



STATE OF TEXAS

(50-foot wide Temporary Construction Easement)  
Remainder of W.C. Alff called 25.00 acre Tract Two  
Parcel 4660.01  
CIP No. 4769.018

COUNTY OF TRAVIS

EXHIBIT “ C ”

### LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 0.300-ACRE (13,083 SQUARE FOOT) TRACT OF LAND IN THE JOSIAH WILLBARGER SURVEY NO. 42, ABSTRACT NO. 794 IN TRAVIS COUNTY, TEXAS, BEING OUT 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, SAID 0.300-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 5/8-inch iron pipe found on the northeast line of a called 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, said 5/8" iron pipe found being at the common corner of said W.C. Alff remainder of 25.00-acre Tract Two and a called 191.14-acre tract of land, described as Tract One, as conveyed to Roy A. Butler as recorded in Volume 4534, Page 165 of the Deed Records of Travis County, Texas, later conveyed to the Butler Family Partnership, Ltd. by a Special Warranty Deed as recorded in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas, from which a 5/8" iron rod found with cap stamped "Carter & Burgess" at the east corner of said Windsor Park 23.408-acre tract bears S62°20'50"E a distance of 462.12 feet; Thence with the southwest line of said W.C. Alff remainder of 25.00-acre Tract Two, N62°24'14"W, pass a 1/2" iron pipe found at 38.58 feet at an offset distance of 0.80 foot right at the common corner of said Windsor Park, L.P. 23.408-acre tract of land and a called 15.00-acre tract of land, described as remainder of Tract Two, conveyed to Roy A. Butler as recorded in Volume 4534, Page 165 of the Deed Records of Travis County, Texas, later conveyed to the Butler Family Partnership, Ltd. as recorded in Volume 12271, Page 872 of the Deed Records of Travis County, Texas, and continuing with the southwest line of said W.C. Alff remainder of 25.00-acre Tract Two, for a total distance of 282.70 feet to a calculated point on the east right-of-way line of State Highway 130, from which a 5/8" iron rod



found on the west right-of-way line of said State Highway 130 at Texas Department of Transportation (T.X.D.O.T.) station 1383+78.50, 311.55 feet right (according to Sheet 256 of the R.O.W. Plans for S.H. 130 dated 2/14/07), bears N62°24'14"W a distance of 566.56 feet; **Thence**, with said east right-of-way line of said State Highway 130, N27°56'37"E a distance of 327.88 feet to a calculated point at the north corner of a proposed 50-foot wide City of Austin wastewater easement, for the west corner and **POINT OF BEGINNING** of this easement, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet, Combined Scale Factor 0.9999216) values of N= 10,104,614.82, E= 3,162,464.73;

**THENCE**, continuing with the east right-of-way line of said State Highway 130, the following two (2) courses:

- 1) **N27°56'37"E** a distance of **44.80** feet to a calculated point at an angle point of this easement;
- 2) **N26°47'32"E** a distance of **212.82** feet to a calculated point for the north corner of this easement, from which a ½" iron rod found with a plastic cap stamped "Chap" found at T.X.D.O.T. station 1362+11.64, 231.00 feet right (per sheet 255 of the R.O.W. plans for SH130 dated 2/14/07) bears N 27°47'32"E a distance of 156.27 feet, and N26°18'30"E a distance of 1421.59 feet for the north corner of this easement;

**THENCE**, crossing the said W.C. Alff remainder of 25.00-acre Tract Two, the following four (4) courses:

- 1) **S62°57'19"E** a distance of **50.00** feet to a calculated point at an angle point for the east corner of this easement;
- 2) **S26°47'32"W** a distance of **213.10** feet to a calculated point at an angle point of this easement;
- 3) **S27°56'37"W** a distance of **52.60** feet to a calculated point on the north line of said proposed 50-foot wide City of Austin wastewater easement for the south corner of this easement; and
- 4) With said proposed 50-foot wide City of Austin wastewater easement **N53°44'54"W** a distance of **50.53** feet to the "**POINT OF BEGINNING**", and containing 0.300 (13,083 square feet) of an acre 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.'s 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, 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**



7-22-10

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 NO. R-30  
TCAD PARCEL ID NO.02-4250-0122

PBSJ/HarrisBranchW&WWLn/LandmarkDrawings/Easements/FieldNotes/Alff 50-footWide  
TempConstEsmt-East of SH130-Rev 1.doc

FIELD NOTES REVIEWED

By:  Date 7/26/10

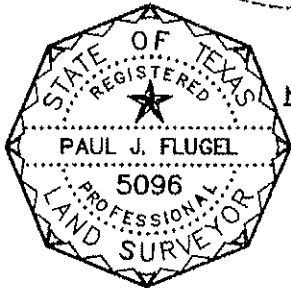
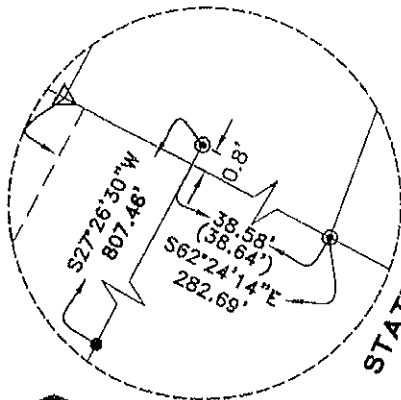
Engineering Support Section  
Department of Public Works  
and Transportation

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.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(SHEET 4 OF 5)

DETAIL



**POINT OF  
BEGINNING**

N 10.104.614.82  
E 3,162,464.73  
(GRID)

**STATE HIGHWAY 130**  
(R.O.W. VARIES)

(N28°45'25"E 369.14')  
(N26°47'32"E 212.82')  
**PROPOSED 50' WIDE TEMPORARY  
CONSTRUCTION EASEMENT**  
(0.300-AC) 13.083 SQ. FT.  
(S26°47'32"W 213.10')

W.C. ALFF AND  
WIFE, EUNICE O. ALFF  
REMAINDER OF  
TRACT TWO,  
[25.00-ACRES]  
VOL. 5389, PG. 1806  
D.R.T.C.T.  
TCAD #0242500122

1/2" WITH CAP "CHAP"  
STA. 1362+11.64  
231.00' RT  
J.D. WEAVER FAMILY LIMITED  
PARTNERSHIP II TRACT THREE  
(59.67-ACRES)  
VOL. 12651,  
PAGE 477  
R.P.R.T.C.T.



SCALE 1"=100'

APPROXIMATE CL OF  
GILLELAND CREEK

ROY A. BUTLER  
((TRACT ONE,  
191.14-ACRES))  
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.

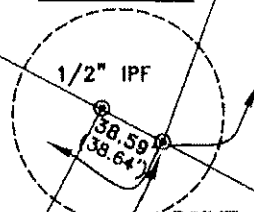
## LINE TABLE

L1	N27°56'37"E	44.80'
L2	S62°57'19"E	50.00'
L3	S27°56'37"W	52.60'
L4	N53°44'54"W	50.53'
L5	N27°18'30"E	1421.59'
	(N27°17'48"E 1421.79')	

S19°50'18"W 618.88'  
[S21°49'00"W 618.92']  
(N21°49'E 618.92')

**PROPOSED 100' WIDE  
TEMPORARY  
CONSTRUCTION  
EASEMENT**

SEE DETAIL



**POINT OF  
REFERENCE**  
5/8" IRON PIPE  
FOUND

5/8" IRF  
R.O.W.  
566.56'

(N27°57'12"E 805.85')  
(N27°56'37"E 805.97')

THE BUTLER FAMILY  
PARTNERSHIP, LTD.,  
A TEXAS LIMITED  
PARTNERSHIP

(REMAINDER OF TRACT  
FOUR, 206.14-ACRES)  
VOL. 12271, PG. 872  
R.P.R.T.C.T.

(REMAINDER OF TRACT  
TWO, 15.00-ACRES)  
VOL. 4534, PG. 165  
D.R.T.C.T.

C.I.P. NO. 4769.018

S27°26'30"W 807.46'  
(S27°31'21"W 807.61')

WINDSOR PARK, L.P., A TEXAS  
LIMITED PARTNERSHIP  
DOC. NO. 2007137671 O.P.R.T.C.T.  
TCAD # 023450-02, 03, & 04  
23.408 ACRES


(S62°25'57"E 462.64')  
(S62°20'50"E 462.12')  
(S62°14'58"E 462.28')

5/8" IRF  
CARTER & BURGESS

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(SHEET 5 OF 5)

## LEGEND

- ◎ IRON PIPE FOUND  
(SIZE NOTED)
- IRON ROD 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 TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MAP
- (( )) RECORD INFORMATION PER VOL. 4534, PG. 165
- [ ] RECORD INFORMATION PER VOL. 5389, PG. 1806
- R.O.W. RIGHT OF WAY

### HORIZONTAL & VERTICAL DATUM

TEXAS CENTRAL ZONE (4203),  
NAD'83 TEXAS STATE PLANE COORDINATE SYSTEM (GRID)  
COMBINED SCALE FACTOR = 0.9999216  
NAVD'88 VERTICAL DATUM

### 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.

Restrictive Covenant and Easement Notes per Independence Title Company G.F. No. 1006064-COM dated April 14, 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, MAY APPLY to the subject easement.
- 10b. A City of Austin Wastewater Line easement as recorded in Volume 10768, Page 2101 of the Real Property Records of Travis County, Texas, DOES NOT APPLY to the subject easement.
- 10c. Terms, Conditions, and Stipulations in the Agreement Control of Access Clause as recorded in Document No. 2004048996 of the Official Public Records of Travis County, Texas, DOES APPLY to the subject easement.

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.

Client: PBS&J  
Date: June 19, 2010, Revised: June 24, 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

C.I.P. NO. 4769.018

**Landmark**  
SURVEYING, LP  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78746  
PH: (512)328-7111 FAX: (512)328-7413