

RESOLUTION NO. 20151001-057

WHEREAS, the City Council was requested to conduct a public hearing to consider the use of parkland for a permanent use, temporary working space use, temporary access use, temporary staging area, and material storage site use for construction, use, maintenance, repair, and replacement of a wastewater line as part of the Waters Park Wastewater Line Project through dedicated parkland known as Balcones District Park (the "Proposed Use"); and

WHEREAS, the land being used for the Proposed Use is described in Exhibits A - E (the "Affected Land"); and

WHEREAS, notice of the public hearing to be held on October 1, 2015 was given for three consecutive weeks on September 6, 2015, September 13, 2015, and September 20, 2015, in a newspaper of general circulation; and

WHEREAS, such public hearing was held October 1, 2015, by the City Council to consider the use of the Affected Land for the Proposed Use; **NOW, THEREFORE,**

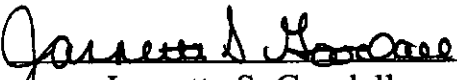
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Having taken into account clearly enunciated local preferences, the City Council finds that there is no feasible and prudent alternative to the use of the Affected Land for the Proposed Use and that all reasonable planning has been done to minimize harm to the Affected Land from the Proposed Use. The use of the Affected Land for the Proposed Use is approved.

BE IT FURTHER RESOLVED:

The City Manager is authorized to take such measures as may be necessary, favorable, or required to effectuate the purpose and intent of this resolution.

ADOPTED: October 1, 2015

ATTEST: 
Jannette S. Goodall
City Clerk



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00

EXHIBIT " A "

CITY OF AUSTIN
TO
CITY OF AUSTIN
(PERMANENT WASTEWATER EASEMENT)

DESCRIPTION FOR PARCEL 4795.06WWE

DESCRIPTION OF A 0.058-ACRE (2,525 SQUARE FEET) TRACT OF LAND IN THE JAMES ROGERS SURVEY NO. 19, ABSTRACT NO. 659, TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 51.69-ACRE TRACT OF LAND, HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY CORRECTED GENERAL WARRANTY DEED, EXECUTED NOVEMBER 14, 1979, RECORDED IN VOLUME 6777, PAGE 596 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO THE CITY OF AUSTIN BY GENERAL WARRANTY DEED, EXECUTED NOVEMBER 6, 1980, RECORDED IN VOLUME 7176, PAGE 1777 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING IN THE BALCONES DISTRICT PARK; SAID 0.058-ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail set in the north east line of said 51.69-acre tract and the west line of a called 28.69-acre tract conveyed to George J. Shia and described in Volume 12007, Page 181 of the Real Property Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Grid Feet, Combined Scale Factor 0.999896) values of N=10,123,279.28, E=3,122,599.83 for the north west corner and **POINT OF BEGINNING** of this tract, from which an iron bolt found at an angle point in the west line of said 28.69-acre tract, the south east line of Lot 73, Block A, Walnut Crossing Section Two a subdivision recorded in Volume 77, Page 38 of the Plat Records of Travis County, Texas, and the northern most corner of said 51.69-acre tract, bears N 32°59'59" W, a distance of 97.38 feet;

THENCE, S 32°59'59" E, with the north east line of said 51.69-acre tract and the south west line of said 28.69-acre tract, a distance of 42.81 feet to a 60d nail set for the eastern most corner of this tract, from which an iron bolt found at an angle point in the north east line of said 51.69-acre tract and the south west line of said 28.69-acre tract, bears S 32°59'59" E, a distance of 296.20 feet;

THENCE, through the interior of said 51.69-acre tract the following three (3) courses:

- 1) S 11°29'07" W, a distance of 79.79 feet to a 60d nail set in the northeast line of an unrecorded 30-foot wide wastewater easement, for the southern most corner of this tract;

- 2) N 42°29'37" W, with said northeast line of the 30-foot wide wastewater easement, a distance of 37.09 feet to a 60d nail set for the western most corner of this tract;
- 3) N 11°29'07" E, leaving the north east line of said 30 foot unrecorded wastewater easement, a distance of 88.53 feet to the **POINT OF BEGINNING** and containing 0.058-acre (2,525 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 Combined Scale Factor 0.999896). Project control points were established from City of Austin reference point "L-35-1001" having coordinate values of N=10,127,126.78, E=3,127,431.71. Distances shown herein are surface distances.

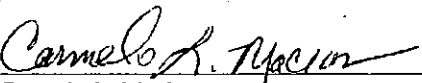
THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 18th day of May, 2015, A.D.



