



## MEMORANDUM

**TO:** Parks and Recreation Board

**FROM:** Jesus M. Olivares, Director  
Parks and Recreation Department

**DATE:** October 10, 1997

**SUBJECT:** Use Agreement - Northeast District Park/Colony Park  
Loyola lane Improvements

The City's Public Works Department is proposing to widen Loyola Lane from Ed Bluestein Blvd. to Decker Lane. The proposed widening will require the use of narrow strips of parkland along the frontage of Northeast District Park and Colony Park.

The initial phase of the widening is from Ed Bluestein Blvd. to the Austin and Northwest Railroad and will include the reconstruction of the bridge over Walnut Creek.

The attached memoranda and information packet from the Public Works Department provide additional detailed information, including a cross section of the roadway showing widened outside lanes for bicycles and 5' sidewalks on both sides.

The proposed use agreements will have minimal impact on Northeast District Park and Colony Park. I am satisfied that there are no feasible and prudent alternatives to the use of parkland and that all reasonable planning to minimize harm to the parks has been carried out.

The Land and Facilities Committee, at their meeting held on October 9, 1997, reviewed this request and recommended approval.

### Recommendation

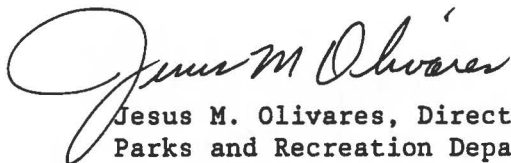
I recommend approval of the request for the following use agreements to use part of Northeast District Park and Colony Park for the improvements to Loyola Lane:

Parcel 12	5,225	square feet drainage
	1,919	square feet lateral support (slope)
	5,076	square feet ROW for street purposes

Parks and Recreation Board  
Northeast Park/Colony Park Use Agreements  
October 10, 1997  
Page 2

Parcel 13	10,010	square feet ROW for street purposes
Parcel 14	11,100	square feet temporary work space
	5,124	square feet ROW for street purposes
Parcel 25	387	square feet ROW for street purposes
Parcel 26A	1,007	square feet ROW for street purposes
	4,625	square feet drainage
Parcel 26B	995	square feet ROW for street purposes
	2,277	square feet drainage

If you have any questions, or if I can provide you with any additional information please contact me.



Jesus M. Olivares, Director  
Parks and Recreation Department

JMO:pm

*Peter  
Marsh*



## MEMORANDUM

**TO:** Jesus Olivares, Director  
Parks and Recreation Department

**FROM:** Peter Rieck, Director  
Public Works and Transportation Department

**DATE:** March 17, 1997

**SUBJECT:** Request for Use Agreement Across Parkland  
Loyola Lane Road Improvement Project  
CIP No. 825-607-2051

The Department of Public Works and Transportation hereby requests ten (10) permanent and one (1) temporary use agreements for the construction, operation, and maintenance of the proposed reconstruction of Loyola Lane, from U.S. 183 to Decker Lane. The reconstruction will increase Loyola Lane from a 2-lane roadway to a 4-lane divided roadway which will include a bridge over Walnut Creek and a wide outside lane to accommodate bicycle traffic. Additional improvement will include five (5') foot wide sidewalks on each side of the roadway. This project will improve the transportation network in east Austin. Attached are the following documents for your use and consideration to support this request:

1. General Location Map;
2. Information Packet;
3. Tree Survey, and;
4. Field Note Descriptions.

From these documents, you will note that the permanent use portion of the proposed agreement contains a total of 36,645 square feet (approximately 0.86 acres) and the temporary use contains a total of 11,100 square feet (approximately 0.2608 acres).

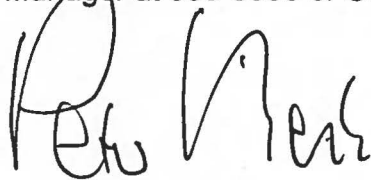
The Loyola Lane Road Improvement Project will include the reconstruction of approximately 11,437.21 linear feet of Loyola Lane from U.S. 183 to Decker Lane. The project will be constructed in three phases. Phases I and II extend from U.S.



183 to the Austin Northwestern Railroad at a length of approximately 4,985.5 linear feet. Construction of the section in Phases I and II are scheduled to begin in March 1998. Phase III extends from the Austin and Northwestern Railroad tracts to Decker Lane. Because of increased costs, additional funding authorization will be needed for the construction of Phase III. The project will improve Loyola Lane to a four-lane divided roadway and will include a bridge over Walnut Creek. The project routing and design documents were prepared by Freese and Nichols, Inc., and the proposed routing is shown on the General Location Map. Approximately 1,751.16 linear feet of the project is located within parkland which is identified as the Northeast District Park. Approximately 139.19 linear feet of the project is located within parkland which is identified as the Colony Park. The area affected in the Northeast District Park is within the 100-year flood plain of Walnut Creek. Public Works, in cooperation with the Utility, PARD, ECSD, and others, have agreed that the proposed alignment is the most feasible and prudent alternative to crossing this parkland. All reasonable planning efforts have been taken to minimize harm to the area. All construction and site restoration for the project will be completed in accordance with the *Standard Specifications and Construction Standards* of the City of Austin. All construction and site restoration for that portion of the project within parkland will also be completed in accordance with PARD's *Construction in Parks Specifications*.

This project also includes other real estate acquisitions which will improve the transportation network in east Austin.

We request that the necessary documentation be prepared for consideration of this request by the Parks and Recreation Board. If you have any questions or need any additional information, please feel free to contact Tom Hansell, P.E., Project Manager at 505-5603 or Connie Real, Property Agent II, at 499-7174.



Peter Rieck, Director  
Department of Public Works and Transportation

#### Attachments

cc: Thomas P. Hansell, P.E., Project Manager, w/ attachments  
Connie Real, Property Agent II, w/ attachments  
Peter Marsh, w/ attachments  
Lino Rivera, P.E., w/ attachments



**INFORMATION PACKET**

**LOYOLA LANE IMPROVEMENTS  
from US 183 to Decker Lane  
CIP No. 825-607-2051**

**City of Austin  
Department of Public Works and Transportation**

**March 13, 1997**

**loypard1.doc**

## **INTRODUCTION**

The Department of Public Works and Transportation is proposing to reconstruct Loyola Lane from US 183 to Decker Lane. The improvements to Loyola Lane will include a four lane divided roadway with wide outer lanes to accommodate bicycles, sidewalks on both sides, and a bridge over Walnut Creek. In conjunction with this project the Department of Public Works and Transportation is requesting authorization to build the roadway improvements in Colony Park and Northeast District Park. This authorization will require action by the City pursuant to Chapter 26 of the Texas Parks and Wildlife Code.

Loyola Lane has been divided in three (3) phases. Phases 1 and 2, which begin at US 183 and end at the Austin and Northwestern Railroad are funded for FY 98. Funding for Phase 3, which begins at the Austin and Northwestern Railroad and ends at Decker Lane, will require additional funding. Right of way is being acquired for all three (3) phases at this time.

## **PROJECT NEED AND JUSTIFICATION**

Loyola Lane is presently a two lane rural roadway that has been a maintenance problem for a number of years. In the 1984 Bond Program, the funding was approved for the reconstruction of Loyola Lane from US 183 to Decker Lane as a four lane divided roadway to comply with the approved Austin Metropolitan Area Transportation Plan (AMATP). AMATP was developed using traffic modeling to determine the cross-sectional requirements. Based upon the modeling, a four lane roadway is needed by the year 2020.

In 1985, The City of Austin selected the engineering firm of Freese and Nichols, Inc. to prepare the design for the proposed roadway improvements. In 1988, as a result of the economic downturn, several projects, including Loyola Lane, were placed on hold to control the City's bond debt. In 1992, projects placed on hold were reactivated. A schedule was reestablished for the sale of the bonds to construct these projects. Design issues related to new flood plain information had to be resolved and additional right of way acquired. The improvements are now scheduled to start construction on Phases 1 and 2 in FY 98.

The existing roadway is adjacent to Colony Park and Northeast District Park. In order to widen the existing roadway, additional parkland will be required. The roadway and bridge have been designed to minimize the impact to the parkland.

## **ALTERNATIVES TO THE USE OF PARKLAND**

Alternate alignments for the Loyola Lane improvements were considered to be impractical since the roadway already exists and it serves several adjoining neighborhoods and an elementary school. The present alignment is the major east-west collector for the area. Alternate alignments and the corresponding relocation costs would be excessive and detrimental to the project. The new right-of-way is 120 feet wide and the taking occurs equally on both the north and south sides of the roadway. The expanded roadway should have little effect on the parkland since a bridge is already present. The new bridge will be placed with its west abutment at the same location as the present bridge and on the same skew in order to minimize construction with the creek area. The new bridge will be 180 feet in length and 81 feet in width. We believe the selected alignment of Loyola Lane improvements represents a prudent and viable approach to this project.

## **PROJECT DESCRIPTION AND SCHEDULE**

The proposed improvements to Loyola Lane from US 183 to Decker Lane include a four lane divided roadway with wide outer lanes to accommodate bicycles, sidewalks on both sides, and a bridge over Walnut Creek. Phases 1 and 2 will include 4,941 linear feet of pavement, 9,690 linear feet of five (5) foot sidewalk, storm drainage systems, and three environmental ponds. The roadway will require 120 foot of right of way with varying width of drainage and slope easements.

Phases 1 and 2 of the project has an anticipated construction cost of \$4,700,000. It is scheduled for bidding in the fall of 1997. This project will take approximately 12 months to complete.

## **SHORT TERM EFFECTS OF CONSTRUCTION**

Short term effects during construction will be minimal. The construction will have minimal impact to park functions since most of the area involved is along an undeveloped area of parkland that is not currently being used by the public. A small area is in the Northeast District Park that is adjacent to an area being used by the public, but will not impact any park improvements (i.e.: buildings, parking lots, playgrounds etc.). A safety fence will be installed in the public areas to separate the public from the construction area.

