

ORDINANCE NO. 20130228-066

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4504 NORTH F.M. 620 FROM DEVELOPMENT RESERVE (DR) DISTRICT TO PUBLIC (P) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to public (P) district on the property described in Zoning Case No. C14-2012-0144, on file at the Planning and Development Review Department, as follows:

A 5.66 acre tract of land, more or less, the tract of land being more particularly described by metes and bounds in Exhibits "A-D" incorporated into this ordinance (the "Property"),

locally known as 4504 F.M. 620 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "E".

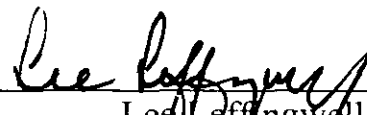
PART 2. This ordinance takes effect on March 11, 2013.

PASSED AND APPROVED

February 28

, 2013

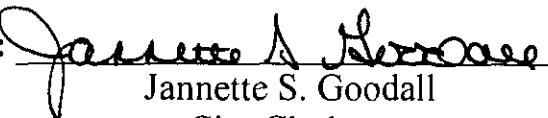
§
§
§


Lee Leffingwell
Mayor

APPROVED:


Karen M. Kennard
City Attorney

ATTEST:


Jannette S. Goodall
City Clerk

DESCRIPTION OF A 2013 SQUARE FOOT TRACT PREPARED BY DELTA SURVEY GROUP INC., IN JULY 2012, LOCATED IN THE DALLAS & WICHITA R.R. CO. SURVEY NO. 69, ABSTRACT 250, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A 79.87 ACRE TRACT CONVEYED TO THE LOWER COLORADO RIVER AUTHORITY AND DESCRIBED IN VOLUME 554, PAGE 539, OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS. SAID 2013 SQUARE FOOT TRACT AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum "LCRA" cap found (Grid Coordinates: N = 10113158.290 US Ft, E = 3064619.400 US Ft.) in the north right-of-way (ROW) line of R.R. 620 (ROW varies), same being the south line of said remainder tract, also being the southeast corner of a 0.60 acre lease tract described as Tract 2 in Document Number 2009189853 of the Official Public Records, Travis County, Texas, for the **POINT OF BEGINNING**, from which a TxDOT ROW monument found in the north ROW line of said R.R. 620 bears N 84°46'04" W a distance of 197.33 feet;

THENCE leaving said north ROW and crossing said remainder tract with the east line of said easement Tract 2, N 11°48'41" E a distance of 100.66 feet to a calculated point for the southwest corner of a 4.00 acre easement tract described as Tract 1 in said Document Number 2009189853, O.P.R.T.C.TX., from which an iron rod with aluminum "LCRA" cap found bears N 11°26'50" E a distance of 102.02 feet;

THENCE leaving the east line of said easement Tract 2 and continuing to cross said remainder tract with the south line of said easement Tract 1 S 84°46'04" E a distance of 20.13 feet to a calculated point;

2013 SQ.FT.
EASEMENT

Page 2 of 3
Exhibit "A"

THENCE leaving the south line of said easement Tract 1 and continuing to cross said remainder tract S 11°48'41" W a distance of 100.66 feet to a calculated point in the north ROW line of said R.R. 620, same being the south line of said remainder tract, from which a concrete "TxDOT" monument found on said north ROW line bears S 84°46'04" E a distance of 27.86 feet;

THENCE with said north ROW line and said south remainder line N 84°46'04" W a distance of 20.13 feet to the **POINT OF BEGINNING** and containing 2013 square feet of land, more or less.

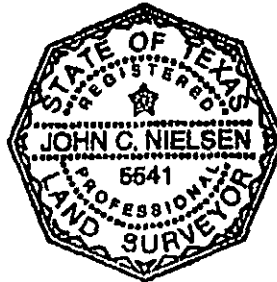
BEARING BASIS: Texas State Plane Coordinate System, Central Zone , NAD83/HARN.

I, John C. Nielsen hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during July 2012, and is true and correct to the best of my knowledge and belief.

Date: 7-04-12



John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745

LCRA _____

DALLAS & WICHITA R.R. CO.
SURVEY NO. 69, ABSTRACT 250
TRAVIS COUNTY, TEXAS
JULY 2012



GRAPHIC SCALE

1" = 60'

UT LEASE TRACT
49.5 ACRES
OCT. 23, 1978
(L.C.R.A. CENTRAL RECORDS
CONTRACT C00008395)

(REMAINDER) 79.87 ACRES
LOWER COLORADO RIVER AUTHORITY
VOLUME 554, PAGE 539, D.R.T.C.TX.

EASEMENT TRACT 1: 4.00 ACRES
W.C.I.D. NO. 17
DOC. NO. 2009189853
O.P.R.T.C.TX.

EASEMENT TRACT 2:
0.60 ACRES
W.C.I.D. NO. 17
DOC. NO. 2009189853
O.P.R.T.C.TX.

(EAST END
MANSFIELD DAM)

(REMAINDER) 79.87 ACRES
LOWER COLORADO RIVER AUTHORITY
VOLUME 554, PAGE 539, D.R.T.C.TX.

N84°46'04"W 197.33'

P.O.B.
NAD 83/HARN
TEXAS CENTRAL ZONE
(GRID)
N:10113158.290
E:3064619.400

N11°48'41"E 100.66'
2013 SQ. FT.

N11°26'50"E 102.07'

S84°46'04"E
20.13'

S11°48'41"W 100.66'

S84°46'04"E
27.86'

N84°46'04"W
20.13'

R.M. 620
(R.O.W. VARIES)

LEGEND:

- IRON ROD WITH ALUMINUM "LCRA" CAP FOUND
- CONCRETE MONUMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- W.C.I.D. TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT

LCRA ACAD FILE:

COMBINED SCALE FACTOR: 0.99990555

NOTE: ALL DISTANCES SHOWN ARE SURFACE VALUES
TO COMPUTE GRID DISTANCE MULTIPLY BY CSF OF 0.99990555
BEARING BASIS: LAMBERT GRID, TEXAS CENTRAL ZONE, NAD
83/HARN

* SKETCH TO ACCOMPANY FIELD NOTES *

NOTE: ALL POINTS ARE CALCULATED POINTS UNLESS OTHERWISE NOTED.

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
WWW.DELTASURVEYGROUP.COM

QUAD MANSFIELD

PROJECT WCID 17

DWG. 2013 SQ FT

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FIELD NOTE DESCRIPTION OF A 4.00 ACRE TRACT (TRACT 1) AND A 0.60 ACRE TRACT (TRACT 2), BOTH SITUATED IN THE DALLAS & WICHITA R.R. Co. SURVEY No. 69, ABSTRACT 250 AND BEING A PORTION OF THE REMAINDER OF A 79.87 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM THOMAS B. HUGHES AND JULIA C. HUGHES TO LOWER COLORADO RIVER AUTHORITY, DATED JANUARY 26, 1937, RECORDED IN VOLUME 554, PAGE 539 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THE PERIMETERS OF SAID 4.00 ACRE AND SAID 0.60 ACRE TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1: 4.00 ACRES

BEGINNING at a 1/2 inch iron rod found (Grid Coordinates: N(Y)=10113356.30 USft, E(X)=3064660.81 USft) for a westerly corner of this tract, being in the interior of said 79.87 Acre Remainder Tract, same being an easterly corner of a 49.5 acre lease tract dated October 23rd, 1978, and described in lease document from L.C.R.A. to the University of Texas (said lease document is recorded in L.C.R.A. Central Records under contract C00008395) and the northeasterly corner of a proposed 0.60 acre tract (not yet recorded);

THENCE, along the easterly boundary line of said 49.5 Acre Lease Tract and continuing through the interior of said 79.87 Acre Remainder Tract, the following two (2) courses and distances:

- 1) N 42°47'12" W, a distance of 200.32 feet to a 1/2 inch iron rod found for a westerly corner of this tract, and
- 2) N 12°24'14" E, a distance of 85.61 feet to a computed point for the northwesterly corner of this tract, from which a 1/2 inch iron rod found for a common corner of said 49.5 Acre Lease Tract and a 320 acre tract (more or less) described in a Final Judgement (Cause #8567) from Fritz Hughes, et al, to Lower Colorado River Authority, dated November 10, 1938, recorded in Volume 1743, Page 145 of the Deed Records of Travis County, Texas, bears, N 12°24'14" E, a distance of 754.01 feet;

THENCE, leaving the easterly boundary line of said 49.5 Acre Lease Tract and continuing through the interior of said 79.87 Acre Remainder Tract, the following four (4) courses and distances:

- 1) East, a distance of 562.02 feet to a computed point for the northeasterly corner of this tract,
- 2) South, a distance of 337.39 feet to a computed point for the southeasterly corner of this tract and the beginning of a curve to the right, being a northerly corner of a proposed 0.41 acre tract (not yet recorded), from which a highway disc found on the northerly right-of-way line of R.R. Highway 620 (R.O.W. width varies), 80.00 feet right of centerline station 152+88.68, for a common corner of said 79.87 Acre Remainder Tract and a 27.529 acre tract described in deed from Lower Colorado River Authority to The State of Texas, dated July 24, 1992, recorded in Volume 11756, Page 415 of the Deed Records of Travis County, Texas, bears, S 83°27'37" E, a distance of 321.60 feet, and also from which a 5/8 inch iron rod with aluminum cap stamped "LCRA" set on the northerly right-of-way line of said R.R. Highway 620, being on the common boundary line of said 79.87 Acre Remainder Tract and said 27.529 Acre Tract, bears, S00°00'08"E, a distance of 100.67 feet,
- 3) with the arc of said curve to the right, having a central angle of 14°10'24", a radius of 1729.86 feet, a chord which bears N 89°29'39" W, a distance of 426.83 feet, passing through an arc length of 20.12 feet a computed point for a northerly corner of said proposed 0.41 acre tract, and continuing through a total arc length of 427.92 feet to a computed point for a southerly corner of this tract, from which a highway disc found on the northerly right-of-way line of said R.R. Highway 620, 80.00 feet right of centerline station 160+87.80, for a common corner of said 79.87 Acre Remainder Tract and said 27.529 Acre Tract, bears, S 06°23'40" W, a distance of 100.03 feet, and
- 4) N 84°46'04" W, a distance of 38.50 feet to a computed point for the southwesterly corner of this tract, from which a highway disc found on the northerly right-of-way line of said R.R. Highway 620, 80.00 feet right of said centerline station 160+87.80, for a common corner of said 79.87 Acre Remainder Tract and said 27.529 Acre Tract, bears, S 14°48'00" E, a distance of 106.45 feet;

THENCE, N 11°48'41" E, continuing through the interior of said 79.87 Acre Remainder Tract, a distance of 101.64 feet to the **POINT OF BEGINNING**. Said tract contains 4.00 acres, more or less.

TRACT 2: 0.60 ACRE

BEGINNING at a 1/2 inch iron rod found (Grid Coordinates: N(Y)=10113356.30 USft, E(X)=3064660.81 USft) for the northeasterly corner of this tract, being in the interior of said 79.87 Acre Remainder Tract, same being an easterly corner of said 49.5 Acre Lease Tract and a westerly corner of a proposed 4.00 acre tract (not yet recorded);

THENCE, S 11°48'41" W, continuing through the interior of said 79.87 Acre Remainder Tract, passing at a distance of 101.64 feet a computed point for the southwesterly corner of said proposed 4.00 acre tract, and continuing for a total distance of 202.31 feet to a 5/8 inch iron rod with aluminum cap stamped "LCRA" set for the southeasterly corner of this tract, being on the northerly right-of-way line of said R.R. Highway 620, same being on the common boundary line of said 79.87 Acre Remainder Tract and said 27.529 Acre Tract, from which a highway disc found on the northerly right-of-way line of said R.R. Highway 620, 80.00 feet right of said centerline station 160+87.80, for a common corner of said 79.87 Acre Remainder Tract and said 27.529 Acre Tract, bears, S 84°46'04" E, a distance of 48.00 feet;

THENCE, N 84°46'04" W, along the northerly right-of-way line of said R.R. Highway 620, being the common boundary line of said 79.87 Acre Remainder Tract and said 27.529 Acre Tract, a distance of 119.38 feet to a computed point for the southwesterly corner of this tract, from which a highway disc found on the northerly right-of-way line of said R.R. Highway 620, 70.00 feet right of centerline station 163+33.08, for a common corner of said 79.87 Acre Remainder Tract and said 27.529 Acre Tract, bears, N 84°46'04" W, a distance of 77.97 feet;


THENCE, leaving the northerly right-of-way line of said R.R. Highway 620 and the northerly boundary line of said 27.529 Acre Tract and through the interior of said 79.87 Acre Remainder Tract, the following two (2) courses and distances:

- 1) N 05°51'58" E, a distance of 203.29 feet to a computed point for the northwesterly corner of this tract, being on the southerly boundary line of said 49.5 Acre Lease Tract, and
- 2) S 83°49'42" E, along the southerly boundary line of said 49.5 Acre Lease Tract, a distance of 140.33 feet to the **POINT OF BEGINNING**. Said tract contains 0.60 acre, more or less.

Bearing Basis: Texas Lambert Grid, Central Zone, NAD 83/NSRS 2007.