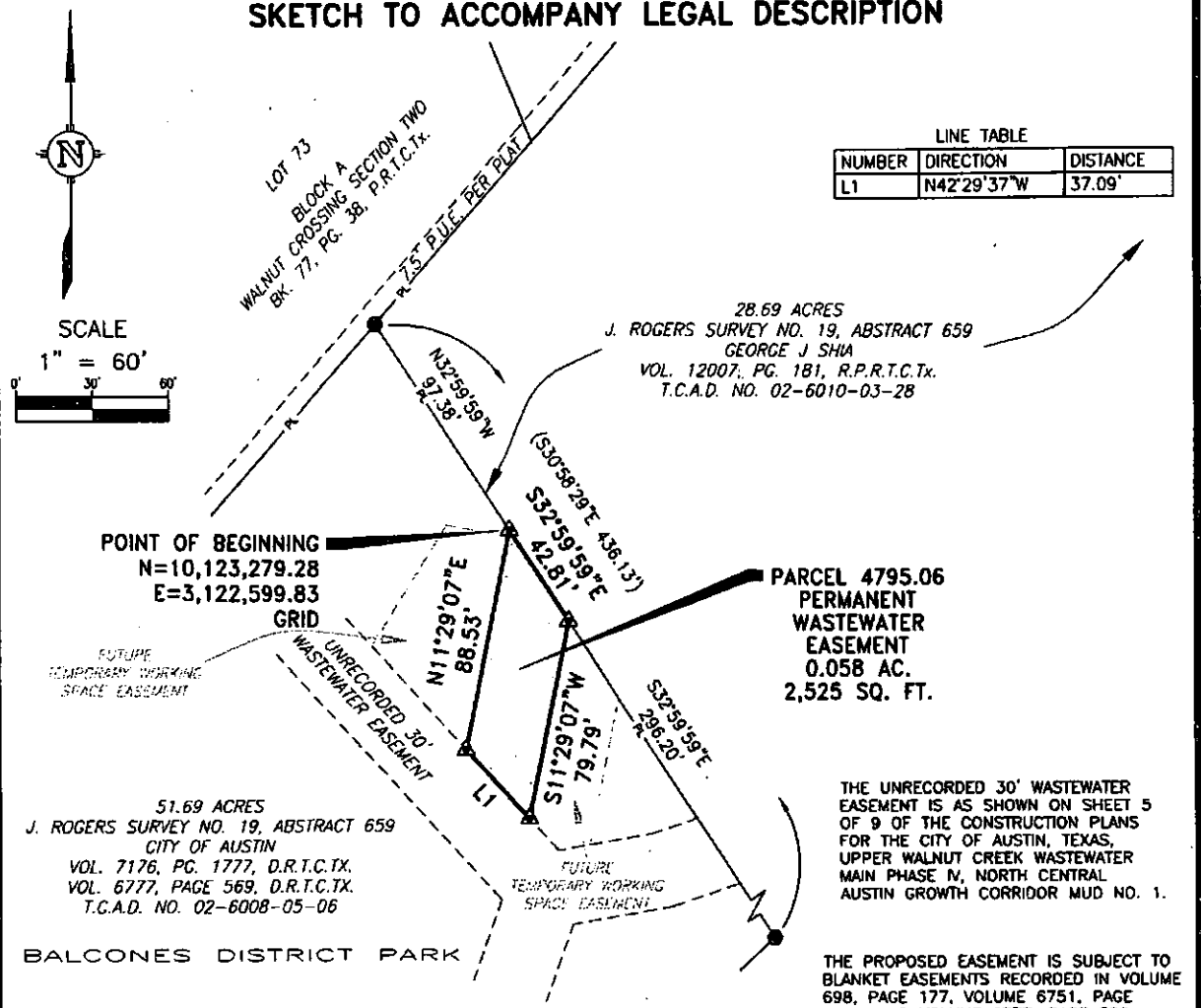
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

MAPSCO 2009 465V
Austin Grid No. K-34
TCAD PARCEL ID NO. 02-6008-05-06
MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-20-13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN THE OWNERSHIP AND EASEMENT REPORT ISSUED BY GRACY TITLE, A STEWART COMPANY, REF. NO. OEAS308, EXECUTED: JUNE 25, 2013.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "L-35-1001" HAVING COORDINATE VALUES OF N=10,127,126.78, E=3,127,431.71. COMBINED SCALE FACTOR = 0.999896. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

