

MEMORANDUM

TO: Gilda Powers, Urban Transportation Commission Coordinator
Austin Transportation Department

FROM: Eric J. Hammack, Property Agent Senior
Land Management Section
Office of Real Estate Services

DATE: June 30, 2014

SUBJECT: F# 9339-1404 – Vacation of an unconstructed portion of street Right of Way parallel to Old San Antonio Road, in exchange for dedication of equal Right of Way, near the southeast corner of the intersection of Old San Antonio Road and F.M. 1626.

Attached are the departmental comments and other information pertinent to the referenced right-of-way vacation. All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to the dedication of new right-of-way adjacent to the existing Old San Antonio road alignment.**

The applicant has requested that this item be submitted for placement on the **July 8th, 2014, Urban Transportation Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079 or landmanagement@austintexas.gov.

Applicant: Gary Schatz – Assistant Director, Austin Transportation Department

Property Owner: City of Austin

Mr. Schatz or his representative will be present at the meeting to answer any questions regarding the proposed exchange, if needed.

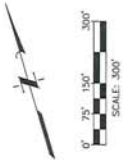
Eric J. Hammack, Property Agent Senior
Land Management Section

OFFICE OF REAL ESTATE SERVICES

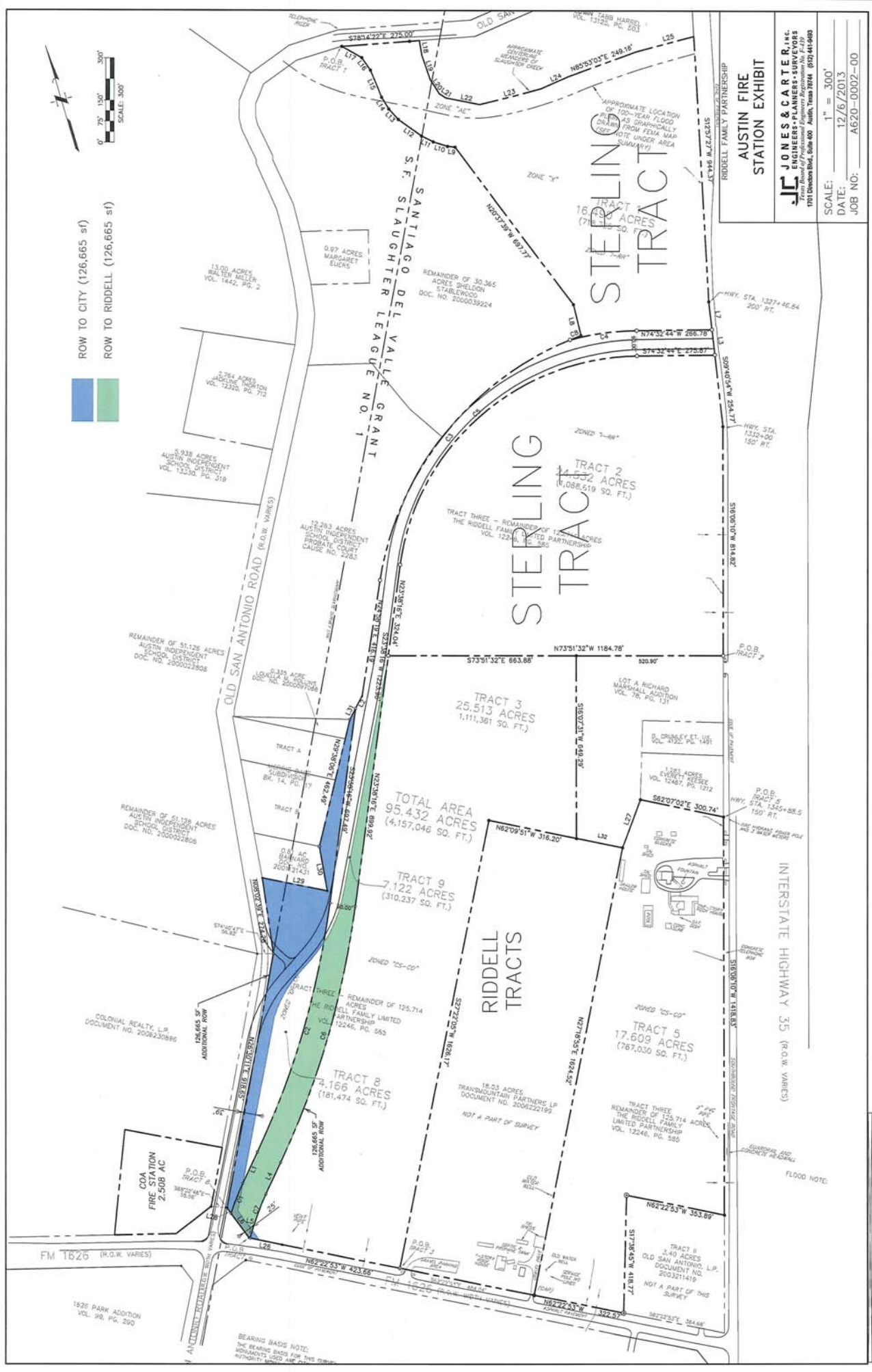
Attachments

DEPARTMENT COMMENTS FOR THE VACATION OF AN UNCONSTRUCTED
PORTION OF STREET RIGHT OF WAY PARALLEL TO OLD SAN ANTONIO
ROAD, IN EXCHANGE FOR DEDICATION OF EQUAL RIGHT OF WAY, NEAR
THE SOUTHEAST CORNER OF THE INTERSECTION OF OLD SAN ANTONIO
ROAD AND F.M. 1626.

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARKS AND RECREATION	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE, SUBJECT TO PROPOSED RIGHT OF WAY DEDICATION
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO ZONING AND PLATTING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Urban Design)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE



ROW TO CITY (126,665 sf)
ROW TO RIDDELL (126,665 sf)



AUSTIN FIRE
STATION EXHIBIT

JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. 1-129
191 Darden Blvd., Suite 605 Austin, Texas 78744 (512) 441-9965

SCALE: 1" = 300'
DATE: 12/6/2013
JOB NO: A620-0002-00

MEMORANDUM

Case No.: 9339-1403

Date: April 29, 2014

SUBJECT:

STREET VACATION

() Lucy Cabading	AT&T	() Marilyn Shashoua	PARD
() Melody Giambruno	Austin Energy	() Danielle Guevara	PDRD (LUR-Engineering)
() Rob Spillar	Austin Transportation Director	() Joe Almazan	PDRD (LUR-Transportation)
() Angela Baez	Austin Water	() Mark Walters	PDRD (N'borhood Planning)
() Roberto Gonzalez	Capital Metro	() Wendy Rhoades	PDRD (Zoning Review)
() Brent Bright	CTM – GAATN	() Daren Duncan	City Engineer
() Milissa Warren	EMS	() Jeffrey Svedlenak	Texas Gas
() David Brietzke	Fire	() Scott Wratten	Time Warner
() Fabien Villeneuve	Google	() Katina Bohrer	WPD (Engineering)
() Luis Mata	Grande Communication		

A request has been received for the vacation of unconstructed street right-of-way, parallel to Old San Antonio Road, near the southeast corner of the intersection between Old San Antonio Road and F.M. 1626.

The requested vacation is part of a proposed exchange of right-of-way which will more optimally facilitate future road and intersection improvements for the Austin Transportation Department.

Please review this request and return your comments to Eric Hammack (974-7079), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **May 13th, 2014.**

APPROVAL: _____ YES _____ Yes, Subj. to Req'm't _____ No

Comments: _____

Prepared by: _____

Reviewed by: _____

Telephone: _____

Date: _____



City of Austin

OFFICE OF REAL ESTATE SERVICES

Real Estate Service Department: One Texas Center, 505 Barton Springs Road, Ste. 1350
Austin, Texas 78704; Telephone (512) 974-7090; Fax (512) 974-7088

4/28/2014

The attached right-of-way vacation application packet is being submitted with the sponsorship of the Austin Transportation Department.

In 2008, a right-of-way dedication was required by ATD as part of a site plan approval. The right-of-way was dedicated, but has never been constructed. In 2013, it was recognized that the alignment of the dedicated right-of-way is not optimal for future road and intersection improvements.

The abutting landowner and the City of Austin have worked together to determine a more optimal alignment for future right-of-way improvements, and wish to proceed with vacating the existing alignment in exchange for the dedication of the improved alignment.

This proposed right-of-way exchange will benefit the City of Austin, and will eliminate a “fragmenting” of the neighboring landowner’s property. The alignments are of equal square footage and equal appraised value.

Questions regarding property rights or the vacation process may be directed to Eric Hammack with the Office of Real Estate Services. Questions regarding the transportation impact may be directed to Gary Schatz with Austin Transportation Department.

Thank you,

Application for Street or Alley Vacation
File No. 9339-1403 DATE: _____
Department Use Only Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: _____; ROW X Hundred Block: _____
Name of Street/Alley/ROW: PROPOSED - OLD SAN ANTONIO ROAD Is it constructed: Yes (No)
Property address: OLD SAN ANTONIO ROAD AND F.M. 1626
Purpose of vacation: EXCHANGE UNCONSTRUCTED ROW FOR NEW ROW W/ PREFERRED ALIGNMENT

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 775824 & 349922
Survey & Abstract No.: SANTIAGO DEL VALLE GRANT ABS 24
Lot(s): _____ Block: _____ Outlot: _____
Subdivision Name: _____
Plat Book 1224L Page Number 585 Document Number _____

Neighborhood Association Name: N/A
Address including zip code: N/A

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES / NO	<u>N/A</u>
Subdivision: Case (circle one): YES / NO	<u>N/A</u>
Zoning Case (circle one): YES / NO	<u>N/A</u>

PROJECT NAME, if applicable:

Name of Development Project: N/A
Is this a S.M.A.R.T. Housing Project (circle one): YES / NO
Is this within the Downtown Austin Plan Boundaries (circle one): YES / NO

OWNER INFORMATION

Name: THE REODEL FAMILY LIMITED PARTNERSHIP (as shown on Deed)
Address: 2028 E. BEN WHITE BLVD. Phone: (512) 444-4244 Fax No.: ()
City: AUSTIN County: TRAVIS State: TEXAS Zip Code: 78741
Contact Person/Title: JIM HEWRY - MANAGING MEMBER Cell Phone: ()
Email Address: JHEWRYCPA@AOL.COM
(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: GARY W. SCHATZ
Firm Name: CITY OF AUSTIN - AUSTIN TRANSPORTATION DEPARTMENT
Address: 505 BARTON SPRINGS ROAD
City: AUSTIN State: TX Zip Code: 78704
Office No.: () 974-7189 Cell No.: () Fax No.: ()
EMAIL ADDRESS: gary.schatz@austintexas.gov

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and certified check for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: _____
Landowner/Applicant

EXHIBIT “ “

City of Austin
To
Riddell Family Limited Partnership

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 2.775 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A 7.122-ACRE TRACT AS CONVEYED TO THE CITY OF AUSTIN BY STREET DEED RECORDED IN DOCUMENT NO. 2010172930 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.775 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for POINT OF REFERENCE at a 1” iron pipe found on the north right-of-way line of FM 1626, at an outside corner of a 125.714-acre tract as conveyed to Riddell Family Limited Partnership, LP by instrument recorded in Volume 12246, Page 585 of the Real Property Records of Travis County, Texas, at the southwest corner of a 18.029-acre tract as conveyed to Riddell Family Limited Partnership, LP by instrument recorded in Document No. 2012026879 of the Official Public Records of Travis County, Texas; Thence, with the north right-of-way line of said FM 1626, N62°24'18"W a distance of 423.72 feet to a concrete monument found; Thence, continuing with the north right-of-way line of said FM 1626, N61°45'20"W a distance of 115.61 feet to a ½” iron rod set with cap stamped TERRA FIRMA at the southeast corner of the above-described City of Austin 7.122-acre tract, from which a concrete monument found bears N61°45'20"W a distance of 4.33 feet; Thence, with the east line of said City of Austin 7.122-acre tract, along a curve to the right an arc distance of 57.23 feet, having a radius of 955.00 feet, and a chord which bears N32°52'56"E a distance of 57.22 feet to a ½” iron rod set with cap stamped TERRA FIRMA for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE N20°06'45"W a distance of 91.13 feet to a ½" iron rod set with cap stamped TERRA FIRMA for the southwest corner of this tract;

THENCE N27°12'18"E a distance of 67.92 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the west line of said City of Austin 7.122-acre tract, for an angle point of this tract;

THENCE, with the west line of said City of Austin 7.122-acre tract, N41°00'52"E a distance of 121.20 feet to a ½" iron rod found at a point of curvature of a curve to the left;

THENCE, continuing with the west line of said City of Austin 7.122-acre tract, along said curve to the left an arc distance of 780.54 feet, having a radius of 3055.00 feet, and a chord which bears N33°41'39"E a distance of 778.42 feet to a ½" iron rod set with cap stamped TERRA FIRMA for corner;

THENCE, along a curve to the left an arc distance of 189.23 feet, having a radius of 493.50 feet, and a chord which bears N37°50'39"E a distance of 188.08 feet to a ½" iron rod set with cap stamped TERRA FIRMA for corner


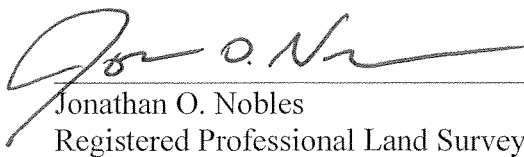
THENCE N26°51'33"E a distance of 840.91 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the east line of said City of Austin 7.122-acre tract, for the north corner of this tract, from which a ½" iron rod set with cap stamped TERRA FIRMA bears N23°37'58"E a distance of 348.27 feet;

THENCE, with the east line of said City of Austin 7.122-acre tract, the following four (4) courses:

- 1) S23°37'58"W a distance of 875.69 feet to a ½" iron rod found at a point of curvature of a curve to the right;
- 2) With said curve to the right an arc distance of 954.26 feet, having a radius of 3145.00 feet, and a chord which bears S32°19'22"W a distance of 950.60 feet to a ½" iron rod found for corner;
- 3) S41°00'28"W a distance of 123.38 feet to a ½" iron rod found at a point of curvature of a curve to the left; and

- 4) Along said curve to the left an arc distance of 107.86 feet, having a radius of 955.00 feet, and a chord which bears S37°50'03"W a distance of 107.80 feet to the POINT OF BEGINNING, and containing 2.775 acres (120,909 square feet) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on March 25, 2014 under my supervision and are true and correct to the best of my knowledge. A sketch accompanies this description.

4/9/2014
Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date

Client: Riddell Family LP
Date: April 9, 2014
WO No.: 0A620-002-00/552
FB: 650/56
TCAD Parcel No's: 0439180213, 0440130701
City Grid: F11 & F12
File: J:\Projects\A620...\02...\Survey\Legal\A620-002 City to Riddell-FN.doc

Basis of Bearings:
Horizontal Datum based upon State Plane Coordinate System, NAD 83, Texas Central Zone.

Reviewed 04-23-14
June Jones

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'

MATCHLINE SHEET 2

MATCHLINE SHEET 1

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
- () RECORD INFORMATION (Vol. 12246, Pg. 585)
- [] RECORD INFORMATION (Doc. No. 2010172930)



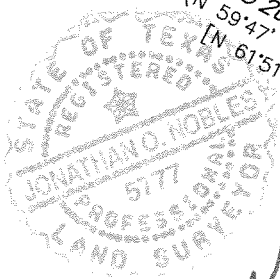
The Riddell Family Limited Partnership, LP
(Remainder of 125.714 Ac.)
Vol. 12246, Pg. 585

R.O.W.
TO BE VACATED
120,909 SQ. FT.
2.775 AC.

Riddell Family Limited Partnership, LP
(18.029 Ac.)
Doc. No. 2012026879

Point of Reference

Point of Beginning



Jon O. Nobles
4/9/2014

SHEET 1 OF 4

Client : Riddell Family LP
Date : April 8, 2014
Office : J. Nobles, M. Carney
Crew : J. Jones, S. Barger, B. Rigby, D. Smith, R. Meyer, J. Thompson
F.B. : 615/49, 625/51, 650/56
Job No : A620-002-00/552
File : J:\Projects\A620\002\Survey\Draw Files\552\A620-002-00_552 Riddell ROW.dwg
J:\Projects\A620\002\Survey\Point Files\A620-002-00-552.crd

terra firma LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101
1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
TEL (512) 328-8373 • FAX (512) 445-2286

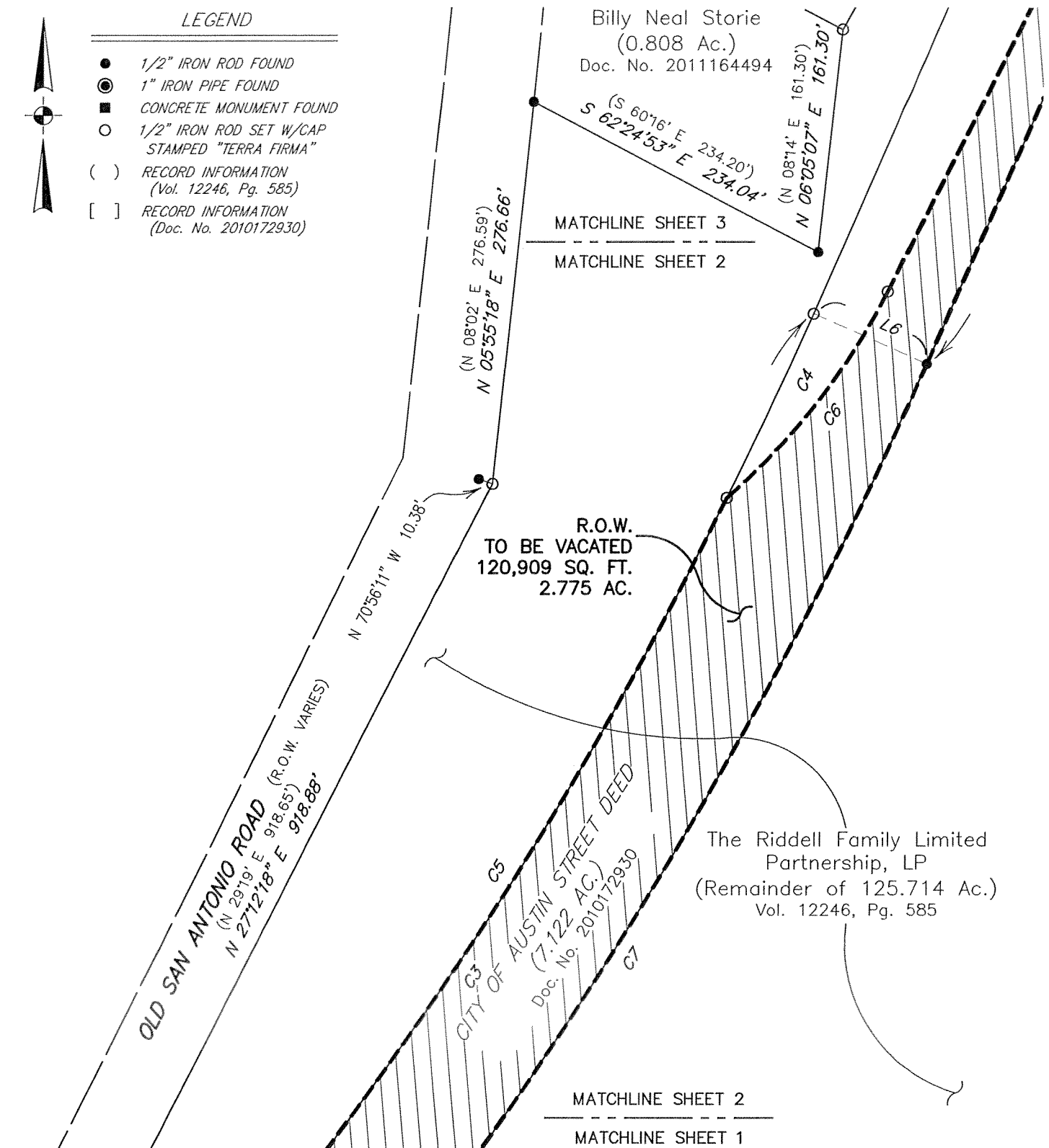
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'

LEGEND



- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET W/CAP
STAMPED "TERRA FIRMA"
- () RECORD INFORMATION
(Vol. 12246, Pg. 585)
- [] RECORD INFORMATION
(Doc. No. 2010172930)



SHEET 2 OF 4

Client : Riddell Family LP
 Date : April 8, 2014
 Office : J. Nobles, M. Carney
 Crew : J. Jones, S. Barger, B. Rigsby, D. Smith, R. Meyer, J. Thompson
 F.B. : 615/49, 625/51, 650/56
 Job No : A620-002-00/552
 File : J:\Projects\A620\002\Survey\Dwg Files\552\A620-002-00_552 Riddell ROW.dwg
 J:\Projects\A620\002\Survey\Point Files\A620-002-00-552.crd

terra firma LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101
 1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
 TEL (512) 328-8373 • FAX (512) 445-2286

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'

LEGEND



- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET W/CAP
STAMPED "TERRA FIRMA"
- () RECORD INFORMATION
(Vol. 12246, Pg. 585)
- [] RECORD INFORMATION
(Doc. No. 2010172930)

Austin Independent School
District
(12.263 Ac.)

Whole Life Learning, LLC
(1.601 Ac.)
Doc. No. 2012133464

Tract A
Morris Dale Subdivision
Bk. 14, Pg. 17

Tract B
Morris Dale Subdivision
Bk. 14, Pg. 17

Billy Neal Storie
(0.808 Ac.)
Doc. No. 2011164494

The Riddell Family Limited
Partnership, LP
(Remainder of 125.714 Ac.)
Vol. 12246, Pg. 585

R.O.W.
TO BE VACATED
120,909 SQ. FT.
2.775 AC.

MATCHLINE SHEET 3

MATCHLINE SHEET 2

SHEET 3 OF 4

Client : Riddell Family LP
Date : April 8, 2014
Office : J. Nobles, M. Carney
Crew : J. Jones, S. Barger, B. Rigsby, D. Smith, R. Meyer, J. Thompson
F.B. : 615/49, 625/51, 650/56
Job No : A620-002-00552
File : J:\Projects\A620\002\Survey\Dwg Files\552\A620-002-00_552 Riddell ROW.dwg
J:\Projects\A620\002\Survey\Point Files\A620-002-00-552.crd

terra firma LAND SURVEYING

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1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
TEL (512) 328-8373 • FAX (512) 445-2286

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°06'45" W	91.13'
L2	N 27°12'18" E	67.92'
L3	N 41°00'52" E	121.20'
L4	N 41°00'52" E	2.19'
L5	N 41°00'52" E	123.39'
	[N 41°00'51" E]	[123.50']
L6	S 66°22'02" E	90.00'
L7	N 43°14'26" E	94.35'
L8	N 43°14'26" E	44.46'
L9	N 43°14'26" E	49.89'
	[N 43°22'17" E]	[49.89']
L10	S 41°00'28" W	123.38'
	[S 41°00'51" W]	[123.50']

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	955.00'	57.23'	57.22'	N 32°52'56" E
C2	1045.00'	113.90'	113.85'	N 37°55'14" E
	[1045.00']	[114.05']	[113.99']	[N 37°53'15" E]
C3	3055.00'	780.54'	778.42'	N 33°41'39" E
C4	3055.00'	146.26'	146.25'	N 25°00'12" E
C5	3055.00'	926.80'	923.25'	N 32°19'21" E
	[3055.00']	[926.50']	[922.96']	[N 32°19'33" E]
C6	493.50'	189.23'	188.08'	N 37°50'39" E
C7	3145.00'	954.26'	950.60'	S 32°19'22" W
	[3145.00']	[953.80']	[950.15']	[S 32°19'33" W]
C8	955.00'	107.86'	107.80'	S 37°50'03" W
C9	955.00'	165.08'	164.88'	S 36°07'03" W
	[955.00']	[165.23']	[165.02']	[S 36°03'27" W]

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000327271.

SHEET 4 OF 4

Client : Riddell Family LP
 Date : April 8, 2014
 Office : J. Nobles, M. Carney
 Crew : J. Jones, S. Barger, B. Rigsby, D. Smith, R. Meyer, J. Thompson
 F.B. : 615/49, 625/51, 650/56
 Job No : A620-002-00-552
 File : J:\Projects\A620\002\Survey\Dwg Files\552\A620-002-00-552 Riddell ROW.dwg
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terra firma LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101

1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
 TEL (512) 328-8373 • FAX (512) 445-2286



TRV

7 PGS

2010172930

Zoning Case No. C14-2008-02

STREET DEED**STATE OF TEXAS**

§

KNOW ALL MEN BY THESE PRESENTS

§

COUNTY OF TRAVIS

§

That Sterling/Babcock & Brown Double Creek GP LLC, a Texas limited liability company hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, has this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 7.122 acre tract of land out of the Santiago Del Valle Grant, in Travis County, Texas, said tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 17th day of November, 2010.

GRANTOR:

Sterling/Babcock & Brown Double Creek GP LLC,
a Texas limited liability company

By: _____

Stephen Preston,
Development Manager

11-15-10 #94

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

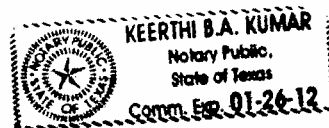
This instrument was acknowledged before me on this the 17th day of November 2010, by Stephen Preston, Development Manager of Sterling/Babcock & Brown Double Creek LLC, a Texas limited liability company, authorized to act on behalf of the company.

B. A. Keerthi Kumar

Notary Public, State of Texas

Address of Grantor:

6210 Campbell Road, Suite 140
Dallas, TX 75248



APPROVED AS TO FORM:

[Signature]
Assistant City Attorney
City of Austin

AFTER RECORDING RETURN TO:
City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Diana Minter, Paralegal

C14-2008-0220
TRACT 3

7.122 ACRES
PORTION OF RIDDELL TRACT
TRACT 3

FN. NO. 07-253(MJJ)
MAY 8, 2007
BPI JOB NO. 652-62.91

EXHIBIT A
DESCRIPTION

OF A 7.122 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 125.714 ACRE TRACT OF LAND CALLED "TRACT THREE" CONVEYED TO THE RIDDELL FAMILY LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12246, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.122 ACRE TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a concrete monument found in the northerly line of F.M. 1626 (R.O.W. varies - Hwy. Sta. 109+55.1), being the southerly line of the remaining portion of said "Tract Three" and the southerly line of a proposed 90 foot wide roadway, for an angle point hereof;

THENCE, N20°12'00"W, along the northerly cut-back line of F.M. 1626, being a portion of the southerly line of the remaining portion of said "Tract Three" and a portion of the southerly line of said proposed 90 foot wide roadway, a distance of 107.05 feet to a 1/2 inch iron rod with cap set at the southwesterly corner of the southerly terminus of said proposed 90 foot wide roadway, for the southwesterly corner hereof, from which a concrete monument found in the easterly line of Old San Antonio Road (R.O.W. varies) bears, N20°12'00"W, a distance of 23.64 feet;

THENCE, leaving the northerly cut-back line of F.M. 1626, over and across said "Tract 3", along the westerly line of said proposed 90 foot wide roadway, for a portion of the westerly line hereof, the following four (4) courses and distances:

- 1) Along a tangent curve to the right having a radius of 1045.00 feet, a central angle of 06°15'12", an arc length of 114.05 feet and a chord which bears, N37°53'15"E, a distance of 113.99 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 2) N41°00'51"E, a distance of 123.50 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the left;
- 3) Along said tangent curve to the left having a radius of 3055.00 feet, a central angle of 17°22'35", an arc length of 926.50 feet and a chord which bears, N32°19'33"E, a distance of 922.96 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 4) N23°38'16"E, a distance of 697.49 feet to a 1/2 inch iron rod with cap set in the easterly line of that certain 12.263 acre tract of land conveyed to the Austin Independent School District of record in Cause No. 2283 of the Probate Court of Travis County, Texas, being the westerly line of said "Tract 3", for an angle point hereof;

THENCE, along the easterly lines of said 12.263 acre tract and the southeasterly line that certain remaining portion of 30.365 acre tract conveyed to Sheldon Stablewood by deed of record in Document No. 2000039224 of said Official Public Records, being a portion of the westerly line of the remaining portion of said "Tract Three", for a portion of the westerly line hereof, the following three (3) courses and distances:

- 1) N43°22'17"E, a distance of 49.89 feet to a 1/2 inch iron rod found for an angle point;
- 2) N24°58'19"E, a distance of 416.19 feet to a 1/2 inch iron rod with cap set for the point of curvature of a non-tangent curve to the right;
- 3) Along said non-tangent curve to the right having a radius of 1110.00 feet, a central angle of 58°38'50", an arc length of 1136.18 feet and a chord which bears N54°16'54"E, a distance of 1087.23 feet to a 1/2 inch iron rod with cap set in the westerly line of said proposed 90 foot wide roadway for the end of said curve;

THENCE, leaving the southeasterly line of the remaining portion of said 30.365 acre tract, over and across said "Tract 3" along the northerly line of said proposed 90 foot wide roadway, for the northerly line hereof, the following two (2) courses and distances:

- 1) Along a curve to the right having a radius of 945.00 feet, a central angle of 14°29'31", an arc length of 239.02 feet and a chord which bears, S81°47'29"E, a distance of 238.38 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 2) S74°32'44"E, a distance of 266.78 feet to a 1/2 inch iron rod with cap set in the westerly line of Interstate Highway 35, being the easterly line of the remaining portion of said "Tract 3", being the northeasterly corner of the easterly terminus of said proposed 90 foot wide roadway, for the northeasterly corner hereof;

THENCE, S09°40'54"W, along the westerly line of Interstate Highway 35, being the easterly line of the remaining portion of said "Tract 3" and the easterly terminus of said proposed 90 foot wide roadway, for the most easterly line hereof, a distance of 90.46 feet to a 1/2 inch iron rod with cap set for the southeasterly corner of the easterly terminus of said proposed 90 foot wide roadway for an angle point hereof;

THENCE, leaving the westerly line of Interstate Highway 35, over and across said "Tract 3", along the easterly line of said proposed 90 foot wide roadway, for the easterly line hereof, the following six (6) courses and distances:

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- 1) N74°32'44"W, a distance of 275.87 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the left;
- 2) Along said tangent curve to the left having a radius of 855.00 feet, a central angle of 81°49'00", an arc length of 1220.92 feet and a chord which bears, S64°32'46"W, a distance of 1119.80 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 3) S23°38'16"W, a distance of 1223.96 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the right;
- 4) Along said tangent curve to the right having a radius of 3145.00 feet, a central angle of 17°22'35", an arc length of 953.80 feet and a chord S32°19'33"W, a distance of 950.15 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 5) S41°00'51"W, a distance of 123.50 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the left;
- 6) Along said tangent curve to the left having a radius of 955.00 feet, a central angle of 09°54'47", an arc length of 165.23 feet and a chord which bears, S36°03'27"W, a distance of 165.02 feet to a 1/4 inch iron rod with cap set in the northerly line of F.M. 1626, being the southerly line of the remaining portion of said "Tract Three", for the southeasterly corner hereof;

THENCE, N61°51'31"W, along the northerly line of F.M. 1626, being the southerly line of the remaining portion of said "Tract 3", a distance of 4.33 feet to the POINT OF BEGINNING, containing an area of 7.122 acres (310,237 sq. ft.) of land, more or less, within these metes and bounds.