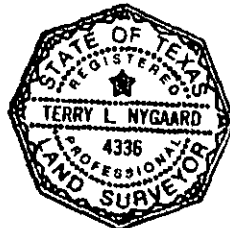
All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99990555. All distance units are U.S. Survey Feet.

This description and plat attached hereto represent an on-the-ground survey made under my direct supervision during the month of January 2009.


Terry L. Nygaard
Registered Professional Land Surveyor No. 4336
Lower Colorado River Authority
3700 Lake Austin Boulevard
Austin, Texas 78703
(512) 473-3200

9-24-2009
Date

WORD FILE: LTRA033D-0001B.doc
ACAD FILE: LTRA033D-0001B.dwg



TRAVIS COUNTY, TEXAS

DALLAS & WICHITA R.R. Co. SURVEY No. 69, A-250

RECORD HIGHWAY STATIONING

- 1 - CL STA. 163+33.08 - 70.00' RT.
- 2 - CL STA. 160+87.80 - 80.00' RT.
- 3 - CL STA. 152+88.68 - 80.00' RT.

LEGEND

- ⊗ HIGHWAY DISC FOUND
- 1/2" IRON ROD FOUND
- △ COMPUTED POINT
- ⊙ 5/8" IRON ROD w/ALUM CAP STAMPED "LCRA" SET
- LEASE TRACT BOUNDARY LINE
- () RECORD INFO: VOL. 11756, PG. 415 (DEED RECORDS)

Ⓐ
THOMAS B. HUGHES &
JULIA C. HUGHES
TO
LOWER COLORADO
RIVER AUTHORITY
79.87 ACRES
(REMAINDER OF)
VOL. 554, PAGE 539
JANUARY 28, 1937
DEED RECORDS OF
TRAVIS COUNTY, TEXAS

P.O.B.
TRACT 1: 4.00 ACRES
TRACT 2: 0.60 ACRE

TEXAS CENTRAL ZONE
NAD 83/NSRS 2007
LAT: 30°23'17.74397"
LON: 97°53'49.52801"
STATE PLANE GRID COORDS
N(Y)= 10113356.30 USR
E(X)= 3064680.81 USR

LEASE LINE
L11

UT LEASE TRACT
49.5 ACRES
OCT. 23, 1978
(L.C.R.A. CENTRAL RECORDS
CONTRACT C00008395)

HORIZONTAL DATUM: NAD83/NSRS 2007
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.99990555
BEARING BASIS: TX LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

C1	C2	C3
Δ= 14°10'24"	Δ= 10°13'00"	Δ= 13°44'48"
RADIUS= 1729.88'	RADIUS= 1829.86'	RADIUS= 1829.86'
ARC= 427.92'	ARC= 328.29'	ARC= 439.03'
CHORD:	CHORD:	CHORD:
N89°29'38"W - 428.83'	N75°40'19"E - 325.88'	S89°20'47"E - 437.98'

C4
Δ= 23°57'49" (23°58'26")
RADIUS= 1829.86' (1829.86')
ARC= 785.32' (785.65')
CHORD:
S85°32'43"W - 758.78'
(N85°32'00"E - 780.08')

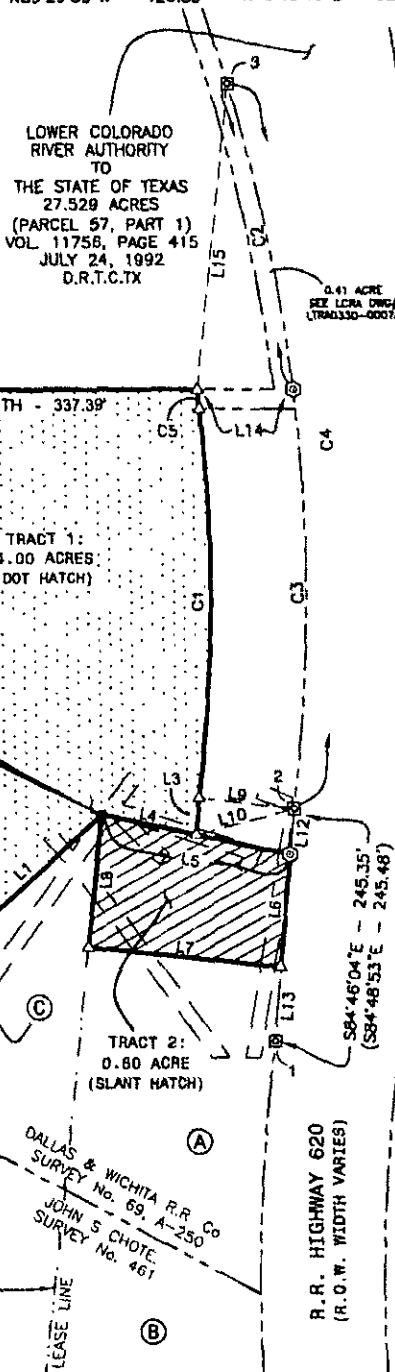
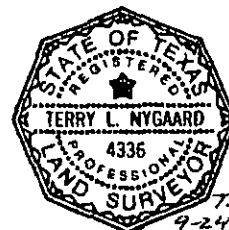
C5
Δ= 0°39'59"
RADIUS= 1729.86'
ARC= 20.12'
CHORD:
S83°45'9"W - 20.12'