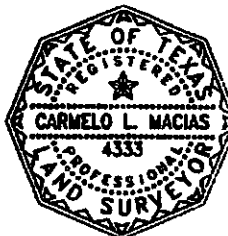
STATE OF TEXAS }
COUNTY OF TRAVIS }

I HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM FROM THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Carmelo L. Macias 5/18/15
CARMELO L. MACIAS, RPLS
Registered Professional Land Surveyor
No. 4333 - State of Texas

PAGE 3 OF 3

DATE: 05-18-15
DRAWN BY: R. SCHUETTE
MAJ JOB NO.: 441-20-13
REFERENCE:



LEGEND

- IRON BOLT FOUND
- ▲ 60D NAIL SET
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00
★ ★ ★ ★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7878 WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00

EXHIBIT " B "

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY ACCESS EASEMENT)

DESCRIPTION FOR PARCEL 4795.06TAE

DESCRIPTION OF A 0.421-ACRE (18,342 SQUARE FEET) TRACT OF LAND IN THE JAMES ROGERS SURVEY NO. 19, ABSTRACT NO. 659, TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 51.69-ACRE TRACT OF LAND, HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY CORRECTED GENERAL WARRANTY DEED, EXECUTED NOVEMBER 14, 1979, RECORDED IN VOLUME 6777, PAGE 596 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO THE CITY OF AUSTIN BY GENERAL WARRANTY DEED, EXECUTED NOVEMBER 6, 1980, RECORDED IN VOLUME 7176, PAGE 1777 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING IN THE BALCONES DISTRICT PARK; SAID 0.421-ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the south Right-of-Way line of Scribe Drive (60-foot wide Right-of-Way), having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Grid Feet, Combined Scale Factor 0.999896) values of N=10,124,074.47, E=3,121,972.49 for the northeast corner and **POINT OF BEGINNING** of this tract, from which a ½ inch iron rod at a northeast corner of said 51.69-acre tract and the northwest corner of Lot 1, Block F, Walnut Crossing Section Two, a subdivision recorded in Volume 77, Page 38 of the Plat Records of Travis County, Texas, bears along the south Right-of-Way line of Scribe Drive and a curve to the left along the north line of a 25 foot drainage easement recorded in Volume 6416, Page 425 in the Deed Records of Travis County, Texas, whose radius is 341.24 feet, an arc length of 25.20 feet, a delta angle of 04°13'50", and a chord which bears along a chord N 82°49'41" E, a distance of 25.19 feet,

THENCE, through the interior of said 51.69-acre tract the following six (6) courses:

- 1) S 14°12'06" E, along the west line of said 25 foot drainage easement, a distance of 90.37 feet to a 60d nail set;
- 2) S 26°05'53" W, a distance of 154.31 feet to a 60d nail set;
- 3) S 81°07'08" W, a distance of 120.10' feet to a 60d nail set;

- 4) S 09°50'32" W, a distance of 95.77 feet to a 60d nail set;
- 5) S 09°59'35" E, a distance of 82.79 feet to a 60d nail set;
- 6) S 25°09'50" E, a distance of 63.53 feet to a 60d nail set in the south line of said 51.69-acre tract and the north line of Lot 2, Block E, North Loop Business Park Section Three, a subdivision recorded in Volume 83, Page 200D of the Plat Records of Travis, County, Texas, for the southeast corner of this tract, from which a ½-inch iron rod found in the said south line of the 51.69-acre tract and the said north east corner of Lot 2, Block E, and the north west corner of Lot 3 of said North Loop Business Park bears S 72°56'33" E, a distance of 34.49 feet;

THENCE, N 72°56'33" W, with said south line of the 51.69-acre tract and said north line of Lot 2, Block E, North Loop Business Park, a distance of 40.51 feet to a 60d nail set for the southwest corner of this tract, from which a ½-inch iron rod with plastic cap stamped "CARLSON & BUSH" found in said south line of the 51.69-acre tract and said north line of Lot 2 bears N 72°56'33" W, a distance of 100.57 feet and N 88°49'17" W, a distance of 216.32 feet;

THENCE, through the interior of said 51.69-acre tract the following seven (7) courses:

- 1) N 25°09'50" W, a distance of 40.31 feet to a 60d nail set;
- 2) N 09°59'35" W, a distance of 92.03 feet to a 60d nail set;
- 3) N 09°50'32" E, a distance of 122.52 feet to a 60d nail set;
- 4) N 81°07'08" E, a distance of 125.98 feet to a 60d nail set;
- 5) N 26°05'53" E, a distance of 127.68 feet to a 60d nail set;
- 6) N 14°12'06" E, a distance of 41.57 feet to a 60d nail set;
- 7) N 31°43'41" W, a distance of 50.61 feet to a 60d nail set in the curving south Right-of-Way line of said Scribe Drive, and the north line of said 51.69-acre tract, for the northwest corner of this tract, from which a ½-inch iron rod found in the said south Right-of-Way line of Scribe Drive, and the north line of said 51.69-acre tract, at the northeast corner of Lot 20, Block B, Walnut Crossing Section Three, a subdivision recorded in Volume 77, Page 250 of the Plat Records of Travis County, Texas, bears along a curve to the right having a radius of 341.24 feet, an arc length of 122.89 feet, a delta angle of 20° 38' 02" and a chord which bears along a chord N 76° 57' 32" W a distance of 122.23 feet and N 66°38'31" W, a distance of 194.53 feet;

THENCE, with said south Right-of-Way line of Scribe Drive, and the north line of said 51.69-acre tract along the arc of a curve to the left having a radius of 341.24 feet, an arc length of 46.47 feet, a delta angle of 07°48'06", and a chord which bears along a chord N 88°49'22" E, a distance of 46.43 feet to the **POINT OF BEGINNING** and containing 0.421-acre (18,342 square feet) of land.

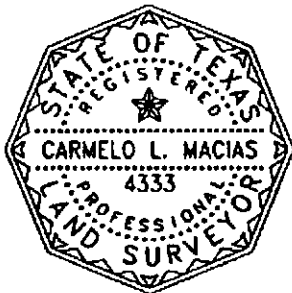
BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 Combined Scale Factor 0.999896). Project control points were established from City of Austin reference point "L-35-1001" having coordinate values of N=10,127,126.78, E=3,127,431.71. Distances shown herein are surface distances.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 20th day of May, 2015, A.D.



Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

Carmelo L. Macias

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

MAPSCO 2009 465V
Austin Grid No. K-34 & K-35
TCAD PARCEL ID NO. 02-6008-05-06
MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-20-13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

POINT OF BEGINNING
N=10,124,074.46
E=3,121,972.49
GRID

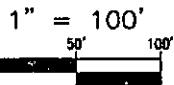
SCRIBE DRIVE
(60' R.O.W.)
(C1)

51.69 ACRES
J. ROGERS SURVEY NO. 19, ABSTRACT 659
CITY OF AUSTIN
VOL. 7176, PG. 1777, D.R.T.C.TX.
VOL. 6777, PAGE 569, D.R.T.C.TX.
T.C.A.D. NO. 02-6008-05-06

BALCONES DISTRICT PARK

PARCEL 4795.06 TEMPORARY
ACCESS EASEMENT
0.421 AC. (18,342 SQ. FT.)

SCALE



CURVE TABLE

	(C1)	C2	C3	C4
R	341.24'	341.24'	341.24'	341.24'
L	194.55'	122.89'	46.47'	25.20'
D	32°40'	20°38'02"	07°48'06"	04°13'50"
CB	N81°00'W	N76°57'32"W	N88°49'22"E	N82°49'41"E
C	191.93'	122.23'	46.43'	25.19'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S14°12'06"E	90.37'
L2	S25°09'50"E	63.53'
L3	N72°56'33"W	40.51'
L4	N25°09'50"W	40.31'
L5	N14°12'06"W	41.57'
L6	N31°43'41"W	50.61'
L7	N72°56'33"W	34.49'
L8	N72°56'33"W	100.57'

(S87°06'E 216.18')
N88°49'17"W 216.32'

LOT 2

BLOCK E
NORTH LOOP BUSINESS PARK SECTION THREE
BK. 83, PG. 2000, P.R.T.C.TX.

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED
ON THIS SURVEY ARE THOSE LISTED IN THE
OWNERSHIP AND EASEMENT REPORT ISSUED BY
GRACY TITLE, A STEWART COMPANY, REF. NO.
OEAS308, EXECUTED: JUNE 25, 2013.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON
THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE,
4203) NAD 1983/HARN. THE COORDINATES WERE ESTABLISHED
FROM CITY OF AUSTIN REFERENCE POINT "L-35-1001" HAVING
COORDINATE VALUES OF N=10,127,126.78, E=3,127,431.71.
COMBINED SCALE FACTOR = 0.999896. ALL DISTANCES SHOWN ARE
SURFACE DISTANCES.

