

11-18-04
#20

RESOLUTION NO. 041118-20

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

The Council authorizes the fee simple acquisition of that certain 1.69 acre tract of land located in the William B. Harrison Survey Number 86, Abstract Number 382 in Travis County, Texas, being a portion of Lot 1, Block A, Center Park Section 3, a portion of Lot 2, Block A, Center Park Section 4, and a portion of Lots 3, 4, and 5, Block A, Center Park Section 5, (all of the Official Public Records of Travis County, Texas), located at the southeast corner of IH 35 at Parmer Lane from, and more particularly described by metes and bounds in attached Exhibit A, from TECH RIDGE PHASE I, L.P., a Texas Limited Partnership, in the amount not to exceed \$1,268,000 pursuant to an agreement for right-of-way acquisition with the Texas Department of Transportation.

ADOPTED: _____, 2004 **ATTEST:** _____
Shirley A. Brown
City Clerk

DESCRIPTION OF A 1.686 ACRE (73,456 SQUARE FEET) TRACT OF LAND LOCATED IN THE WILLIAM B. HARRISON SURVEY NUMBER 86, ABSTRACT NUMBER 382 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, CENTER PARK SECTION 3, A PLAT RECORDED UNDER DOCUMENT NUMBER 200100009, A PORTION OF LOT 2, BLOCK A, CENTER PARK SECTION 4, A PLAT RECORDED UNDER DOCUMENT NUMBER 200100010, AND A PORTION OF LOTS 3, 4, AND 5, BLOCK A, CENTER PARK SECTION 5, A PLAT RECORDED UNDER DOCUMENT NUMBER 200100011, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.Tx.); SAID SECTION 3, SECTION 4 AND SECTION 5 HAVING BEEN CONVEYED TO TECH RIDGE PHASE I, L.P. BY CONTRIBUTION SPECIAL WARRANTY DEEDS EXECUTED FEBRUARY 23, 2001 AND RECORDED UNDER DOCUMENT NUMBERS 2001036678 AND 2001036679, BOTH OF THE O.P.R.T.C.Tx.; SAID 1.686 ACRE TRACT, AS SHOWN ON THE ATTACHED SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type II highway monument found marking an angle point on the easterly right-of-way line of Interstate Highway 35 (IH 35 -- width varies), at engineers station 298+25.18, 188.07 feet left, said point being a western angle point of said Section 3;

THENCE N 23° 30' 02" E (bearing basis), with the existing easterly right-of-way line of said IH 35, being western lines of said Section 3 and Section 4, a distance of 433.54 feet to a TxDOT Type II monument found for a northwesterly angle point of the tract described herein;

THENCE N 66° 40' 51" E, a distance of 96.96 feet to a TxDOT Type II highway monument found for an angle point on the southerly right-of-way line of FM 734 (Parmer Lane East -- width varies);

THENCE with the southerly right-of-way line of said FM 734, being northerly lines of said Section 3 and said Section 4 and the tract described herein, the following two (2) courses and distances:

1. S 69° 42' 57" E, a distance of 301.27 feet to a TxDOT Type II highway monument found for an angle point, and
2. S 59° 25' 14" E, a distance of 337.05 feet to a ½-inch iron rod with SAM, Inc. cap set for the most northeastern corner of the tract described herein, and from which point a TxDOT Type II highway monument found for the western end of the curving southerly right-of-way line of said FM 734 bears S 59° 25' 14" E, a distance of 654.07 feet;

THENCE leaving the southerly right-of-way line of said FM 734 and crossing said Sections 3, 4 and 5, the following nine (9) courses and distances:

1. N 62° 57' 15" W, a distance of 278.93 feet to a ½-inch iron rod with SAM, Inc. cap set for a point of curvature,
2. with the arc of a curve to the left, a distance of 330.23 feet through a central angle of 08° 25' 57", having a radius of 2243.83 feet and chord which bears N 67° 10' 14" W, a distance of 329.94 feet to a ½-inch iron rod with SAM, Inc. cap set,
3. S 66° 35' 31" W, a distance of 99.80 feet to a ½-inch iron rod with SAM, Inc. cap set,
4. S 23° 32' 25" W, a distance of 273.00 feet to a ½-inch iron rod with SAM, Inc. cap set,
5. S 20° 29' 12" W, a distance of 195.00 feet to a ½-inch iron rod with SAM, Inc. cap set,
6. S 11° 53' 56" W, a distance of 100.00 feet to a ½-inch iron rod with SAM, Inc. cap set,
7. with the arc of a curve to the left, a distance of 496.80 feet through a central angle of 12° 32' 16", having a radius of 2270.33 feet and a chord which bears S 03° 02' 20" W, a distance of 495.81 feet to a ½-inch iron rod with SAM, Inc. cap set,
8. S 03° 13' 47" E, a distance of 334.46 feet to a ½-inch iron rod with SAM, Inc. cap set, and

9. with the arc of a curve to the left, a distance of 64.92 feet through a central angle of $01^{\circ} 08' 37''$, having a radius of 3252.54 feet and a chord which bears $S 03^{\circ} 48' 06'' E$, a distance of 64.92 feet to a 2-inch brass disk in concrete set for the southeastern angle point on the north right-of-way line of Canyon Ridge Blvd. (width varies) as dedicated by the plat of Timberline Section 2, a plat recorded under Document Number 199900135, Official Public Records of Travis County, Texas, and from which point, a 2-inch brass disk in concrete found for the west end of the northerly curving right-of-way line of Canyon Ridge Drive bears $N 82^{\circ} 39' 07'' E$, a distance of 83.29 feet;

THENCE with the northerly right-of-way line of said Canyon Ridge Blvd, being southerly lines of said Section 3 and said Section 5, the following two (2) courses and distances:

1. $S 82^{\circ} 39' 07'' W$, a distance of 38.94 feet to a 2-inch brass disk in concrete found, and
2. with the arc of a curve to the right, a distance of 31.78 feet through a central angle of $91^{\circ} 02' 16''$ having a radius of 20.00 feet and a chord which bears $N 51^{\circ} 49' 45'' W$, a distance of 28.54 feet to a 2-inch brass disk in concrete found on the curving easterly right-of-way line of said IH 35;

THENCE with the easterly right-of-way lines of existing IH 35, being westerly lines of said Sections 3, 4 and 5, the following two courses and distances:

1. with the arc of a curve to the right, a distance of 624.50 feet through a central angle of $09^{\circ} 45' 58''$, having a radius of 3663.77 feet and a chord which bears $N 01^{\circ} 25' 38'' W$, a distance of 623.74 feet to a TxDOT Type II highway monument found, and
2. $N 11^{\circ} 53' 55'' E$, a distance of 422.24 feet to the POINT OF BEGINNING and containing 1.686 acres (73,456 square feet) of land, more or less.

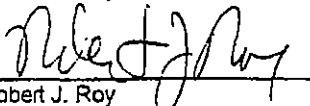
BASIS OF BEARINGS: Two (2) Texas Department of Transportation Type II monuments found on the easterly right-of-way line of Interstate Highway 35. The bearing of $N 23^{\circ} 30' 02'' E$ is herein referenced to the recorded plat of Center Park Section 3.

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

That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify 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 the 11th day of March, 2003 A.D.

Surveying And Mapping, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735

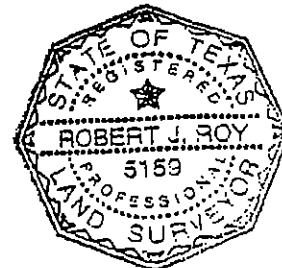

Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

TCAD #: 02 5823 0203
MAP GRID: M-33

FIELD NOTES REVIEWED

By:  Date: 03/24/03

Engineering Support Section
Department of Public Works
and Transportation



INTERSTATE HIGHWAY 36
(WIDTH VARIES)

PARMER LANE EAST (F.M. 734 - WIDTH VARIES)

P.O.B.

TECH RIDGE PHASE I, L.P.
DOC. No. 2001036678
DOC. No. 2001036679
O.P.R.T.C.Tx.1.686 ACRES
73,456 SQUARE FEET

LOT 1

PROPOSED
TECH RIDGE CENTER
SECTION 3

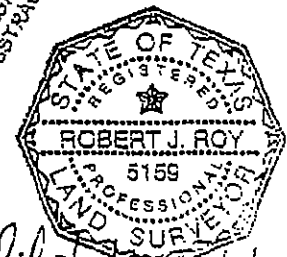
LOT 2

LOT 3

PROPOSED
TECH RIDGE CENTER
SECTION 5

LOT 4

LOT 5

CANYON RIDGE DRIVE
(WIDTH VARIES)
DOC. #199900135
O.P.R.T.C.Tx.WILLIAM B. HARRISON SURVEY No. 86
APPROXIMATE LOCATION OF SURVEY LINE
JOHN M. SWISHER SURVEY No. 32
ABSTRACT No. 2405

GRAPHIC SCALE

LEGEND

- ☐ TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) TYPE II HIGHWAY MONUMENT FOUND
- 2-INCH BRASS DISK IN CONCRETE FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD W/ SAM, INC. CAP SET

P.O.B. POINT OF BEGINNING

O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord
C1	08°25'57"	2243.83'	339.23'	N 67°10'14" W	329.94'
C2	12°32'16"	2270.33'	498.80'	S 03°02'20" W	495.81'
C3	01°08'37"	3232.64'	64.92'	S 03°48'08" E	64.92'
C4	91°02'16"	20.00'	31.78'	N 51°49'45" W	28.34'
C5	09°45'38"	3883.77'	624.50'	N 01°28'38" W	623.74'

PROJECT:	TECH RIDGE CENTER
JOB NUMBER:	12332-20
DATE:	03/11/2003
SURVEYOR:	A.J. ROY
PARTY CHIEF:	K.A.
FIELD BOOK:	K.A.
FIELD CHECK:	PH3107R.BOW
FIELD CHECK:	A.B. HARRISON
SKETCHED:	PH3107R.BOW
SCALE:	1"=100'

SAM^{INC.}
 SURVEYING-AERIAL MAPPING-ENGINEERING

 4020 CAPITAL OF TEXAS HIGHWAY, SR.
 BROOKS GARY PROFESSIONAL PLAZA, SUITE 120
 AUSTIN, TEXAS, 78764
 (512) 447-0576
 FAX: (512) 326-3029
 EMAIL: SAM@SAM-INC-AUS.COM

 SKETCH TO
 ACCOMPANY FIELD
 NOTE No. 2107R
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