Disturbance of the areas within the permanent and temporary use agreement will include construction of the street and drainage facilities. With the construction of the roadway improvements, there will be a temporary traffic impact to the park. The contractor will have to maintain access to the park at all times. Trees in the area covered by the use agreement and shown on the plan will be removed. There will be a short term disturbance in the park area, however, all disturbed areas outside of the roadway improvements will be restored and revegetated.



## **LONG TERM EFFECTS OF CONSTRUCTION**

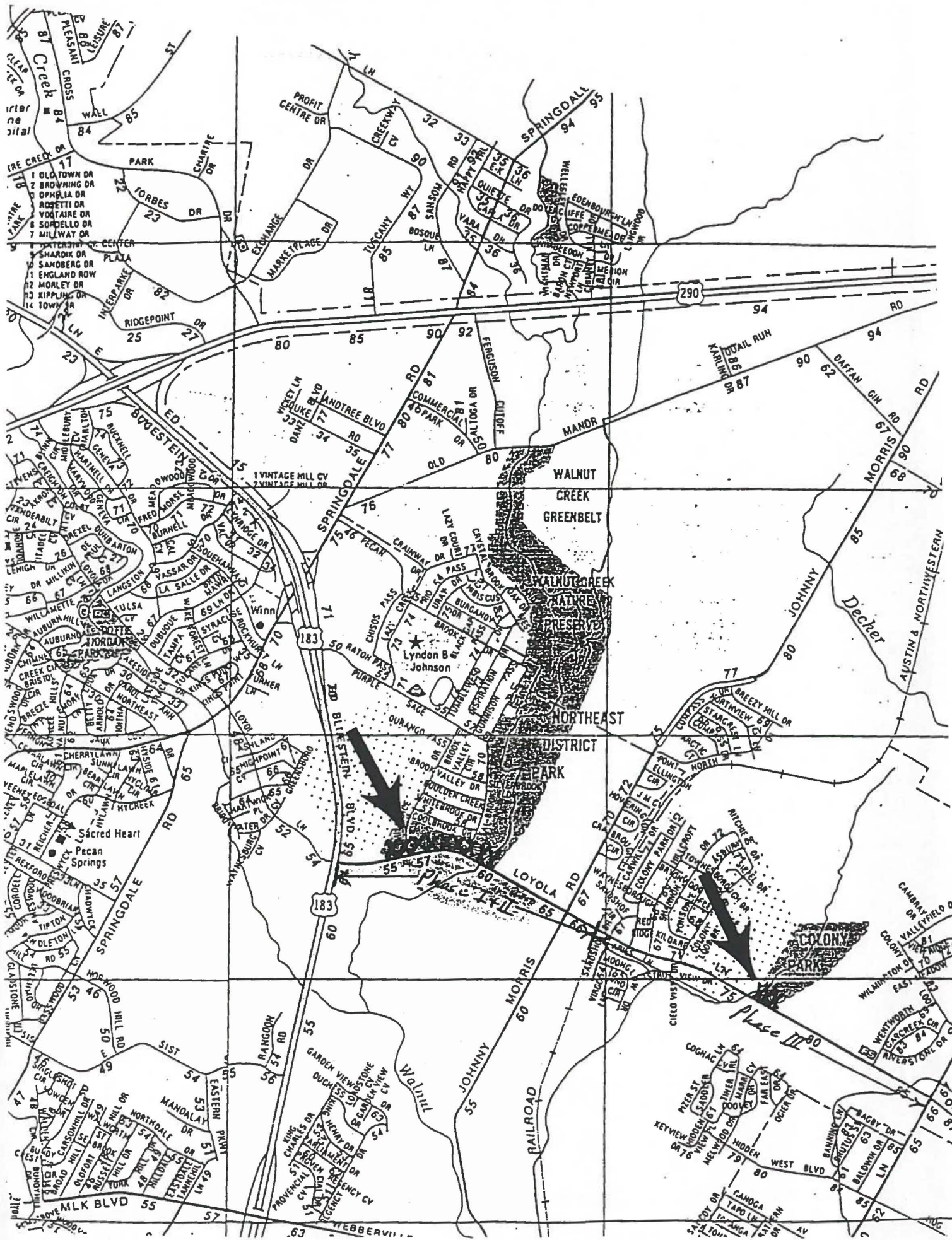
The only long term effects to the parks will be minimal and confined to the areas where the permanent roadway improvements are constructed. The minimal impact is outweighed by the benefit to the citizens that live in the area and the increase in accessibility to the park with the improved roadway, wide outside lanes to accommodate bikes, and the addition of sidewalks.

## **RESTORATION PLAN**

All disturbed land outside the roadway improvements will be restored and revegetated to a condition equal to or better than that which existed prior to construction. A detailed tree survey and evaluation were performed by the consultant and is attached hereto. That survey determined that approximately 5 trees would be affected by the construction. The trees to be removed are identified on the plans. The project will include replacement planting or payment for those trees in accordance with PARD's *Construction in Parks Specifications*.

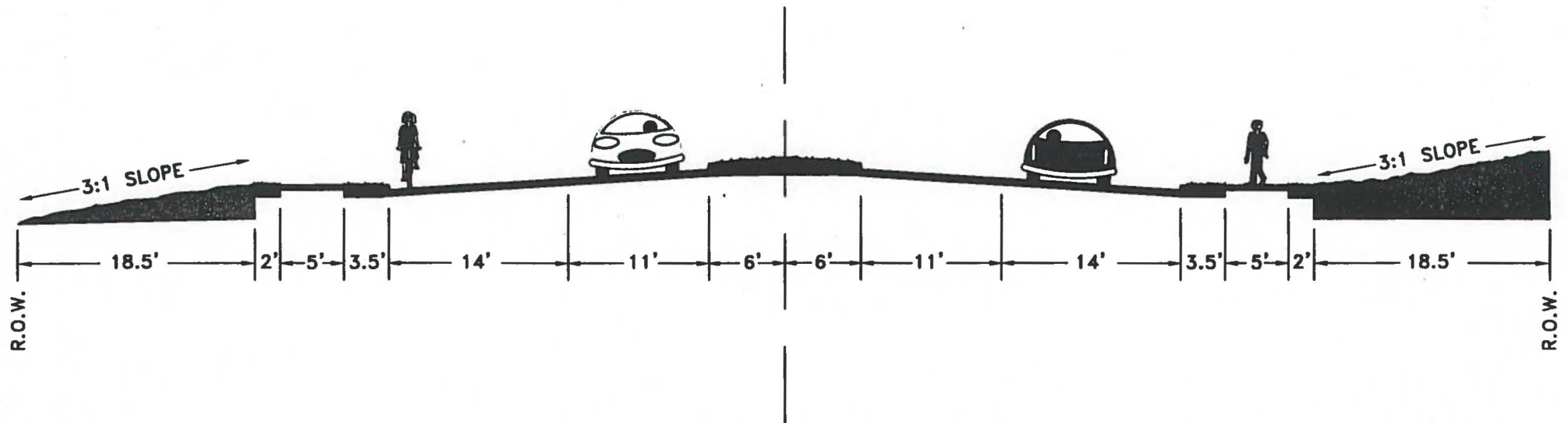
All site restoration will be completed in accordance with the *Standards Specifications and Construction Standards* of the City of Austin. All construction and site restoration for that portion of the project within parkland will also be completed in accordance with PARD's *Construction in Parks Specifications*.

As with all City construction projects, the Contractor will be required to provide a one year warranty of his work including such restoration, revegetation, and tree replacement.





# LOYOLA LANE



**TWO AT 25' DIVIDED ROADWAY**  
**120' R.O.W.**





## MEMORANDUM

**TO:** Jesus M. Olivares, Director  
Parks and Recreation Department

**FROM:** Peter Rieck, Director  
Public Works and Transportation

**DATE:** May 8, 1997

**SUBJECT:** Loyola Lane Improvement Project  
Use Agreements, Northeast District Park/Colony Park

In response to your Memorandum dated April 22, 1997, you had listed a number of concerns that you requested we address before you were prepared to submit our request for Use Agreements on the above referenced project to the Parks and Recreation Board for their approval. The issues you requested we address are as follows:

- 1. The City's Drainage Utility is investigating drainage improvements to Walnut Creek in this vicinity which include the Loyola Lane bridge over the creek. Because the proposed improvements to the bridge require the use of parkland and any changes the Drainage Utility propose may further affect the use of parkland, it is inappropriate to submit to the Parks Board until the issues are resolved.**

In a meeting on April 28, 1997 with Mapi Vigil, Jeff Tondre, Peter Marsh, and Tom Hansell, it was determined that Drainage Utility Department needed to complete a study of drainage improvements to Walnut Creek. The Drainage Utility Department committed to completing this study the first week in August of 1997. Once Drainage Utility completes their study, Peter Marsh has committed to expediting the processing of the proposed Use Agreements for Loyola Lane.

**2. Submit a plan which could show the proposed use agreements relative to the whole Loyola Lane Improvement Project.**

Attached, please find a strip map for the Loyola Lane Project. The parcels involved and the respective areas needed for right of way purposes are as follows:

Parcel 12:	5,225 square feet of Drainage Easement 1,919 square feet of Lateral Support (Slope) Easement 5,076 square feet of Right of Way for Street Purposes
Parcel 13:	10,010 square feet of Right of Way for Street Purposes
Parcel 14:	11,100 square feet of Temporary Work Space Easement -(this space is needed for a two (2) year period 5,124 square feet of Right of Way for Street Purposes
Parcel 25:	387 square feet of Right of Way for Street Purposes
Parcel 26A:	1,007 square feet of Right of Way for Street Purposes 4,625 square feet of Drainage Easement
Parcel 26B:	995 square feet of Right of Way for Street Purposes 2,277 square feet of Drainage Easement

These areas are highlighted and the respective field notes are attached to each page of the Right of Way strip map.

**3. Provide a copy of the engineering drawings for the project to allow Parks and Recreation Department staff to review the request more thoroughly before making a recommendation to the Board.**

Attached, please find a copy of Phase I and Phase III plans. Phase II plans have previously been submitted to you with our original request. A summary of the phases are as follows:

Phase I -	Bridge
Phase II -	Loyola Lane from U.S. 183 to Northwestern Railroad
Phase III -	Loyola Lane from Northwestern Railroad to Decker Lane

Phases I and II are scheduled to bid in December, 1997. Phase III is on hold pending additional funding.

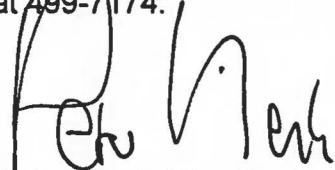
- 4. Field note descriptions and sketches should be reviewed and approved as to form by your Technical Writing Section.**

Attached, please find copies of the field notes which have been reviewed by the Technical Writing Section. David Segura reviewed the most recent field notes and William O. Schramm reviewed the original field notes in 1986.

- 5. The tree replacement calculations submitted are incorrect. Based on the information provided about the trees to be removed, and using the formula in the Construction in Parks Specifications, the replacement quantity is 478 equivalent square inches. This replacement quantity has a monetary value of \$14,181 (using the most current value of \$31 per square inch).**

Our consultant used the dollar value shown in the example found in the Construction in Parks Specifications dated April 1990 (\$27 per square inch of trunk cross sectional area at 1988 cost, International Society of Arboriculture). If the value the consultant used is outdated, we concur with the current value of \$31 per square inch of trunk cross sectional area.

Should you have any questions or need any additional information, please contact Tom Hansell, P.E., Project Manager at 505-5603 or Connie Real, Property Agent II, at 499-7174.



Peter Rieck, Director  
Department of Public Works and Transportation

xc: Tom Hansell, P.E., DPWT  
Peter Marsh, Parks & Recreation Department, w/ attachments  
Connie Real, Real Estate Services Division, w/ attachments  
Lino Rivera, P.E., DPWT  
Mapi Vigil, Drainage Utility Department



Exhibit "A"

City of Austin  
to  
City of Austin  
(for Drainage Easement)

FIELD NOTES

BEING 0.120 OF ONE ACRE (5,225 S.F.) OF LAND, 'MORE OR LESS, OUT OF AND A PART OF THE J.C. TANNEHILL LEAGUE IN TRAVIS COUNTY, TEXAS SAME BEING A PORTION OF THE LAND CONVEYED TO THE CITY OF AUSTIN BY DEED FILED FOR RECORD ON OCTOBER 12, 1982 RECORDED IN VOLUME 7882, PAGE 977 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.120 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the proposed north line of Loyola Lane, same being North 74°13'03" East, a distance of 92.13 feet from a corner in the existing north line of Loyola Lane at the southwest corner of the tract conveyed to the City of Austin by deed recorded in Volume 7882, page 977 of the Real Property Records of Travis County, Texas, for the Point of Beginning and the southwest corner of the herein described tract of land;

(1) THENCE, North 09°29'05" West, a distance of 55.00 feet, to an iron pin set for the northwest corner of the herein described tract of land;

(2) THENCE, North 80°30'57" East, a distance of 95.00 feet to an iron pin set for the northeast corner of the herein described tract of land;

(3) THENCE, South 09°29'05" East, a distance of 55.00 feet to a point in the proposed north line of Loyola Lane for the southeast corner of the herein described tract of land;

(4) THENCE, South 80°30'57" West, a distance 95.00 feet with the proposed north line of Loyola Lane to the Point of Beginning and containing an area of 0.120 of one acre of land, more or less.

*Eduardo O. Mendez*

Eduardo O. Mendez  
Registered Professional Land Surveyor 5010

12/9/96  
Date

Martinez and Wright Engineers, Inc.  
1106 Clayton Lane, Suite 400W  
Austin, Texas 78723  
(512) 453-0767

References:  
Bearing Basis: Loyola Lane ROW Plans 4/23/86  
City of Austin C.I.P. No. 627820  
TCAD No.: 2-2028-0401  
Austin Grid: N25-1



FIELD NOTES REVIEWED

By *David H. Guerra* Date *4/23/97*  
Arch./Eng. Services Division  
Department of Public Works  
and Transportation

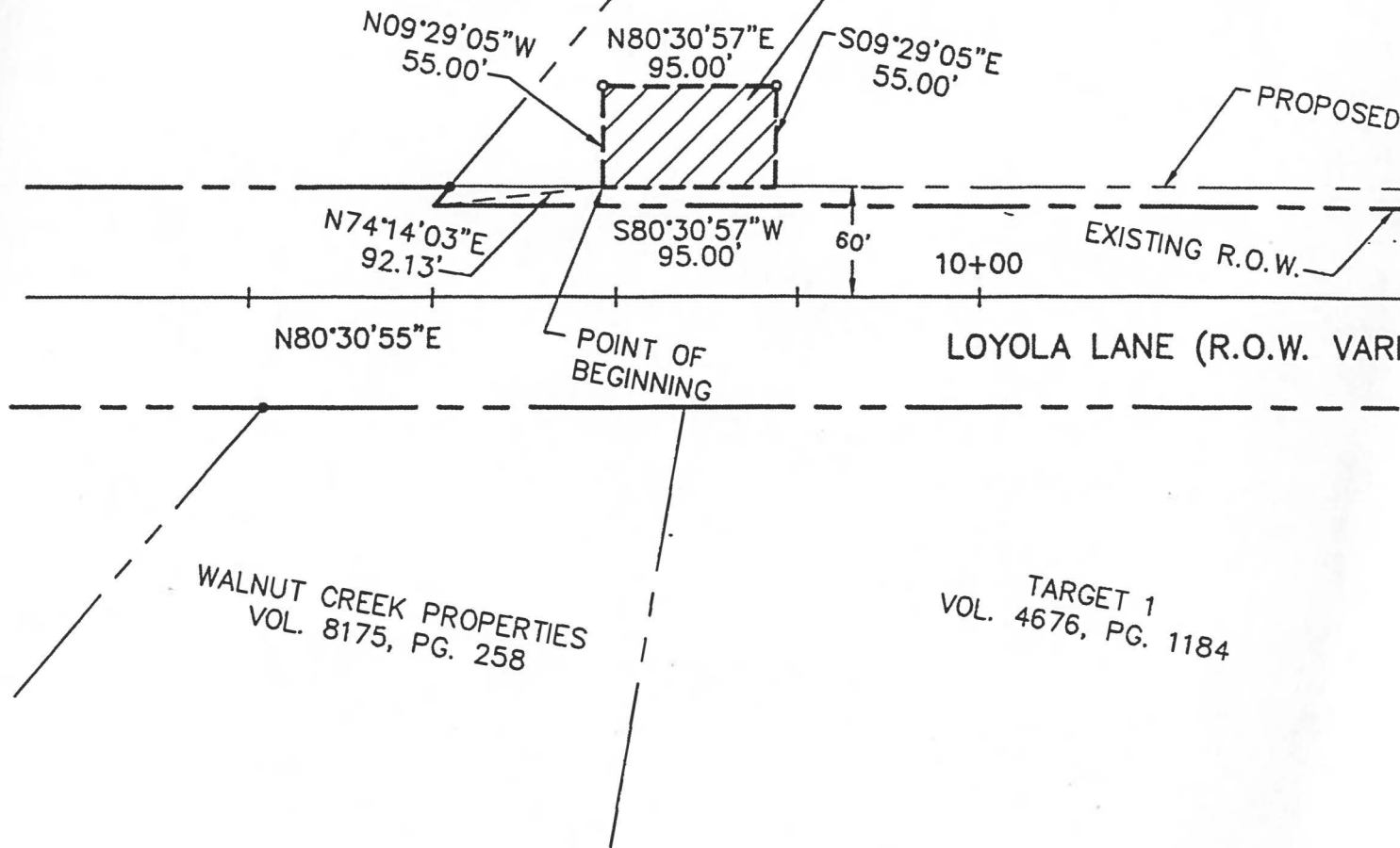
SKETCH TO ACCOMPANY FIELD NOTES  
TRAVIS COUNTY, TEXAS

SCALE:  
1"=100'

J. C. TANNERHILL LEAGUE

CITY OF AUSTIN  
VOL. 7882, PG. 977

DRAINAGE EASEMENT  
0.120 ACRES



LEGEND

- IP FOUND
- IP SET
- [Hatched Box] AREA OF EASEMENT

BEARING BASIS:  
LOYOLA LANE ROW, MAP 4/23/86  
CITY OF AUSTIN C.I.P. No. 627820



EdUARdo O. Meñdez  
12/9/96



Martinez, Wright & Mendez, Inc.  
CIVIL & ENVIRONMENTAL ENGINEERING SURVEYING ARC  
Twin Towers  
1106 Clayton Ln., Suite 400w  
Austin, Texas 78723  
(512) 453-0767 Fax (512) 453-1734



Exhibit "A"

City of Austin  
to  
City of Austin  
(for Slope Easement)

FIELD NOTES

BEING 0.044 OF ONE ACRE (1,919 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE J.C. TANNEHILL LEAGUE IN TRAVIS COUNTY, TEXAS SAME BEING A PORTION OF THE LAND CONVEYED TO THE CITY OF AUSTIN BY DEED FILED FOR RECORD ON OCTOBER 12, 1982 RECORDED IN VOLUME 7882, PAGE 977 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.044 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron pin found in the existing north line of Loyola Lane, same being in the west line of the tract conveyed to the City of Austin by deed recorded in Volume 7882, page 977 of the Real Property Records of Travis County, Texas and the southeast corner of the tract conveyed to 3 S and D Interests by deed recorded in Volume 12603, Page 243 of the Real Property Records of Travis County, Texas same also being North 30°46'40" East a distance of 13.21 feet from the southwest corner of said City of Austin tract, for the Point of Beginning and the southwest corner of the herein described tract of land;

- (1) THENCE, North 30°46'40" East, a distance of 26.21 feet, with the west line of said City of Austin tract and the east line of said 3 S and D Interests tract to a point for the northwest corner of the herein described tract of land;
- (2) THENCE, North 80°30'57" East, a distance of 25.00 feet to a point for a corner;
- (3) THENCE, South 09°29'03" East, a distance of 10.00 feet to a point for a corner;
- (4) THENCE, North 80°30'57" East, a distance of 50.00 feet to a point for a corner;
- (5) THENCE, South 09°29'03" East, a distance of 5.00 feet to a point for a corner;
- (6) THENCE, North 80°30'57" East, a distance of 150.00 feet to a point for the northeast corner of the herein described tract of land;
- (7) THENCE, South 09°29'03" East, a distance of 5.00 feet to a point in the proposed north line of Loyola Lane, for the southeast corner of the herein described tract of land;
- (8) THENCE, South 80°30'57" West, a distance of 241.94 feet, with the proposed north line of Loyola Lane, to the Point of Beginning and containing an area of 0.044 of one acre of land, more or less.