LINE TABLE

L1	N42°47'12"W - 200.32'
L2	N12°24'14"E - 85.61'
L3	N84°46'04"W - 38.50'
L4	N11°48'41"E - 101.64'
L5	S11°48'41"W - 202.31'
L6	N84°46'04"W - 119.38'
L7	N05°51'58"E - 203.29'
L8	S83°49'42"E - 140.33'
L9	S06°23'40"W - 100.03'
L10	S14°48'00"E - 108.45'
L11	N12°24'14"E - 754.01'
L12	S84°46'04"E - 48.00'
L13	N84°46'04"W - 77.97'
L14	S00°00'08"E - 100.67'
L15	S83°27'37"E - 321.60'

Ⓑ
FRITZ HUGHES,
ET AL
TO
LOWER COLORADO
RIVER AUTHORITY
CAUSE #8567
FINAL JUDGEMENT
320 ACRES
(MORE OR LESS)
VOL. 1743, PAGE 145
NOVEMBER 10, 1938
DEED RECORDS OF
TRAVIS COUNTY, TEXAS

Ⓒ
LOWER COLORADO
RIVER AUTHORITY
TO
THE CITY OF AUSTIN
1.346 ACRE ELECTRIC
UTILITY EASEMENT
DOCUMENT No.
2002051759
MARCH 11, 2002
OFFICIAL PUBLIC
RECORDS OF TRAVIS
COUNTY, TX



150 75 0 150

GRAPHIC SCALE

ACAD FILE: LTRAQ33D-0001B.dwg
WORD FILE: LTRAQ33D-0001B.doc
REVISION: 00
SCALE: 1"=150'
DATE: 09/18/09
WO NO.: 1849116
FIELD BOOK: 2008-04A PG. 48
DRAWN BY: CLW/M. ALLEN

PLAT SHOWING A 4.00 ACRE TRACT
(TRACT 1) & A 0.60 ACRE TRACT
(TRACT 2), BOTH BEING OUT OF THE
DALLAS & WICHITA R.R. Co. SURVEY
No. 69, ABSTRACT 250 IN
TRAVIS COUNTY, TEXAS
(Portion of LCRA
Resource Tract TN-02)

LCRA
ENERGY-WATER-COMMUNITY SERVICES
3700 LAKE AUSTIN BLVD, AUSTIN, TX 78703
(512)473-3200 www.lcra.org

DESCRIPTION OF A 0.837 ACRE TRACT PREPARED BY DELTA SURVEY GROUP INC., IN JULY 2012, LOCATED IN THE DALLAS & WICHITA R.R. CO. SURVEY NO. 69, ABSTRACT 250, AND THE JOHN S. CHOTE SURVEY NO. 461, BOTH IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A 79.87 ACRE TRACT CONVEYED TO THE LOWER COLORADO RIVER AUTHORITY (LCRA) AND DESCRIBED IN VOLUME 554, PAGE 539, OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 320 ACRE TRACT (MORE OR LESS) DESCRIBED IN A FINAL JUDGEMENT (CAUSE #8567) TO THE LCRA AND RECORDED IN VOLUME 1743, PAGE 145, OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS. SAID 0.837 ACRE TRACT AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found (Grid Coordinates: N = 10113586.904 US Ft, E = 3064543.136 US Ft.) for a point in the interior of said remainder tract, same being the northwest corner of a 4.00 acre easement tract described as Tract 1 in Document Number 2009189853 of the Official Public Records, Travis County, Texas, for the **POINT OF BEGINNING**, from which a ½ inch iron rod found for a westerly corner of said 4.00 acre tract bears S 12°24'14" W a distance of 85.60 feet;

THENCE crossing said remainder tract and said 320 acre tract the following two (2) courses and distances:

1. N 11°40'50" E a distance of 849.41 feet to a calculated point, and;
2. S 63°34'15" E a distance of 80.08 feet to the remains of a concrete monument found for the southwest corner of Lot 24, Marshall Ford Vista subdivision, a subdivision of record in Book 28, Page 19, of the Plat Records, Travis County, Texas, same being in the east line of said 320 acre tract, also being the northwest corner of said remainder tract, from which a ½ inch iron rod found for the southeast corner of said Lot 24 bears S 61°55'17" E a distance of 46.56 feet;

THENCE with the east line of said 320 acre tract, same being the west line of said remainder tract S 26°25'53" W a distance of 147.05 feet to a calculated point:

0.837 ACRE
ACCESS & UTILITY EASEMENT

Exhibit B
Page 2 of 3


THENCE leaving said east and west line and crossing said remainder tract S 11°40'50" W a distance of 678.55 feet to a calculated point in the north line of said 4.00 acre Easement Tract 1, from which a 60-D nail found in said north line bears N 90°00'00" E a distance of 22.53 feet;

THENCE with the north line of said Tract 1 N 90°00'00" W a distance of 40.85 feet to the **POINT OF BEGINNING** and containing 0.837 acres of land, more or less.

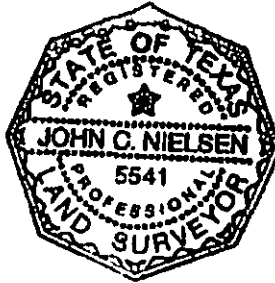
BEARING BASIS: Texas State Plane Coordinate System, Central Zone , NAD83/HARN,

I, John C. Nielsen hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during July 2012, and is true and correct to the best of my knowledge and belief.

Date: 7-04-12



John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745

LCRA _____

DALLAS & WICHITA R.R. CO.
SURVEY NO. 69, ABSTRACT 250
AND THE
JOHN S. CHOTE SURVEY NUMBER 461
TRAVIS COUNTY, TEXAS
JULY 2012

320 ACRES (MORE OR LESS)
LOWER COLORADO RIVER AUTHORITY
CAUSE NO. 8567 FINAL JUDGEMENT
VOLUME 1743, PAGE 145, D.R.T.C.TX.

(REMAINDER) 79.87 ACRES
LOWER COLORADO RIVER AUTHORITY
VOLUME 554, PAGE 539, D.R.T.C.TX.



GRAPHIC SCALE

1" = 100'

LEGEND:

- IRON ROD FOUND
- MONUMENT
- ▲ 60-D NAIL FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- W.C.I.D. TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT

LCRA ACAD FILE: _____

COMBINED SCALE FACTOR: 0.99990555

NOTE: ALL DISTANCES SHOWN ARE SURFACE VALUES
TO COMPUTE GRID DISTANCE MULTIPLY BY CSF OF 0.99990555
BEARING BASIS: LAMBERT GRID, TEXAS CENTRAL ZONE, NAD
83/HARN

P.O.B.
NAD 83/HARN
TEXAS CENTRAL ZONE
(GRID)
N:10113586.904
E:3064543.136

N90°00'00"E
22.53'

N90°00'00"W
40.85'
EASEMENT TRACT 1: 4.00 ACRES
W.C.I.D. NO. 17, DOC. NO. 2009189853
O.P.R.T.C.TX.

* SKETCH TO ACCOMPANY FIELD NOTES *
NOTE: ALL POINTS ARE CALCULATED POINTS UNLESS OTHERWISE NOTED.

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
WWW.DELTASURVEYGROUP.COM

QUAD MANSFIELD

PROJECT WCID 17

DWG. 0.837 ACCESS & UTILITY

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DESCRIPTION OF A 0.184 ACRE TRACT PREPARED BY DELTA SURVEY GROUP INC., IN JULY 2012, LOCATED IN THE JOHN S. CHOTE SURVEY NO. 461, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 320 ACRE TRACT (MORE OR LESS) DESCRIBED IN A FINAL JUDGEMENT (CAUSE #8567) TO THE LOWER COLORADO RIVER AUTHORITY (LCRA) AND RECORDED IN VOLUME 1743, PAGE 145, OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS. SAID 0.184 ACRE TRACT AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the remainder of a concrete monument found (Grid Coordinates: N = 10114383.078 US Ft, E = 3064786.813 US Ft.) for the southwest corner of Lot 24, Marshall Ford Vista, a subdivision of record in Book 28, Page 19, of the Plat Records, Travis County, Texas, same being in the east line of said 320 acre tract, also being the northwest corner of a remainder of a 79.87 acre tract conveyed to the LCRA and described in volume 554, page 539, of the Deed Records, Travis County, Texas for the **POINT OF BEGINNING**, from which a ½ inch iron rod found for the southeast corner of said Lot 24, same being the southwest corner of Lot 25 of said Marshall Ford Vista Subdivision bears S 61°55'17" E a distance of 46.56 feet;

THENCE crossing said 320 acre tract the following three (3) courses and distances:

1. N 63°34'15" W a distance of 80.08 feet to a calculated point;
2. N 26°25'43" E a distance of 100.00 feet to a calculated point, and;
3. S 63°34'19" E a distance of 80.27 feet to a calculated point in the east line of said 320 acre tract, same being the west line of said Lot 24, from which an iron rod with plastic "ATS ENGINEERS" cap found for the northwest corner of said Lot 24, same being the southwest corner of Lot 23 of said Marshall Ford Vista subdivision bears N 26°32'20" E a distance of 106.05 feet;

0.184 ACRE
PUMP STATION EASEMENT

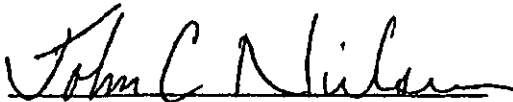
Exhibit c
Page 2 of 3

THENCE with the east line of said 320 acre tract, same being the west line of said Lot 24 S 26°32'16" W a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.184 acres of land, more or less.

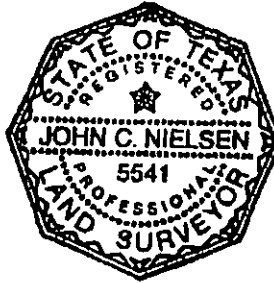
BEARING BASIS: Texas State Plane Coordinate System, Central Zone , NAD83/HARN,

I, John C. Nielsen hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during July 2012, and is true and correct to the best of my knowledge and belief.

Date: 7-04-12



John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745

LCRA _____

Exhibit C

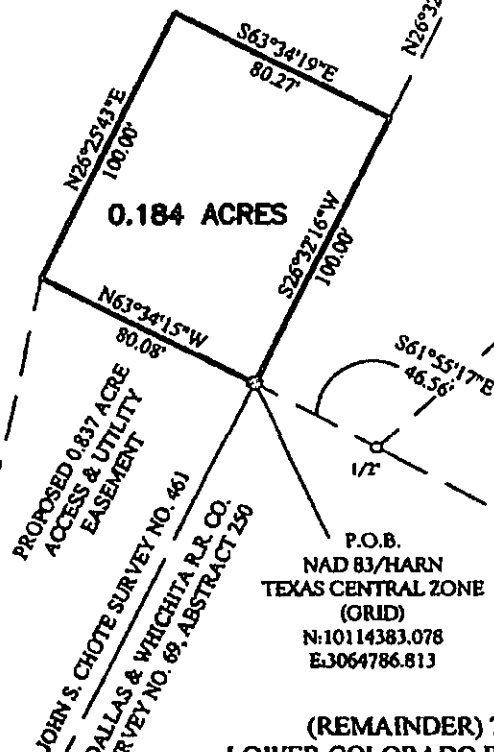
**JOHN S. CHOTE SURVEY NO. 461
TRAVIS COUNTY, TEXAS
JULY 2012**

320 ACRES (MORE OR LESS)
LOWER COLORADO RIVER AUTHORITY
CAUSE # 8567 FINAL JUDGEMENT
VOLUME 1743, PAGE 145, D.R.T.C.TX.



GRAPHIC SCALE

1" = 60'



LOT 24

MARSHALL FORD VISTA
BK. 28, PG. 19 P.R.T.C.TX.

LOT 25

LOT 26

P.O.B.
NAD 83/HARN
TEXAS CENTRAL ZONE
(GRID)
N:10114383.078
E:3064786.813

(REMAINDER) 79.87 ACRES
LOWER COLORADO RIVER AUTHORITY
VOLUME 554, PAGE 539, D.R.T.C.TX.

LEGEND:

- ⊙ IRON ROD WITH "ATS ENGINEERS" CAP FOUND
- IRON ROD FOUND
- ⊞ CONCRETE MONUMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- W.C.I.D. TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT

LCRA ACAD FILE:

COMBINED SCALE FACTOR: 0.99990555

NOTE: ALL DISTANCES SHOWN ARE SURFACE VALUES
TO COMPUTE GRID DISTANCE MULTIPLY BY CSF OF 0.99990555

BEARING BASIS: LAMBERT GRID, TEXAS CENTRAL ZONE,
NAD 83/HARN

* SKETCH TO ACCOMPANY FIELD NOTES *

NOTE: ALL POINTS ARE CALCULATED POINTS UNLESS OTHERWISE NOTED.