STATE OF TEXAS }
COUNTY OF TRAVIS }

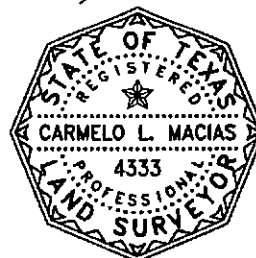
I HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED
FROM THE RESULTS OF AN ACTUAL SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION AND THAT IT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Carmelo L. Macias 5/20/15

PAGE 4 OF 4

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 - State of Texas

DATE: 05-20-15
DRAWN BY: R. SCHUETTE
MAJ JOB NO.: 441-20-13
REFERENCE:



J:\JOES\X_PRESSE & ASSOC\441-20-13 WalnutParkLand\DWG\4795.06TAE.rvt.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00

★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00

EXHIBIT " C "

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE EASEMENT)

DESCRIPTION FOR PARCEL 4795.06 TWSE 1

DESCRIPTION OF A 0.043-ACRE (1,863 SQUARE FEET) TRACT OF LAND IN THE JAMES ROGERS SURVEY NO. 19, ABSTRACT NO. 659, TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 51.69-ACRE TRACT OF LAND, HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY CORRECTED GENERAL WARRANTY DEED, EXECUTED NOVEMBER 14, 1979, RECORDED IN VOLUME 6777, PAGE 596 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO THE CITY OF AUSTIN BY GENERAL WARRANTY DEED, EXECUTED NOVEMBER 6, 1980, RECORDED IN VOLUME 7176, PAGE 1777 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING IN THE BALCONES DISTRICT PARK; SAID 0.043-ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail set in the east line of said 51.69-acre tract and the south west line of a called 28.69-acre tract conveyed to George J. Shia and described in Volume 12007, Page 181 of the Real Property Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Grid Feet, Combined Scale Factor 0.999896) values of N=10,123,243.37, E=3,122,623.15 for the northern most corner and **POINT OF BEGINNING** of this tract, from which an iron bolt found at an angle point in the west line of said 28.69-acre tract, the south east line of Lot 73, Block A, Walnut Crossing Section Two a subdivision recorded in Volume 77, Page 38 of the Plat Records of Travis County, Texas, and at the northern most corner of said 51.69-acre tract, bears N 32°59'59" W, a distance of 140.19 feet;

THENCE, S 32°59'59" E, with the north east line of said 51.69-acre tract and the south west line of said 28.69-acre tract, a distance of 36.18 feet to a 60d nail set for the eastern most corner of this tract, from which an iron bolt found at an angle point in the north east line of said 51.69-acre tract and the south west line of said 28.69-acre tract, bears S 32°59'59" E, a distance of 260.02 feet;

THENCE, through the interior of said 51.69-acre tract the following four (4) courses:

- 1) S 11°14'22" W, a distance of 59.40 feet to a 60d nail set for the southeast corner of this tract in the north line of an unrecorded 30-foot wide wastewater easement;

- 2) S 79°51'40" W, with the north east line of said 30-foot wide wastewater easement, a distance of 12.64 feet to a 60d nail set for the south corner of this tract;
- 3) N 42°29'37" W, continuing with the north east line of said 30-foot wide wastewater easement, a distance of 17.14 feet to a 60d nail set for the western most corner of this tract;
- 4) N 11°29'07" E, leaving the north east line of said 30-foot wide wastewater easement, a distance of 79.79 feet to the **POINT OF BEGINNING** and containing 0.043-acre (1,863 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 Combined Scale Factor 0.999896). Project control points were established from City of Austin reference point "L-35-1001" having coordinate values of N=10,127,126.78, E=3,127,431.71. Distances shown herein are surface distances.

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WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 18th day of May, 2015, A.D.



Macias & Associates, L.P.
 5410 South 1st Street
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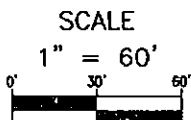
Carmelo L. Macias

Carmelo L. Macias
 Registered Professional Land Surveyor
 No. 4333 – State of Texas

REFERENCES

MAPSCO 2009 465V
 Austin Grid No. K-34
 TCAD PARCEL ID NO. 02-6008-05-06
 MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-20-13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S11°14'22"W	59.40'
L2	S79°51'40"W	12.64'
L3	N42°29'37"W	17.14'

POINT OF BEGINNING
N=10,123,243.37
E=3,122,623.15
GRID

FUTURE
TEMPORARY WORKING
SPACE EASEMENT

FUTURE
PERMANENT
WASTEWATER EASEMENT

51.69 ACRES
J. ROGERS SURVEY NO. 19, ABSTRACT 659
CITY OF AUSTIN
VOL. 7176, PG. 1777, D.R.T.C.TX.
VOL. 6777, PAGE 569, D.R.T.C.TX.
T.C.A.D. NO. 02-6008-05-06

BALCONES DISTRICT PARK

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STATE OF TEXAS }
COUNTY OF TRAVIS }

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Carmelo L. Macias 5/18/15
CARMELO L. MACIAS, RPLS Date:
Registered Professional Land Surveyor
No. 4333 - State of Texas

PAGE 3 OF 3

DATE: 05-18-15
DRAWN BY: R. SCHUETTE
MAJ JOB NO.: 441-20-13
REFERENCE:



28.69 ACRES
J. ROGERS SURVEY NO. 19, ABSTRACT 659
GEORGE J SHIA
VOL. 12007, PG. 181, R.P.R.T.C.TX.
T.C.A.D. NO. 02-6010-03-28

PARCEL 4795.06
TEMPORARY
WORKING SPACE
EASEMENT 1
0.043 AC.
1,863 SQ. FT.

THE UNRECORDED 30' WASTEWATER EASEMENT IS AS SHOWN ON SHEET 5 OF 9 OF THE CONSTRUCTION PLANS FOR THE CITY OF AUSTIN, TEXAS, UPPER WALNUT CREEK WASTEWATER MAIN PHASE IV, NORTH CENTRAL AUSTIN GROWTH CORRIDOR MUD NO. 1.

THE PROPOSED EASEMENT IS SUBJECT TO BLANKET EASEMENTS RECORDED IN VOLUME 698, PAGE 177, VOLUME 6751, PAGE 2296, AND VOLUME 6777, PAGE 596, DEED RECORDS TRAVIS COUNTY, TEXAS.

LEGEND

●	IRON BOLT FOUND
▲	60D NAIL SET
— PL —	PROPERTY LINE
BK., VOL., PG.	BOOK, VOLUME, PAGE
T.C.A.D.	TRAVIS COUNTY APPRAISAL
P.U.E.	PUBLIC UTILITY EASEMENT
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION

J:\JOBS\K FRIESE & ASSOC\441-20-13 WalnutParkEasmt\DWG\4795.06TWS1.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00
★ ★ ★ ★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00

EXHIBIT " D "

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE EASEMENT)

DESCRIPTION FOR PARCEL 4795.06 TWSE 2

DESCRIPTION OF A 0.059-ACRE (2,580 SQUARE FEET) TRACT OF LAND IN THE JAMES ROGERS SURVEY NO. 19, ABSTRACT NO. 659, TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 51.69-ACRE TRACT OF LAND, HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY CORRECTED GENERAL WARRANTY DEED, EXECUTED NOVEMBER 14, 1979, RECORDED IN VOLUME 6777, PAGE 596 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO THE CITY OF AUSTIN BY GENERAL WARRANTY DEED, EXECUTED NOVEMBER 6, 1980, RECORDED IN VOLUME 7176, PAGE 1777 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING IN THE BALCONES DISTRICT PARK; SAID 0.059-ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail set in the interior of said 51.69-acre tract, having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Grid Feet, Combined Scale Factor 0.999896) values of N=10,123,281.40, E=3,122,574.88 for the northwest corner and **POINT OF BEGINNING** of this tract, from which an iron bolt found at an angle point in the west line of a 28.69-acre tract, conveyed to George J. Shia and described in Volume 12007, Page 181 of the Real Property Records of Travis County, Texas, the south east line of Lot 73, Block A, Walnut Crossing Section Two, a subdivision recorded in Volume 77, Page 38 of the Plat Records of Travis County, Texas, and at the north corner of said 51.69-acre tract, bears N 19°26'34" W, a distance of 84.36 feet;

THENCE, through the interior of said 51.69-acre tract the following four (4) courses:

- 1) S 78°45'50" E, a distance of 24.88 feet to a 60d nail set for the northeast corner of this tract;
- 2) S 11°29'07" W, a distance of 85.74 feet to a 60d nail set for the southern most corner of this tract, in the north east line of an unrecorded 30-foot wide wastewater easement, from which an iron bolt found at an angle point in the north east line of said 51.69-acre tract and the south west line of said 28.69-acre tract, bears S 45°40'23" E, a distance of 282.74 feet ;

- 3) N 42°29'37" W, with the northeast line of said 30-foot wide wastewater easement, a distance of 55.41 feet to a 60d nail set for the western most corner of this tract;
- 4) N 32°05'06" E, leaving the north east line of said 30-foot wide wastewater easement, a distance of 56.67 feet to the **POINT OF BEGINNING** and containing 0.059-acre (2,580 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 Combined Scale Factor 0.999896). Project control points were established from City of Austin reference point "L-35-1001" having coordinate values of N=10,127,126.78, E=3,127,431.71. Distances shown herein are surface distances.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 18th day of May, 2015, A.D.



Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

A handwritten signature in cursive script that reads "Carmelo L. Macias".

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

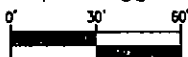
MAPSCO 2009 465V
Austin Grid No. K-34
TCAD PARCEL ID NO. 02-6008-05-06
MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-20-13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE

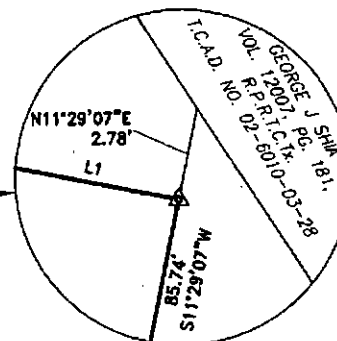
1" = 60'



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S78°45'50"E	24.88'
L2	N42°29'37"W	55.41'
L3	N32°05'06"E	56.67'

28.69 ACRES
J. ROGERS SURVEY NO. 19, ABSTRACT 659
GEORGE J SHIA
VOL. 12007, PG. 181, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-6010-03-28

DETAIL A
N.T.S.



POINT OF BEGINNING
N=10,123,281.40
E=3,122,574.88
GRID

PARCEL 4795.06
TEMPORARY
WORKING SPACE
EASEMENT 2
0.059 AC.
2,580 SQ. FT.

UNRECORDED 30'
WASTEWATER EASEMENT
FUTURE
PERMANENT
WASTEWATER EASEMENT

FUTURE
TEMPORARY WORKING
SPACE EASEMENT

51.69 ACRES
J. ROGERS SURVEY NO. 19, ABSTRACT 659
CITY OF AUSTIN
VOL. 7176, PG. 1777, D.R.T.C.TX.
VOL. 6777, PAGE 569, D.R.T.C.TX.
T.C.A.D. NO. 02-6008-05-06

BALCONES DISTRICT PARK

THE UNRECORDED 30' WASTEWATER EASEMENT IS AS SHOWN ON SHEET 5 OF 9 OF THE CONSTRUCTION PLANS FOR THE CITY OF AUSTIN, TEXAS, UPPER WALNUT CREEK WASTEWATER MAIN PHASE IV, NORTH CENTRAL AUSTIN GROWTH CORRIDOR MUD NO. 1.

THE PROPOSED EASEMENT IS SUBJECT TO BLANKET EASEMENTS RECORDED IN VOLUME 698, PAGE 177, VOLUME 6751, PAGE 2296, AND VOLUME 6777, PAGE 596, DEED RECORDS TRAVIS COUNTY, TEXAS.

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN THE OWNERSHIP AND EASEMENT REPORT ISSUED BY GRACY TITLE, A STEWART COMPANY, REF. NO. OEAS308, EXECUTED: JUNE 25, 2013.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "L-35-1001" HAVING COORDINATE VALUES OF N=10,127,126.78, E=3,127,431.71. COMBINED SCALE FACTOR = 0.999896. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



LEGEND

●	IRON BOLT FOUND
▲	60D NAIL SET
— PL —	PROPERTY LINE
BK., VOL., PG.	BOOK, VOLUME, PAGE
T.C.A.D.	TRAVIS COUNTY APPRAISAL
P.U.E.	PUBLIC UTILITY EASEMENT
O.P.R.T.C.Tx.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.Tx.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.Tx.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION

J:\JOBS\K FRIESE & ASSOC\441-20-13 WatersParkEasmt\DWG\4795.06TWS2.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00

★ ★ ★ ★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM

Carmelo L. Macias 5/18/15
CARMELO L. MACIAS, RPLS Date:
Registered Professional Land Surveyor
No. 4333 - State of Texas

PAGE 3 OF 3

DATE: 05-18-15
DRAWN BY: R. SCHUETTE
MAI JOB NO.: 441-20-13
REFERENCE:



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM#101141-00

EXHIBIT " E "

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY STAGING AREA AND
MATERIAL STORAGE SITE EASEMENT)