Eduardo O. Mendez

Eduardo O. Mendez  
Registered Professional Land Surveyor 5010

12/9/96  
Date

Martinez and Wright Engineers, Inc.  
1106 Clayton Lane, Suite 400W  
Austin, Texas 78723  
(512) 453-0767

References:

Bearing Basis: Loyola Lane ROW Plans 4/23/86  
City of Austin C.I.P. No. 627820  
TCAD No.: 2-2028-0401  
Austin Grid: N25-1

W:\PROJ\_WP\19010\0-044FLD.NTS



FIELD NOTES REVIEWED

By David M. Laguna Date 4/23/97  
Arch/Eng. Services Division  
Department of Public Works  
and Transportation



# TRAVIS COUNTY, TEXAS

SCALE:  
1"=50'

3 S AND D INTERESTS  
VOL. 12603, PG. 243

J. C. TARRANT HILL LEAGUE

CITY OF  
VOL. 7882,

N80°30'57"E  
25.00'

S09°29'03"E  
10.00'

SLOPE EASEMENT  
0.044 ACRES

S09°29'03"E  
5.00'

POINT OF  
BEGINNING

N30°46'40"E  
26.21'

N80°30'57"E  
50.00'

N80°30'57"E

150.00'

N30°46'40"E  
13.21'

S80°30'57"W

241.94'

PROPOSED  
EXISTING

60'

50'

6+00

7+00

8+00

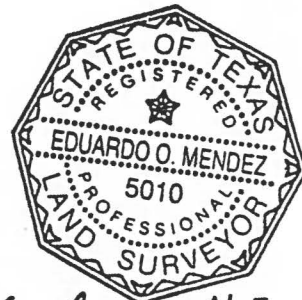
9+00

LOYOLA LANE (R.O.W. VARIES)

## LEGEND

IP FOUND  
IP SET  
INDICATES RECORD DATA  
AREA OF EASEMENT

BEARING BASIS:  
LOYOLA LANE ROW MAP 4/23/86  
CITY OF AUSTIN C.I.P. No. 627820



*Eduardo O. Mendez*  
12/9/96



**Martinez, Wright & Mendez, Inc.**  
CIVIL & ENVIRONMENTAL ENGINEERING SURVEYING ARC  
Twin Towers  
1106 Clayton Ln., Suite 400w  
Austin, Texas 78723  
(512) 453-0767 Fax (512) 453-1734

2953.12  
2953.13

TRACTS 12 AND 13

EXHIBIT "A"

City of Austin  
to  
Public  
(Street Purposes)  
(Loyola Lane)

FIELD NOTES

FIELD NOTES DESCRIBING TWO (2) TRACTS OF LAND, HEREIN DESIGNATED AS TRACT 12, CONTAINING 5,076 SQUARE FEET OF LAND, AND TRACT 13 CONTAINING 10,010 SQUARE FEET OF LAND, BOTH OUT OF A PART OF THE J.C. TANNEHILL LEAGUE SURVEY IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BOTH TRACTS BEING PORTIONS OF THAT CERTAIN 13.44 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN, AS DESCRIBED IN A DEED RECORDED IN VOLUME 7882, PAGE 977 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACTS 12 AND 13 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 12

BEGINNING at an iron rod found at the southwest corner of said 13.44 acre tract, being also the southeast corner of that certain 62.101 acre tract of land conveyed to Dean Sanditen, Trustee, as described in Volume 7277, Page 125 of said Deed Records, and being also on the present north 100 foot right-of-way line of Loyola Lane, for the southwest corner of the tract herein described;

THENCE, departing said present north right-of-way line and along the west line of said 13.44 acre tract, being the east line of said 62.101 acre tract, N 30° 46' 40" E, 13.21 feet to an iron rod set on the proposed north 120 foot right-of-way line of Loyola Lane, for the northwest corner of the tract herein described;

THENCE, along said proposed north right-of-way line N 80° 30' 57" E, 474.59 feet to an iron rod set at the beginning of a curve to the left;

THENCE, along said curve to the left, having a radius of 15.00 feet, a central angle of 79° 51' 35", a tangent distance of 12.56 feet, a long chord which bears N 40° 35' 09" E, 19.26 feet, for an arc distance of 20.91 feet to an iron rod set on the present west right-of-way line of said Millrace Drive, for the northeast corner of the tract herein described;

THENCE, along said present west right-of-way line, S 00° 39' 22" W, 10.32 feet to an iron rod found at the beginning of a curve to the right;

THENCE, along said curve to the right, having a radius of 15.00 feet, a central angle of 82° 36' 34", a tangent distance of 13.18 feet, a long chord which bears S 40° 12' 45" W, 19.80 feet, for an arc distance of 21.63 feet to an iron rod found on the present north right-of-way line of Loyola Lane and a point of tangency;

THENCE, along said present north right-of-way line of Loyola lane, S 80° 34' 46" W, 480.98 feet to the POINT OF BEGINNING, containing within these metes and bounds, 5,076 square feet of land, more or less.

TRACT 13

BEGINNING at an iron rod found on the south line of tract 16 (Exhibit "C") of said 13.44 acre tract, being also on the present north 100 foot right-of-way line of Loyola Lane and the beginning of a curve to the right, and from which an iron rod found at a point of tangency bears N 80° 32' 39" E, 311.10 feet; herein described;

THENCE, along said curve to the right, having a radius of 15.00 feet, a central angle of 99° 11' 31", a tangent distance of 17.62 feet, a long chord bearing N 49° 35' 18" W, 22.84 feet, for an arc distance of 25.97 feet to an iron rod found at a point of tangency on the present east right-of-way line of Millrace Drive;

THENCE, along said east right-of-way line, N 00° 39' 22" E, 10.18 feet to an iron rod set at the beginning of a curve to the left, for the northwest corner of the tract herein described;

THENCE, departing said present right-of-way line, and along said curve to the left, having a radius of 15.00 feet, a central angle of 100° 08' 25", a tangent distance of 17.92 feet, a long chord which bears S 49° 24' 51" E, 23.00 feet, for an arc distance of 26.22 feet to an iron rod set at a point of tangency on the proposed north 120 foot right-of-way line of Loyola Lane;

THENCE, along said proposed north right-of-way line, N 80° 30' 57" E, 309.29 feet to an iron rod set at the beginning of a curve to the right;

THENCE, continuing along said proposed north right-of-way line, and said curve to the right, having a radius of 1015.00 feet, a central angle of 37° 44' 45", a tangent distance of 346.98 feet, a long chord which bears S 80° 36' 36" E, 656.64 feet, for an arc distance of 668.67 feet to an iron rod set at a point of reverse curvature;

THENCE, along a curve to the left, having a radius of 15.00 feet, a central angle of 89° 44' 16", a tangent distance of 14.93 feet, a long chord which bears N 73° 23' 38" E, 21.16 feet, for an arc distance of 23.49 feet to an iron rod set on the present west right-of-way line of Crystalbrook Drive, being also the east line of said 13.44 acre tract, for the northeast corner of the tract herein described;

THENCE, along said present west right-of-way line and the east line of said 13.44 acre tract, S 28° 31' 30" W, 7.24 feet to an iron rod found at the beginning of a curve to the right;

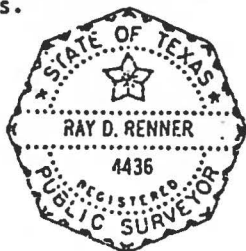
THENCE, along said curve to the right, having a radius of 17.86 feet, a central angle of 89° 16' 28", a tangent distance of 17.64 feet, a long chord which bears S 73° 41' 28" W, 25.10 feet, for an arc distance of 27.83 feet to an iron rod found on the present north right-of-way line of Loyola Lane, and a point of reverse curvature;

THENCE, along said present north right-of-way line, being also the south line of said 13.44 acre tract, and along a curve to the left, having a radius of 1005.00 feet, a central angle of 37° 35' 00", a tangent distance of 341.97 feet, a long chord which bears N 80° 42' 07" W, 647.48 feet, for an arc distance of 659.23 feet to an iron rod found at a point of tangency;

OK William O. Schramm 8-27-86



THENCE, continuing along said north right-of-way line and the south line of said 13.44 acre tract, S 80° 32' 39" W, 311.10 feet to the POINT OF BEGINNING, containing within these metes and bounds 10,010 square feet of land, more or less.



*Ray D. Renner 8/26/86*  
Ray D. Renner  
Registered Public Surveyor  
Texas Registration No. 4436

663AUSLEG

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	78°51'35"	15.00	20.81	12.58	19.28	N 40°35'09"E
2	82°38'34"	15.00	21.63	13.18	19.80	S 40°12'45"W

Dean Sanditer, Trustee  
Volume 1277 Pg. 125

City of Austin  
Vol. 7882 Pg. 977

J.C. TANNER HILL  
LEAGUE

N 30°46'40"E  
13.21'  
Set I.R.  
Fnd I.R.  
P.O.B.

N 80°30'57"E 474.59'  
5,076 SQ. FT.  
S 90°34'46"W 480.93'

LOYOLA LANE

Prop. 120' ROW.  
Existing 100' ROW.

Scale: 1" = 50'

N

MILLRACE DR.  
70' R.O.W.

