

**RESOLUTION NO. 20050623-034**

**WHEREAS**, the City Council of the City of Austin has found that public necessity requires the acquisition by the City of certain real property interests as stated hereinafter for the purposes hereinafter stated; and

**WHEREAS**, the City of Austin has attempted to purchase said real property interests and has been unable to agree with the owner of the real property interests on the fair market value thereof; **NOW, THEREFORE**,

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

That the City Attorney, or other authorized designee, is hereby authorized and directed to file or cause to be filed a suit in eminent domain on behalf of the City of Austin against the owner now having or who may acquire an interest in the real property interests needed by the City, to acquire certain real property interests at the location hereinafter stated, for the purpose hereinafter stated, and from the owner hereinafter stated and/or its successors in interest, and to take whatever other action may be deemed appropriate to economically effect the needed acquisitions; said real property interests to be acquired are described in Exhibits "A," "B," and "C," which are attached hereto and made a part hereof for all purposes.

The City Attorney or other authorized designee shall file eminent domain proceedings for:

Owner: Joseph, Joseph & Williams Partnership


Project: Little Walnut/Buttermilk at Centre Creek Project, a portion of the Austin Clean Water Program

Intended Purpose: permanent drainage easement to control rainwater runoff and/or prevent flooding on this and neighboring properties due to rainwater runoff; the a permanent access easement is necessary to maintain the area within the permanent drainage easement and a temporary staging area and material storage site easement is necessary to effect improvements within the drainage easement

Location: East of Cameron Road and south of Clear Creek Drive, Travis County, Texas, and see attached field notes.

ADOPTED: June 23, 2005

ATTEST:

  
Shirley A. Brown  
City Clerk

Joseph, Joseph & Williams Partnership  
to  
**City of Austin**  
(For Access Easement)

**FIELD NOTES FOR PARCEL 5004.23 AE**

**ALL OF THAT CERTAIN 0.343-ACRE (14,948 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE JOHN APPLGATE SURVEY NO. 58, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.343-ACRE TRACT BEING A PORTION OF A 15.034-ACRE TRACT AS CONVEYED TO JOSEPH, JOSEPH & WILLIAMS PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP AS DESCRIBED IN WARRANTY DEED IN VOLUME 10534, PAGE 213 OF THE REAL PROPERTY 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 northeast right-of-way line of Clear Creek Drive (80' right-of-way), at the southwest corner of Tract A, Clear Creek Estates, Section One, a subdivision as recorded in Book 57, Page 3 of the Plat Records of Travis County, Texas; Thence with the east right-of-way line of said Clear Creek Drive, along a curve to the left an arc distance of 11.27 feet having a radius of 15.00 feet and a chord which bears N43°11'59"W a distance of 11.01 feet to a ½" iron rod found at a point of reverse curvature; Thence an arc distance of 19.36 feet, having a radius of 60.00 feet, and a chord which bears S55°24'11"E a distance of 19.27 feet to a 60d nail set (Texas Central Zone 4203, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.9999638238) with Texas State Plane Coordinate values of N=10,097,424.823, E=3,133,638.390, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, leaving said northeast right-of-way line and crossing said 15.034-acre tract N75°48'51"E a distance of 102.00 feet to a 60d nail set at an angle point;

**THENCE** S54°51'26"E a distance of 143.08 feet to a 60d nail set at an angle point;

**THENCE** S42°11'13"E a distance of 253.69 feet to a 60d nail set on the west line of Lot 7 Block J, Walnut Creek Business Park Phase A Section One, a subdivision as recorded in Plat Book 83, Pages 214C-215A of the Plat Records of Travis County, Texas for the northeast corner of this tract;

**THENCE** with said west line of Lot 7, Block J, the following two (2) courses:

- (1) S13°21'38"E a distance of 22.76 feet to a 1/2" iron rod found at an angle point; and
- (2) S18°18'30"W, pass at 0.24 feet the north line of an existing Sanitary Sewer Easement as recorded in Volume 2370, Page 521 of the Deed Records of Travis County, Texas, and continuing on for a total distance of 1.58 feet to a 1/2" iron rod found for the common west corner of Lot 7 and Lot 8, Block J of said Walnut Creek Business Park Phase A Section One, for an angle point;

THENCE with the west line of said Lot 8, Block J, S00°27'12"E pass at 13.38 feet the south line of said Sanitary Sewer Easement, and continuing on for a total distance of 26.52 feet to a 60d nail set for the southeast corner of this tract;

THENCE leaving the west line of said Lot 8, Block J, N42°11'13"W a distance of 290.87 feet to a 60d nail set at an angle point;


THENCE N54°51'26"W a distance of 125.97 feet to a 60d nail set at an angle point;

THENCE S75°48'51"W a distance of 79.14 feet to a 60d nail set on the east right-of-way of said Clear Creek Drive, for a point of non-tangent curvature of a curve to the left;

THENCE, with said east right-of-way line of Clear Creek Drive, along said curve to the left an arc distance of 31.71 feet, having a radius of 60.00 feet and a chord which bears N31°01'11"W a distance of 31.34 feet, to the POINT OF BEGINNING, and containing 0.343-acre (14,948 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 April, 2003 under my supervision.

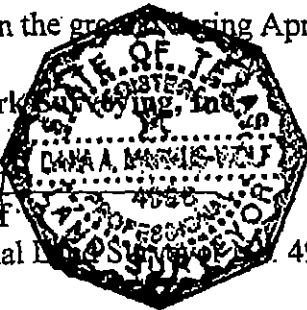
Prepared by Landmark Surveying, Inc.



Dana A. Markus-Wolf

Registered Professional Land Surveyor No. 4996

June 9, 2003




Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83/93 HARN datum as determined by Sunland Engineering. Reference Monuments: AUSTIN, AUS RRP, N804, CB21, CB25, CB26, K1306, P26-4001 & P27-3001. Combined scale factor=0.9999638238.

15.034-ac\_AE-srl

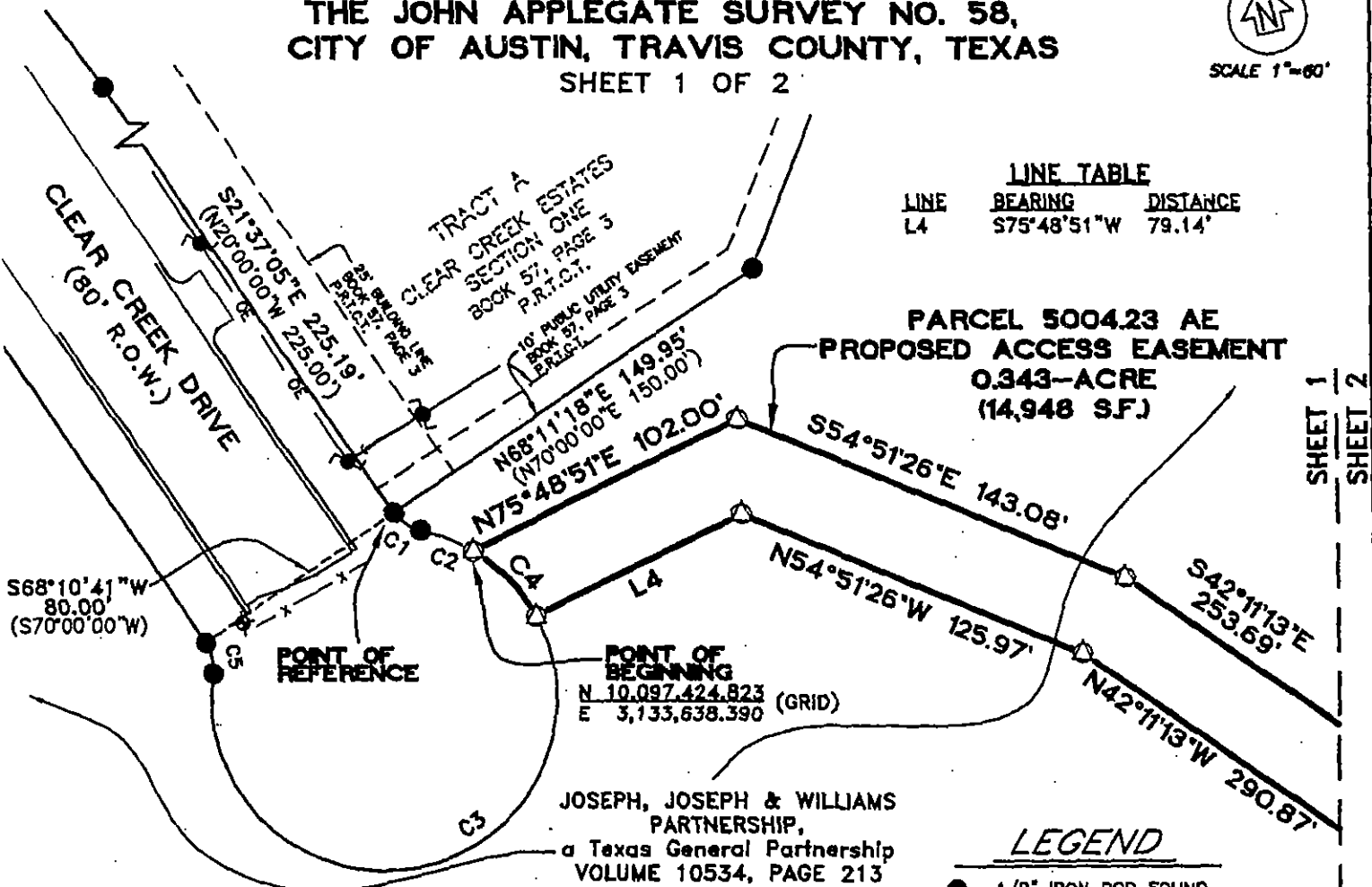
Austin Map No. 526, Grid No. M-28

TCAD No. 02342101010000

FIELD NOTES REVIEWED  
By:  Date: 6-16-03  
Austin Clean Water Program  
Survey Coordinator

**SURVEY OF A PORTION OF 15.034-ACRES OUT OF  
THE JOHN APPLIGATE SURVEY NO. 58,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

SHEET 1 OF 2



LINE	BEARING	DISTANCE
L4	S75°48'51"W	79.14'

**PARCEL 5004.23 AE  
PROPOSED ACCESS EASEMENT  
0.343-ACRE  
(14,948 SF.)**

S68°10'41"W  
80.00'  
(S70°00'00"W)

**POINT OF  
REFERENCE**

**POINT OF  
BEGINNING**  
N 10,097,424.823 (GRID)  
E 3,133,638.390

**JOSEPH, JOSEPH & WILLIAMS  
PARTNERSHIP,  
a Texas General Partnership  
VOLUME 10534, PAGE 213  
(15.034-ACRES)  
R.P.R.T.C.T.**

**CURVE TABLE**

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N43°11'59"W (N41°25'00"W)	11.01' (10.95')	43°02'40" (42°50'00")	11.27' (11.21')	15.00'
C2	S55°24'11"E	19.27'	18°29'05"	19.36'	60.00'
C3	S68°11'54"W (S68°11'54"W)	87.99' (88.00')	285°41'18" (285°40'00")	278.23' (278.21')	60.00'
C4	N31°01'11"W	31.34'	30°16'54"	31.71'	60.00'
C5	N00°34'29"W	10.96'	42°52'00"	11.22'	15.00'

All easements of which I have knowledge and those recorded easements furnished by Chicago Title Insurance Company according to Commitment No. 102304318, are shown or depicted hereon, other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

AS SURVEYED BY  
LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf  
Registered Professional Land Surveyor  
DATE: June 12, 2003

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

Client: Raina & Bahl, Inc.  
Date: June 12, 2003  
Office: S. London  
Drawn: S. London  
Check: S. London, 576, 606, 615, 620  
Title: C:\dwg\11\Raina & Bahl\Little Walnut Creek\WW Easements\WC-gridbase-D.dwg  
Logo: at London 001  
Job No.: 557-01-02



**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- x- WIRE FENCE
- ⊕ OVERHEAD ELECTRIC AND POWER POLE WITH DOWN GUY
- ⊕ FIRE HYDRANT
- ( ) 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
- R.P.R.T.C.T. Real Property Records, Travis County, Texas

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark  
SURVEYING, INC.**  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78748  
PH (812)328-7411 FAX (812)328-7413

**SURVEY OF A PORTION OF 15.034-ACRES OUT OF  
THE JOHN APPLGATE SURVEY NO. 58,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

SHEET 2 OF 2



SCALE 1"=60'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S13°21'38"E	22.76'
L2	S18°18'30"W (S01°52'53"W)	1.58' (1.70')
L3	S00°27'12"E	26.52'

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊕ T-POST FOUND
- ⊙ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- X — WIRE FENCE
- ⊕ OVERHEAD ELECTRIC AND POWER POLE WITH DOWN GUY
- ⊕ FIRE HYDRANT
- ⊕ BOLLARD
- ⊕ RECORD INFORMATION
- ⊕ 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
- R.P.R.T.C.T. Real Property Records Travis County, Texas

**PARCEL 5004.23 AE  
PROPOSED ACCESS EASEMENT  
0.343-ACRE  
(11,948 S.F.)**

10' SANITARY SEWER EASEMENT  
VOL. 2437, PG. 35, D.R.T.C.T.

CONCRETE DAM  
(WINGWALLS NOT SHOWN)

APPROXIMATE FLOWLINES

LOT 7

CL 15' DRAINAGE EASEMENT  
BK. 83, PG. 214C, P.R.T.C.T.

20' SANITARY SEWER EASEMENT  
VOL. 7348, PG. 223, D.R.T.C.T.

LOT 8

PROPOSED WASTEWATER  
EASEMENT

**RESTRICTIVE COVENANTS AND EASEMENTS**

1. A Cross easement for use of recreational facilities executed by Emile Jamall and Richard L. Matz as recorded in Volume 4681, Page 1486 of the Deed Records of Travis County, Texas DOES AFFECT the subject tract.
2. A telecommunications systems easement granted to Southwestern Bell Telephone Company as recorded in Volume 10833, Page 670 of the Real Property Records of Travis County, Texas DOES NOT AFFECT the subject tract.
3. A 10' sanitary sewer easement granted to the City of Austin as recorded in Volume 2437, Page 35 of the Deed Records of Travis County, Texas DOES AFFECT the subject tract.

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark  
SURVEYING, INC.**

1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78748

PH (512)328-7411 FAX (512)328-7413

JOSEPH, JOSEPH & WILLIAMS PARTNERSHIP,  
a Texas General Partnership  
VOLUME 10534, PAGE 213  
(15.034-ACRES)  
R.P.R.T.C.T.

Client: Ratnala & Bahl, Inc.  
Date: June 12, 2003  
Office: SRLawrence  
Crew: S. London  
F.B.I. 571b, 573b, 578, 606, 615, 620  
Disk: C:\dwg\11\ Ratnala & Bahl\ Little Walnut Creek\ WW Easements\ WC-gridbase-C.dwg  
Cogo: as\ London\ 0.001  
Job No.: 557-01-02

Joseph, Joseph & Williams Partnership  
to  
**City of Austin**  
(For Drainage Easement)

**FIELD NOTES FOR PARCEL 5004.23 DE**

**ALL OF THAT CERTAIN 0.025-ACRE (1,083 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE JOHN APPLIGATE SURVEY NO. 58, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.025-ACRES BEING A PORTION OF A 15.034-ACRE TRACT AS CONVEYED BY WARRANTY DEED TO JOSEPH, JOSEPH & WILLIAMS PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP BY DOCUMENT RECORDED IN VOLUME 10534, PAGE 0213 OF THE REAL PROPERTY 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 at the northwest corner of Lot 9, Block J, Walnut Creek Business Park, Phase A, Section One, a subdivision as recorded in Book 83, Pages 214C-215A of the Plat Records of Travis County, Texas, said ½" iron rod found also being the northeast corner of Lot 1, Headway 9A, a subdivision as recorded in Book 83, Page 29 of the Plat Records of Travis County, Texas; Thence, with the common line of Lot 8, Block J, of said Walnut Creek Business Park, Phase A, Section One and said Lot 1, Headway 9A, S75°42'11"W a distance of 52.55 feet to a T-post found (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.9999638238) with grid coordinate values of N=10,096,857.239, E=3,134,031.756) at the southeast corner of said Joseph, Joseph & Williams 15.034-acre tract, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, with the common line of said Joseph, Joseph & Williams 15.034-acre tract and said Lot 1, Headway 9A, S78°53'08"W a distance of 48.47 feet to a 60d nail set, for the southwest corner of this tract;

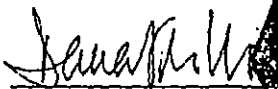
**THENCE** N02°28'55"E a distance of 27.85 feet to a 60d nail set, for the northwest corner of this tract;

**THENCE** N90°00'00"E (due east) a distance of 46.21 feet to a 60d nail set on the west line of said Lot 8, Block J, for the northeast corner of this tract;

**THENCE**, with the west line of said Lot 8, Block J, S00°27'12"E a distance of 18.48 feet to the **POINT OF BEGINNING**, and containing 0.025-acre (1,083 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 May, 2003 under my supervision.

Prepared by Landmark




Dana A. Markus-Wolf  
Registered Professional  
June 9, 2003



No. 4996

Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83/'93 HARN datum as determined by Sunland Engineering. Reference Monuments: AUSTIN, AUS RRP, N804, CB21, CB25, CB26, K1306, P26-4001 & P27-3001. Combined scale factor=0.9999638238.

15.034-ac\_de-dmw  
Austin Map No. 526, Grid No. M-28  
TCAD No. 02342101010000

**FIELD NOTES REVIEWED**  
By:  Date: 6-12-03  
Austin Clean Water Program  
Survey Coordinator



# SURVEY OF A PORTION OF 15.034-ACRES OUT OF THE JOHN APPLGATE SURVEY NO. 58, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



SCALE 1"=60'

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- △ NAIL SET
- △ CALCULATED POINT  
(NOT ESTABLISHED ON GROUND)
- ⊙ T-POST FOUND
- ( ) 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
- R.P.R.T.C.T. Real Property Records  
Travis County, Texas

JOSEPH, JOSEPH & WILLIAMS  
PARTNERSHIP, a Texas  
General Partnership  
VOLUME 10534, PAGE 213  
(15.034-ACRES)  
R.P.R.T.C.T.

## RESTRICTIVE COVENANTS AND EASEMENTS

1. A Cross easement for use of recreational facilities executed by Emile Jamali and Richard L. Matz as recorded in Volume 4681, Page 1486 of the Deed Records of Travis County, Texas DOES AFFECT the subject tract.
2. A telecommunications systems easement granted to Southwestern Bell Telephone Company as recorded in Volume 10833, Page 670 of the Real Property Records of Travis County, Texas DOES NOT AFFECT the subject tract.
3. A 10' sanitary sewer easement granted to the City of Austin as recorded in Volume 2437, Page 35 of the Deed Records of Travis County, Texas DOES NOT AFFECT the subject tract.

**PARCEL 5004.23 DE  
PROPOSED DRAINAGE EASEMENT  
0.025-ACRES  
(1,083 S.F.)**

LOT 1

HEADWAY 9A  
BOOK 83, PAGE 29  
P.R.T.C.T.

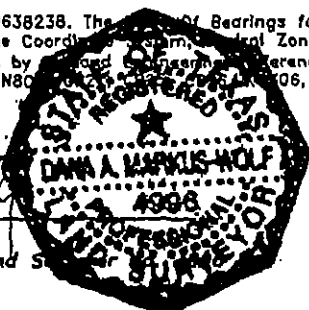
**BEARING BASIS NOTE:**  
Combined Scale Factor=0.9999638238. The Basis of Bearings for this survey is the Texas State Plane Coordinate System, Central Zone 4203, 14083/93HARN, as determined by a second order triangulation reference monuments-AUSTIN, AUS RRP, N80°00'00"E, 1000.000000, 06, 26-4001, & P27-3001.

IS SURVEYED BY  
LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf  
Registered Professional Land Surveyor  
ATE: June 9, 2003

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

Client: Ratnala & Bahl, Inc.  
Date: June 9, 2003  
Title: SRLawrence  
Drawn: S. London  
Check: 571b, 573b, 57d, 606, 615, 620  
File: C:\dwg11\Ratnala & Bahl\Little Walnut Creek\WW Easements\WC-gridbase-C.dwg  
Appr: S. London  
06 No.: 557-01-02



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S78°53'08"W	48.47'
L2	(S80°07'36"W)	
L3	N02°28'55"E	27.85'
L4	N90°00'00"E	46.21'
	S00°27'12"E	18.48'

N00°27'12"W 298.64'  
(N01°52'53"W 299.40')

10' SANITARY SEWER EASEMENT  
VOLUME 2370, PAGE 521  
D.R.T.C.T.

APPROXIMATE FLOWLINE

DRAINAGE AND PUBLIC  
UTILITY EASEMENT  
BOOK 83, PAGES  
214C-215A  
P.R.T.C.T.

CREEK

WALNUT

LITTLE

S04°19'32"W 254.67'  
(S06°54'50"W 253.04')

POINT OF  
REFERENCE

S75°42'11"W 52.55'  
(S80°07'36"W 51.86')

POINT OF  
BEGINNING  
N 10.096,857.239  
E 3,134,031.756  
(GRID)

DRAINAGE AND PUBLIC UTILITY EASEMENT  
BOOK 83, PAGES 28  
P.R.T.C.T.

EXISTING WASTEWATER  
CONCRETE ENCASEMENT

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark  
SURVEYING, INC.**

1301 S. CAPITAL OF TEXAS HWY.  
BUILDING 8, SUITE 315  
AUSTIN, TEXAS 78748  
PH (512)328-7411 FAX (512)328-7415

BLOCK J  
WALNUT CREEK BUSINESS PARK PHASE A  
SECTION ONE  
BOOK 83, PAGES 214C-215A, P.R.T.C.T.

Joseph, Joseph & Williams Partnership  
to  
**City of Austin**  
(For Temporary Staging Area  
and Material Storage Site)

**FIELD NOTES FOR PARCEL 5004.23 TSAAMSS**

**ALL OF THAT CERTAIN 1.048-ACRE (45,652 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF A 15.034-ACRE TRACT AS CONVEYED BY WARRANTY DEED TO JOSEPH, JOSEPH & WILLIAMS PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP BY DEED RECORDED IN VOLUME 10534, PAGE 0213 AS RECORDED IN THE REAL PROPERTY 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 northeast right-of-way line of Clear Creek Drive (80' right-of-way) at the most southerly corner of Tract A, Clear Creek Estates Section One, a subdivision as recorded in Book 57, Page 3 of the Plat Records of Travis County, Texas; Thence S68°10'41"W a distance of 80.00 feet to a ½" iron rod found and N21°37'05"W a distance of 22.89 feet to a nail set on the southwest right-of-way line of said Clear Creek Drive (Texas Central Zone 4203, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.9999638238) with Texas State Plane Coordinate values of N=10,097,435.330, E=3,133,532.294, for the most easterly and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** leaving said west right-of-way line of Clear Creek Drive and crossing said 15.034 acre tract, S68°10'56"W a distance of 238.61 feet to a 60d nail set, for the most southerly corner of this tract;

**THENCE** N31°56'14"W a distance of 192.17 feet to a 60d nail set for the most westerly corner of this tract;

**THENCE** N65°28'14"E a distance of 250.42 feet to a 60d nail set for the most northerly corner of this tract;

**THENCE** S18°58'56"E a distance of 167.22 feet to a 60d nail set at an inside corner of this tract;

**THENCE** N71°06'19"E a distance of 30.66 feet to a 60d nail set on said west right-of-way line of Clear Creek Drive for an outside corner of this tract;

**THENCE**, with said right-of-way, S21°37'05"E a distance of 32.45 feet to the **POINT OF BEGINNING**, and containing 1.048-acres (45,652 square feet) of land, more or less.

**HEREBY CERTIFY** that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground during April, 2003 under my supervision.

Prepared by Landmark Surveying, Inc.



Dana A. Markus-Wohl

Registered Professional Land Surveyor No. 4996

June 9, 2003




Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83/'93 HARN datum as determined by Sunland Engineering. Reference Monuments: AUSTIN, AUS RRP, N804, CB21, CB25, CB26, K1306, P26-4001 & P27-3001. Combined scale factor=0.9999638238.

15.034-ac\_TSAAMSS-srl

Austin Map No. 526, Grid No. M-28

TCAD No. 02342101010000

**FIELD NOTES REVIEWED**  
By:  Date: 6-12-03  
Austin Clean Water Program  
Survey Coordinator

# SURVEY OF A PORTION OF 15.034-ACRES OUT OF THE JOHN APPLIGATE SURVEY NO. 58, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



SCALE 1"=60'

CAMERON ROAD  
(R.O.W. VARIES)

CURVE TABLE					
CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	S43°11'59"E (S41°25'00"E)	11.01' (10.95')	43°02'40" (42°50'00")	11.27' (11.21')	15.00'
C2	S00°34'29"E (S01°25'00"E)	10.96' (10.95')	42°52'00" (42°50'00")	11.22' (11.21')	15.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°06'19"E	30.66'
L2	S21°37'05"E (S20°00'00"E)	32.45'

PARCEL 5004.23 TSAAMSS  
PROPOSED TEMPORARY STAGING  
AREA AND MATERIAL STORAGE SITE  
1048-ACRES  
(45,652 S.F.)

JOSEPH, JOSEPH & WILLIAMS PARTNERSHIP,  
a Texas General Partnership  
VOLUME 10534, PAGE 213  
(15.034-ACRES)  
R.P.R.T.C.T.

N3°56'14"W 192.17'

568°10'56"W 238.61'  
POINT OF BEGINNING  
(GRID) N 10,097.435, 330  
E 3,133.532, 294

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- x — WIRE FENCE
- o — OVERHEAD ELECTRIC AND POWER POLE
- x — FIRE HYDRANT
- o — RECORD INFORMATION
- o — BOOK
- o — PG.
- o — VOL.
- o — P.R.T.C.T. Plat Records, Travis County, Texas
- o — D.R.T.C.T. Deed Records, Travis County, Texas
- o — R.P.R.T.C.T. Real Property Records, Travis County, Texas

BEARING BASIS NOTE:  
Combined Scale Factor=0.9999638258.  
The Basis Of Bearings for this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD83/93HARN, as determined by Sunland Engineering. Reference Monuments-AUSTIN, ALBUQUERQUE, N804, C821, C825, K1306, P26-4001, & P27-3001.

AS SURVEYED BY  
LANDMARK SURVEYING, INC.

*Dana A. Markus-Wolf*  
Dana A. Markus-Wolf  
Registered Professional Land Surveyor  
DATE: June 9, 2003

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

Client: Ratnala & Bahl, Inc.  
Date: June 9, 2003  
Office: SRLawrence  
Crew: S. London  
F.B.: 5716, 5736, 576, 808, 815, 820  
Disk: C:\dwg11\Ratnala & Bahl\Little Walnut Creek\WW Easements\WC-gridbase-C.dwg  
Cogo: at London\\*.001  
Job No.: 357-01-02

### RESTRICTIVE COVENANTS AND EASEMENTS

1. A Cross easement for use of recreational facilities executed by Emile Jamall and Richard L. Matz as recorded in Volume 4681, Page 1486 of the Deed Records of Travis County, Texas DOES AFFECT the subject tract.
2. A telecommunications systems easement granted to Southwestern Bell Telephone Company as recorded in Volume 10833, Page 670 of the Real Property Records of Travis County, Texas DOES NOT AFFECT the subject tract.
3. A 10' sanitary sewer easement granted to the City of Austin as recorded in Volume 2437, Page 35 of the Deed Records of Travis County, Texas DOES NOT AFFECT the subject tract.

SKETCH TO  
ACCOMPANY  
FIELD NOTES

**Landmark**  
SURVEYING, INC.  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78748  
PH (512) 528-7411 FAX (512) 528-7413