DESCRIPTION FOR PARCEL 4795.06TSAAMSSE

DESCRIPTION OF A 0.848-ACRE (36,923 SQUARE FEET) TRACT OF LAND IN THE JAMES ROGERS SURVEY NO. 19, ABSTRACT NO. 659, TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 51.69-ACRE TRACT OF LAND, HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY CORRECTED GENERAL WARRANTY DEED, EXECUTED NOVEMBER 14, 1979, RECORDED IN VOLUME 6777, PAGE 596 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO THE CITY OF AUSTIN BY GENERAL WARRANTY DEED, EXECUTED NOVEMBER 6, 1980, RECORDED IN VOLUME 7176, PAGE 1777 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING IN THE BALCONES DISTRICT PARK; SAID 0.848-ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set, in the interior of said 51.69 acre tract having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Grid Feet, Combined Scale Factor 0.999896) values of N=10,123,986.85, E=3,121,994.66 for the northern most corner and **POINT OF BEGINNING** of this tract, also being on the west line of an existing 25' Drainage easement recorded in Volume 6416, Page 425 of the Deed Records of Travis County, Texas, from which a ½-inch iron rod found in the south Right-of-Way line of Scribe Drive (60-foot wide Right-of-Way), at a northeast corner of said 50.02-acre tract and the northwest corner of Lot 1, Block F, Walnut Crossing Section Two, a subdivision recorded in Book 77, Page 38 of the Plat Records of Travis County, Texas, bears N 01°46'43" E, a distance of 90.81 feet;

THENCE, through the interior of said 51.69-acre tract the following six (6) courses:

- 1) S 14°12'06" E, along the west line of said 25' drainage easement, a distance of 265.87 feet to a 60d nail set;
- 2) S 80°02'35" W, a distance of 173.19 feet to a 60d nail set;
- 3) N 51°24'17" W, a distance of 116.70 feet to a 60d nail set;
- 4) N 09°50'32" E, a distance of 58.63 feet to a 60d nail set;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • www.maciasworld.com

- 5) N 81°07'08" E, a distance of 120.10 feet to a 60d nail set;
- 6) N 26°05'53" E, a distance of 154.31 feet to the **POINT OF BEGINNING** and containing 0.848-acre (36,923 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83, Combined Scale Factor 0.999896). Project control points were established from City of Austin reference point "L-35-1001" having coordinate values of N=10,127,126.78, E=3,127,431.71. Distances shown herein are surface distances.

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 18th day of May, 2015, A.D.



Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

Carmelo L. Macias

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

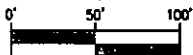
MAPSCO 2009 465V
Austin Grid No. K-34 & K-35
TCAD PARCEL ID NO. 02-6008-05-06
MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-20-13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE

1" = 100'



SCRIBE DRIVE
(60' R.O.W.)

7.5' P.U.E.
BK. 77, PG. 38,
P.R.T.C.Tx.

POINT OF BEGINNING
N=10,123,986.85
E=3,121,994.66
GRID

51.69 ACRES
J. ROGERS SURVEY NO. 19, ABSTRACT 659
CITY OF AUSTIN
VOL. 7176, PG. 1777, D.R.T.C.Tx.
VOL. 6777, PAGE 569, D.R.T.C.Tx.
T.C.A.D. NO. 02-6008-05-06

BALCONES DISTRICT PARK

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N01°46'43"E	90.81'

LOT 2
BLOCK E
NORTH LOOP BUSINESS PARK SECTION THREE
BK. 83, PG. 200D, P.R.T.C.Tx.

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN THE OWNERSHIP AND EASEMENT REPORT ISSUED BY GRACY TITLE, A STEWART COMPANY, REF. NO. DEAS308, EXECUTED: JUNE 25, 2013.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "L-35-1001" HAVING COORDINATE VALUES OF N=10,127,126.78, E=3,127,431.71. COMBINED SCALE FACTOR = 0.999896. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

STATE OF TEXAS }
COUNTY OF TRAVIS }

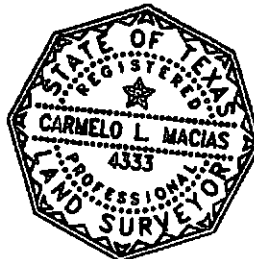
I HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Carmelo L. Macias 5/18/15

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 - State of Texas

PAGE 3 OF 3

DATE: 05-18-15
DRAWN BY: R. SCHUETTE
MAI JOB NO.: 441-20-13
REFERENCE:



THE PROPOSED EASEMENT IS SUBJECT TO BLANKET EASEMENTS RECORDED IN VOLUME 698, PAGE 177, VOLUME 6751, PAGE 2296, AND VOLUME 6777, PAGE 596, DEED RECORDS TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

J:\JOBS\K FRIESE & ASSOC\441-20-13 WalnutPortCarrle\DWG\4785.00TSAAMSSE.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00

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