Delta Survey Group Inc.

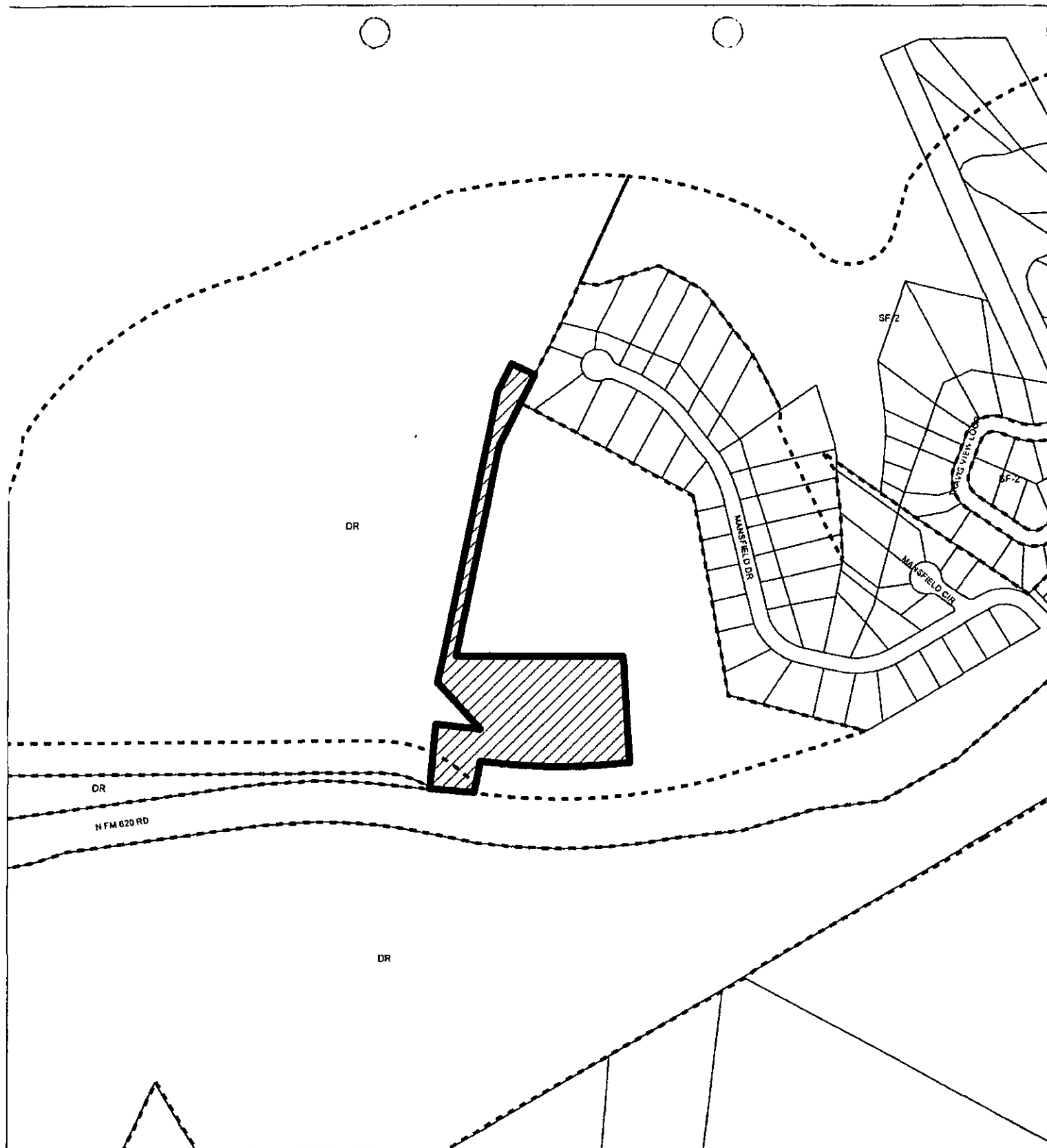
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
WWW.DELTASURVEYGROUP.COM

QUAD MANSFIELD

PROJECT WCID 17

DWG. 0.184 AC PUMP STATION ESMT

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ZONING

ZONING CASE#: C14-2012-0144



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit E