

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 0.117 ACRES OF LAND (5,108 SF) SITUATED IN THE GEORGE W. SPEAR LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESIGNATED AND DEDICATED AS CITY PARK IN BLOCK 34, PEMBERTON HEIGHTS, SECTION 10, A SUBDIVISION OF RECORD IN BOOK 4, PAGE 154 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.117 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron pipe found in the north right-of-way line of Towns Lane (50' right-of-way width) for the southeast corner of said City Park tract and also being the southwest corner of Lot 9, Block 34, Pemberton Heights Section 10 subdivision, from which a 3/8" iron pipe found in the north line of said Towns Lane for the most southerly southeast corner of said Lot 9 bears South 63°04'21" East, a distance of 135.07 feet;

THENCE North 63°04'21" West, with the north line of said Towns Lane and the south line of said City Park tract a distance of 22.49 feet to a calculated point (having grid coordinate values of N=10080439.30, E=3109062.59) for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 63°04'21" West, with the north right-of-way line of said Towns Lane and south line of said City Park tract, a distance of **10.00** feet to a calculated point for the southwest corner of the herein described tract, from which a ½" rebar found in the existing east right-of-way line of North Mopac Expressway – Loop 1 (right-of-way width varies) bears North 63°04'21" West, a distance of 2.79 feet and South 11°58'54" West, a distance of 49.79 feet;

THENCE over and across said City Park tract with the west line of the herein described tract, the following four (4) courses and distances:

1. **North 26°31'07" East**, a distance of **11.31** feet to a calculated point;
2. **North 24°49'21" East**, a distance of **260.31** feet to a calculated point;
3. **North 02°39'06" East**, a distance of **131.69** feet to a calculated point;
4. **North 12°28'49" West**, a distance of **101.52** feet to a calculated point in the existing east right-of-way line of said North Mopac Expressway – Loop 1, and same being the west line of the remaining portion of said City Park tract;

THENCE North 11°58'54" East, with the existing east right-of-way line of said North Mopac Expressway – Loop 1 and west line of the remaining portion of said City Park tract, a distance of **8.54** feet to a ½" rebar found for the northwest corner of the remaining portion of said City Park tract and the southerly corner of the remaining portion of Lot 1, Block 34, said Pemberton Heights Section 10;

THENCE South 76°43'44" East, with the north line of said City Park tract and the south line of said Lot 1, a distance of **1.25** feet to a calculated point for the most westerly corner of Lot 2, Block 34 of said Pemberton Heights Section 10, from which a 1" square-head bolt found in the west

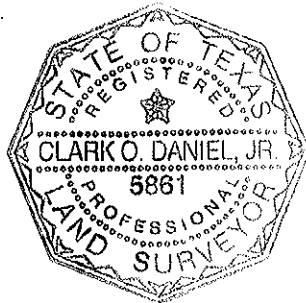
right-of-way line of Hartford Road (right-of-way width varies) for the northerly corner of said Lot 2 and the easterly corner of said Lot 1 bears North 64°17'40" East, a distance of 150.08 feet;

THENCE **South 29°31'14" East**, with the east line of said City Park tract and the southwesterly line of said Lot 2, a distance of **26.90** feet to a calculated point, from which a ½" rebar found bears South 29°31'14" East, a distance of 43.81 feet to a calculated point and South 23°52'41" East, a distance of 0.74 feet;

THENCE over and across said City Park tract with the east lines of the herein described tract, the following five (5) courses and distances:

1. **South 82°37'22" West**, a distance of **2.55** feet to a calculated point;
2. **South 12°28'49" East**, a distance of **84.59** feet to a calculated point;
3. **South 02°39'06" West**, a distance of **134.98** feet to a calculated point;
4. **South 24°49'21" West**, a distance of **262.42** feet to a calculated point;
5. **South 26°31'07" West**, a distance of **11.53** feet to the **POINT OF BEGINNING**, containing 0.117 acres 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 June 2012 and December 2012. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. Project Control Points for this project are a Mag Nail with washer stamped "COA Public Works" set having grid coordinate values of N=10,080,341.44, E=3,109,261.40 and a Mag Nail with washer stamped "COA Public Works" set having grid coordinate values of N=10,080,818.75, E=3,109,415.74 The distances shown are surface distances. The combined scale factor is 0.99993346.



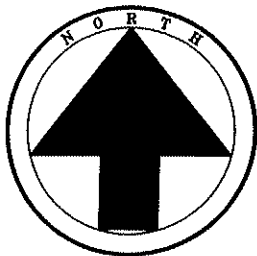
Clark O. Daniel 05.01.2013

Clark O. Daniel, R.P.L.S. No. 5861
Quality Standards Management Division
Department of Public Works
City of Austin

REFERENCES

TCAD Parcel No. 01-1702-0421
Austin Grid H-24
Hartford Temp UA.doc

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION



NORTH MOPAC EXPRESSWAY - LOOP 1
(RIGHT-OF-WAY WIDTH VARIES)

S 11°58'54" W 486.40'
(S 13°15'09" W)

5,108 S.F.
TEMPORARY
USE
AGREEMENT

REMAINDER OF CITY PARK IN BLOCK 34
PEMBERTON HEIGHTS SECTION 10
VOL. 4, PAGE 154
CITY OF AUSTIN (TCAD 0117020421)

N 02°39'06"E 131.69'
S 02°39'06"W 134.98'

LOT 1
4/154
LOT 2
BLOCK 34 LESS THE S. 6'
PEMBERTON HEIGHTS
SECTION 10
VOL. 4, PAGE 154
(TCAD 0117020414)

LOT 3, S. 6' OF LOT 2
& N. PART OF LOT 4A
TRIMBLE ADDITION
VOL. 83, PAGE 189D
(TCAD 0117020415)

10' D.E. - BOOK 70, PG. 84
LOT A
TRIMBLE ADDITION
VOL. 83, PAGE 189D
(TCAD 0117020416)

5' PUBLIC UTILITIES EASEMENT
BOOK 4, PAGE 154

LOT B
TRIMBLE ADDITION
VOL. 83, PAGE 189D
(TCAD 0117020434)

LOT C
TRIMBLE ADDITION
VOL. 83, PAGE 189D
(TCAD 0117020418)

S. 65' OF LOT 8
BLOCK 34
PEMBERTON HEIGHTS
SECTION 10
VOL. 4, PAGE 154
(TCAD 0117020419)

LOT 9
BLOCK 34
PEMBERTON HEIGHTS
SECTION 10
VOL. 4, PAGE 154
(TCAD 0117020420)

HARTFORD ROAD
(RIGHT-OF-WAY WIDTH VARIES)

1/2" W/DONUT
"HOLT CARSON"

1" SQUARE HEAD

NOTE: IMPROVEMENTS BUILT BY
ADJOINING LAND OWNERS NOT
SHOWN BY THIS SURVEY

SEE DETAIL 1

P.O.B.
N: 10080439.30
E: 3109062.59

S 11°58'54" W
49.79'

P.O.C.

S 63°04'21" W 35.28'

N 63°04'21" E 135.07'

(S 60°08' E 135°)

TOWNS LANE

(50' R.O.W.)

PROJECT: AWJ WW RELAY HARTFORD RD
DATE: MAY 01, 2013
SCALE: 1" = 60'
FILE: HARTFORD TEMP UA
DRAWN BY: COD
PAGE: 1 OF 2

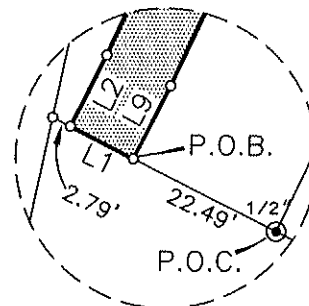
SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

LINE TABLE

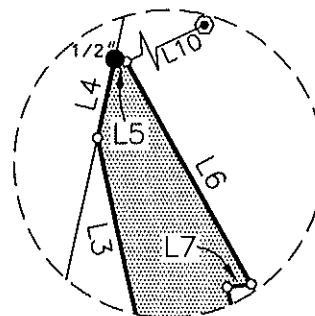
L1	N 63°04'21" W	10.00'
L2	N 26°31'07" E	11.31'
L3	N 12°28'49" W	101.52'
L4	N 11°58'54" E	8.54'
L5	S 76°43'44" E	1.25'
L6	S 29°31'14" E	26.90'
L7	S 82°37'22" W	2.55'
L8	S 12°28'49" E	84.59'
L9	S 26°31'07" W	11.53'
L10	N 64°17'40" E	150.08'
(L10)	(N 67°10' E)	(150')

LEGEND

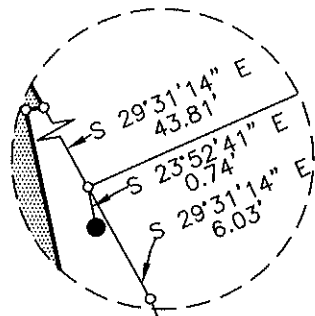
- ⊙ 1" IRON PIPE FOUND - SIZE NOTED
- ⊕ 1" SQUARE HEAD BOLT FOUND
- IRON REBAR FOUND - SIZE AND DETAIL NOTED
- CALCULATED POINT



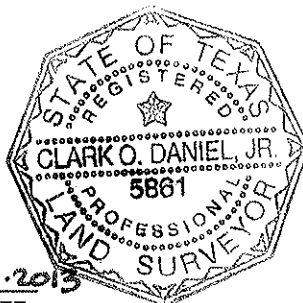
SEE DETAIL 1
NOT TO SCALE



SEE DETAIL 2
NOT TO SCALE



SEE DETAIL 3
NOT TO SCALE



Clark O. Daniel, Jr. 05-01-2013
CLARK O. DANIEL, JR. DATE

STATE OF TEXAS RPLS NO. 5861

BEARING BASIS: GRID BEARINGS - TEXAS STATE PLANE COORDINATE NAD83, CENTRAL ZONE

PUBLIC WORKS DEPARTMENT
QUALITY AND STANDARDS MANAGEMENT DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



PROJECT: AWU WW RELAY HARTFORD RD
DATE: MAY 01, 2013
SCALE: 1" = 60'
FILE: HARTFORD TEMP UA
DRAWN BY: COD
PAGE: 2 OF 2