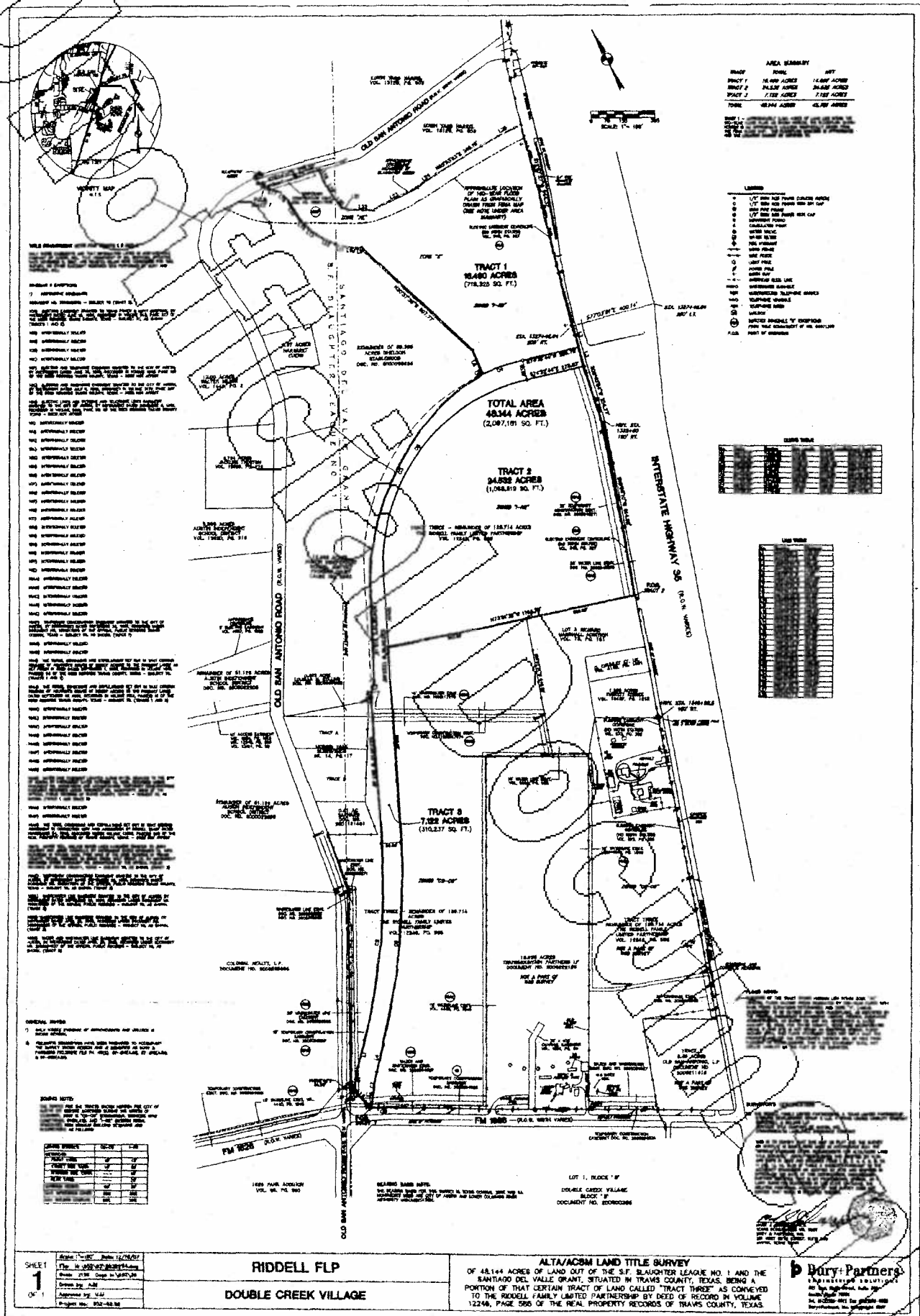
BEARING BASIS IS TEXAS CENTRAL ZONE NAD83. CONTROL MONUMENTS USED FOR THIS SURVEY ARE CITY OF AUSTIN AND LOWER COLORADO RIVER AUTHORITY MONUMENTATION.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

Mark J. Jezisek
MARK J. JEZISEK
NO. 5267
STATE OF TEXAS





FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Nov 19, 2010 11:05 AM

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HOLMC: \$40.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS