

SUBJECT: Conduct a public hearing and adopt a resolution authorizing the use of a 0.872 acre wastewater line along with a 0.402 acre temporary working space and 0.408 acre temporary staging area and material storage site for the construction of a wastewater line through dedicated parkland known as Reed Park located on Pecos Street in accordance with Sec. 26.001 et seq. of the Texas Parks and Wildlife Code.

AMOUNT & SOURCE OF FUNDING: All costs associated with the line, as well as any parkland restoration, will be paid by the Austin Clean Water Program on behalf of the Austin Water Utility and the Public Works Department.

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Public Works **DIRECTOR'S**
DEPARTMENT: for Austin Water Utility; **AUTHORIZATION:** Sondra Creighton

FOR MORE INFORMATION CONTACT: Junie Plummer, 974-7085; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: Recommended by the Parks Board on May 24, 2005.

PURCHASING: N/A

MBE / WBE: N/A

Chapter 26 of the Parks and Wildlife Code provides that the use of parkland for non-park purposes may be approved upon a finding that there is no feasible and prudent alternative to the use of this land.

The Austin Clean Water Program (ACWP) was developed to provide wastewater system improvements needed to overcome system overflows related to deteriorated infrastructure and excessive flows resulting from rainwater infiltration. The United States Environmental Protection Agency (EPA) placed an Administrative Order to the City of Austin to eliminate overflows. In order to eliminate the current wastewater line and to ensure no future wastewater overflows occur within this area, a solution was designed to convey the flows with the Taylor Slough area, thus allowing the current wastewater line to be decommissioned due to insufficient size and condition.

ACWP, on behalf of the Austin Water Utility and the Public Works Department, is proposing to install a new wastewater line in Reed Park and the Common Area of the Bello Vista Homeowners Association (Common Area) from Pecos Street to Scenic Drive, just south of River Road. The new line will be a 12-inch wastewater line in Reed Park and will increase in size in the Common Area to a 15-inch wastewater line. The new line will replace an existing wastewater line in this area.

The project includes the installation of 2,300 linear feet of 12 and 15-inch wastewater main line. The project also includes 330 linear feet of 8-inch wastewater line and 90 linear feet of 12-inch wastewater line to connect existing service laterals to the new wastewater main line. The majority of the installation will occur within Reed Park and the Common Area. The work is scheduled to begin September 2005 after the pool is closed and is estimated to take 8 months to complete. The project will require 1.657 acres of permanent and temporary Use Agreement in the park (0.872 acre permanent wastewater easements, 0.402

acre temporary easement to access and construct the improvements and 0.408 acre of temporary storing and staging). Reed Park will be closed during construction.

Approval of the use of parkland is made on the condition that all restoration is completed in accordance with the Standard Specifications and Construction Standards of the City of Austin, all restoration in parkland will be completed in accordance with PARD's Construction in Parks Specifications, and that the AWU replumb the existing Reed Park Swimming Pool drainage gutters to recirculate into the filtration system (and not into the Slough) to meet Texas Commission on Environmental Quality and Texas Department of Health Regulations. The requestor is required to pay any and all costs associated with the replumbing and restoration work.

There is no feasible and prudent alternative to the use of the dedicated parkland, which includes all reasonable planning to minimize harm to such lands. The dates of public notification in the Austin American-Statesman were July 9th, July 10th, and July 17th, 2005.

City of Austin
to
City of Austin
(For Wastewater Easement)

FIELD NOTES FOR PARCEL 5107.01 WE

ALL OF THAT CERTAIN 0.872-ACRE (37,969 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE DANIEL J. GILBERT SURVEY NO. 8, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.872-ACRE BEING A PORTION OF REED PARK WHICH IS COMPRISED OF THE FOLLOWING THREE (3) TRACTS: EDGE PARK, A SUBDIVISION AS RECORDED IN BOOK 7, PAGE 14 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A 0.541-ACRE TRACT AS CONVEYED TO THE CITY OF AUSTIN BY WARRANTY DEED, DATED AUGUST 8, 1958, RECORDED IN VOLUME 1955, PAGE 407 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 0.23-ACRE TRACT AS CONVEYED TO THE CITY OF AUSTIN BY DEED, DATED APRIL 15, 1958, RECORDED IN VOLUME 1947, PAGE 52 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found on the west line of the above referenced Edge Park at the common corner of Lot 8 and Lot 43, Bello Vista, a subdivision as recorded in Plat Book 76, Page 150 of the Plat Records of Travis County, Texas; **THENCE**, with the common line between said Reed Park and said Lot 43 of Bello Vista, N26°37'40"E a distance of 36.24 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10084150.115, E=3104679.760, for the most westerly corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, with said common line between Reed Park and Lot 43, Bello Vista N26°37'40"E a distance of 20.90 feet to a 60d nail set at an angle point;

THENCE, through said Edge Park the following three (3) courses:

- 1) S80°16'24"E a distance of 195.62 feet to a 60d nail set at an angle point;
- 2) S51°51'40"E a distance of 12.43 feet to a 60d nail set at an angle point; and

- 3) N21°45'05"E a distance of 11.86 feet to a 60d nail set on the south line of Lot 2, River Road Park, a subdivision as recorded in Plat Book 13, Page 38 of the Plat Records of Travis County, Texas at an angle point;

THENCE, with the south lines of said Lot 2 and Lot 3, respectively, of said River Road Park, N83°49'58"E a distance of 22.63 feet to a 60d nail set at an angle point;

THENCE, through said Reed Park the following four (4) courses:

- 1) S21°45'05"W a distance of 28.34 feet to a 60d nail set at an angle point;
- 2) S51°51'40"E a distance of 62.39 feet to a 60d nail set at an angle point;
- 3) S56°40'36"E a distance of 133.72 feet to a 60d nail set at an angle point; and
- 4) S74°40'00"E a distance of 134.26 feet to a 60d nail set on the west line of Lot 4, Block L, Herman Brown Addition No. 2, Section 1, a subdivision as recorded in Book 8, Page 176 of the Plat Records of Travis County, Texas, said west line of Lot 4 also being the west line of an existing 5-(five) foot Drainage and Public Utility Easement as dedicated by plat of said Herman Brown subdivision, for an angle point;

THENCE, with said common west line of Lot 4 and said existing five (5)-foot Drainage and Public Utility Easement, S05°08'31"E passing at a distance of 0.96 a calculated point at the southwest corner of said Lot 4, and continuing with said existing five (5)-foot Drainage and Public Utility Easement, through Reed Park, for a total distance of 5.97 feet to 60d nail set at the southwest corner of an existing 10-(ten) foot Public Utility Easement as dedicated by plat of said Herman Brown subdivision, for an angle point;

THENCE, with the south line of said existing ten (10)-foot Public Utility Easement and continuing through said Reed Park the following two (2) courses

- 1) N87°32'48"E, pass at 5.01 feet the east line of said existing five (5)-foot Drainage and Public Utility Easement and continuing on for a total distance of 37.21 feet to a 60d nail set on the south line of said existing ten (10)-foot Public Utility Easement, for an angle point; and
- 2) N85°30'36"E a distance of 116.63 feet to a 60d nail set at a point of non-tangent curvature on the curving west right-of-way line of Pecos Street (60' wide right-of-way);

THENCE, with said curving west right-of-way line of said Pecos Street, along a curve to the left having a radius of 295.34 feet, pass at an arc length of 4.14 feet a calculated point on said south line of existing ten (10)-foot Public Utility Easement, and continuing on for

a total arc length of 20.00 feet and a chord which bears S04°37'18"E a distance of 20.00 feet to a 60d nail set at a point of non-tangency, for an angle point;

THENCE, through said Reed Park the following six (6) courses:

- 1) S85°30'36"W a distance of 137.21 feet to a 60d nail set at an angle point;
- 2) N74°40'00"W, pass at a distance of 12.18 said east line of an existing Drainage and Public Utility Easement, pass at a distance of 17.52 feet the west line of said Drainage and Public Utility Easement, and continuing on for a total distance of 149.92 feet to a 60d nail set at an angle point;
- 3) S10°20'44"W a distance of 63.68 feet to a 60d nail set at an angle point;
- 4) S43°24'17"E a distance of 106.69 feet to a 60d nail set at an angle point;
- 5) S67°11'58"E a distance of 269.38 feet to a 60d nail set at an angle point; and
- 6) S71°53'48"E a distance of 10.70 feet to a 60d nail set at a point of non-tangent curvature on the curving west right-of-way line of Pecos Street;

THENCE, along said curving west right-of-way line of Pecos Street, a curve to the right having a radius of 303.08 feet, an arc length of 20.34 feet and a chord which bears S07°38'25"W a distance of 20.34 feet to a 60d nail set at an angle point;

THENCE, through said Reed Park the following fifteen (15) courses:

- 1) N71°53'48"W distance of 15.21 feet to a 60d nail set at an angle point;
- 2) N67°11'58"W a distance of 274.42 feet to a 60d nail set at an angle point;
- 3) N43°24'17"W a distance of 112.70 feet to a 60d nail set at an angle point;
- 4) N79°39'16"W a distance of 6.73 feet to a 60d nail set at an angle point;
- 5) N10°20'44"E a distance of 1.70 feet to a 60d nail set at an angle point;
- 6) N65°53'01"W a distance of 11.13 feet to a 60d nail set at an angle point;
- 7) N24°06'59"E a distance of 20.00 feet to a 60d nail set at an angle point;
- 8) S65°53'01"E a distance of 6.23 feet to a 60d nail set at an angle point;
- 9) N10°20'44"E a distance of 60.74 feet to a 60d nail set at an angle point;
- 10) N56°40'36"W a distance of 117.38 feet to a 60d nail set at an angle point;

- 11) S24°13'26"W a distance of 77.51 feet to a 60d nail set at an angle point;
- 12) S26°35'44"W, pass at a distance of 24.87 feet the north line of an existing City of Austin Sanitary Sewer Easement conveyed by deed dated February 28, 1948, recorded in Volume 895, Page 229 of the Deed Records of Travis County, Texas, pass at a distance of 34.87 feet the south line of said City of Austin Sanitary Sewer Easement, and continuing on for a total distance of 110.83 feet to a 60d nail set at an angle point;
- 13) S05°20'44"W a distance of 72.60 feet to a 60d nail set at an angle point;
- 14) S16°31'44"W a distance of 53.24 feet to a 60d nail set at an angle point; and
- 15) S06°32'17"E a distance of 28.73 feet to a 60d nail set on the north line of Lot 2, Bowman Place, Section No. 1, a subdivision as recorded in Book 5, Page 94 of the Plat Records of Travis County, Texas, at an angle point;

THENCE, with the north line of said Lot 2, Bowman Place, Section No. 1, N62°42'51"W a distance of 24.07 feet to a 60d nail set at an angle point;

THENCE, through said Reed Park the following ten (10) courses:

- 1) N06°32'17"W a distance of 19.41 feet to a 60d nail set at an angle point;
- 2) N16°31'44"E a distance of 55.36 feet to a 60d nail set at an angle point;
- 3) N05°20'44"E a distance of 74.40 feet to a 60d nail set at an angle point;
- 4) N26°35'44"E, pass at a distance of 79.67 feet the south line of said City of Austin Sanitary Sewer Easement, pass at a distance of 89.67 feet the north line of said City of Austin Sanitary Sewer easement, and continuing on for a total distance of 114.17 feet to a 60d nail set at an angle point;
- 5) N24°13'26"E a distance of 81.00 feet to a 60d nail set at an angle point;
- 6) N51°51'40"W a distance of 83.19 feet to a 60d nail set at an angle point;
- 7) N80°16'24"W a distance of 37.91 feet to a 60d nail set at an angle point;
- 8) S09°43'36"W a distance of 13.65 feet to a 60d nail set at an angle point;
- 9) S21°16'09"W a distance of 72.18 feet to a 60d nail set at an angle point;
- 10) S19°26'36"W, pass at a distance of 26.57 feet the north line of said City of Austin Sanitary Sewer Easement, pass at a distance of 36.65 feet the south


line of said City of Austin Sanitary Sewer Easement, and continuing on for a total distance of 256.39 feet to a 60d nail set on the north line of Lot 2 of said Bowman Place, Section No. 1 at an angle point;

THENCE, with south line of said Reed Park, N62°42'51"W pass at a distance of 10.09 feet a ½" iron pipe found at the common north corner of said Lot 2 and Lot 3, of said Bowman Place, Section No. 1, and continuing for a total distance of 20.18 feet to a 60d nail set at an angle point;

THENCE, through said Reed Park the following four (4) courses:


- 1) N19°26'36"E, pass at a distance of 219.45 feet said south City of Austin easement line, pass at a distance of 229.53 said north City of Austin easement line, and continuing on for a total distance of 253.96 feet to a 60d nail set at an angle point;
- 2) N21°16'09"E a distance of 70.48 feet to a 60d nail set at an angle point;
- 3) N09°43'36"E a distance of 11.63 feet to a 60d nail set at an angle point; and
- 4) N80°16'24"W a distance of 138.73 feet to the **POINT OF BEGINNING** and containing 0.872-acre (37,969 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground during December, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.

Dana A. Markus-Wolf
Registered Professional Land Surveyor
May 24, 2005

Bearing Basis: NAD 83 State Plane Coordinate System (Grid) Texas Central (4203)
Combined Scale Factor 0.99993359 Horizontal and Vertical coordinates for G-25-1002 and H-24-4001 as published by the City of Austin were used as the controlling monuments for this survey.

5107.01 WE_rev4 0.872-ac-srl.doc
Austin Map No. 554, Grid No. G-25
TCAD No. 0120060109

FIELD NOTES REVIEWED
By:  Date: 6-2-05
Austin Clean Water Program
Survey Coordinator

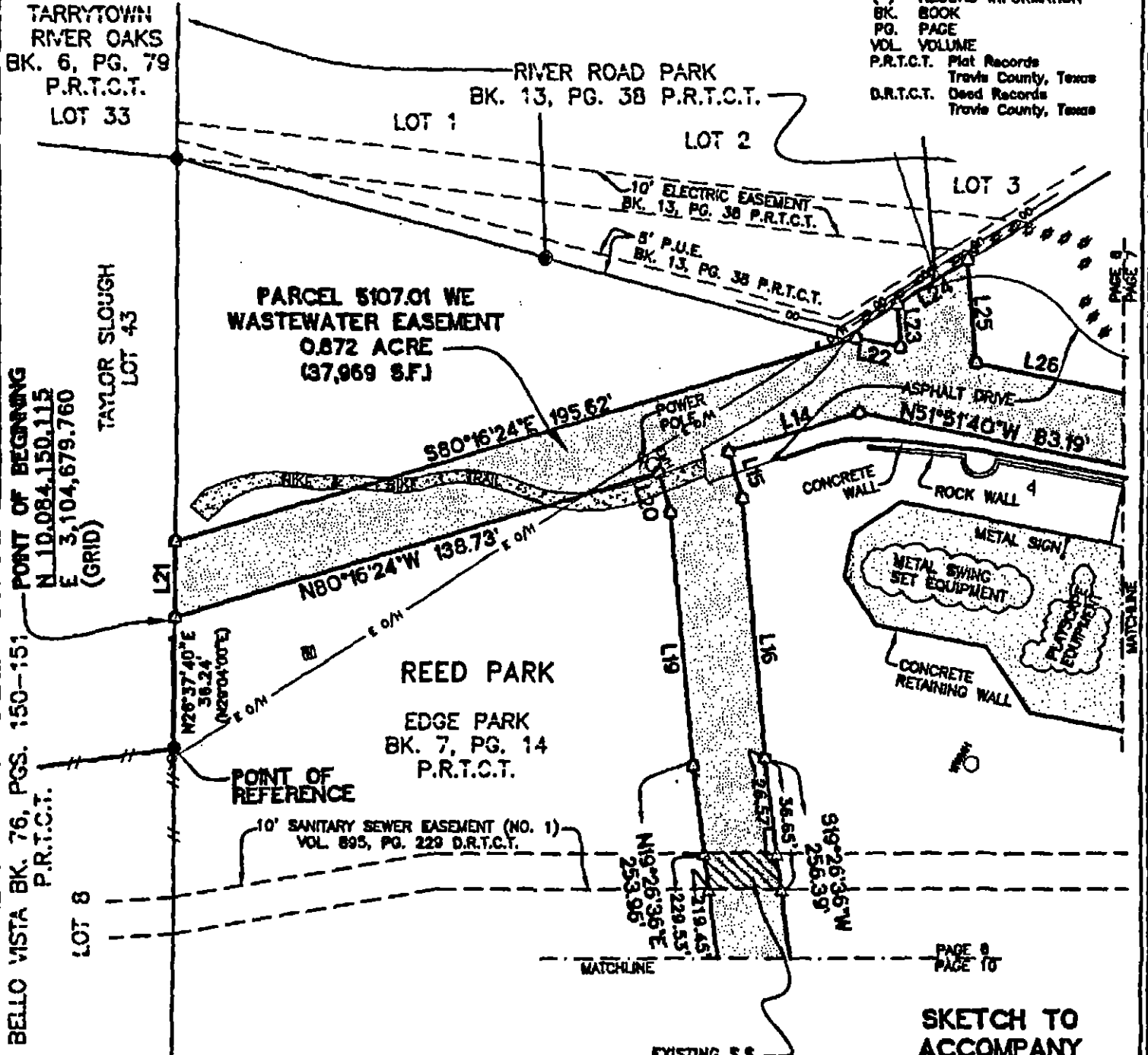


SCALE 1"=40'

SURVEY OF A PORTION OF REED PARK CITY OF AUSTIN, TRAVIS COUNTY, TEXAS PAGE 6 OF 11

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- △ 600 NAIL SET
- WWMH WASTEWATER MANHOLE
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas



NOTE:
SEE PAGE 11 OF 11 FOR ALL NOTES AND TABLES

**SKETCH TO
ACCOMPANY
FIELD NOTES**

Client: PSC & J
Date: MAY 21, 2005
Office: M. K. Leighton
Drawn: K. Leighton
P.L.: 850/1 - 858/24 - 810/2 - 858/1
Disk: 21_PSC & J_Layton_Landmark_Brewings_Grid-Staff_easements_75-grid-base2.dwg
Cognate: London 1001
Job No.: 572-17-08

**Landmark
SURVEYING, INC.**

1301 E. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 318
AUSTIN, TEXAS 78746
PH (512) 350-7411 FAX (512) 350-7413

SURVEY OF A PORTION OF REED PARK CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

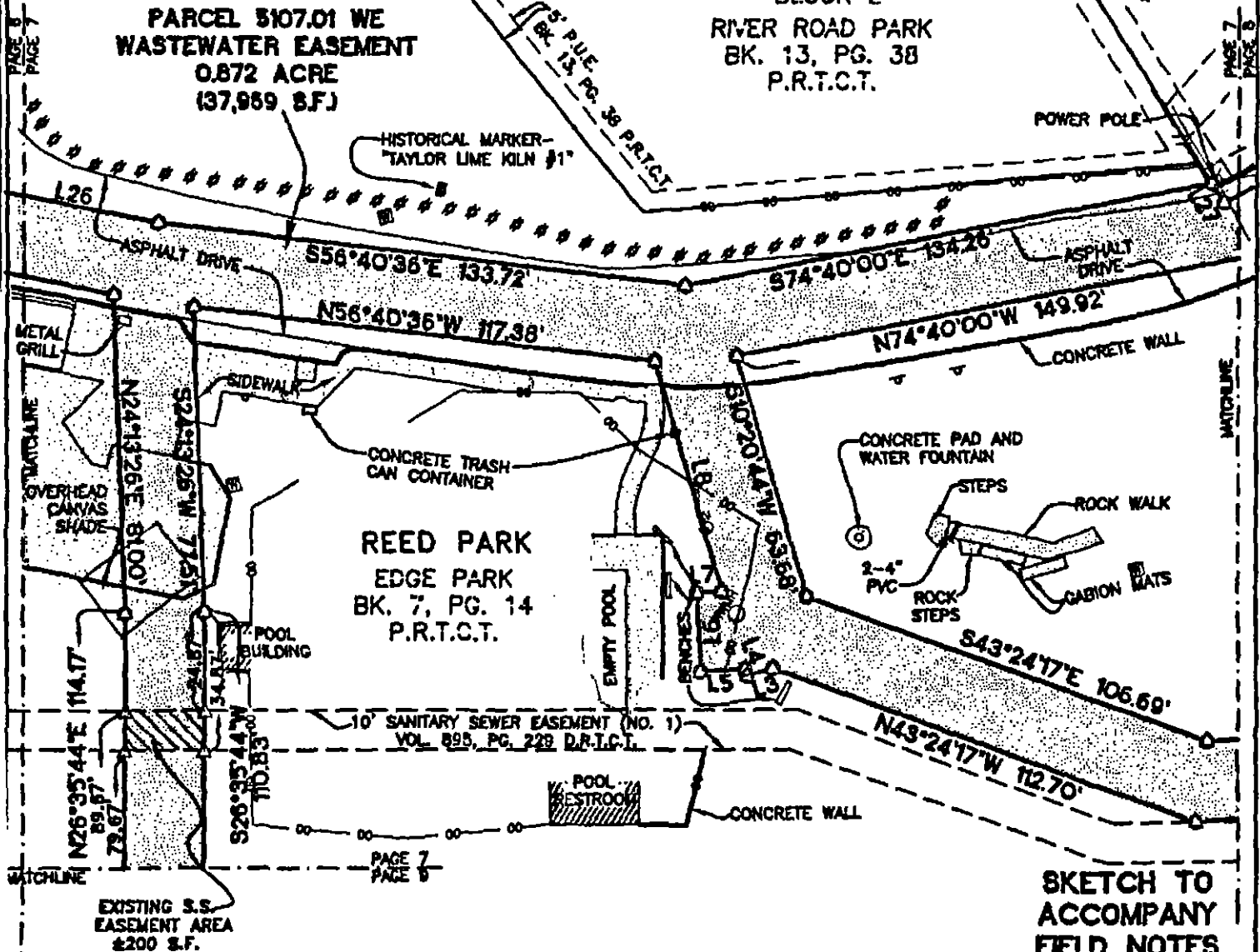
PAGE 7 OF 11



SCALE 1"=40'

LEGEND


- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- 600 NAIL SET
- WWMH WASTEWATER MANHOLE
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Dead Records
Travis County, Texas



NOTE:
SEE PAGE 11 OF 11 FOR ALL NOTES AND TABLES

Client: PPS & J
Date: MAY 15, 2005
Drawn: M. K. Laughlin
Checked: J. K. Laughlin
F.S.I.: 880/24 - 810/2 - 808/1
Block: 20, PPS & J Taylor Landmark Drawings Grid-Staff easements 75-grid-base2.dwg
Paper: 8 1/2" x 11" (11x8.5)
Job No.: 572-17-08

Landmark
SURVEYING, INC.
1801 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 518
AUSTIN, TEXAS 78746
PH (512) 538-7411 FAX (512) 538-7412


Landmark
SURVEYING, INC.
1301 S. CAPITAL OF TEXAS HWY.
DALLAS, TEXAS 75246
AUSTIN, TEXAS 78740
PH: (817) 332-7411 FAX: (817) 332-7413



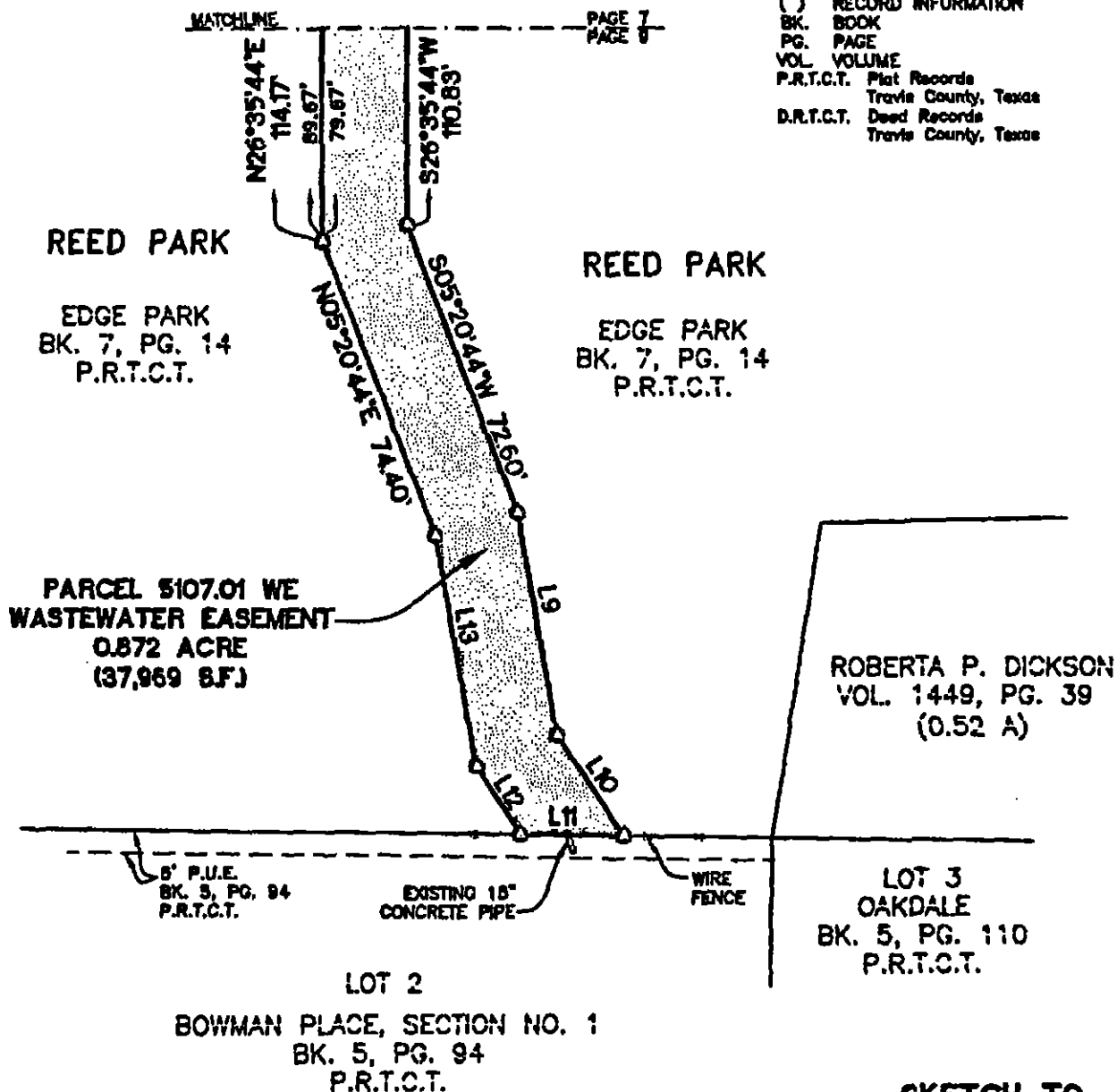
SCALE 1"=40'

SURVEY OF A PORTION OF REED PARK CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 9 OF 11

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- 600 NAIL SET
- WWMH ○ WASTEWATER MANHOLE
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas



SKETCH TO
ACCOMPANY
FIELD NOTES

NOTE:
SEE PAGE 11 OF 11 FOR ALL NOTES AND TABLES

Client: TBS & J
Date: MAY 21, 2003
Office: M. K. Laughlin
Crew: K. K. H. H.
F.S.: 890/1 - 888/24 - 810/2 - 888/1
Bk.: 20 P.R.T.C.T. / Taylor Landmark Drawings / Grid-Staff / easements / 75-grid-base2.dwg
Copter: of London / 0.001
Job No.: 372-17-00

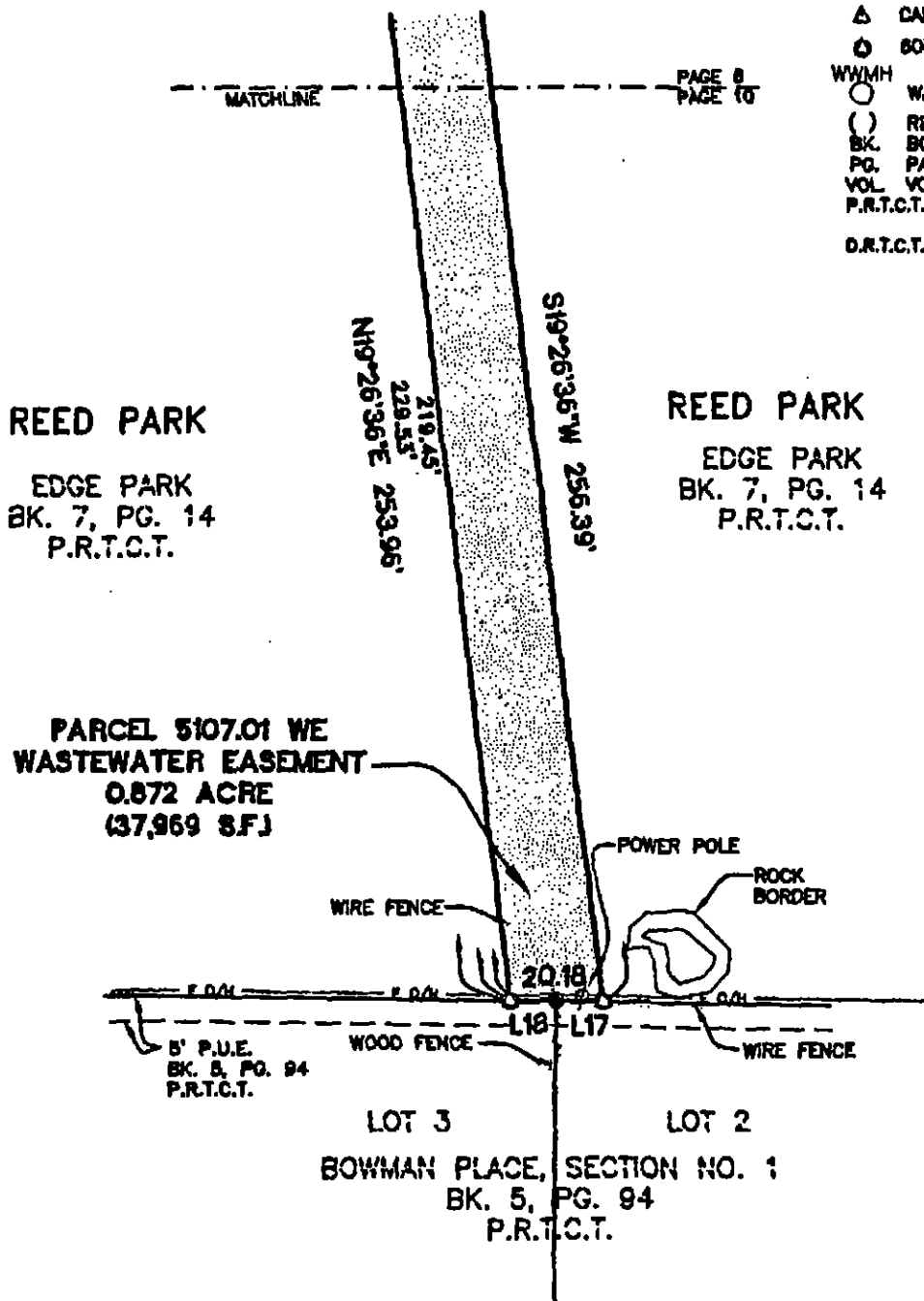
Landmark
SURVEYING, INC.
1201 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 818
AUSTIN, TEXAS 78748
Ph (512) 325-7411 Fax (512) 325-7413



PAGE 10 OF 11

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
 - 1/2" IRON PIPE FOUND
 - △ CALCULATED POINT
 - ⊙ BOD NAIL SET
- WWMH
- WASTEWATER MANHOLE
 - () RECORD INFORMATION
 - BK. BOOK
 - PG. PAGE
 - VOL. VOLUME
- P.R.T.C.T. Plot Records
Travis County, Texas
- D.R.T.C.T. Dead Records
Travis County, Texas



**SKETCH TO
ACCOMPANY
FIELD NOTES**

NOTE:
SEE PAGE 11 OF 11 FOR ALL NOTES AND TABLES

Client: PBS & J
 Ref: MAY 21 2003
 Office: MCLoughlin
 Crew: Tokhardt
 F.E.: 890/1 - 898/24 - 810/2 - 898/1
 Size: 21/832.5 Taylor/Landmark Drawings/Art-Staff/assessments/TS-grfd-base2.dwg
 Copy: ex/London/4001
 Job No: 872-17-06


Landmark
SURVEYING, INC.
1201 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 318
AUSTIN, TEXAS 78748
PH (512) 222-7411 FAX (512) 222-7412

**SURVEY OF A PORTION OF REED PARK
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
PAGE 11 OF 11**

CURVE TABLE

<u>CURVE</u>	<u>CHORD BEARING</u>	<u>CHORD DISTANCE</u>	<u>DELTA</u>	<u>ARC LENGTH</u>	<u>RADIUS</u>
C1	S04°37'18"E	20.00'	03°52'51"	20.00'	295.34'
C2	S07°38'25"W	20.34'	03°50'44"	20.34'	303.08'
C3	S03°05'00"E	4.14'	00°48'15"	4.14'	295.34'

LINE TABLE

<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
L1	S71°53'48"E	10.70'
L2	N71°53'48"W	15.21'
L3	N78°39'18"W	6.73'
L4	N10°20'44"E	1.70'
L5	N65°53'01"W	11.13'
L6	N24°06'59"E	20.00'
L7	S65°53'01"E	6.23'
L8	N10°20'44"E	60.75'
L9	S16°31'44"W	53.24'
L10	S08°32'17"E	28.73'
L11	N62°42'51"W	24.07'
L12	N08°32'17"W	18.41'
L13	N16°31'44"E	55.36'
L14	N50°16'24"W	37.91'
L15	S08°43'36"W	13.85'
L16	S21°16'09"W	72.16'
L17	N62°42'51"W	10.09'
L18	N62°42'51"W	10.09'
L19	N21°16'09"E	70.48'
L20	N08°43'36"E	11.63'
L21	N26°37'40"E	20.90'
L22	S51°51'40"E	12.43'
L23	N21°45'05"E	11.86'
L24	N83°49'58"E	22.63'
L25	S21°45'05"W	28.34'
L26	S51°51'40"E	62.39'
L27	S05°08'31"E	5.97'
L28	N87°32'48"E	37.21'

TITLE COMMITMENT NOTE:

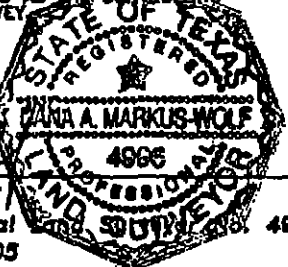
A title commitment was not available at the time of this survey, therefore only those easements shown on the record subdivision plat are shown hereon.

BEARING BASIS NOTE:

MAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR
9-25-1002 AND N-24-4001 AS PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE CONTROLLING
MONUMENTS FOR THIS SURVEY.

AS SURVEYED BY
LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf
Dana A. Markus-Wolf
Registered Professional Surveyor No. 4996
DATE: MAY 10, 2005



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

**SKETCH TO
ACCOMPANY
FIELD NOTES**

**Landmark
SURVEYING, INC.**
1801 E. CAPITAL OF TEXAS HWY.
BUILDING 8, SUITE 318
AUSTIN, TEXAS 78748
PH (512) 326-7411 FAX (512) 326-7418

Client: PES & J
Date: MAY 13, 2005
Officer: MKLoughlin
Crew: LKhard
F.S.: 890/1 - 888/24 - 810/2 - 895/1
Data: D:\PES&J\Survey\Landmark Drawings\Grid-Staff\seasements\78-grid-base2.dwg
Captor: at London 4.001
Job No.: 572-17-06

City of Austin
to
City of Austin
(For Temporary Staging Area and Material Storage Site)

FIELD NOTES FOR PARCEL 5107.01 TSAAMSS

ALL OF THAT CERTAIN 0.408-ACRE (17,786 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE DANIEL J. GILBERT SURVEY NO. 8, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.408-ACRE BEING A PORTION OF REED PARK WHICH IS COMPRISED OF THE FOLLOWING THREE (3) TRACTS: EDGE PARK, A SUBDIVISION AS RECORDED IN BOOK 7, PAGE 14 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A 0.541-ACRE TRACT AS CONVEYED TO THE CITY OF AUSTIN BY WARRANTY DEED, DATED AUGUST 8, 1958, RECORDED IN VOLUME 1955, PAGE 407 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 0.23-ACRE TRACT AS CONVEYED TO THE CITY OF AUSTIN BY DEED, DATED APRIL 15, 1958, RECORDED IN VOLUME 1947, PAGE 52 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found on the curving west right-of-way line of Pecos Street (60' right-of-way), said ½" iron rod found also being the northeast corner of Lot 2, Amended Plat of Lots 1 and 2, Edge Park Subdivision, as recorded in Plat Book 91, Page 79 of the Plat Records of Travis County, Texas; **THENCE**, with said curving west right-of-way line of Pecos Street, along a curve to the left having a radius of 303.08 feet, an arc length of 93.93 feet and a chord which bears N14°35'46"E a distance of 93.56 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,083,733.616, E=3,105,392.948, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, through said Reed Park the following eight (8) courses:

1. N71°53'48"W a distance of 10.70 feet to a 60d nail set at an angle point;
2. N67°11'58"W a distance of 269.38 feet to a 60d nail set at an angle point;
3. N43°24'17"W a distance of 38.61 feet to a 60d nail set for the southwest corner of this tract;

3. N43°24'17"W a distance of 38.61 feet to a 60d nail set for the southwest corner of this tract;
4. N56°37'24"E a distance of 20.17 feet to a calculated point at an angle point;
5. S87°56'12"E a distance of 20.49 feet to a calculated point at an angle point;
6. N75°27'31"E a distance of 69.37 feet to a calculated point at an angle point;
7. S83°21'20"E a distance of 106.11 feet to a calculated point at an angle point;
8. S01°57'57"E a distance of 105.15 feet to a calculated point at an angle point;
9. S64°37'27"E a distance of 80.25 feet to a calculated point on said curving west right-of-way line of Pecos Street, at a point of non-tangent curvature of a curve to the right, for the northeast corner of this tract;
10. **THENCE**, with said curve to the right an arc distance of 11.83 feet, having a radius of 303.08 feet and a chord which bears S04°35'58"W a distance of 11.83 feet, to the **POINT OF BEGINNING** and containing 0.408-acre (17,786 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground during December, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.

Dana A. Markus-Wolf

Dana A. Markus-Wolf
Registered Professional Land Surveyor
May 10, 2005



Bearing Basis: NAD 83 State Plane Coordinate System (Grid) Texas Central (4203)
Combined Scale Factor 0.99993359 Horizontal and Vertical coordinates for G-25-1002 and H-24-4001 as published by the City of Austin were used as the controlling monuments for this survey.

5107.01 tsaamss_rev3 0.408-ac-srl.doc
Austin Map No. 554, Grid No. G-25
TCAD No. 0120060109

FIELD NOTES REVIEWED
By: 5-16-05 Date: 18
Austin Clean Water Program
Survey Coordinator

SHEET 3 OF 4

LEGEND

[illegible]

2013 3KOS

PECOS STREET
(60' ROW)

REED PARK

POINT OF BEGINNING
N 10.083.733.616
E 3.105.392.948
--- -- (GRID)

AK67-158W 269.38'

D. J. GILBERT SURVEY NO. 8

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N14°35'46"E	93.96'	17°45'27"	93.95'	303.06'
C2	S04°35'58"W	11.85'	02°14'11"	11.85'	303.06'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N71°55'48"W	10.70'
L2	N43°24'17"W	38.61'
L3	N56°37'24"E	20.17'
L4	S87°56'12"E	20.49'

CITY OF AUSTIN
(FOR PARK AND PLAYGROUND PURPOSES)
VOL 1947, PG. 52 D.R.T.C.T
(023-AC.)

AMENDED PLAT OF LOTS 1 AND 2
EDGE PARK SUBDIVISION
BK. 81, PG. 79
LOT 2 P.A.T.C.T.

**SKETCH TO
ACCOMPANY
FIELD NOTES**

Landmark
SURVEYING, INC.
1301 S. CAPITAL OF SIKES AVE.
DALLAS, TX 75243
ALISTIA, TEXAS 75748
PH (817) 342-1111 FAX (817) 342-1112

Chief Clerk
 Date
 Office
 Cross
 F.B.I.
 State
 Copy
 Job No.

MAY 6, 2009
 MAY 10, 2009
 McLaughlin
 Eschworth
 580/1 - 588
 21/1850-1/1850-1
 cc/Delaware
 372-17-08



SCALE 1"=40'

SURVEY OF A PORTION OF REED PARK, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 4 OF 4

TITLE COMMITMENT NOTE:

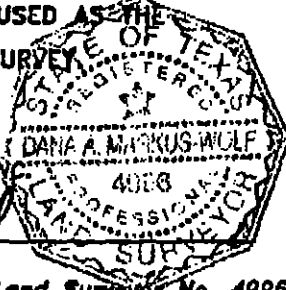
A title commitment was not available at the time of this survey, therefore only those easements shown on the record subdivision plat are shown hereon.

BEARING BASIS NOTE:

NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993359 HORIZONTAL
COORDINATES FOR
G-25-1002 AND H-24-4001 AS
PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE
CONTROLLING
MONUMENTS FOR THIS SURVEY

LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf
Dana A. Markus-Wolf
Registered Professional Land Surveyor No. 4996
DATE: MAY 10, 2005

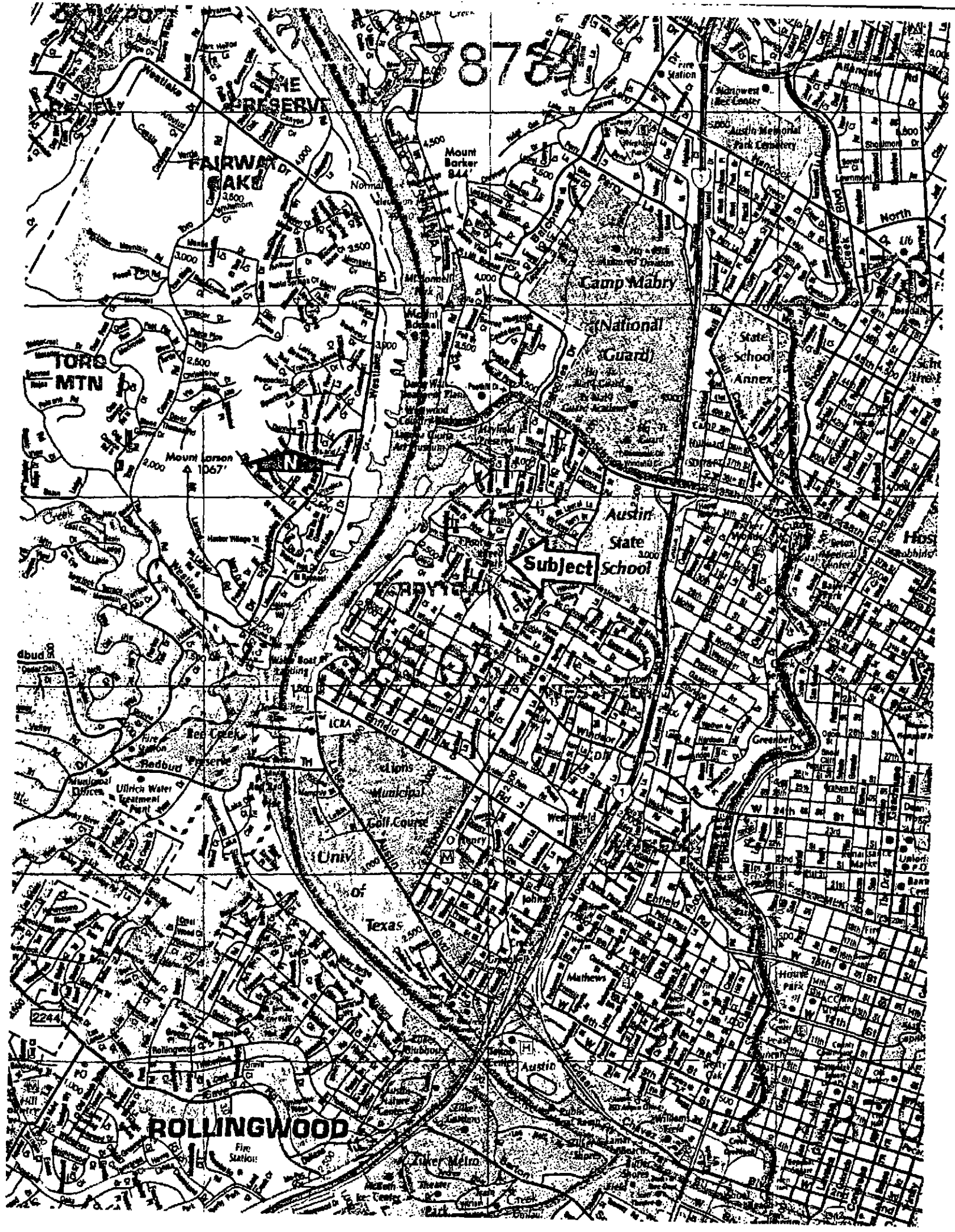


THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

SKETCH TO
ACCOMPANY
FIELD NOTES

Client: PBS & J
Date: MAY 10, 2005
Officer: M. Laughton
Crew: Eckhardt, Delagarda
F.B.: 800/1 - 808/24 - 810/2 - 808/1
Disk: Z:\PBS&J\Taylor\Landmark Drawings\Grid-Staff\easements\75-grid-base2.dwg
Cape: 2\Delagarda
Job No.: 872-17-00

Landmark
SURVEYING, INC.
1201 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 310
AUSTIN, TEXAS 78746
PH: (512) 228-7441 FAX: (512) 228-3012



878

THE RESERVE

FAIRWAY LAKE

Mount Barker 844'

Camp Mabry

(National Guard)

State School Annex

Subject School

Austin State School

TERRELL

Lions Municipal

Golf Course

Univ of Texas

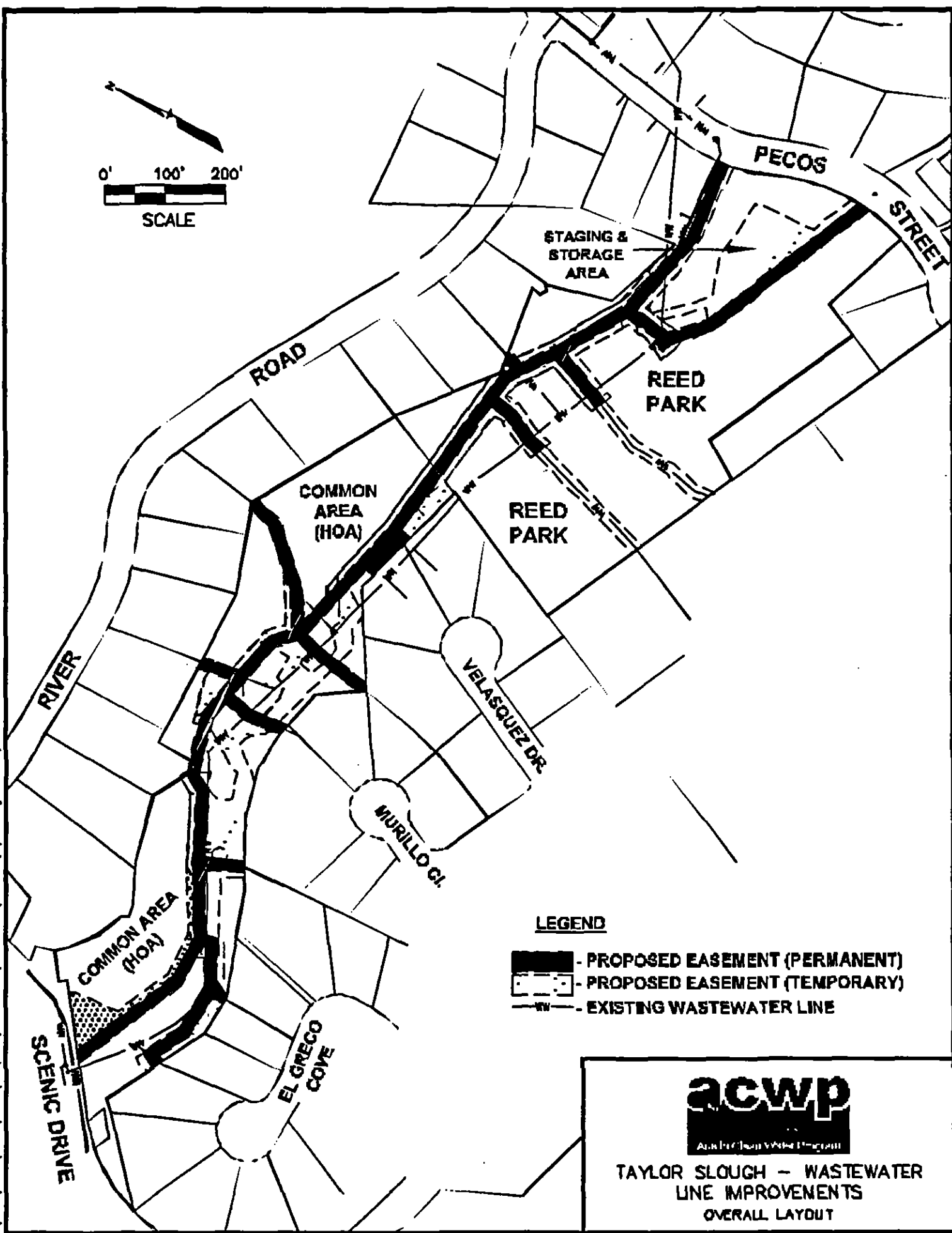
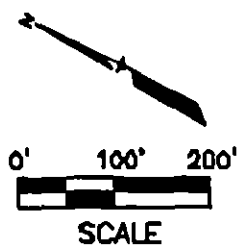
ROLLINGWOOD

Fire Station




TORO MTN

Mount Larson 41067'

2244



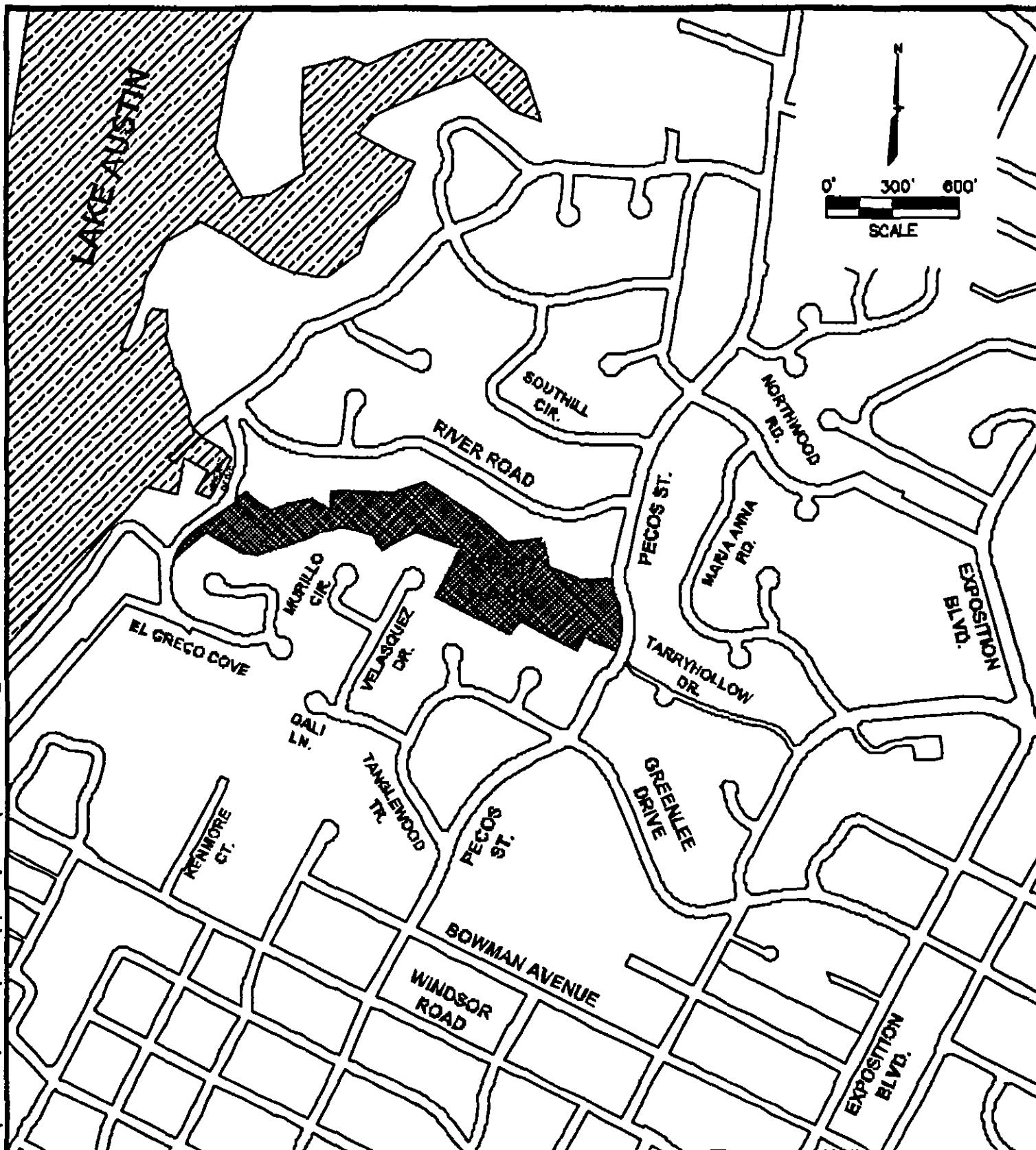
LEGEND

-  - PROPOSED EASEMENT (PERMANENT)
-  - PROPOSED EASEMENT (TEMPORARY)
-  - EXISTING WASTEWATER LINE



**TAYLOR SLOUGH - WASTEWATER
LINE IMPROVEMENTS
OVERALL LAYOUT**

DATE: 11/10/2010 10:58:13 AM BY: J. L. V. (jlv) FILE: 11/10/2010 10:58:13 AM PROJECT: TAYLOR SLOUGH - WASTEWATER LINE IMPROVEMENTS



acwip
Ask for Clean Water Program

TAYLOR SLOUGH - WASTEWATER LINE IMPROVEMENTS LOCATION MAP

RESOLUTION NO.

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

The City authorizes acquisition of a permanent wastewater easement comprised of 0.872 acre (38,004 square feet), a 0.377 acre temporary working space easement and a 0.872 acre (54,429 square feet) temporary staging area easement for the construction of a wastewater line through dedicated parkland known as Reed Park located at 2600 Pecos Street in accordance with Sec. 26.001 et seq. of the Texas Parks and Wildlife Code, for the Austin Clean Water Program's Taylor Slough South Project. These acquisitions will be recorded in the appropriate County records upon closing.

ADOPTED: _____, 2005

ATTEST: _____
Shirley A. Brown
City Clerk

City of Austin
To
City of Austin
(Temporary Working Space Easement)

FIELD NOTES FOR PARCEL 5107.01 TWSE

ALL OF THAT CERTAIN 0.402-ACRE (17,518 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE DANIEL J. GILBERT SURVEY NO. 8, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.402-ACRE BEING A PORTION OF REED PARK WHICH IS COMPRISED OF THE FOLLOWING THREE (3) TRACTS: EDGE PARK, A SUBDIVISION AS RECORDED IN BOOK 7, PAGE 14 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A 0.541-ACRE TRACT AS CONVEYED TO THE CITY OF AUSTIN BY WARRANTY DEED, DATED AUGUST 8, 1958, RECORDED IN VOLUME 1955, PAGE 407 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 0.23-ACRE TRACT AS CONVEYED TO THE CITY OF AUSTIN BY DEED, DATED APRIL 15, 1958, RECORDED IN VOLUME 1947, PAGE 52 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.061-ACRE

COMMENCING FOR POINT OF REFERENCE at a ½" iron rod found on the curving west right-of-way line of Pecos Street (60' wide right-of-way) at the most southeast corner of Lot 4, Block L, Herman Brown Addition No. 2, Section 1, a subdivision as recorded in Book 8, Page 176 of the Plat Records of Travis County, Texas; **THENCE**, with said curving west right-of-way line of Pecos Street, along a curve to the left having a radius of 295.34 feet, an arc length of 20.86 feet and a chord which bears S04°32'20"E a distance of 20.85 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,083,952.570 E=3,105,353.942, for the northeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE with said curving west right-of-way line of Pecos Street, along said curve to the left having a radius of 295.34 feet, an arc length of 9.04 feet and a chord which

bears S07°26'22"E a distance of 9.04 feet to a calculated point at a point of non-tangency;

THENCE, crossing said Reed Park the following ten (10) courses:

- 1) S86°59'14"W a distance of 41.34 feet to a calculated point at an angle point;
- 2) N05°17'45"W a distance of 3.40 feet to a calculated point at an angle point;
- 3) S85°12'44"W a distance of 49.70 feet to a calculated point at a point of curvature of a curve to the right;
- 4) Along said curve to the right having a radius of 352.74 feet, an arc length of 110.17 feet and a chord which bears N85°50'24"W a distance of 109.73 feet to a calculated point at a point of tangency;
- 5) N74°40'00"W a distance of 76.83 feet to a calculated point at an angle point;
- 6) S10°20'44"W a distance of 60.10 feet to a calculated point at an angle point;
- 7) N43°24'17"W a distance of 12.40 feet to a 60d nail set for the southwest corner of this tract;
- 8) N10°20'44"E a distance of 63.68 feet to a 60d nail set for the northwest corner of this tract;
- 9) S74°40'00"E a distance of 149.92 feet to a 60d nail set at an angle point; and
- 10) N85°30'36"E a distance of 137.21 to the **POINT OF BEGINNING** and containing 0.061-acre (2,639 square feet) of land, more or less.

PART 2 0.071 ACRE

COMMENCING FOR POINT OF REFERENCE at a ½" iron rod found on the west line of the above referenced Reed Park, at the common east corner of Lot 8 and Lot 43 of Block A, Bello Vista, a subdivision as recorded in Book 76, Pages 150-151 of the Plat Records of Travis County, Texas; **THENCE**, with the common line between said Reed Park and said Bello Vista, N26°37'40"E a distance of 36.24 feet to a 60d nail set, **THENCE** S80°16'24"E a distance of 196.63 feet to a 60d nail set,

THENCE S51°51'40"E a distance of 91.44 feet to a calculated point and S56°40'36"E a distance of 12.15 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,053.757 E=3,104,955.618 for the northwest corner and POINT OF BEGINNING of the herein described tract of land;

THENCE through said Reed Park the following twenty-one (21) courses:

- 1) S56°40'36"E a distance of 117.38 feet to a 60d nail set for the northeast corner of this tract;**
- 2) S10°20'44"W a distance of 60.74 feet to a 60d nail set at an angle point;**
- 3) N65°53'01"W a distance of 6.23 feet to a 60d nail set at an angle point;**
- 4) S24°06'59"W a distance of 20.00 feet to a 60d nail set at an angle point;**
- 5) S65°53'01"E a distance of 11.13 feet to a 60d nail set at an angle point;**
- 6) S10°20'44"W a distance of 1.70 feet to a 60d nail set at an angle point;**
- 7) S79°39'16"E a distance of 6.73 feet to a 60d nail set at an angle point;**
- 8) S43°24'17"E a distance of 16.91 feet to a calculated point for the southeast corner of this tract;**
- 9) N79°39'16"W a distance of 16.59 feet to a calculated point at an angle point;**
- 10) N63°31'29"W a distance of 27.45 to a calculated point at an angle point;**
- 11) N26°45'03"E a distance of 44.60 feet to a calculated point at an angle point;**
- 12) N10°20'44"E a distance of 36.01 feet to a calculated point at an angle point;**
- 13) N56°40'36"W a distance of 99.02 feet to a calculated point at an angle point;**
- 14) S24°13'26"W a distance of 68.77 feet to a calculated point at an angle point and;**
- 15) N63°28'52"W a distance of 6.87 feet a calculated point at an angle point;**

- 16) S26°27'47"W a distance of 12.54 feet to a calculated point at an angle point;
- 17) S61°36'53"E a distance of 7.38 feet to a calculated point at an angle point;
- 18) S24°32'33"W a distance of 9.49 feet to a calculated point at an angle point;
- 19) N63°31'29"W a distance of 10.98 feet to a 60d nail set for the southwest corner of this tract;
- 20) N26°35'43"E a distance of 24.87 feet to a 60d nail set at an angle point and;
- 21) N24°13'26"E a distance of 77.51 feet to the **POINT OF BEGINNING** and containing 0.071-acre (3,096 square feet) of land, more or less.

PART 3 0.099-ACRE

COMMENCING FOR POINT OF REFERENCE at a ½" iron rod found on the west line of said Reed Park, at the common east corner of said Lot 8 and said Lot 43, Block A, Bello Vista; **THENCE**, with the common line between said Reed Park and said Lot 43, Block A, Bello Vista, N26°37'40"E a distance of 36.24 feet to a 60d nail set and S80°16'24"E a distance of 158.73 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83), U.S. Feet, Combined Scale Factor 0.99993359 values of N=10,084,123.300 E=3,104,836.196, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE through said Reed Park the following fifteen (15) courses:

- 1) S80°16'24"E a distance of 37.91 feet to a 60d nail set at an angle point;
- 2) S51°51'40"E a distance of 83.19 feet to a 60d nail set for the northeast corner of this tract;
- 3) S24°13'26"W a distance of 81.00 feet to a 60d nail set at an angle point;
- 4) S26°35'44"W a distance of 24.50 feet to a 60d nail set for the southeast corner of this tract;
- 5) N63°31'29"W a distance of 8.99 feet to a calculated point at an angle point;

- 6) N24°13'20"E a distance of 97.30 feet to a calculated point at an angle point;
- 7) N51°51'40"W a distance of 72.84 feet to a calculated point at an angle point;
- 8) N80°16'24"W a distance of 25.38 feet to a calculated point at an angle point;
- 9) S09°43'36"W a distance of 4.66 feet to a calculated point at an angle point;
- 10) S21°16'09"W a distance of 65.52 feet to a calculated point at an angle point;
- 11) S63°24'17"E a distance of 57.41 feet to a calculated point at an angle point;
- 12) S26°35'43"W a distance of 20.00 feet to a calculated point at an angle point;
- 13) N63°24'17"W a distance of 55.14 feet to a calculated point at an angle point;
- 14) S19°26'36"W a distance of 15.02 feet to a calculated point on the north line of a City of Austin Sanitary Sewer Easement as recorded in Volume 895, Page 229 of the Deed Records of Travis County, Texas, at an angle point of this tract;
- 15) With said north line of City of Austin Sanitary Sewer Easement, N63°31'29"W a distance of 10.08 feet to a 60d nail set for the southwest corner of this tract;
- 16) N19°26'36"E a distance of 26.57 feet to a 60d nail set at an angle point;
- 17) N21°16'09"E a distance of 72.18 feet to a 60d nail set at an angle point and;
- 18) N09°43'36"E a distance of 13.65 feet to the **POINT OF BEGINNING** and containing 0.099-acre (4,313 square feet) of land, more or less.

PART 4 0.054-ACRE

COMMENCING FOR POINT OF REFERENCE at a ½" iron rod found on the west line of said Reed Park at the common east corner of said Lot 8 and said Lot 43, Block A, Bello Vista; **THENCE**, with the common line between said Reed Park and said Lot 43, Block A, Bello Vista, N26°37'40"E a distance of 25.79 feet to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD83), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,140.773,

E=3,104,675.077, for the southwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, with said common line between Reed Park and Lot 43, Bello Vista N26°37'40"E a distance of 10.45 feet to a 60d nail set for the northwest corner of this tract;

THENCE through said Reed Park the following nine (9) courses:

- 1) S80°16'24"E a distance of 138.73 feet to a 60d nail set for the northeast corner of this tract;
- 2) S09°43'36"W a distance of 11.63 feet to a 60d nail set at an angle point;
- 3) S21°16'09"W a distance of 70.48 feet to a 60d nail set at an angle point;
- 4) S19°26'36"W a distance of 24.43 feet to a 60d nail set on the north line of said City of Austin Sanitary Sewer Easement, recorded in Volume 895, Page 229 of the Deed Records of Travis County, Texas, at an angle point;
- 5) With said north line of City of Austin Sanitary Sewer Easement, N63°31'29"W a distance of 10.08 feet to a calculated point at an angle point;
- 6) N19°26'36"E a distance of 23.35 feet to a calculated point at an angle point;
- 7) N21°16'09"E a distance of 69.63 feet to a calculated point at an angle point;
- 8) N09°43'36"E a distance of 0.62 feet to a calculated point at an angle point and;
- 9) N80°16'24"W a distance of 131.77 feet to the **POINT OF BEGINNING** and containing 0.054-acre (2,353 square feet) of land, more or less.

PART 5 0.044-ACRE

COMMENCING FOR POINT OF REFERENCE at a ½" iron rod found on the west line of said Reed Park at the common east corner of said Lot 8 and said Lot 43, Block A, Bello Vista; **THENCE**, with the common line between said Reed Park and said Lot 43, Block A, Bello Vista, N26°37'40"E a distance of 57.14 feet to a 60d nail set having Texas State

Plane Coordinate (Texas Central Zone, NAD83), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,168.780, E=3,104,689.128, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, with said common line between Reed Park and Lot 43, Block A, Bello Vista N26°37'40"E a distance of 10.45 feet to a calculated point for the northwest corner of this tract;

THENCE, S80°16'24"E a distance of 174.28 feet to a calculated point set on the south line of Lot 2, River Road Park, a subdivision as recorded in Book 13, Page 38 of the Plat Records of Travis County, Texas for the northeast corner of this tract;

THENCE with the south line of said Lot 2, River Road Park, and the following two (2) courses:

- 1) S48°17'02"E a distance of 17.30 feet to a calculated point set at an angle point of this lot; and
- 2) N83°49'58"E a distance of 15.74 feet to a calculated point set at an angle point;

THENCE crossing through said Reed Park the following four (4) courses:

- 1) S51°51'40"E a distance of 1.82 feet to a calculated point for the northeast corner of this tract;
- 2) S21°45'04"W a distance of 10.42 feet to a 60d nail set for the southeast corner of this tract;
- 3) N51°51'40"W a distance of 12.43 feet to a 60d nail set at an angle point; and
- 4) N80°16'24"W a distance of 195.62 feet to the **POINT OF BEGINNING** and containing 0.044-acre (1,924 square feet) of land, more or less.

PART 6 0.073-ACRE

COMMENCING FOR POINT OF REFERENCE at a ½" iron rod found on the west right-of-way line of Pecos Street (60' wide right-of-way), at the southeast corner of Lot 4, Block L, Herman Brown Addition No. 2, Section 1, a subdivision as recorded in Book 8, Page 176 of the Plat

Records of Travis County, Texas; **THENCE**, with said west right-of-way line of Pecos Street, along a curve to the left, having an arc length of 0.86 feet, a radius of 295.34 feet, an internal angle of 00°09'57"E, and also having a chord which bears S02°35'54"E for a distance of 0.86 feet to a 60d nail set at a point of non-tangency, for an angle point; **THENCE**, through said Reed Park, S85°30'36"W a distance of 116.63 feet to a 60d nail set at an angle point; **THENCE**, S87°32'48"W a distance of 37.21 feet to a 60d nail set at an angle point; **THENCE**, N05°08'31"W pass at a distance of 5.01 feet a calculated point at the southwest corner of said Lot 4, Block L, of Herman Brown subdivision, and continuing on for a total distance of 5.97 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,083,967.722, E=3,105,198.358, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE through said Reed Park the following seven (7) courses:

- 1) N74°40'00"W a distance of 134.26 feet to a 60d nail set at an angle point;
- 2) N56°40'36"W a distance of 133.72 feet to a 60d nail set at an angle point;
- 3) N51°51'40"W a distance of 62.39 feet to a 60d nail set for the southwest corner of this tract;
- 4) N21°45'04"E a distance of 10.42 feet to a calculated point for the northwest corner of this tract;
- 5) S51°51'40"E distance of 64.91 feet to a calculated point at an angle point;
- 6) S56°40'36"E a distance of 131.72 feet to a calculated point at an angle point;
- 7) S74°40'00"E a distance of 89.05 feet to a calculated point on the south line of said Lot 4, River Road Park at an angle point;

THENCE, with the south line of said Lot 4, River Road Park S68°41'51"E a distance of 41.75 feet to a calculated point on the west line of said Lot 4, Herman Brown Addition, at an angle point;

THENCE, with the west line of said Lot 4, Herman Brown Addition No. 2, Section 1, S05°08'31"E a distance of 6.04 feet to the **POINT OF BEGINNING** and containing 0.073-acre (3,193 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground during January and February, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.

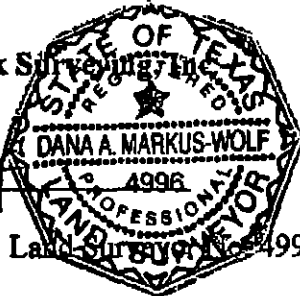
Dana A. Markus-Wolf

Dana A. Markus-Wolf

Registered Professional Land Surveyor No. 4996

May 24, 2005

Revised: June 28, 2005



Bearing Basis: NAD 83 State Plane Coordinate System (Grid) Texas Central (4203)
Combined Scale Factor 0.99993359 Horizontal and Vertical coordinates for G-25-1002
and H-24-4001 as published by the City of Austin were used as the controlling
monuments for this survey.

5107.01 twse_rev6.doc

Austin Map No. 554, Grid No. G-25

TCAD No. 0120060109

FIELD NOTES REVIEWED

By *[Signature]* Date: 6-30-05

Austin Clean Water Program
Survey Coordinator

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- 800 MAIL SET
- WWMH WASTEWATER MANHOLE
- BSMH SANITARY SEWER MANHOLE
- WMH WATER MANHOLE
- SPRINKLER HEAD
- BOLLARD
- IRON
- WATER VALVE
- WATER METER
- ROW RIGHT-OF-WAY
- RECORD INFORMATION
- BOOK
- PAGE
- VOL. VOLUME
- P.A.T.C.T. Plat Records Travis County, Texas
- S.U.T.C.T. Subdiv. Records Travis County, Texas

SURVEY OF A PORTION OF REED PARK, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 10 OF 17



SCALE 1"=40'

HERMAN BROWN ADDITION No. 2,
SECTION 1
BK. 8, PG. 176
P.R.T.C.T.
LOCK L

POINT OF
REFERENCE

POINT OF BEGINNING
N 10.083,952.570
E 3,105,353.942
(GRID)

RIVER ROAD PARK
BK. 13, PG. 38
P.R.T.C.T.
LOT 4

LOT 4

IRON PIPE RAILING ON TOP OF
CONCRETE RETAINING/WING
WALL OF CULVERT (SIDE)
CITY OF AUSTIN PARK
VOL. 1955, PG. 407 D.R.T.C.T.
(0.541- AC.)

REED PARK

REED PARK
EDGE PARK
BK. 7, PG. 14
P.R.T.C.T.

PARCEL 5107.01 TWSE PART 1
TEMPORARY WORKING SPACE
EASEMENT
0.061-ACRE
(2,639 S.F.)

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	S04°32'20"E	20.85'	04°02'48"	20.86'	295.34'
C2	S07°26'22"E	8.04'	01°45'17"	8.04'	295.34'
C3	N85°50'24"W	109.73'	17°53'45"	110.17'	352.74'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S86°59'14"W	41.34'
L2	N05°17'45"W	3.40'
L3	S85°12'44"W	49.70'
L4	S10°20'44"W	80.10'
L5	N43°24'17"W	12.40'

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.

1801 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 518
AUSTIN, TEXAS 78744
PH (512) 220-7411 FAX (512) 220-7413

Drawn by: PDS & J
Date: MAY 10, 2005
Officer: M. Laughlin
Surveyor: M. Laughlin
F.A.I.: 880/1 - 880/24 - 810/2 - 880/1
Book: 2, 1, 880/1, 880/24, 810/2, 880/1
Page: 1, 1, 880/1, 880/24, 810/2, 880/1
Deposited: 8/1/2005
Job No: 572-17-05



SCALE 1"=40'

SURVEY OF A PORTION OF REED PARK, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 11 OF 17

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- ROD NAIL SET
- WHWH WASTEWATER MANHOLE
- WM WATER METER
- IRON
- SV SPRING VALVE
- REC RECORD INFORMATION
- BOOK
- PAGE
- VOL VOLUME
- P.R.T.C.T. Plat Records, Travis County, Texas
- D.R.T.C.T. Deed Records, Travis County, Texas

LINE TABLE

LINE	BEARING	DISTANCE
L6	S10°20'44"W	60.74'
L7	N65°53'01"W	6.23'
L8	S24°06'59"W	20.00'
L9	S65°53'01"E	11.13'
L10	S10°20'44"W	1.70'
L11	S79°39'16"E	6.73'
L12	S43°24'17"E	18.91'
L13	N79°39'16"W	16.89'
L14	N63°31'29"W	27.45'
L15	N26°43'03"E	44.80'
L16	N10°20'44"E	36.01'
L17	N63°28'52"W	6.87'
L18	S26°27'47"W	12.54'
L19	S61°36'53"E	7.35'
L20	S24°32'35"W	9.49'
L21	N83°31'29"W	10.98'
L22	N26°35'45"E	24.57'

PARCEL 5107.01 TWSE PART 2
TEMPORARY WORKING SPACE
EASEMENT
0.071-ACRE
(13,096 S.F.)

POINT OF BEGINNING
N 10,084,053.757
E 3,104,955.618
(GRID)

RIVER ROAD PARK
BK. 13, PG. 38 P.R.T.C.T.

REED PARK

LOT 4

ASPHALT DRIVE

CONCRETE WALL

REED PARK
EDGE PARK
BK. 7, PG. 14
P.R.T.C.T.

10' CITY OF AUSTIN
SANITARY SEWER EASEMENT (NO. 1)
VOL. 895, PG. 229 D.R.T.C.T.

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.
1801 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 318
AUSTIN, TEXAS 78748
PH 512/522-7411 Fax 512/522-7411

Plat No. 572-17-08
DATE: MARCH 18, 2003
BY: J. A. Delaparra
CHECKED: J. A. Delaparra
DRAWN: J. A. Delaparra
SCALE: 1"=40'
PROJECT: 5107.01 TWSE PART 2
EASEMENT
0.071-ACRE
(13,096 S.F.)
GRID-Start\workspace\75-grid-base2.dwg



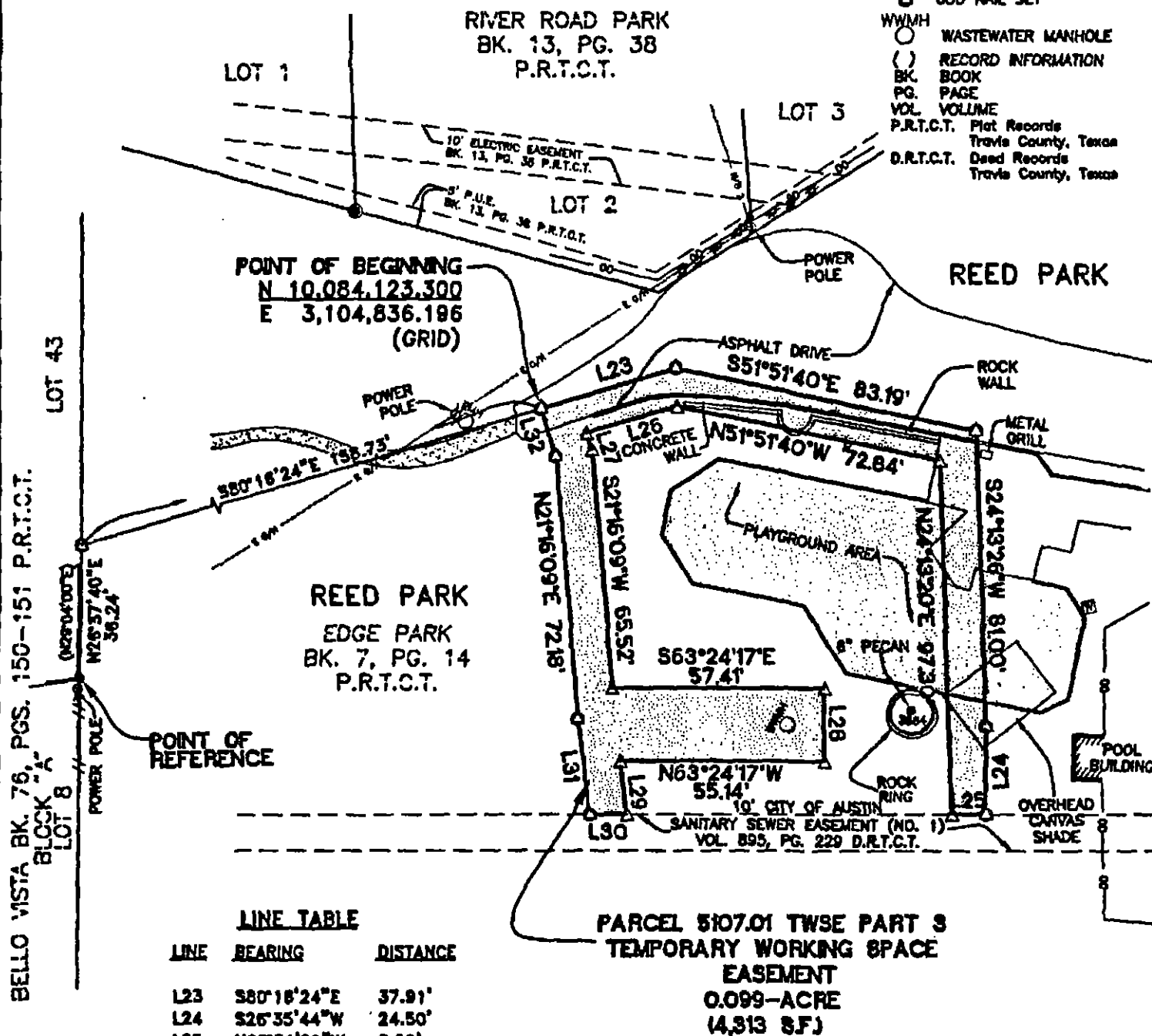
SCALE 1"=40'

SURVEY OF A PORTION OF REED PARK, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 12 OF 17

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- △ 60D NAIL SET
- WWMH ○ WASTEWATER MANHOLE
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas



LINE TABLE

LINE	BEARING	DISTANCE
L23	S80°18'24"E	37.91'
L24	S26°35'44"W	24.50'
L25	N63°31'29"W	8.99'
L26	N80°18'24"W	25.38'
L27	S09°43'36"W	4.88'
L28	S26°35'43"W	20.00'
L29	S19°26'36"W	15.02'
L30	N63°31'29"W	10.08'
L31	N19°26'36"E	26.57'
L32	N09°43'36"E	13.85'

PARCEL 5107.01 TWSE PART 3
TEMPORARY WORKING SPACE
EASEMENT
0.099-ACRE
(4,313 S.F.)

SKETCH TO
ACCOMPANY
FIELD NOTES

Revised: June 30, 2005
Client: City of Austin
Date: MAY 25, 2005
Office: M/Laughlin/KGM
Drawn: Edgard Delagorza
F.A.: 890/1 - 898/24 - 810/2 - 898/1
Blk: 2/PES&A/taylor/Landmark Drawings/Grd-Staff/easements/TS-grid-base3.dwg
Cogn: en Delagorza
Job No.: 372-17-05

Landmark
SURVEYING, INC.
1801 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 515
AUSTIN, TEXAS 78748
Ph (512) 350-7417 Fax (512) 350-7418



SCALE 1"=40'

SURVEY OF A PORTION OF REED PARK, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 13 OF 17

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- 80D NAIL SET
- WWMH WASTEWATER MANHOLE
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Dead Records Travis County, Texas

TARRYTOWN
RIVER OAKS
BK. 6, PG. 79
P.R.T.C.T.
LOT 33

RIVER ROAD PARK
BK. 13, PG. 38 P.R.T.C.T.

LOT 1

LOT 2

LOT 3

PARCEL 5107.01 TWSE PART 4
TEMPORARY WORKING SPACE
EASEMENT
0.054-ACRE
(2,353 S.F.)

DRAINAGE EASEMENT AND PUBLIC UTILITY
EASEMENT AND COMMON AREA TO REMAIN
IN NATURAL STATE

LOT 43

POWER
POLE

ASPHALT DRIVE

REED PARK
EDGE PARK
BK. 7, PG. 14
P.R.T.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L32	N26°37'40"E	10.45'
L33	S09°43'36"W	11.63'
L34	S21°16'09"W	70.48'
L35	S18°26'36"W	24.43'
L36	N63°31'29"W	10.08'
L37	N19°26'36"E	23.35'
L38	N21°16'09"E	69.83'
L39	N09°43'38"E	0.62'

REED PARK

POINT OF BEGINNING
N 10,084,140.773
E 3,104,675.077
(GRID)

POINT OF
REFERENCE

10' CITY OF AUSTIN
SANITARY SEWER EASEMENT (NO. 1)
VOL. 885, PG. 228 D.R.T.C.T.

BELLO VISTA BK. 76, PGS. 150-151
P.R.T.C.T.

BLOCK "A"

LOT 8

SKETCH TO
ACCOMPANY
FIELD NOTES

Revised: June 8, 2005
 Date: MAY 21, 2005
 By: [Signature]
 Title: [Signature]
 Project: [Signature]
 File: [Signature]
 Notes: [Signature]
 Scale: [Signature]
 Date: [Signature]

Landmark
SURVEYING, INC.
1801 E. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 318
AUSTIN, TEXAS 78748
PH: 512-336-3341 FAX: 512-336-3342



SCALE 1"=40'

SURVEY OF A PORTION OF REED PARK, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 14 OF 17

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- △ 800 NAIL SET
- W/M/H WASTEWATER MANHOLE
- E/M/H ELECTRIC MANHOLE
- BOLLARD
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas

TARRYTOWN
RIVER OAKS
BK. 6, PG. 79
P.R.T.C.T.
LOT 33

RIVER ROAD PARK
BK. 13, PG. 38
P.R.T.C.T.

LOT 1

LOT 2

LOT 3

PARCEL 5107.01 TWSE PART 5
TEMPORARY WORKING SPACE
EASEMENT
0.044-ACRE
(1,924 S.F.)

S80°16'24"E 174.28'

N80°16'24"W 195.62'

POINT OF BEGINNING
N 10,084,168.780
E 3,104,689.128
(GRID)

REED PARK
EDGE PARK
BK. 7, PG. 14
P.R.T.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L40	N26°37'40"E	10.45'
L41	S48°17'02"E	17.30'
L42	N83°49'58"E	15.74'
L43	S51°51'40"E	1.82'
L44	S21°45'04"W	10.42'
L45	N51°51'40"W	12.43'

POINT OF
REFERENCE

10' CITY OF AUSTIN
SANITARY SEWER EASEMENT (NO. 1)
VOL. 895, PG. 229 D.R.T.C.T.

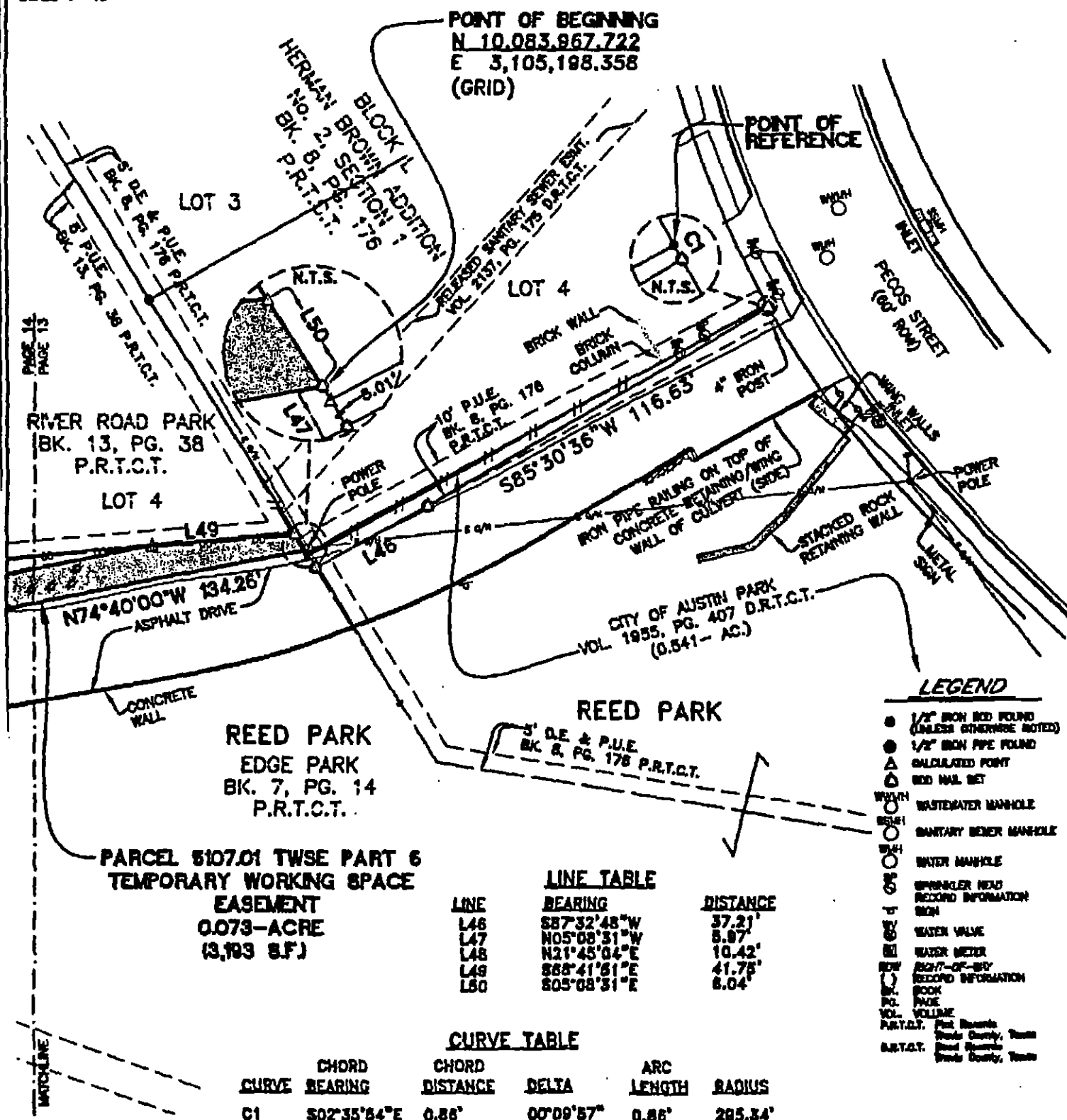
SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.
1301 S. CAPITAL OF TEXAS HWY.
BUILDING 2, SUITE 310
AUSTIN, TEXAS 78748
TEL. 512-336-1111 FAX 512-336-1112

Client: PDS & J
Date: MAY 10, 2005
Surveyor: J. Laughton
Witness: J. Laughton
Check: J. Laughton
Draw: J. Laughton
Title: 10' CITY OF AUSTIN
SANITARY SEWER EASEMENT (NO. 1)
VOL. 895, PG. 229 D.R.T.C.T.
File No.: 372-17-08


PAGE 15 OF 17

SCALE 1"=40'



Name: PFC S J
 Date: MAY 10, 2005
 Officer: M Laughton
 Break: 1400/1 - 1430/2 - 1510/2 - 1545/1
 Unit: 201 PESA Bayview/Landmark Brackings\Grid-Staff\equipment\78-grid-base2.dwg
 Report: M Laughton
 No. 572-17-08

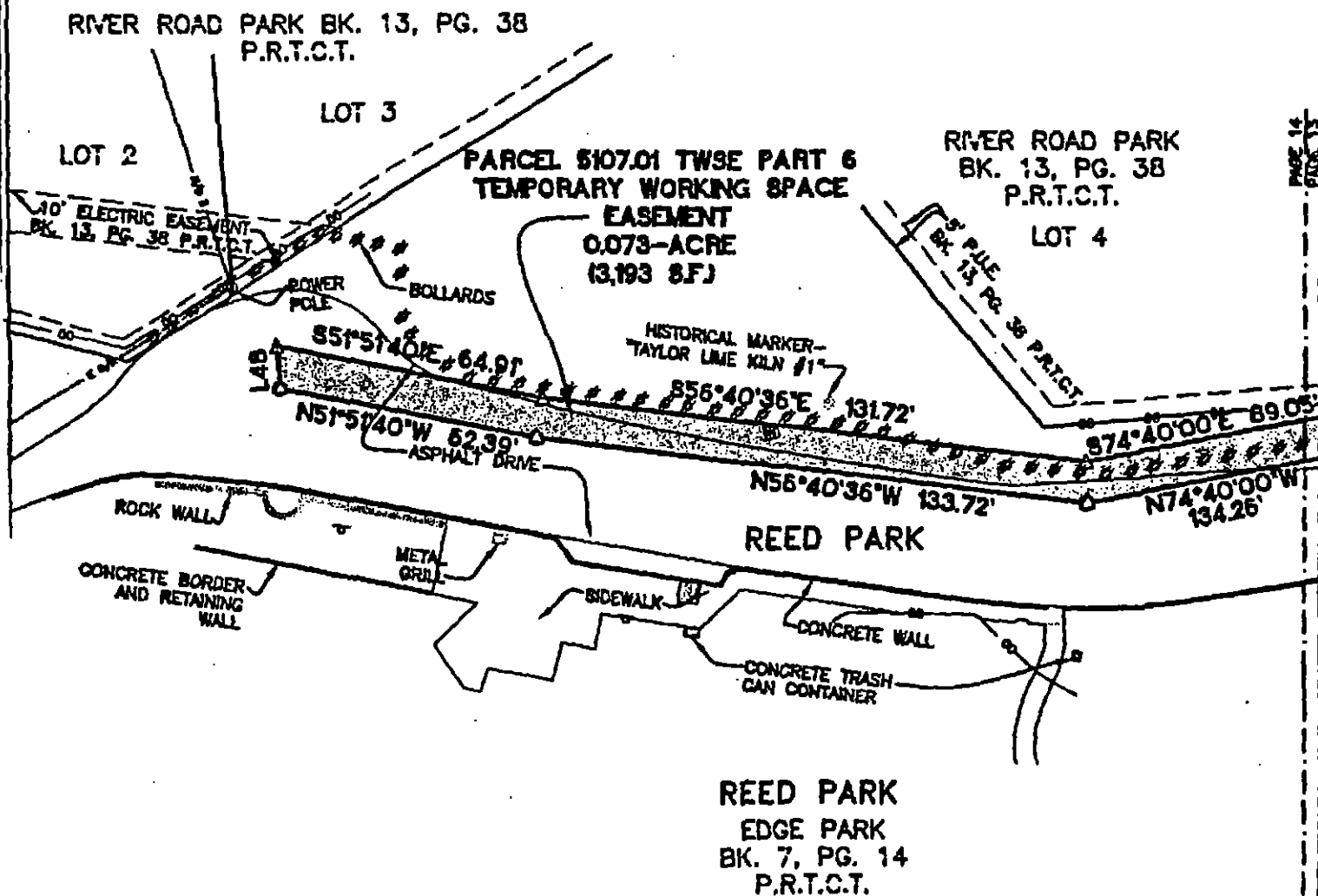
**SKETCH TO
ACCOMPANY
FIELD NOTES**


Landmark
SURVEYING, INC.
1201 E. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 210
AUSTIN, TEXAS 78748
PH: (512) 261-2411 FAX: (512) 261-2415



PAGE 16 OF 17

LINE TABLE		
LINE	BEARING	DISTANCE
148	N21°45'04"E	10.42'



**SKETCH TO
ACCOMPANY
FIELD NOTES**

Date: 07/10/2005
 File: 07/10/2005
 Name: 07/10/2005
 Address: 07/10/2005
 City: 07/10/2005
 State: 07/10/2005
 Zip: 07/10/2005
 Phone: 07/10/2005
 Email: 07/10/2005
 Other: 07/10/2005


Landmark
SURVEYING, INC.
1801 R. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 216
AUSTIN, TEXAS 78744
PH 512/224-7411 FAX 512/224-7413



SCALE 1"=40'

**SURVEY OF A PORTION OF REED PARK,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**
PAGE 17 OF 17

TITLE COMMITMENT NOTE:

A title commitment was not available at the time of this survey, therefore only those easements shown on the record subdivision plat are shown hereon.

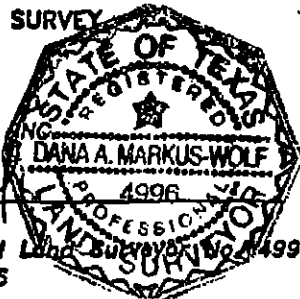
BEARING BASIS NOTE:

NAD 83 COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203) COMBINED SCALE
FACTOR 0.99993359 HORIZONTAL
COORDINATES FOR
G-25-1002 AND H-24-4001 AS
PUBLISHED BY THE
CITY OF AUSTIN, WERE USED AS THE
CONTROLLING
MONUMENTS FOR THIS SURVEY.

LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf

Dana A. Markus-Wolf
Registered Professional Land Surveyor No. 4996
DATE: MAY 10, 2005



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

**SKETCH TO
ACCOMPANY
FIELD NOTES**

Revised: June 28, 2005
Client: PBS & J
Date: MAY 23, 2005
Officer: M. Laughton
Crew: Sekhond Delaportez
F.S.I.: 800/1 - 888/24 - 810/2 - 828/1
Plat: 21) PBS&J, Mylar, Landmark Drawings, Grid-Staff, easements, 75-grid-base2.dwg
Copies: 21) Delaportez
Job No.: 372-17-08

**Landmark
SURVEYING, INC.**
1201 E. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH (512)338-7411 FAX (512)338-7412