.71'  
(N 49°13' E)  
CAMERON ROAD  
(R.O.W. VARIES)



BEARING BASIS NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

5/8  
P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

CLARK O. DANIEL, R.P.L.S. NO. 5861  
DRAWN BY: CLARK O. DANIEL  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76  
Page 11 of 11

DATE

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179





Exhibit " B "

Capital/Highway 35, Ltd.  
to  
The City of Austin  
(Temporary Workspace Easement)

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR TWO TRACTS OF LAND CONTAINING 0.380 ACRE (16,546 SQUARE FEET) OF LAND SITUATED IN THE JAMES P. WALLACE ABSTRACT NO. 57 IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT A, CAPITAL PLAZA SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO CAPITAL/HIGHWAY 35, LTD. BY DEED AS PARTNERSHIP CONTRIBUTION OF RECORD IN VOLUME 12801, PAGE 1892 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.380 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**TRACT 1:  
0.359 ACRE (15,635 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain called 5.105 acre tract of land as conveyed to 5700 Cameron Road L.P. as described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

**THENCE**, North 46°44'09" East, with the northwesterly right-of-way line of said Cameron Road and the southeasterly line of said Lot 1, a distance of 407.18 feet to a calculated point in a northeasterly line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the POINT OF BEGINNING and the southernmost corner of the herein described tract having grid coordinate values of **N=10,087,286.17, E=3,125,677.59;**

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-7793 – Fax (512) 974-7179

THENCE, crossing said Lot A with a northerly and easterly line of said 10' water line easement, the following three (3) courses:

1. **North 46°01'27" West**, a distance of **56.87** feet to a calculated point for angle point and the westernmost corner of the herein described tract;
2. **North 44°57'33" East**, a distance of **233.70** feet to a calculated point for angle point;
3. **North 27°36'33" East**, a distance of **864.80** feet to a calculated point in a north line of Lot A and the south line of Lot B, of said Capital Plaza Subdivision for the northernmost corner of the herein described tract;

THENCE, **South 62°38'23" East**, with a north line of Lot A and south line of Lot B, a distance of **15.00** feet to a calculated point for the easternmost corner of the herein described tract, from which a PK nail found for a northeast corner of Lot A and southernmost corner of Lot B bears **South 62°38'23" East**, a distance of **31.53** feet;

THENCE, crossing Lot A, the following nine (9) courses:

1. **South 27°36'33" West**, a distance of **210.16** feet to a calculated point for an angle point of the herein described tract;
2. **North 62°12'01" West**, a distance of **2.75** feet to a calculated point for an angle point of the herein described tract;
3. **South 27°36'33" West**, a distance of **324.04** feet to a calculated point for an angle point of the herein described tract, from which a cross cut in concrete found for the northernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas bears **South 27°28'11" West**, a distance of **3.64** feet;
4. **North 62°23'27" West**, a distance of **3.15** feet to a calculated point for an angle point of the herein described tract;
5. **South 27°36'33" West**, a distance of **104.69** feet to a calculated point for an angle point of the herein described tract;
6. **South 62°22'12" East**, a distance of **5.90** feet to a calculated point for an angle point of the herein described tract;
7. **South 27°36'33" West**, a distance of **228.42** feet to a calculated point for an

angle point of the herein described tract;

8. **South 44°57'33" West**, a distance of **220.73** feet to a calculated point for an angle point of the herein described tract;
9. **South 46°01'27" East**, a distance of **42.33** feet to a calculated point in the northwesterly right-of-way line of Cameron Road and southeasterly line of Lot A, for the southernmost easterly corner of the herein described tract;

THENCE, **South 46°44'09" West**, with the northwesterly right-of-way line of Cameron Road and southeasterly line of Lot A, a distance of **15.02** feet to the **POINT OF BEGINNING** and containing **0.360** acre (15,635 Square Feet) of land, more or less.

**TRACT 2:  
0.021 ACRE (911 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a ½" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain called 5.105 acre tract of land conveyed to Cameron Road L.P. as described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71' feet;

THENCE, **North 46°44'09" East**, with the northwesterly right-of-way line of said Cameron Road and the southeasterly line of said Lot 1, a distance of 397.17 feet to a calculated point in a south line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision;

THENCE, crossing into the interior of said Lot A, with a south line of said 10' water line easement, **North 46°01'27" West**, a distance of 41.56 feet to a calculated point for the **POINT OF BEGINNING** and an easternmost corner of the herein described tract having coordinate values of **N=10,087,308.16, E=3,125,640.39**;

THENCE, continuing across said Lot A, the following three (3) courses:

1. **South 44°57'33" West**, a distance of **10.61** feet to a calculated point for the southernmost corner of the herein described tract;
2. **North 61°25'27" West**, a distance of **61.61** feet to a calculated point for the westernmost corner of the herein described tract;
3. **North 28°34'33" East**, a distance of **15.00** feet to a calculated point in a south line of said 10' water line easement, for the northernmost corner of the herein described tract;

THENCE, continuing across said Lot A, with the south line of said 10' water line easement, the following three (3) courses:

1. **South 61°25'27" East**, a distance of **46.11** feet to a calculated point for angle point of the herein described tract;
2. **South 49°25'27" East**, a distance of **4.48** feet to a calculated point for angle point of the herein described tract;
3. **South 46°01'27" East**, a distance of **14.63** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.021** acre (911 Square Feet) of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in April, 2010." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, established from GPS observations. Controlling monuments for this project are a Mag Nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,088,026.18, E=3,126,148.62 and a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,087,542.70, E=3,125,842.20. The distances shown are surface distances. The combined scale factor is 1.000073708.



*Clark O. Daniel* 04.06.2011  
 Clark O. Daniel, R.P.L.S. No. 5861  
 Engineering Services Division  
 Department of Public Works  
 City of Austin

#### REFERENCES

John Moore, Surveyor  
 TCAD Parcel No. 02-2414-02-18  
 Austin Grid L-26  
 Date 4-8-2011  
 City of Austin, Public Works Department  
 Department of Public Works  
 City of Austin

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
 Austin Texas, 78704 – Ph (512) 974-7793 – Fax (512) 974-7179

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## TEMPORARY WORKSPACE EASEMENT OVERALL EXHIBIT (SEE DETAIL SHEETS)

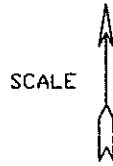
### LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

### BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

SCALE 1" = 100'



CAPITAL PLAZA SUBDIVISION  
LOT B  
BK. 19, PG. 1  
PETROS MINISTRIES INC.  
DOC. 2000195118

PART OF LOTS 47 & 48  
DUVAL HEIGHTS  
BK. 2, PG. 189  
5700 CAMERON ROAD, L.P.  
DOC. NO. 2002119575

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

CAMERON ROAD  
(80' R.O.W.)

TEMPORARY WORKSPACE  
EASEMENT  
TRACT 1  
0.358 ACRE  
(15,635 SF)

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

RESUBDIVISION OF A PORTION  
OF LOT 53, DUVAL HEIGHTS  
LOT 1  
BK. 8, PG. 144

TEMPORARY WORKSPACE  
EASEMENT  
TRACT 2  
0.021 ACRE  
(911 SF)

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

TEMPORARY WORKSPACE EASEMENT.DWG  
FB. 4007, 73-79, & FB. 4009, 69-70 & 76

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## TEMPORARY WORKSPACE EASEMENT

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 46°44'09"E	407.18'
L2	N 46°01'27"W	56.87'
L3	S 62°38'23"E	15.00'
L4	N 62°12'01"W	2.75'
L5	N 62°23'27"W	3.15'
L6	S 27°36'33"W	104.69'
L7	S 62°22'12"E	5.90'
L8	S 46°01'27"E	42.33'
L9	S 46°44'09"W	15.02'
L10	S 62°38'23"E	31.53'
L11	S 27°28'11"W	3.64'

LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 100'

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

**CAPITAL PLAZA SUBDIVISION  
LOT B  
BK. 19, PG. 1**  
PETROS MINISTRIES INC.  
DOC. 2000195118

**CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1**

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**  
CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

**10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1**

**TEMPORARY WORKSPACE  
EASEMENT  
TRACT 1  
0.359 ACRE  
(15,635 SF)**

RESUBDIVISION OF A PORTION  
OF LOT 53, DUVAL HEIGHTS  
LOT 1  
BK. 8, PG. 144

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

P.O.B.  
N=10,087,286.17  
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GRID

TEMPORARY WORKSPACE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION TEMPORARY WORKSPACE EASEMENT

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 46°01'27"W	41.56'
L2	S 44°57'33"W	10.61'
L3	N 61°25'27"W	61.61'
L4	N 28°34'33"E	15.00'
L5	S 61°25'27"E	46.11'
L6	S 49°25'27"E	4.48'
L7	S 46°01'27"E	14.63'

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