Set I.R.  
C1  
C2  
S 00°39'22"W  
10.32'  
Fnd I.R.

LOYOLA LANE  
RIGHT-OF-WAY  
ACQUISITION  
TRACT 12

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS  
A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND  
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF.

*Ray D. Renner 8/26/86*  
RAY D. RENNER, REGISTERED PUBLIC SURVEYOR NO. 4436  
FREESE AND NICHOLS, INC.

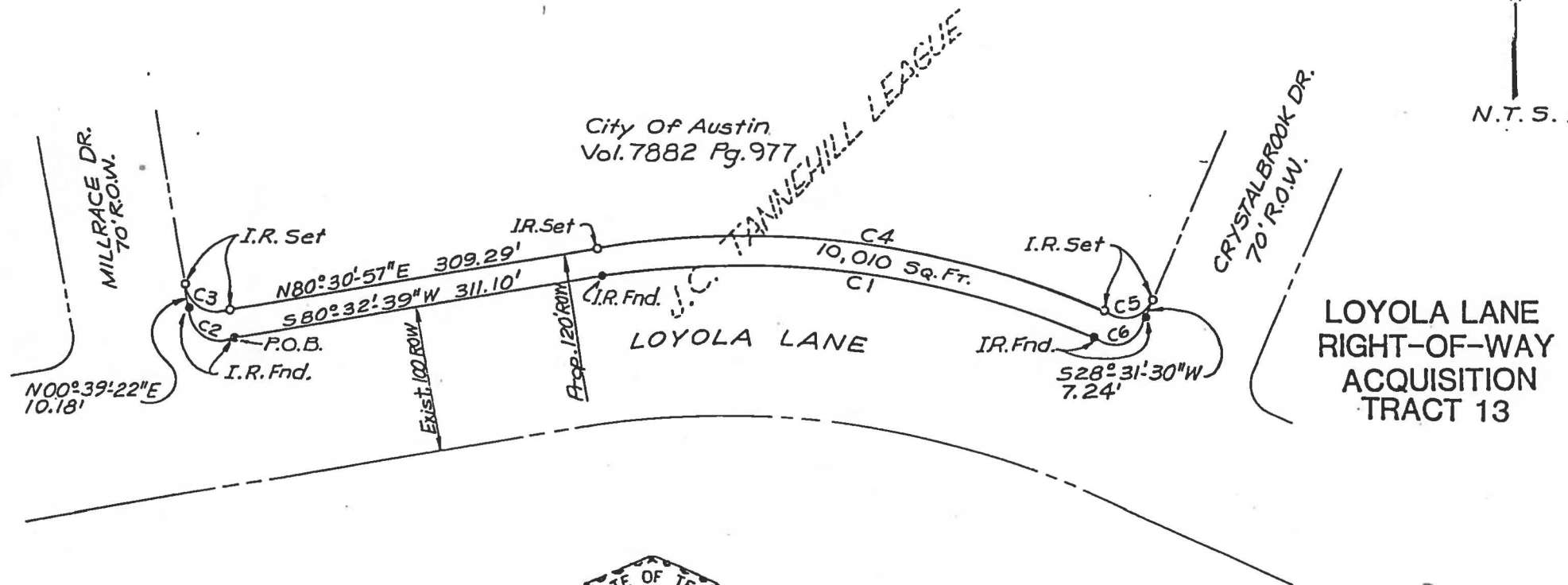


Freese  
AND  
Nichols, INC.  
CONSULTING ENGINEERS  
AND PLANNERS

616 HIGHLAND MALL BLVD. AUSTIN, TEXAS  
(512) 451-7000

Revised 5-27-86

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	37°35'00"	1005.00	659.23	341.97	647.48	N 80°42'07"W
2	99°11'31"	15.00	25.87	17.62	22.84	N 49°35'18"W
3	100°08'25"	15.00	26.22	17.92	23.00	S 49°24'51"E
4	37°44'45"	1015.00	668.67	346.98	656.64	S 80°36'36"E
5	89°44'16"	15.00	23.48	14.93	21.16	N 73°23'38"E
6	89°18'28"	17.86	27.83	17.64	25.10	S 73°41'28"W



I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS  
A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND  
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF.

*Ray D. Renner* 8/26/86  
RAY D. RENNER, REGISTERED PUBLIC SURVEYOR NO. 4436  
FRESE AND NICHOLS, INC.



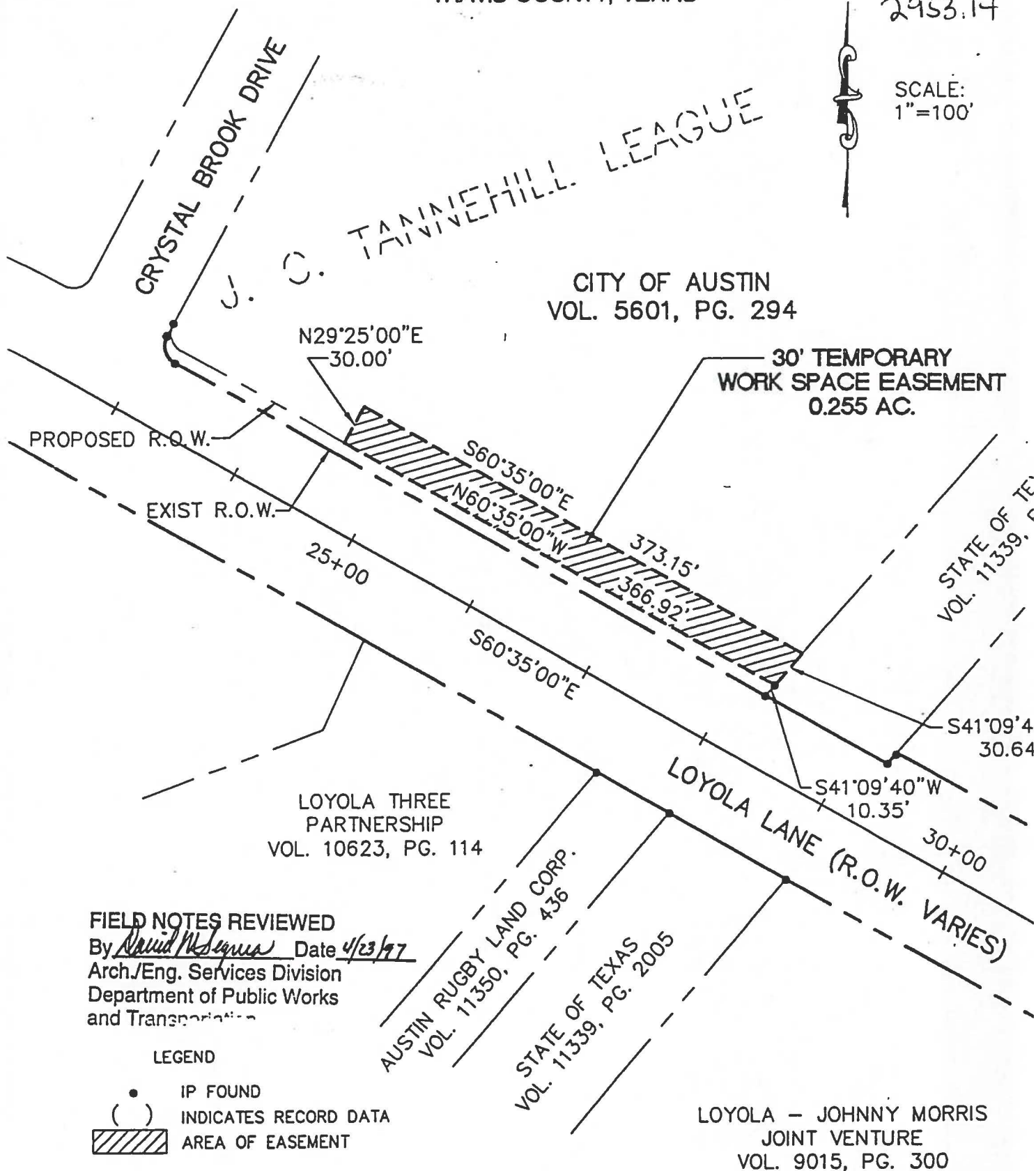
Freese  
AND  
Nichols, INC.  
CONSULTING ENGINEERS  
AND PLANNERS

316 HIGHLAND WALL BLVD. AUSTIN, TX  
(512) 451-7000



2953.14

SCALE:  
1"=100'



FIELD NOTES REVIEWED

By David M. Segura Date 4/23/97  
Arch./Eng. Services Division  
Department of Public Works  
and Transportation

LEGEND

- IP FOUND
- ( ) INDICATES RECORD DATA
- AREA OF EASEMENT

BEARING BASIS:

LOYOLA LANE ROW MAP 4/23/86  
CITY OF AUSTIN C.I.P. No. 627820

12/9/96



**Martinez, Wright & Mendez, Inc**  
CIVIL & ENVIRONMENTAL ENGINEERING SURVEYING ARCHITECTS  
Twin Towers  
1106 Clayton Ln., Suite 400w  
Austin, Texas 78723  
(512) 453-0767 Fax (512) 453-1734

## TRACT 14

EXHIBIT "A"

City of Austin  
to  
Public  
(Street Purposes)  
(Loyola Lane)

FIELD NOTES

FIELD NOTES DESCRIBING A 5,124 SQUARE FOOT TRACT OF LAND OUT OF AND A PART OF THE J.C. TANNEHILL LEAGUE SURVEY IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 80.638 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN, AS DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 5601, PAGE 294 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5,124 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found on the south line of said 80.638 acre tract, being also on the present north 100 foot right of way line of Loyola Lane, and the beginning of a curve to the right, and from which, an iron rod set at the southeast corner of said 80.638 acre tract bears S 60° 34' 09" E, 502.03 feet;

THENCE, along the west line of said 80.638 acre tract, and along said curve to the right, having a radius of 15.00 feet, a central angle of 88° 31' 13", a tangent distance of 14.62 feet, a long chord which bears N 16° 29' 51" W, 20.94 feet, for an arc distance of 23.17 feet to an iron rod found at a point of tangency in the present east right-of-way line of Crystalbrook Drive;

THENCE, along said present east right-of-way line and the west line of said 80.638 acre tract, N 28° 31' 30" E, 10.04 feet to an iron rod set at the beginning of a curve to the left;

THENCE, departing said present east right-of-way line and along said curve to the left, having a radius of 15.00 feet, a central angle of 89° 06' 30", a tangent distance of 14.77 feet, a long chord which bears S 16° 01' 45" E, 21.05 feet, for an arc distance of 23.33 feet to an iron rod set at a point of tangency in the proposed north 120 foot right-of-way line of Loyola Lane, and the north line of the tract herein described;

THENCE, along said proposed north right-of-way line, S 60° 35' 00" E, 504.29 feet to an iron rod set on the east line of said 80.638 acre tract, being also the west line of the M.K.T. Railroad Company right-of-way for the northeast corner of the tract herein described;

THENCE, along the east line of said 80.638 acre tract, being also the west line of said M.K.T. Railroad Company right-of-way, S 41° 09' 40" W, 10.17 feet to an iron rod set on the present north 100 foot right-of-way line of Loyola Lane, for the southeast corner of the tract herein described;

THENCE, along said present north right-of-way line, being also the south line of the tract herein described, N 60° 34' 09" W, 502.03 feet to the POINT OF BEGINNING, containing within these metes and bounds 5,124 square feet of land, more or less.



