

RESOLUTION NO. 20050623-061

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," "C," and "D," 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: Leigh Acres, Ltd.

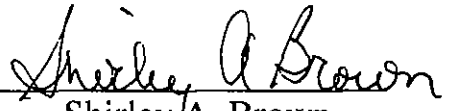
Project: Govalle 3-Carson Creek at Montopolis Drive Project, a portion of the Austin Clean Water Program

Intended Purpose: permanent wastewater line easement and permanent access easement, to upgrade and improve wastewater lines, to prevent leakage of wastewater lines, and to comply with a federal mandate; temporary working space easement and temporary staging area and material storage site easement, all temporary easements listed above are necessary to install wastewater lines.

Location: South of Ben White Boulevard and east of Montopolis Drive and see attached field notes.

ADOPTED: June 23, 2005

ATTEST: _____


Shirley A. Brown
City Clerk

Leigh Acres, Ltd.
to the
City of Austin
(For Wastewater Easement)

FIELD NOTES FOR PARCEL 5105.03 WE

ALL OF THAT CERTAIN 0.353-ACRE (15,397 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.353-ACRES BEING COMPRISED OF TWO (2) PARCELS OUT OF A 58.606-ACRE TRACT OR PARCEL OF LAND AS CONVEYED TO LEIGH ACRES, LTD., A TEXAS LIMITED PARTNERSHIP, BY WARRANTY DEED DATED JANUARY 12, 1995, AS RECORDED IN VOLUME 12357, PAGE 889 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Part 1

Commencing for POINT OF REFERENCE at a ½" iron rod found at the common southerly corner of Lot 2, and Lot 3, Block A, Bacon Subdivision as recorded in Book 96, Page 279-280 of the Plat Records of Travis County, Texas, also being in the northwesterly line of said Leigh Acres, Ltd. 58.606-acre tract; Thence with the southeast line of said Lot 3, same being the northwest line of said Leigh Acres, Ltd. 58.606-acre tract, S42°27'49"W a distance of 105.03 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.99995348) values of N=10,050,765.757, E=3,127,434.924, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, crossing said Leigh Acres, Ltd. 58.606-acre tract, the following four (4) courses:

- 1) S78°53'27"E a distance of 294.84 feet to a 60d nail set at an angle point of this tract;
- 2) N86°45'53"E a distance of 268.86 feet to a 60d nail set at an angle point of this tract;
- 3) N76°37'23"E a distance of 381.36 feet to a 60d nail set at an angle point of this tract; and

- 4) N60°28'54"E a distance of 268.82 feet to a 60d nail set on a southeasterly line of said Leigh Acres Ltd. 58.606-acre tract, said line also being a northwesterly line of a 39.585-acre tract as conveyed to Catherine Bearden Dorough by Final Order Partitioning Property Between Debtor and Catherine Dorough signed April 15, 1992, in Case No. 90-13540, Adversary Proceeding No. 91-1163FM; to Coney H. Dorough by 1998 Gift Deed to Spouse recorded in Volume 13304, Page 1612 of the Real Property Records of Travis County, Texas, and to the Coney and Catherine Dorough 1998 Descendant's Trust by a 1999 Gift Deed to Trust and a 1998 Gift Deed to Trust recorded respectively in Volume 13363, Page 3223 and Volume 13304, Page 1617, both of the Real Property Records of Travis County, Texas, for the northeast corner of this tract, from which a ½" iron pipe found at an angle point in the southeasterly line of said Leigh Acres, Ltd. 58.606-acre tract, said ½" iron pipe found also being an angle point in the northwesterly line of said 39.585-acre tract, bears N42°37'23"E a distance of 357.00 feet;

THENCE, with said common line of said Leigh Acres Ltd. 58.606-acre tract and said Dorough 39.585-acre tract, S42°37'23"W a distance of 47.88 feet to a 60d nail set on the north line of an existing City of Austin Sanitary Sewer Easement as described in instrument recorded in Volume 4045, Page 1192 of the Deed Records of Travis County, Texas, for the southeast corner of this tract;

THENCE, crossing said Leigh Acres, Ltd. 58.606-acre tract, with the north line of said City of Austin Sanitary Sewer Easement, the following five (5) courses:

- 1) S63°36'23"W a distance of 222.56 feet to a 60d nail set at an angle point of this tract;
- 2) S76°37'23"W a distance of 383.66 feet to a 60d nail set at an angle point of this tract;
- 3) S57°25'23"W a distance of 36.25 feet to a 60d nail set at an angle point of this tract;
- 4) S86°45'53"W a distance of 239.56 feet to a 60d nail set at an angle point of this tract; and
- 5) N78°53'27"W a distance of 309.55 feet to a 60d nail set on said southeasterly line of Lot 3, Block A, Bacon Subdivision, for the southwest corner of this tract;

THENCE, with said common line of said Lot 3, Block A, Bacon Subdivision, and said Leigh Acres Ltd. 58.606-acre tract, N42°27'49"E a distance of 23.42 feet to the **POINT OF BEGINNING** and containing 0.327-acre (14,240 square feet) of land, more or less.

Part 2

Commencing for POINT OF REFERENCE at a ½" iron rod found at the common southerly corner of Lot 2, and Lot 3, Block A, Bacon Subdivision as recorded in Book 96, Page 279-280 of the Plat Records of Travis County, Texas, said ½" iron rod found also being in the northwest line of said Leigh Acres Ltd. 58.606-acre tract; Thence with the southeast line of said Lot 3, same being the northwest line of said Leigh 58.606-acre tract, S42°27'49"W a distance of 128.45 feet to a calculated point; Thence, crossing said Leigh Acres, Ltd. 58.606-acre tract, the following two (2) courses: S78°53'27"E a distance of 309.55 feet to a calculated point; N86°45'53"E a distance of 270.17 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.99995348) values of N=10,050,704.087, E=3,127,992.574, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, crossing said Leigh Acres Ltd. 58.606-acre tract, the following six (6) courses:

- 1) With the south line of an existing City of Austin 15-foot Sanitary Sewer Easement as recorded in Volume 4045, Page 1192 of the Deed Records of Travis County, Texas, N57°25'23"E a distance of 7.03 feet to a 60d nail set at an angle point of this tract;
- 2) Continuing with said south line of City of Austin 15-foot Sanitary Sewer Easement, N76°37'23"E a distance of 382.84 feet to a 60d nail set at an angle point of this tract;
- 3) Continuing with said south line of City of Austin 15-foot Sanitary Sewer Easement, N63°36'23"E a distance of 47.07 feet to a 60d nail set, for the most easterly corner of this tract;

- 4) S60°28'54"W a distance of 48.34 feet to a 60d nail set at an angle point of this tract;
- 5) S76°37'23"W a distance of 385.97 feet to a 60d nail set at an angle point of this tract; and
- 6) S86°45'53"W a distance of 2.98 feet to the **POINT OF BEGINNING** and containing 0.027-acre (1,157 square feet) of land, more or less.

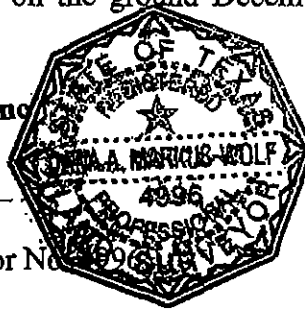
I **HEREBY CERTIFY** that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground December, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.



Dana A. Markus-Wolf

Registered Professional Land Surveyor No. 4996



Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83
Horizontal Grid Coordinates for the reference monuments SOCC AND A740 as
established and published by the Lower Colorado River Authority were used as
the controlling monuments for this survey.

Combined scale factor=0.99995348.

5105.03 we leigh.doc

Austin Map No. 646, Grid No. L17

TCAD No. 0315110821

FIELD NOTES REVIEWED

By:  Date: 1-21-05

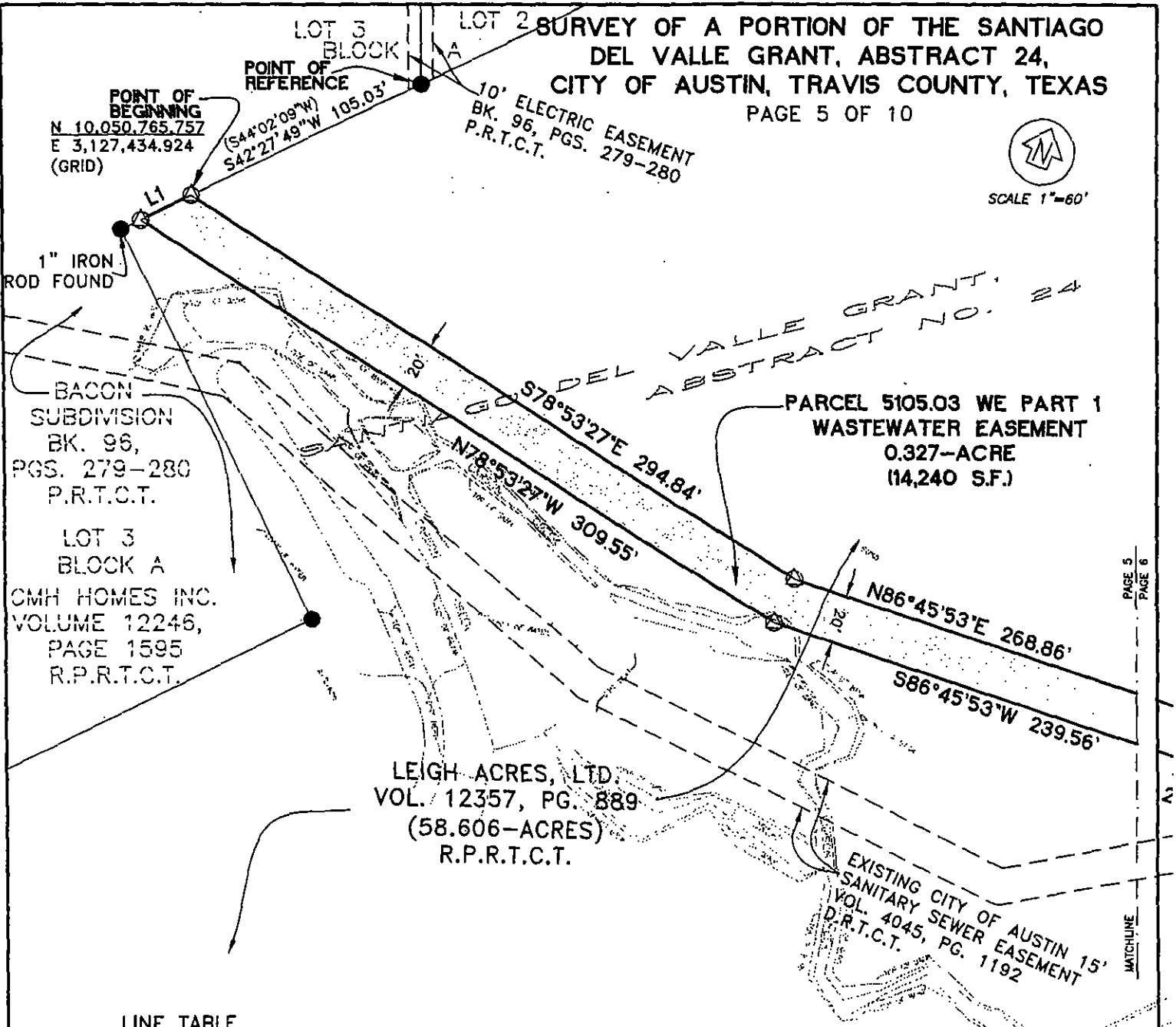
**Austin Clean Water Program
Survey Coordinator**

**SURVEY OF A PORTION OF THE SANTIAGO
DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 5 OF 10



SCALE 1"=60'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N42°27'49"E	23.42'

**SKETCH TO
ACCOMPANY
FIELD NOTES**

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

Client: Othon
Date: JANUARY 18, 2005
Office: M.BOUADI, KGM
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\othon\govalle3-carson creek\Landmark drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cego: c:\othon*.001
Job No.: 480-07-03

EXHIBIT "A"
PAGE 5 OF 10

SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 6 OF 10



SCALE 1"=60'

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24

PAGE 5
PAGE 6

MATCHLINE

PAGE 6
PAGE 7

MATCHLINE

PARCEL 5105.03 WE PART 1
WASTEWATER EASEMENT
0.327-ACRE
(14,240 S.F.)

EXISTING CITY OF AUSTIN
15' SANITARY SEWER
EASEMENT
VOL. 4045, PG. 1192
D.R.T.C.T.

SKETCH TO
ACCOMPANY
FIELD NOTES


Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746

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

Client: Olhon
Date: January 18, 2004
Office: M. BOUADI, KGM
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\olhon\govalle3-carson creek\Landmark drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cogo: cc\Olhon*.001
Job No.: 480-07-03

EXHIBIT "A"
PAGE 6 OF 10

SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 7 OF 10



SCALE 1"=60'

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

SANTIAGO DEL VALLE GRANT.
ABSTRACT NO. 24

PARCEL 5105.03 WE PART 1
WASTEWATER EASEMENT
0.327-ACRE
(14,240 S.F.)

N42°37'23"E 357.00'

N76°37'23"E
381.36'

N60°28'54"E 268.82'

S63°36'23"W 222.56'

S42°37'23"W 47.88'

S76°37'23"W
383.66'

EXISTING CITY OF AUSTIN
15' SANITARY SEWER
EASEMENT
VOL. 4045, PG. 1192
D.R.T.C.T.

CATHERINE BEARDEN DOROUGH
CASE NO. 90-13540
CONEY H. DOROUGH
VOL. 13304, PG. 1612 (R.P.R.T.C.T.)
CONEY AND CATHERINE DOROUGH
1998 DECENDANTS TRUST
(39.585 ACRES)
VOL. 13363, PG. 3223
(R.P.R.T.C.T.)
VOL. 13304, PG. 1617
(R.P.R.T.C.T.)

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

Client: Othan
Date: January 18, 2005
Office: M.BOUADI, KGM
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\Othan\govalle3-carson creek\Landmark drawings\grid-Slaff\ Easements\CC-gridbase-2.dwg
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Job No.: 480-07-03

EXHIBIT "A"
PAGE 7 OF 10

SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 8 OF 10



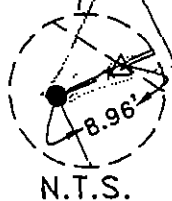
SCALE 1"=60'

BACON SUBDIVISION
BK. 96, PGS. 279-280
P.R.T.C.T.

LOT 2
LOT 3
BLOCK A

10' ELECTRIC EASEMENT
BK. 96, PGS. 279-280
P.R.T.C.T.
POINT OF
REFERENCE

(S44°02'09"W)
S42°27'49"W 137.41'
128.45'



S78°53'27"E 309.55'

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24

N86°45'53"E 270.17'
239.56'

EXISTING 15' SANITARY SEWER
EASEMENT VOL. 4045, PG. 1192
D.R.T.C.T.

POINT OF
BEGINNING
N 10,050.704.087
E 3,127,992.574
(GRID)



PARCEL 5105.03 WE PART 2
WASTEWATER EASEMENT
0.027-ACRE
(1,157 S.F.)

SKETCH TO
ACCOMPANY
FIELD NOTES

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SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746

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

Client: Othon
Date: JANUARY 18 2005
Office: MKLaughlin, KGM
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\othon\gavalle3-carson creek\Landmark drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cogo: c:\Othon*.001
Job No.: 480-07-03

EXHIBIT "A"
PAGE 8 OF 10

SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 9 OF 10



SCALE 1"=60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N57°25'23"E	7.03'
L2	N63°36'23"E	47.07'
L3	S60°28'54"W	48.34'
L4	S86°45'53"W	2.98'

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

EXISTING CITY OF AUSTIN
15' SANITARY SEWER EASEMENT
VOL. 4045, PG. 1192 D.R.T.C.T.

N76°37'23"E 382.84'
S76°37'23"W 385.97'

CONCRETE
FLUME

PARCEL 5105.03 WE PART 2
WASTEWATER EASEMENT
0.027-ACRE
(1,157 S.F.)

POINT OF
BEGINNING
N 10,050,704.087
E 3,127,992.574
(GRID)

SANTIAGO DEL VALLE GRANT.
ABSTRACT NO. 24
CONEY AND CATHERINE DOROUGH
1998 DECENDANTS TRUST
VOL. 13363, PG. 3223
(39.585-ACRES)
R.P.R.T.C.T.

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.

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AUSTIN, TEXAS 78746

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

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Cogo: c:\Othon*.001
Job No.: 480-07-03

EXHIBIT "A"
PAGE 9 OF 10

**SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 10 OF 10

PARCEL 5105.03 WE

COMMITMENT NOTE:

All easements of which I have knowledge and those recorded easements furnished by Chicago Title Insurance Company according to Commitment No. 44-908-80-2405166, effective October 28, 2004 are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

RESTRICTIVE COVENANTS AND EASEMENTS

1. An electric and telephone easement granted to City of Austin as recorded in Volume 3267, Page 472 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.
2. An electric and telephone lines and systems easement granted to City of Austin as recorded in Volume 4012, Page 230, and Volume 4408, Page 2339 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.
3. A judgement for a 50' easement, in favor of the United States of America, as recorded in Volume 723, Page 229 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.
4. A sanitary sewer line easement granted to City of Austin as recorded in Volume 4045, Page 1192 and in Volume 4377, Page 182 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.
5. An electric and telephone lines and systems easement granted to City of Austin as recorded in Volume 4408, Page 2339 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.

BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAV83 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
SOCC AND A740 AS PUBLISHED BY THE LCRA,
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

AS SURVEYED BY
LANDMARK SURVEYING, INC.

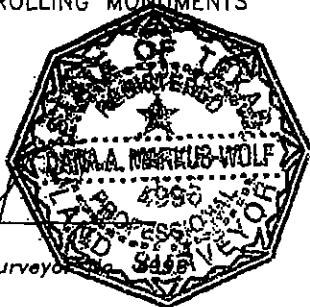
Dana A. Markus-Wolf
Dana A. Markus-Wolf
Registered Professional Land Surveyor

DATE : December 17, 2004

REVISED: JANUARY 18, 2005

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

Client: Othon, Inc.
Date: January 18, 2004
Office: M. BOUADI, KGM
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\OTHON\govalle3-Carson\Landmark Drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cogo: c:\Othon*.001
Job No.: 480-07-03



LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- △ 60D NAIL SET
- △ CALCULATED POINT
(NOT ESTABLISHED
ON GROUND)
- () RECORD INFORMATION
- BREAK IN SCALE
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas
- O.P.R.T.C.T. Official Public Records
Travis County, Texas
- R.P.R.T.C.T. Real Property Records
Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

Leigh Acres, LTD.
to the
City of Austin
(Access Easement)

FIELD NOTES FOR PARCEL 5105.03AE

ALL OF THAT CERTAIN 0.270-ACRE (11,748 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.270-ACRE BEING COMPRISED OF TWO (2) PARTS OUT OF A 58.606-ACRE TRACT OR PARCEL OF LAND AS CONVEYED TO LEIGH ACRES, LTD., A TEXAS LIMITED PARTNERSHIP BY WARRANTY DEED RECORDED IN VOLUME 12357, PAGE 889 DATED JANUARY 12, 1995, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, SAID 0.270-ACRE BEING COMPOSED OF TWO (2) PARTS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Part 1

BEGINNING FOR POINT OF REFERENCE at a ½" iron rod found on the south right-of-way line of State Highway 71 - East Ben White Boulevard (200-foot right-of-way), said 1/2" iron pipe found being the common north corner of Lot 2, Block A and Lot 3, Block A, Bacon Subdivision, as recorded in Book 96, Pages 279-280 of the Plat Records of Travis County, Texas; Thence, leaving said south right-of-way line of State Highway 71, with the common line of said Lot 2 and said Lot 3, S21°42'18"E a distance of 546.81 feet to a ½" iron rod found at the common southerly corner of said Lot 2 and Lot 3, same being in the northwest line of the above described Leigh Acres, Ltd. 58.606-acre tract, having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.99995348) values of N=10,050,843.233 E=3,127,505.828, for the northeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, crossing said Leigh Acres, Ltd. 58.606-acre tract, the following three (3) courses:

1. S07°56'27"W a distance of 89.83 feet to a 60d nail set on the north line of a proposed 20-foot wide wastewater easement, for the southeast corner of this tract,

2. With said north line of proposed 20-foot wide wastewater easement, N78°53'27"W a distance of 15.02 feet to a 60d nail set, for the southwest corner of this tract,
3. N07°56'27"E a distance of 67.19 feet to a 60d nail set on the aforementioned northwest line of Leigh Acres, Ltd. 58.606-acre tract, said line also being the southeast line of said Lot 3, Block A, Bacon Subdivision, for the northwest corner of this tract;

THENCE, with said common line of said Leigh Acres, Ltd. 58.606-acre tract and said Lot 3, Block A, N42°27'49"E a distance of 26.47 feet to the **POINT OF BEGINNING** and containing 0.027-acre (1,178 square feet) of land, more or less.

Part 2

BEGINNING at a ½" iron pipe found on the south right-of-way line of State Highway 71 – East Ben White Boulevard (200-foot right-of-way) having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.99995348) values of N=10,051,858.876 E=3,128,580.462, said ½" iron pipe found being the northwest corner of a 39.585-acre tract as conveyed to Catherine Bearden Dorough by Final Order Partitioning Property Between Debtor and Catherine Dorough signed April 15, 1992, in Case No. 90-13540, Adversary Proceeding No. 91-1163FM; to Coney H. Dorough by 1998 Gift Deed to Spouse recorded in Volume 13304, Page 1612 of the Real Property Records of Travis County, Texas, and to the Coney and Catherine Dorough 1998 Descendant's Trust by 1999 Gift Deed to Trust and 1998 Gift Deed to Trust recorded in Volume 13363, Page 3223 and Volume 13304, Page 1617, respectively, both of the Real Property Records of Travis County, Texas, said ½" iron pipe found also being the northeast corner of said Leigh Acres, Ltd. 58.606-acre tract for the northeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, with the common line of said Dorough 39.585-acre tract and said Leigh Acres, Ltd. 58.606-acre tract, the following three (3) courses:

- 1) S21°45'51"E a distance of 290.40 feet to a calculated point;

- 2) S21°36'13"E a distance of 410.58 feet to a ½" iron pipe found at the southeast corner of said Leigh Acres, Ltd. 58.606-acre tract, same being an angle point in the northwesterly line of said Dorough 39.585-acre tract, for the southeast corner of this tract; and
- 3) S42°37'23"W a distance of 16.66 feet to a calculated point on the south line of said 58.606-acre tract, for the southwest corner of this tract,

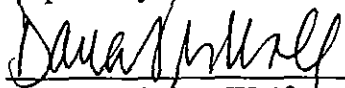
THENCE, leaving the northwest line of said Dorough 39.585-acre tract, crossing said Leigh Acres, Ltd. 58.606-acre tract, the following two (2) courses:

- 1) N21°36'13"W a distance of 417.81 feet to a calculated point; and
- 2) N21°45'51"W a distance of 290.43 feet to a calculated point on the aforementioned south right-of-way line of State Highway 71, same being the north line of said Leigh Acres, Ltd. 58.606-acre tract, for the northwest corner of this tract;

THENCE with said south right-of-way line of State Highway 71, same being the north line of said Leigh Acres, Ltd. 58.606-acre tract, N68°25'37"E a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.243-acre (10,570 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 December, 2004 under my supervision.

Prepared by **Landmark Surveying, Inc.**



Dana A. Markus-Wolf

Registered Professional Land Surveyor No. 4996



Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83 Horizontal Grid Coordinates for the reference monuments SOCC AND A740 as established and published by the Lower Colorado River Authority were used as the controlling monuments for this survey. Combined scale factor=0.99995348.

final5105.03AE leigh.doc

Austin Map No. 646, Grid No. L17

TCAD No. 0315110821

FIELD NOTES REVIEWED
By:  Date: 1-21-05

Austin Clean Water Program
Survey Coordinator

**SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 4 OF 6

**EAST BEN WHITE BOULEVARD
(STATE HIGHWAY 71) (200' ROW)**

(N69°50'48"E 785.18')
(N68°18'51"E 786.16')



SCALE 1"=60'

10' P.U.E.
BK. 96, PGS. 279-280
P.R.T.C.T.

**POINT OF
REFERENCE**

10' ELECTRIC EASEMENT
BK. 96, PGS. 279-280
P.R.T.C.T.

**LOT 3
BLOCK A**

CMH HOMES INC.
6801 EAST BEN WHITE BOULEVARD
VOLUME 12246, PAGE 1595
R.P.R.T.C.T.

10' ELECTRIC EASEMENT
BK. 96, PGS. 279-280 P.R.T.C.T.

**SANTIAGO DEL VALLE GRANT
ABSTRACT NO. 24**

**LOT 2
BLOCK A**

BACON SUBDIVISION
BK. 96, PGS. 279-280
P.R.T.C.T.

FLYING FROG LIMITED PARTNERSHIP
6925 EAST BEN WHITE BOULEVARD
DOC. NO. 1999117377
O.P.R.T.C.T.

NOTE

FOR RESTRICTIVE COVENANTS AND EASEMENTS,
LEGEND, AND BEARING BASIS,
SEE PAGE 6 OF 6.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N42°27'49"E	26.47'
L2	N78°53'27"W	15.02'

PARCEL 5105.03 AE Part 1
ACCESS EASEMENT
0.027-ACRE
(1,178 S.F.)

**POINT OF
BEGINNING**

N 10.050.843.223
E 3,127,505.828
(GRID)

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

**SKETCH TO
ACCOMPANY
FIELD NOTES**

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

Client: Othman
Date: January 18, 2005
Office: M.BOUADI
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\othman\govalle3-carson creek\Landmark drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cogo: c:\Othman*.001
Job No.: 480-07-03

**SURVEY OF A PORTION OF THE
SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

**EAST BEN WHITE BOULEVARD
(STATE HIGHWAY 71) (200' ROW)**



PAGE 5 OF 6

BACON SUBDIVISION
BK. 96, PGS. 279-280
P.R.T.C.T.

LOT 1

LEIGH ACRES, LTD.
DOC. NO. 1999015016
(1.0-ACRE)
O.P.R.T.C.T.

POINT OF BEGINNING
N 10,051,858.876
E 3,128,580.462
(GRID)

POINT OF REFERENCE

SCALE 1"=100'

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

SANTIAGO DEL VALLE
ABSTRACT NO. 24

CATHERINE BEARDEN DOROUGH
CASE NO. 90-13540
CONEY H. DOROUGH
VOL. 13304, PG. 1612 (R.P.R.T.C.T.)
CONEY AND CATHERINE DOROUGH
1998 DECENDANT'S TRUST
VOL. 13363, PG. 3223
(R.P.R.T.C.T.)
VOL. 13304, PG. 1617
(R.P.R.T.C.T.)
(39.585-ACRES)

PARCEL 5105.03AE Part 2
ACCESS EASEMENT
0.243-ACRE
(10,570 S.F.)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N68°25'37"E	15.00'
L2	S42°37'23"W	16.66'

NOTE
FOR RESTRICTIVE COVENANTS AND EASEMENTS,
LEGEND, AND BEARING BASIS,
SEE SHEET 6 OF 6.

EXISTING
PROPERTY LINE

**SKETCH TO
ACCOMPANY
FIELD NOTES**

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7415

Client: Othon, Inc.
Date: January 18, 2005
Office: M. BOUADI
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\OTHON\govalle3-Carson\Landmark Drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cogo: c:\Othon*.001
Job No.: 480-07-03

**SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 6 OF 6

PARCEL 5105.03 AE

COMMITMENT NOTE:

All easements of which I have knowledge and those recorded easements furnished by Chicago Title Insurance Company according to Commitment No. 44-908-80-2405166, effective October 28, 2004 are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

RESTRICTIVE COVENANTS AND EASEMENTS

1. An electric and telephone easement granted to City of Austin as recorded in Volume 3267, Page 472 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easements.
2. An electric and telephone lines and systems easement granted to City of Austin as recorded in Volume 4012, Page 230, and Volume 4408, Page 2339 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easements.
3. A judgement for a 50' easement, in favor of the United States of America, as recorded in Volume 723, Page 229 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easements.
4. A sanitary sewer line easement granted to City of Austin as recorded in Volume 4045, Page 1192 and in Volume 4377, Page 182 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easements.
5. An electric and telephone lines and systems easement granted to City of Austin as recorded in Volume 4408, Page 2339 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easements.

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- ⊙ 60D NAIL SET
- △ CALCULATED POINT
(NOT ESTABLISHED
ON GROUND)
- () RECORD INFORMATION
- BREAK IN SCALE
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas
- O.P.R.T.C.T. Official Public Records
Travis County, Texas
- R.P.R.T.C.T. Real Property Records
Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID) TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
SOCC AND A740 AS PUBLISHED BY THE LCRA,
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

AS SURVEYED BY
LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf

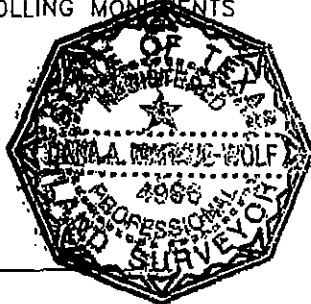
Dana A. Markus-Wolf

Registered Professional Land Surveyor No. 4996

DATE : December 17, 2004
REVISED January 18, 2005

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

Client: Othon, Inc.
Date: January 18, 2005
Office: M. BOUADI
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\OTHON\gavalle3-Carson\Landmark Drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cogo: c:\Othon*.001
Job No.: 480-07-03



Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

Leigh Acres, LTD.
to the
City of Austin
(Temporary Working Space Easement)

FIELD NOTES FOR PARCEL 5105.03 TWSE

ALL OF THAT CERTAIN 0.418-ACRE (18,183 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.418-ACRE BEING COMPRISED OF TWO (2) PARTS OUT OF A 58.606-ACRE TRACT OR PARCEL OF LAND AS CONVEYED TO LEIGH ACRES, LTD., A TEXAS LIMITED PARTNERSHIP BY WARRANTY DEED DATED JANUARY 12, 1995 AND RECORDED IN VOLUME 12357, PAGE 889 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART I

Commencing for POINT OF REFERENCE at a 1/2" iron rod found at the common southerly corner of Lot 2, and Lot 3, Block A, Bacon Subdivision as recorded in Book 96, Page 279-280 of the Plat Records of Travis County, Texas, also being in the northwesterly line of said Leigh Acres, Ltd. 58.606-acre tract; Thence with the southeasterly line of said Lot 3, same being the northwesterly line of said Leigh Acres, Ltd. 58.606-acre tract, S42°27'49"W a distance of 87.46 feet to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.99995348) values of N=10,050,778.714, E=3,127,446.782, for the most northerly corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, crossing said Leigh Acres, Ltd. 58.606-acre tract, the following three (3) courses:

- 1) S78°53'27"E a distance of 34.62 feet to a calculated point on the west line of a proposed access easement, for the most easterly corner of this tract;
- 2) S07°56'27"W a distance of 15.02 feet to a calculated point on said west line of proposed access easement, for the most southerly corner of this tract;

- 3) N78°53'27"W a distance of 44.59 feet to a calculated point on said common line of Lot 3, Block A, Bacon Subdivision and said Leigh Acres Ltd. 58.606-acre tract, for the most westerly corner of this tract;

THENCE, with the common line of said Lot 3, Block A, Bacon Subdivision and said Leigh Acres Ltd. 58.606-acre tract, N42°27'49"E a distance of 17.57 feet to the **POINT OF BEGINNING** and containing 0.014-acre (594 square feet) of land, more or less.

PART II

Commencing for POINT OF REFERENCE at a ½" iron rod found at the common southerly corner of Lot 2, and Lot 3, Block A, Bacon Subdivision as recorded in Book 96, Page 279-280 of the Plat Records of Travis County, Texas, also being in the northwesterly line of said Leigh Acres, Ltd. 58.606-acre tract; Thence with the southeasterly line of said Lot 3, same being the northwesterly line of said Leigh Acres, Ltd. 58.606-acre tract, S42°27'49"W a distance of 87.46 feet; Thence, S78°53'27"E a distance of 49.64 feet to a calculated point on the east line of a proposed access easement, having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.99995348) values of N=10,050,769.149, E=3,127,495.493, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, crossing said Leigh Acres, Ltd. 58.606-acre tract, the following four (4) courses:

- 2) S78°53'27"E a distance of 234.17 feet to a calculated point at an angle point of this tract;
- 2) N86°45'53"E a distance of 265.64 feet to a calculated point at an angle point of this tract;
- 3) N76°37'23"E a distance of 377.90 feet to a calculated point at an angle point of this tract;

- 4) N60°28'54"E a distance of 313.25 feet to a calculated point on a southeasterly line of said Leigh Acres Ltd. 58.606-acre tract, said line also being a northwesterly line of a 39.585-acre tract as conveyed to Catherine Bearden Dorough by Final Order Partitioning Property Between Debtor and Catherine Dorough signed April 15, 1992, in Case No. 90-13540, Adversary Proceeding No. 91-1163FM, to Coney H. Dorough by 1998 Gift Deed to Spouse recorded in Volume 13304, Page 1612 of the Real Property Records of Travis County, Texas, and to the Coney and Catherine Dorough 1998 Descendant's Trust by a 1999 Gift Deed to Trust and a 1998 Gift Deed to Trust recorded in Volume 13363, Page 3223 and Volume 13304, Page 1617 respectively, both of the Real Property Records of Travis County, Texas, for the northeast corner of this tract;

THENCE, with said common line of said Leigh Acres Ltd. 58.606-acre tract and said Dorough 39.585-acre tract, S42°37'23"W a distance of 48.91 feet to a 60d nail set in the north line of a proposed wastewater easement, for the southeast corner of this tract;

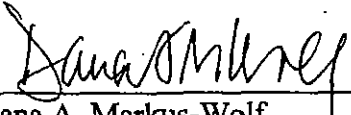
THENCE, crossing said Leigh Acres, Ltd. 58.606-acre tract and with the north line of said proposed wastewater easement, the following four (4) courses:

- 1) S60°28'54"W a distance of 268.82 feet to a 60d nail set at an angle point of this tract,
- 2) S76°37'23"W a distance of 381.36 feet to a 60d nail set at an angle point of this tract,
- 3) S86°45'53"W a distance of 268.86 feet to a 60d nail set at an angle point of this tract,
- 4) N78°53'27"W a distance of 235.23 feet to a calculated point on said east line of a proposed access easement, for the southwest corner of this tract;

THENCE, with said east line of proposed access easement, N07°56'27"E a distance of 15.02 feet the **POINT OF BEGINNING** and containing 0.404-acre (17,589 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 December, 2004 under my supervision.

Prepared by **Landmark Surveying, Inc.**


Dana A. Markus-Wolf

Registered Professional Land Surveyor No.



Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83 Horizontal Grid Coordinates for the reference monuments SOCC AND A740 as established and published by the Lower Colorado River Authority were used as the controlling monuments for this survey. Combined scale factor=0.99995348.

5105.03 twse leigh.doc

Austin Map No. 646, Grid No. L17

TCAD No. 0315110821

FIELD NOTES REVIEWED

By:  Date: 1-28-05

Austin Clean Water Program
Survey Coordinator

**SURVEY OF A PORTION OF THE SANTIAGO
DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 5 OF 7



SCALE 1"=60'

10' ELECTRIC EASEMENT
BK. 96, PGS. 279-280
P.R.T.C.T.

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

PARCEL 5105.03 TWSE
TEMPORARY WORKING SPACE
EASEMENT - PART II
0.404-ACRE
(17,589 S.F.)

PARCEL 5105.03 TWSE
TEMPORARY WORKING SPACE
EASEMENT - PART I
0.014-ACRE
(594 S.F.)

POINT OF
BEGINNING - PART I
N 10.050.778.714
E 3,127,446.782
(GRID)

POINT OF
BEGINNING - PART II
N 10.050.769.149
E 3,127,495.493
(GRID)

1" IRON
ROD FOUND

BACON
SUBDIVISION
BK. 96,
PGS. 279-280
P.R.T.C.T.

LOT 3
BLOCK A

ACREAGE

PART I = 0.014 ACRE
PART II = 0.404 ACRE
TOTAL = 0.418 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N42°27'49"E	17.57'
L2	S78°53'27"E	34.62'
L3	S07°56'27"W	15.02'
L4	N78°53'27"W	44.59'
L5	S42°37'23"W	48.91' (SEE PAGE 7 OF 7)
L6	N07°56'27"E	15.02'
L7	S78°53'27"E	49.64'

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- ⊙ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION

— BREAK IN SCALE

P.R.T.C.T. Plot Records
Travis County, Texas
D.R.T.C.T. Deed Records
Travis County, Texas
O.P.R.T.C.T. Official Public Records
Travis County, Texas
R.P.R.T.C.T. Real Property Records
Travis County, Texas

BK. BOOK
PG. PAGE
VOL. VOLUME

EXISTING CITY OF AUSTIN 15'
SANITARY SEWER EASEMENT
VOL. 4045, PG. 1192
D.R.T.C.T.

TITLE COMMITMENT NOTE:

A title commitment was
NOT REVIEWED for the
purpose of this survey.

BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
SOCC AND A740 AS PUBLISHED BY THE LCRA
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

Client: Oihan
Date: JANUARY 18, 2005
Office: M.BOUADI, KGM
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\oihan\govalle3-carson creek\Landmark drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cogo: c:\oihan*.001
Job No.: 480-07-03

**SKETCH TO
ACCOMPANY
FIELD NOTES**

**Landmark
SURVEYING, INC.**

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

SURVEY OF A PORTION OF THE
SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 6 OF 7



SCALE 1"=60'

TITLE COMMITMENT NOTE:

A title commitment was
NOT REVIEWED for the
purpose of this survey.

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- △ NAIL SET
- △ CALCULATED POINT
(NOT ESTABLISHED
ON GROUND)
- () RECORD INFORMATION
- BREAK IN SCALE
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas
- O.P.R.T.C.T. Official Public Records
Travis County, Texas
- R.P.R.T.C.T. Real Property Records
Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24

PARCEL 5105.03 TWSE
TEMPORARY WORKING SPACE
EASEMENT - PART II
0.404-ACRE
(17,589 S.F.)

EXISTING CITY OF AUSTIN
15' SANITARY SEWER EASEMENT
VOL. 4045, PG. 1192
D.R.T.C.T.

BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
SOCC AND A740 AS PUBLISHED BY THE LCRA
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

SKETCH TO
ACCOMPANY
FIELD NOTES


Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7415

Client: Othman
Date: January 17, 2004
Office: M.BOUADI, KGM
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\Othman\gavalle3-carson creek\Landmark drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cogo: c:\Othman*.001
Job No.: 480-07-05

EXHIBIT "C"
PAGE 6 OF 7

**SURVEY OF A PORTION OF THE
SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 7 OF 7



SCALE 1"=60'

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- ▲ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION
- └─ BREAK IN SCALE
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas
- O.P.R.T.C.T. Official Public Records
Travis County, Texas
- R.P.R.T.C.T. Real Property Records
Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
SOCC AND A740 AS PUBLISHED BY THE LCRA,
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

LINE TABLE

L5 S42°37'23"W 48.91'

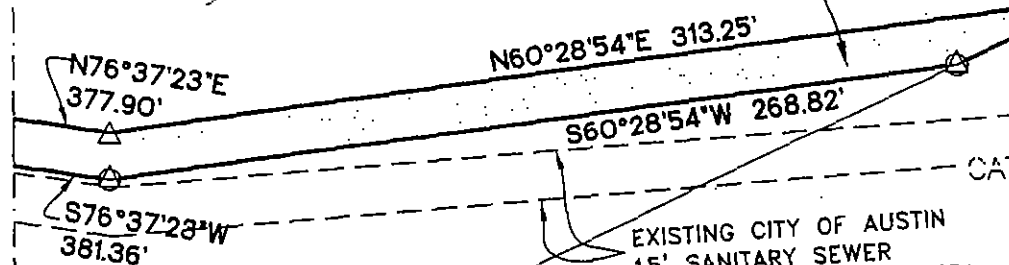
LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

TITLE COMMITMENT NOTE:

A title commitment was
NOT REVIEWED for the
purpose of this survey.

SANTIAGO DEL VALLE GRANT
ABSTRACT NO. 24

PARCEL 5105.03 TWSE
TEMPORARY WORKING SPACE
EASEMENT - PART II
0.404-ACRE
(17,589 S.F.)



**SKETCH TO
ACCOMPANY
FIELD NOTES**

AS SURVEYED BY
LANDMARK SURVEYING, INC.

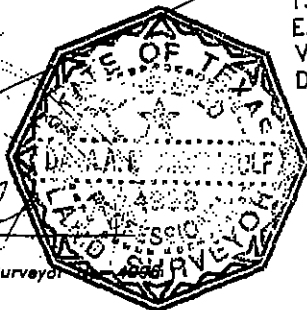
Dana A. Markus-Wolf

Dana A. Markus-Wolf
Registered Professional Land Surveyor

DATE: December 17, 2004

REVISED: JANUARY 18, 2005

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



EXISTING CITY OF AUSTIN
15' SANITARY SEWER
EASEMENT
VOL. 4045, PG. 1192
D.R.T.C.T.

CATHERINE BEARDEN DOROUGH
CASE NO. 90-13540
CONEY H. DOROUGH
VOL. 13304, PG. 1612 (R.P.R.T.C.T.)
CONEY AND CATHERINE DOROUGH
1998 DECENDANTS TRUST
39.585 ACRES
VOL. 13363, PG. 3223
(R.P.R.T.C.T.)
VOL. 13304, PG. 1617
(R.P.R.T.C.T.)

Client: Othon
Date: January 18, 2005
Office: M.BOUADI
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\Othon\gavalle3-carson creek\Landmark drawings\grd-Staff\ Easements\CC-grdbase-2.dwg
Cogo: c:\Othon*.001
Job No.: 480-07-03

Landmark
SURVEYING, INC.
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

Leigh Acres, LTD.
to the
City of Austin
(Temporary Staging Area and Material
Storage Site Easement)

FIELD NOTES FOR PARCEL 5105.03 TSAAMSS

ALL OF THAT CERTAIN 0.459-ACRE (20,000 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.459-ACRE BEING OUT OF A 58.606-ACRE TRACT OR PARCEL OF LAND AS CONVEYED TO LEIGH ACRES, LTD., A TEXAS LIMITED PARTNERSHIP BY WARRANTY DEED DATED JANUARY 12, 1995 AND RECORDED IN VOLUME 12357, PAGE 889 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing for POINT OF REFERENCE at a 1/2" iron pipe found on the south right-of-way line of State Highway 71-East Ben White Boulevard (200-foot right-of-way width), said 1/2" iron pipe found being the northwest corner of a 39.585-acre tract as conveyed to Catherine Bearden Dorough by Final Order Partitioning Property Between Debtor and Catherine Dorough signed April 15, 1992, in Case No. 90-13540, Adversary Proceeding No. 91-1163FM; to Coney H. Dorough by 1998 Gift Deed to Spouse recorded in Volume 13304, Page 1612 of the Real Property Records of Travis County, Texas, and to the Coney and Catherine Dorough 1998 Descendant's Trust by 1999 Gift Deed to trust and a 1998 Gift Deed to Trust recorded in Volume 13363, Page 3223 and Volume 13304, Page 1617 respectively, both of the Real Property Records of Travis County, Texas, said 1/2" iron pipe found also being the northeast corner of said Leigh Acres, Ltd. 58.606-acre tract; Thence, leaving said south right-of-way line of State Highway 71, with the common line of said Dorough 39.585-acre tract and said Leigh Acres, Ltd. 58.606-acre tract, S21°45'51"E a distance of 290.40 feet to a calculated point and S21°36'13"E a distance of 410.58 feet to a 1/2" iron pipe found at the southeast corner of said 58.606-acre tract, same being an angle point in the northwesterly line of said 39.585-acre tract; Thence, continuing with said common line, S42°37'23"W a distance of 16.66 feet to a calculated point on the south line of said 58.606-acre tract, same point being in the westerly line of a proposed access easement; Thence, crossing said 58.606-acre tract, with said westerly line of proposed access easement, N21°36'13"W a distance of 46.08 feet to a calculated point, having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined

Scale Factor 0.99995348) values of N=10,051,228.846, E=3,128,787.823, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, continuing to cross said Leigh Acres, LTD. 58.606-acre tract, the following four (4) courses:

- 1) S68°23'47"W a distance of 200.00 feet to a calculated point for the southwest corner of this tract;
- 2) N21°36'13"W a distance of 100.00 feet to a calculated point for the northwest corner of this tract;
- 3) N68°23'47"E a distance of 200.00 feet to a calculated point in the westerly line of the aforementioned proposed access easement for the northeast corner of this tract; and
- 4) With the west line of said proposed access easement, S21°36'13"E a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.459-acre (20,000 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 December, 2004 under my supervision.

Prepared by **Landmark Surveying, Inc.**



Dana A. Markus-Wolf

Registered Professional Land Surveyor No. 4996



Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83 Horizontal Grid Coordinates for the reference monuments SOCC AND A740 as established and published by the Lower Colorado River Authority were used as the controlling monuments for this survey. Combined scale factor=0.99995348.

5105.03 tsaamss leigh.doc

Austin Map No. 646, Grid No. L17

TCAD No. 0315110821

FIELD NOTES REVIEWED

By:  Date: 1-27-05

Austin Clean Water Program
Survey Coordinator

**SURVEY OF A PORTION OF THE
SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 3 OF 3

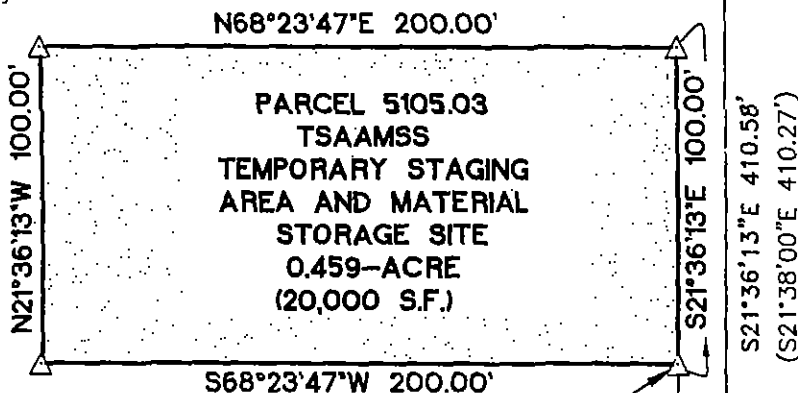
**EAST BEN WHITE BOULEVARD
(STATE HIGHWAY 71) (200' ROW)**



SCALE 1"=60'

SANTIAGO DEL VALLE GRANT.
ABSTRACT NO. 24

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.



POINT OF BEGINNING
N 10,051,228.846
E 3,128,787.823
(GRID)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°37'23\"W	16.66'
L2	N21°36'13\"W	46.08'

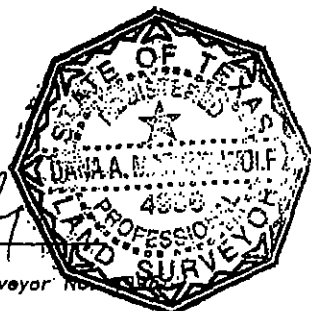
BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
SOCC AND A740 AS PUBLISHED BY THE LCRA,
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

TITLE COMMITMENT NOTE:

A title commitment was
NOT REVIEWED for the
purpose of this survey.

AS SURVEYED BY
LANDMARK SURVEYING, INC.



Dana A. Markus-Wolf
Registered Professional Land Surveyor No. 4800
DATE : December 17, 2004
REVISED: January 18, 2005

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

Client: Othon
Date: January 18, 2005
Office: M. BOUADI, FDB
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\othon\gavalle3-carson creek\Landmark drawings\grid-Staff\Easements\CC-gridbase-2.dwg
Cogo: c:\Othon\001
Job No.: 480-07-03

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- △ NAIL SET
- △ CALCULATED POINT
(NOT ESTABLISHED
ON GROUND)
- () RECORD INFORMATION
- √ BREAK IN SCALE
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas
- O.P.R.T.C.T. Official Public Records
Travis County, Texas
- R.P.R.T.C.T. Real Property Records
Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

**SKETCH TO
ACCOMPANY
FIELD NOTES**

**Landmark
SURVEYING, INC.**

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413