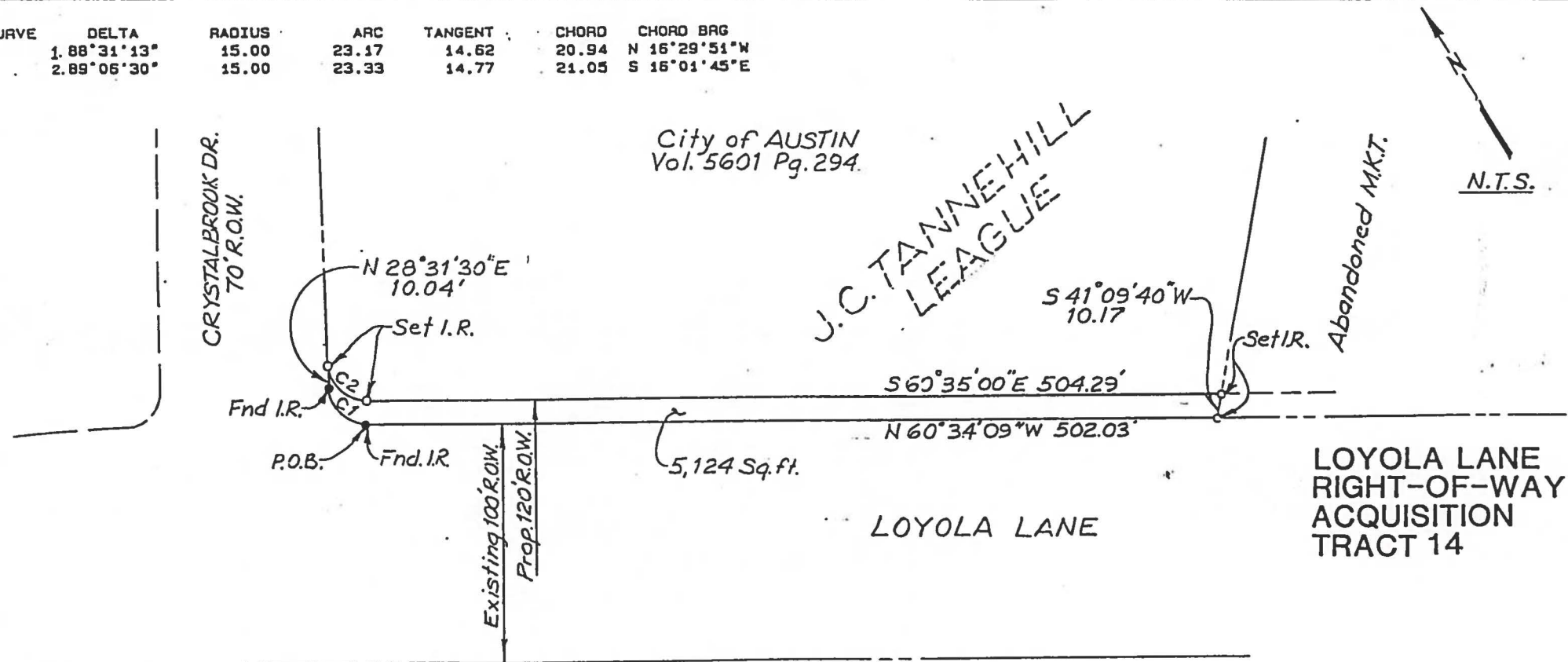
*Ray D. Renner 8/25/86*  
Ray D. Renner  
Registered Public Surveyor  
Texas Registration No. 4436

649AUSLEG

*all other ...*



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1.	88°31'13"	15.00	23.17	14.62	20.94	N 16°29'51"W
2.	89°06'30"	15.00	23.33	14.77	21.05	S 16°01'45"E



I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ray D. Renner* 8/25/86  
 RAY D. RENNER, REGISTERED PUBLIC SURVEYOR NO. 4436  
 FREESE AND NICHOLS, INC.



Freese  
 AND  
 Nichols, INC.  
 CONSULTING ENGINEERS  
 AND PLANNERS

311 RICHLAND WALL BLVD. AUSTIN, TX  
 (512) 451-7000

Revised 5-27-36

11/17/86

2953.25

TRACT 25

EXHIBIT "A"

City of Austin  
to  
The Public  
(Street Purposes)  
(Loyola Lane)

FIELD NOTES

FIELD NOTES DESCRIBING A 387 SQUARE FOOT TRACT OF LAND OUT OF AND A PART OF THE JAMES BURLESON SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 3.023 ACRE TRACT OF LAND, DESIGNATED TRACT 4, CONVEYED TO THE CITY OF AUSTIN AS DESCRIBED IN A DEED RECORDED IN VOLUME 5000, PAGE 1984 OF THE DEED RECORDS OF SAID TRAVIS COUNTY, TEXAS, SAID 387 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found for the southeast corner of said 3.023 acre tract of land, being the southwest corner of that certain 9.930 acre tract of land, designated Tract 2, conveyed to the City of Austin as described in a deed recorded in Volume 5000, Page 1992 of said Travis County Deed Records, and being on the present north 100' right-of-way line of Loyola Lane, said iron rod being the southeast corner of the herein described tract of land;

THENCE, N 59° 19' 23" W, along said present north right-of-way line, being the south line of said 3.023 acre tract of land, 39.30 feet to an iron rod found for the southwest corner of said 3.023 acre tract of land, being the southeast corner of that certain 4.97 acre tract of land, designated Tract 1, conveyed to Austin Independent School District as described in a deed recorded in Volume 4542, Page 532 of said Travis County Deed Records, said iron rod being the southwest corner of the herein described tract of land;

THENCE, N 30° 38' 37" E, along the west line of said 3.023 acre tract of land, being the east line of said 4.97 acre tract of land, 9.84 feet to an iron rod set on the proposed north 120' right-of-way line of said Loyola Lane, and being the northwest corner of the herein described tract of land;

THENCE, S 59° 23' 38" E, along said proposed north right-of-way line, 39.08 feet to an iron rod set on the east line of said 3.023 acre tract of land, being the west line of said 9.930 acre tract of land, for the northeast corner of the herein described tract of land;

THENCE, S 29° 23' 09" W, along the east line of said 3.023 acre tract of land, 9.89 feet to the POINT OF BEGINNING, contained within these metes and bounds, 387 square feet of land, more or less.



*Ray D. Renner* 7/2/86  
Ray D. Renner  
Registered Public Surveyor  
Texas Registration No. 4436

673AUSLEG

OK William D. Schramm 8-27-86

J. BURLESON NO. 19



Scale: 1"=20'

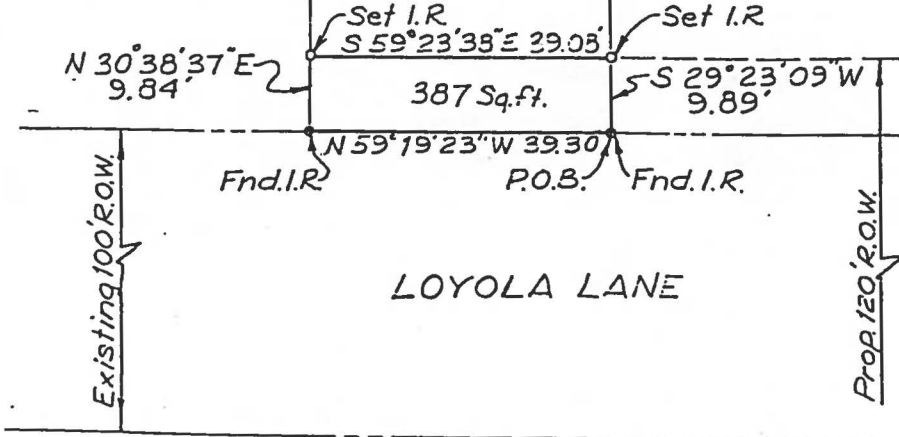
A.I.S.D.  
Vol. 4542 Pg. 532

City of AUSTIN  
Vol. 5000 Pg. 1934  
Tract 4

City of AUSTIN  
Vol. 5000 Pg. 1992  
Tract 2

Dedicated Street  
60' R.O.W.

LOYOLA LANE  
RIGHT-OF-WAY  
ACQUISITION  
TRACT 25



I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS  
A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND  
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF.

*Ray D. Renner* 7/2/06  
RAY D. RENNER, REGISTERED PUBLIC SURVEYOR NO. 4436  
FREESSE AND NICHOLS, INC.



Freese  
AND  
Nichols, INC.  
CONSULTING ENGINEERS  
AND PLANNERS  
316 HIGHLAND MALL BLVD. AUSTIN, TEXAS  
(512) 451-1900



## TRACT 26

EXHIBIT "A"

City of Austin  
to  
The Public  
(Street Purposes)  
(Loyola Lane)

FIELD NOTES

FIELD NOTES DESCRIBING TWO TRACTS OF LAND OUT OF AND A PART OF THE JAMES BURLESON SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID TRACTS BEING TRACT "A", A 1,007 SQUARE FOOT TRACT OF LAND BEING A PORTION OF THAT CERTAIN 2.188 ACRE TRACT OF LAND, DESIGNATED TRACT 1, CONVEYED TO THE CITY OF AUSTIN AS DESCRIBED IN A DEED RECORDED IN VOLUME 5000, PAGE 1992 OF THE DEED RECORDS OF SAID TRAVIS COUNTY, TEXAS, AND TRACT "B", A 995 SQUARE FOOT TRACT OF LAND BEING A PORTION OF THAT CERTAIN 9.930 ACRE TRACT OF LAND, DESIGNATED TRACT 2, CONVEYED TO THE CITY OF AUSTIN AS DESCRIBED IN A DEED RECORDED IN VOLUME 5000, PAGE 1992 OF SAID TRAVIS COUNTY DEED RECORDS, SAID TRACT "A" AND TRACT "B" BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

## TRACT "A"

BEGINNING at an iron rod found for the northwest corner of said 2.188 acre tract of land, being the northeast corner of that certain 17.321 acre tract of land designated Tract 5, conveyed to Glenn Neans as described in a deed recorded in Volume 8448, Page 880 of said Travis County Deed Records, and being on the present south 100' right-of-way line of Loyola Lane, said iron rod found being the northwest corner of the herein described tract of land;

THENCE, S 59° 21' 35" E, along said present south right-of-way line, being the north line of said 2.188 acre tract of land, 99.89 feet to an iron rod found for the northeast corner of said 2.188 acre tract of land, being the northwest corner of that certain 16.182 acre tract of land, designated Tract 6, conveyed to Glenn Neans as described in a deed recorded in Volume 8448, page 880 of said Travis county Deed Records, said iron rod being the northeast corner of the herein described tract of land;

THENCE, S 29° 23' 09" W, along the east line of said 2.188 acre tract of land being the west line of said 16.182 acre tract of land, 10.05 feet to an iron rod set on the proposed south 120' right-of-way line of said Loyola Lane, for the southeast corner of the herein described tract of land;

THENCE, N 59° 23' 38" W, along said proposed south right-of-way line, 99.89 feet to an iron rod set on the west line of said 2.188 acre tract of land, being the east line of said 17.321 acre tract of land, for the southwest corner of the herein described tract of land;

THENCE, N 29° 23' 09" E, along said west line, 10.11, feet to the POINT OF BEGINNING. Contained within these metes and bounds, 1,007 square feet of land more or less.

## TRACT "B"

BEGINNING at an iron rod found for the southwest corner of said 9.930 acre tract of land, being the southeast corner of that certain 3.023 acre tract of land, designated Tract 4, conveyed to the City of Austin as described in a deed recorded in Volume 5000, Page 1984 of said Travis County Deed Records, and being on the present north 100' right-of-way line of Loyola Lane, said iron rod being the southwest corner of the herein described tract of land;

THENCE, N 29° 23' 09" E, along the west line of said 9.930 acre tract of land being the east line of said 3.023 acre tract of land, 9.89 feet to an iron rod set on the proposed north 120' right-of-way line of said Loyola Lane, for the northwest corner of the herein described tract of land;

THENCE, S 59° 23' 38" E, along said proposed north right-of-way line, 99.89 feet to an iron rod set on the east line of said 9.930 acre tract of land, being the west line of that certain 112.816 acre tract of land, designated Tract 3, conveyed to Glenn Neans as described in Volume 8448, Page 880 of said Travis County Deed Records, said iron rod being the northeast corner of the herein described tract of land;

THENCE, S 29° 23' 09" W, along the east line of said 9.930 acre tract of land, being the west line of said 112.816 acre tract of land, 10.02 feet to an iron rod set for the southeast corner of said 9.930 acre tract of land being the southwest corner of said 112.816 acre tract of land, and being on the present north 100' right-of-way line of said Loyola Lane, said iron rod being the southeast corner of the herein described tract of land;

THENCE, N 59° 19' 23" W, along said present north right-of-way line, being the south line of said 9.930 acre tract of land, 99.89 feet to the POINT OF BEGINNING. Contained within these metes and bounds, 995 square feet of land, more or less.



*Ray D. Renner* 7/2/86  
Ray D. Renner  
Registered Public Surveyor  
Texas Registration No. 4436

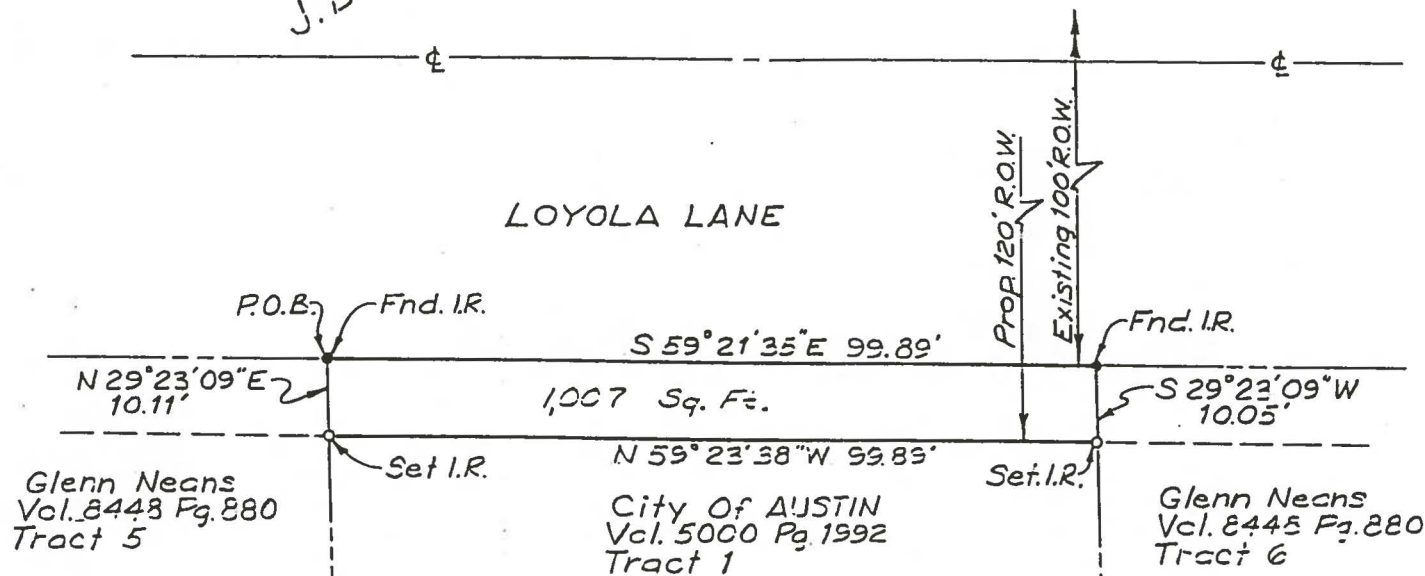
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*OK William O. Schramm 7-23-86*

J. BURLESON NO. 19

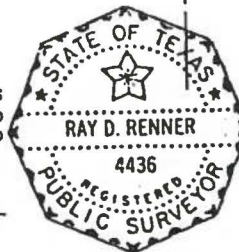
Scale: 1"=20'

LOYOLA LANE  
RIGHT-OF-WAY  
ACQUISITION  
TRACT 26-A



I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS  
A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND  
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF.

*Ray D. Renner* 7/2/86  
RAY D. RENNER, REGISTERED PUBLIC SURVEYOR NO. 4436  
FRESE AND NICHOLS, INC.



Freese  
AND  
Nichols, INC.  
CONSULTING ENGINEERS  
AND PLANNERS

316 HIGHLAND HALL BLDG. AUSTIN, TEXAS  
(512) 483-1900



# LOYOLA LANE RIGHT-OF-WAY ACQUISITION TRACT 26-B

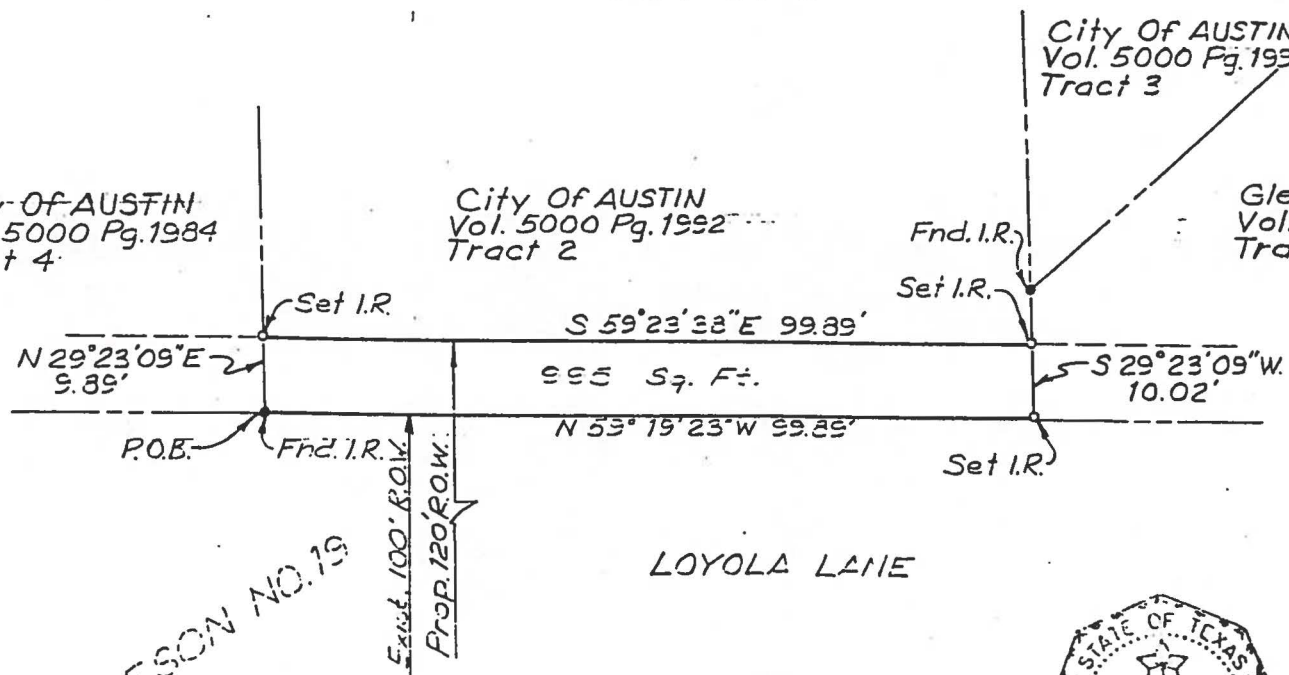


City of AUSTIN  
Vol. 5000 Pg. 1984  
Tract 4

City of AUSTIN  
Vol. 5000 Pg. 1992  
Tract 2

City of AUSTIN  
Vol. 5000 Pg. 1992  
Tract 3

Glenn Neans  
Vol. 8448 Pg. 880  
Tract 3



J. BURLESON NO. 19

LOYOLA LANE

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS  
A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND  
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF.

*Ray D. Renner* 7/2/86  
RAY D. RENNER, REGISTERED PUBLIC SURVEYOR NO. 4436  
FRESE AND NICHOLS, INC.



Freese  
AND  
Nichols, INC.  
CONSULTING ENGINEERS  
AND PLANNERS

514 BINGHAM HALL BLVD. AUSTIN, TEXAS  
(512) 451-1900

EXHIBIT "A"

CITY OF AUSTIN  
Drainageway  
(Open or Enclosed)FIELD NOTES

FIELD NOTES DESCRIBING TWO TRACTS OF LAND, TRACTS A AND B IN THE CITY OF AUSTIN, OUT OF AND A PART OF THE JAMES BURLESON SURVEY NO. 19 IN TRAVIS COUNTY, TEXAS, AND BEING OF PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN AS DESCRIBED IN VOLUME 5000, PAGE 1992, SAID TRACT "A", A 4,625 SQUARE FOOT TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 2.188 ACRE TRACT OF LAND CALLED "TRACT 1" IN SAID VOLUME 5000, PAGE 1992 AND SAID TRACT "B", A 2,277 SQUARE FOOT TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 9.930 ACRE TRACT OF LAND CALLED "TRACT 2" IN SAID VOLUME 5000, PAGE 1992, SAID TRACT "A" AND TRACT "B" BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

## TRACT A

COMMENCING, for reference at an iron rod found for the northwest corner of said 2.188 acre tract of land being the northeast corner of that certain 17.321 acre tract of land (Tract 5) conveyed to Glenn Neans, Trustee as described in Volume 9480, Page 154 of said Travis County Deed Records, and being on the present southerly 100 foot right-of-way line of Loyola Lane;

THENCE, S 29° 23' 09" W, along the westerly line of said 2.188 acre tract of land being the easterly line of said 17.321 acre tract of land, a distance of 10.11 feet to the proposed southerly 120 foot right-of-way line of said Loyola Lane for the northwest corner of the easement herein described and POINT OF BEGINNING;

THENCE, S 59° 23' 38" E, along said proposed right-of-way line, a distance of 89.50 feet to the northeast corner of the easement herein described;

THENCE, S 30° 36' 22" W, a distance of 52.00 feet to the southeast corner of the easement herein described;

THENCE, N 59° 23' 38" W, along a line, 52.0 feet distant from measured at right angles to and parallel with said proposed southerly right-of-way line, a distance of 88.39 feet to the above referenced westerly line of said 2.188 acre tract of land being the easterly line of said 17.321 acre tract of land, for the southwest corner of the easement herein described;

THENCE, N 29° 23' 09" E, along said westerly line a distance of 52.01 feet to the POINT OF BEGINNING. Contained within these metes and bounds, 4,625 square feet of land more or less.

## TRACT B

COMMENCING for reference at an iron rod found for the southwest corner of said 9.930 acre tract of land being the southeast corner of that certain 3.023 acre tract of land (Tract 4) conveyed to the City of Austin as described in Volume 5000, Page 1984 of said Travis County Deed Records and being on the present northerly 100 foot right-of-way line of Loyola Lane;

THENCE, N 29° 23' 09" E, along the westerly line of said 9.930 acre tract of land being the easterly line of said 3.023 acre tract of land, a distance of 9.89 feet to the proposed northerly 120 foot right-of-way line of Loyola Lane for the southwest corner of the easement herein described and POINT OF BEGINNING;

THENCE, N 29° 23' 09" E, continuing along the westerly line of said 9.930 acre tract of land, a distance of 27.01 feet to the northwest corner of the easement herein described;

THENCE, S 59° 23' 38" E, along a line 27.0 feet distant from measured at right angles to and parallel with said proposed northerly right-of-way line of Loyola Lane, a distance of 84.62 feet to the northeast corner of the easement herein described;

THENCE, S 30° 36' 22" W, a distance of 27.00 feet to said proposed northerly right-of-way line, for the southeast corner of the easement herein described;

THENCE, N 59° 23' 38" W, along said proposed northerly right-of-way line a distance of 84.04 feet to the POINT OF BEGINNING. Contained within these metes and bounds, 2,277 square feet of land more or less.



FREESE AND NICHOLS, INC.

*Ray D. Renner May 22, 1987*  
Ray D. Renner  
Registered Public Surveyor  
Texas Registration No. 4436

288RDR.LEG

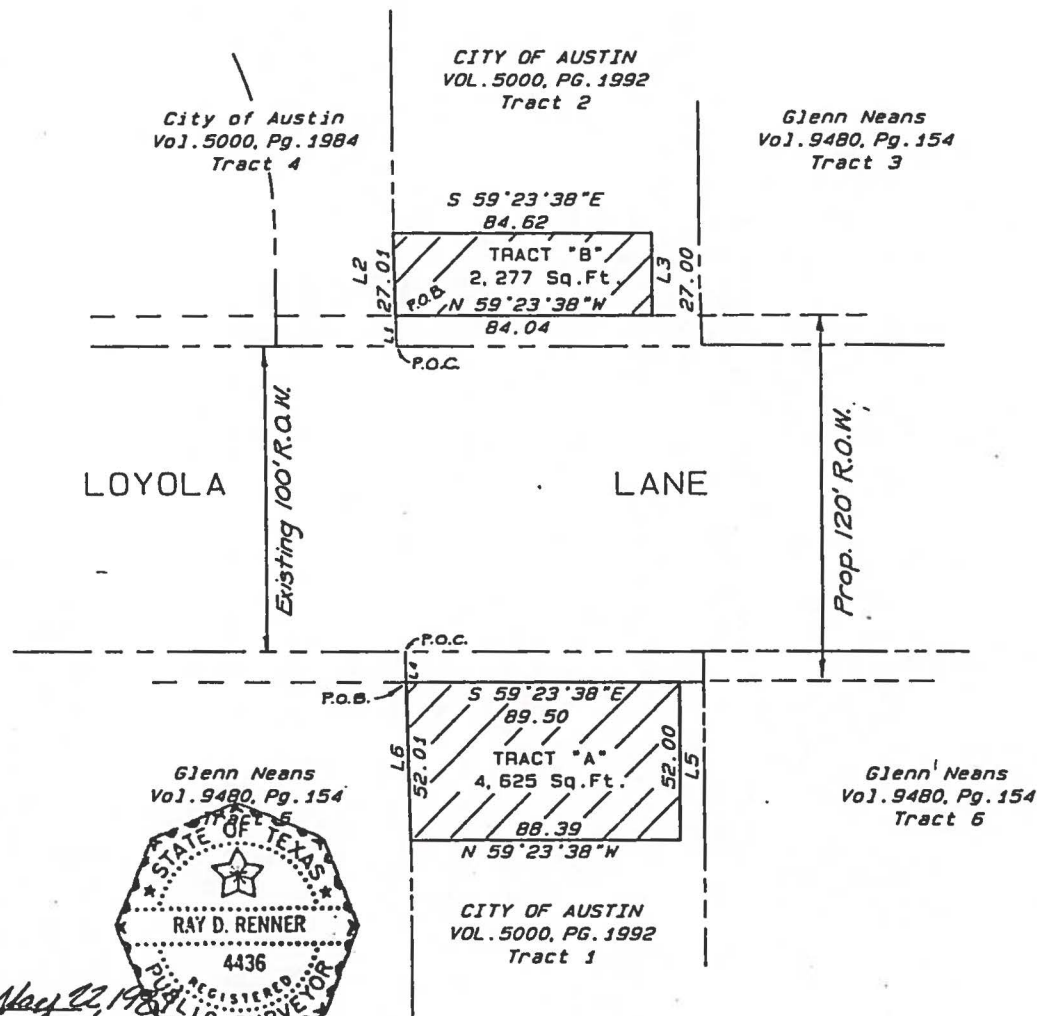
*OK William O. Schramm 5-28-87*  
*N-25*



LINE	BEARING	DISTANCE
1	N 29°23'09"E	9.89
2	N 29°23'09"E	27.01
3	S 30°36'22"W	27.00
4	S 29°23'09"W	10.11
5	S 30°36'22"W	52.00
6	N 29°23'09"E	52.01



SCALE: 1"=50'



## LOYOLA LANE DRAINAGE EASEMENT

SKETCH TO ACCOMPANY  
FIELD NOTES



*Ray D. Renner May 22, 1984*  
Ray D. Renner  
Registered Public Surveyor No. 4436

**Freese  
AND  
Nichols, INC.**

CONSULTING ENGINEERS  
AND PLANNERS

214 HIGHLAND MALL BLVD. AUSTIN, TEXAS  
(512) 461-7988