RESOLUTION NO. <u>20050623-070</u>

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:
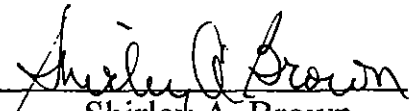
Owner: Stonegate MHC, L.P.

Project: Little Walnut/Buttermilk North/Capital Drive Project, a portion of the Austin Clean Water Program

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

Location: 1401 East Rundberg Lane, Austin, Texas, and see attached field notes.

ADOPTED:___June 23___, **2005**   **ATTEST:**_____

                                       Shirley A. Brown
                                       City Clerk

Stonegate MHC LP
to
City of Austin
49.851-acre tract
(Wastewater Easement)
Little Walnut Creek North
CIP# 4926.026

FIELD NOTES FOR PARCEL 5000.58WE

BEING A 0.0156-ACRE (681 SQUARE FEET) TRACT OF LAND OUT OF
AND A PART OF THE WILLIAM WILKS SURVEY, NO. 82 IN TRAVIS
COUNTY, TEXAS, SAME BEING A 49.851 ACRE TRACT OF LAND
CONVEYED TO STONEGATE MHC LP, BY SPECIAL WARRANTY DEED
RECORDED IN DOCUMENT NO. 2003176847 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0156-ACRE (681
SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN
ON THE ATTACHED SKETCH:

COMMENCING at a calculated point for the northeast corner of Lot 1, Block A of Windcrest
Parkside Subdivision in the City of Austin, Recorded in Book 96, Page 100 of the Plat Records
of Travis County, Texas, conveyed to Windcrest/Parkside, Ltd., by special warranty deed
recorded in Volume 12239, Page 0003 of the Real Property Records of Travis County, Texas,
said point being along the northwest property line of said 49.851 acre tract of land;

THENCE South 28 degrees 05 minutes 50 seconds West, along the common line between said
Lot 1, Block A of said Windcrest Parkside Subdivision and said 49.851 acre tract, a distance of
74.39 feet to a 60D nail set for a corner, having Texas State Plane Coordinate (Texas Central
Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of
N=10100584.943, E=3132855.025, for the northwest corner and POINT OF BEGINNING of the
herein described tract;

THENCE South 61 degrees 58 minutes 22 seconds East, departing said common line, over and
across said 49.851 acre tract, a distance of 16.47 feet to a 60D nail set for a corner;

THENCE South 27 degrees 54 minutes 40 seconds West, continuing over and across said 49.851
acre tract, a distance of 17.69 feet to a 60D nail set for a corner;
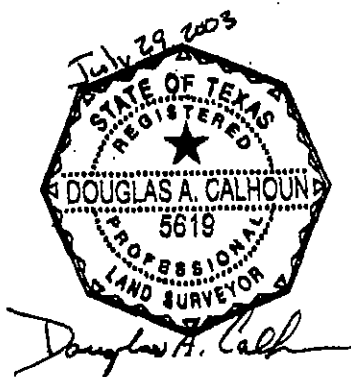
THENCE South 47 degrees 27 minutes 36 seconds West, over and across said 49.851 acre tract,
a distance of 49.86 feet to a 60D nail set for a corner on the common line between said 49.851
acre tract and said Lot 1, Block A of Windcrest Parkside Subdivision;

EXHIBIT "A"
Page 1 of 3

THENCE North 28 degrees 05 minutes 50 seconds East, along said common line, a distance of 64.72 feet to the POINT OF BEGINNING, containing 0.0156 acre (681 square feet) of land more or less.

BASIS OF BEARING:

The bearings described herein are Texas State Plane grid bearings (Texas Central Zone, NAD83 (1993) (HARN), Combined Scale Factor 0.9999638238). Project Reference Control Points are City of Austin reference points "SEC 6" having grid coordinate values N=10097911.079, E=3133285.511, and "SEC 7" having grid coordinate values N=10099099.138, E=3134143.883. For surface coordinates, multiply grid coordinates by an adjustment factor of 1.0000362.

Halff Associates, Inc.
1421 Wells Branch Parkway, Suite 104
Austin, Texas 78660
(512) 252-8184

REFERENCES:

TCAD # 02-3421-0612
Austin Grid M-29

FIELD NOTES REVIEWED
By: _____ Date: 12-19-03
Austin Clean Water Program
Survey Coordinator

EXHIBIT "A"
Page 2 of 3

DETAIL "A"
N.T.S.

POINT OF BEGINNING

S61°58'22"E 16.47'
S27°54'40"W 17.69'
(N21°16'44"E) N28°05'50"E 64.72'
S47°27'36"W 49.86'

EAST RUNDBERG LANE
(S63°00'00"E)

N

SCALE IN FEET

JOHN APPLEGATE SURVEY NO. 58

WILLIAM WILKS SURVEY NO. 82

(N21°25'53"E 746.37")

N28°05'50"E 1108.44'
(N21°16'42"E 1108.44")

CITY OF AUSTIN
VOL. 11959, PG. 2075
R.P.R.T.C.T.

POINT OF COMMENCING

POINT OF BEGINNING
POB GRID COORD.
N=10100584.943
E=3132855.025

PROPOSED TEMPORARY INGRESS & EGRESS EASEMENT

PROPOSED 20' ACCESS EASEMENT

(N21°16'44"E)
S28°05'50"W 74.39'

5000.58WE
681 S.F.
0.0156 ACRE
SEE DETAIL "A"

PROPOSED TEMP. STAGING AREA & MATERIAL STORAGE SITE

(S60°21'49"E 1165.99')
S60°01'20"E 1165.99'

WINDCREST PARKSIDE
BOOK 96, PAGE 100
P.R.T.C.T.

⚠ LOT 1, BLOCK A
AUSTIN WINDCREST
PARK PLAZA
DOCUMENT No. 2003149803
O.P.R.T.C.T.

EXISTING DRAINAGE EASEMENT
BOOK 96 PG. 100 P.R.T.C.T.

EXISTING 10' ELECTRIC EASEMENT VOL. 13078 PG. 0104

EASEMENT OVERLAP
184 S.F.
0.0042 ACRE

EXISTING 10' SANITARY SEWER EASEMENT VOLUME 2416, PAGE 53 D.R.T.C.T.

⚠ 49.851 ACRE
STONEGATE MHC LP
DOC#2003176847
O.P.R.T.C.T.

PROPOSED TEMPORARY WORKSPACE EASEMENT

PROPOSED WASTEWATER EASEMENT

⚠ Revision 12/18/2003
⚠ Revision 10/23/2003

NOTE:
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 (1993) (HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT 'SEC 6' HAVING GRID COORDINATE VALUES N = 10097911.079, E = 3133285.511 AND REFERENCE POINT 'SEC 7' HAVING GRID COORDINATE VALUES N = 10099099.138, E = 3134143.883. COMBINED SCALE FACTOR = 0.9999638238 ALL DISTANCES SHOWN ARE SURFACE DISTANCES

RECORD DATA REFERENCE:
CHICAGO TITLE INSURANCE COMPANY
1501 S. MOPAC, SUITE 130
AUSTIN, TEXAS 78746
GF# 002304387

LEGEND

(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
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
●	½' FOUND IRON ROD (UNLESS NOTED)
○	60D NAIL (UNLESS NOTED)
△	CALCULATED POINT
( )	RECORD INFORMATION
----------	EXISTING PROPERTY LINE
— — —	EXISTING EASEMENT LINE
▭	AREA OF EASEMENT

STATE OF TEXAS
REGISTERED
DOUGLAS A. CALHOUN
5619
PROFESSIONAL LAND SURVEYOR

FILE NAME: 6858WE.DGN
AVO: 20888

HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
1421 WELLS BRANCH PARKWAY, SUITE 104
AUSTIN, TEXAS 78660
(512) 252-8184

PARCEL 5000.58WE
SKETCH TO ACCOMPANY
FIELD NOTES

A PORTION OF
LOT 2
FITZHUGH SUBDIVISION
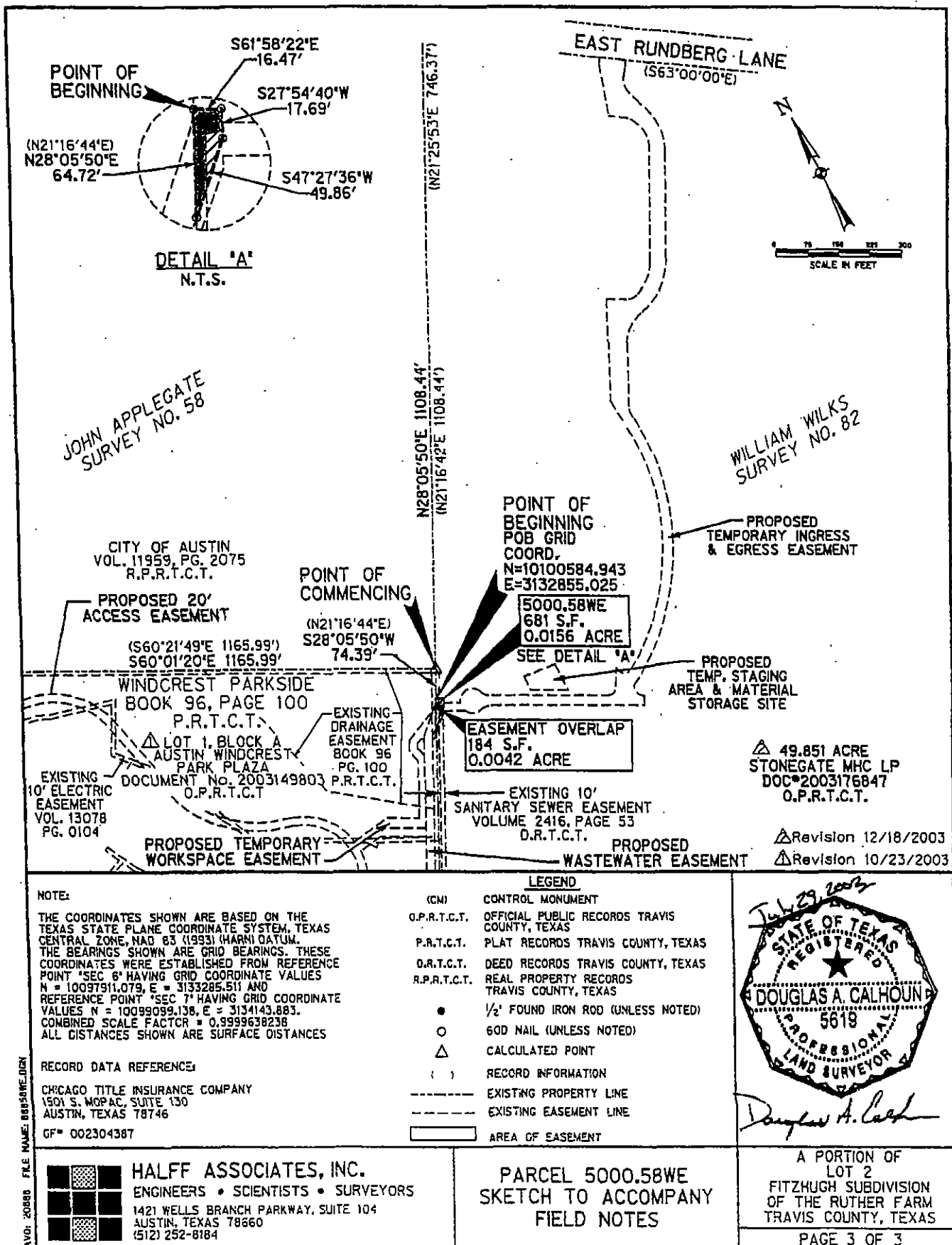OF THE RUTHER FARM
TRAVIS COUNTY, TEXAS

PAGE 3 OF 3

EXHIBIT "A"
Page 3 of 3

Stonegate MHC LP
to
City of Austin
49.851-acre tract
(Temporary Working Space Easement)
Little Walnut Creek North
CIP# 4926.026

FIELD NOTES FOR PARCEL 5000.58TWSE

BEING A 0.0064-ACRE (279 SQUARE FEET) TRACT OF LAND OUT OF AND A PART OF THE WILLIAM WILKS SURVEY, NO. 82 IN TRAVIS COUNTY, TEXAS, SAME BEING A 49.851 ACRE TRACT OF LAND CONVEYED TO STONEGATE MHC LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2003176847 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0064-ACRE (279 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a calculated point for the northeast corner of Lot 1, Block A of Windcrest Parkside Subdivision in the City of Austin, Recorded in Book 96, Page 100 of the Plat Records of Travis County, Texas, conveyed to Windcrest/Parkside, Ltd., by special warranty deed recorded in Volume 12239, Page 0003 of the Real Property Records of Travis County, Texas, said point being along the northwest property line of said 49.851 acre tract of land;

THENCE South 28 degrees 05 minutes 50 seconds West, along the common line between said Lot 1, Block A of said Windcrest Parkside Subdivision and said 49.851 acre tract, a distance of 139.11 feet to a calculated point for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100527.856, E=3132824.547, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 47 degrees 27 minutes 36 seconds East, departing said common line, over and across said 49.851 acre tract, a distance of 49.86 feet to a calculated point for a corner;
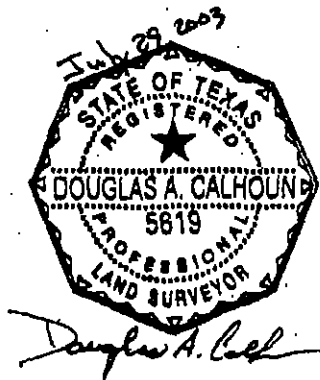
THENCE South 27 degrees 54 minutes 40 seconds West, continuing over and across said 49.851 acre tract, a distance of 18.44 feet to a calculated point for a corner;

THENCE South 48 degrees 53 minutes 40 seconds West, continuing over and across said 49.851 acre tract, a distance of 46.73 feet to a calculated point for a corner;

THENCE North 28 degrees 05 minutes 50 seconds East, along common line between said 49.851 acre tract and said Lot 1, Block A of Windcrest Parkside Subdivision, a distance of 15.08 feet to the POINT OF BEGINNING, containing 0.0064 acre (279 square feet) of land more or less.

BASIS OF BEARING:

The bearings described herein are Texas State Plane grid bearings (Texas Central Zone, NAD83 (1993) (HARN), Combined Scale Factor 0.9999638238). Project Reference Control Points are City of Austin reference points "SEC 6" having grid coordinate values N=10097911.079, E=3133285.511, and "SEC 7" having grid coordinate values N=10099099.138, E=3134143.883. For surface coordinates, multiply grid coordinates by an adjustment factor of 1.0000362.
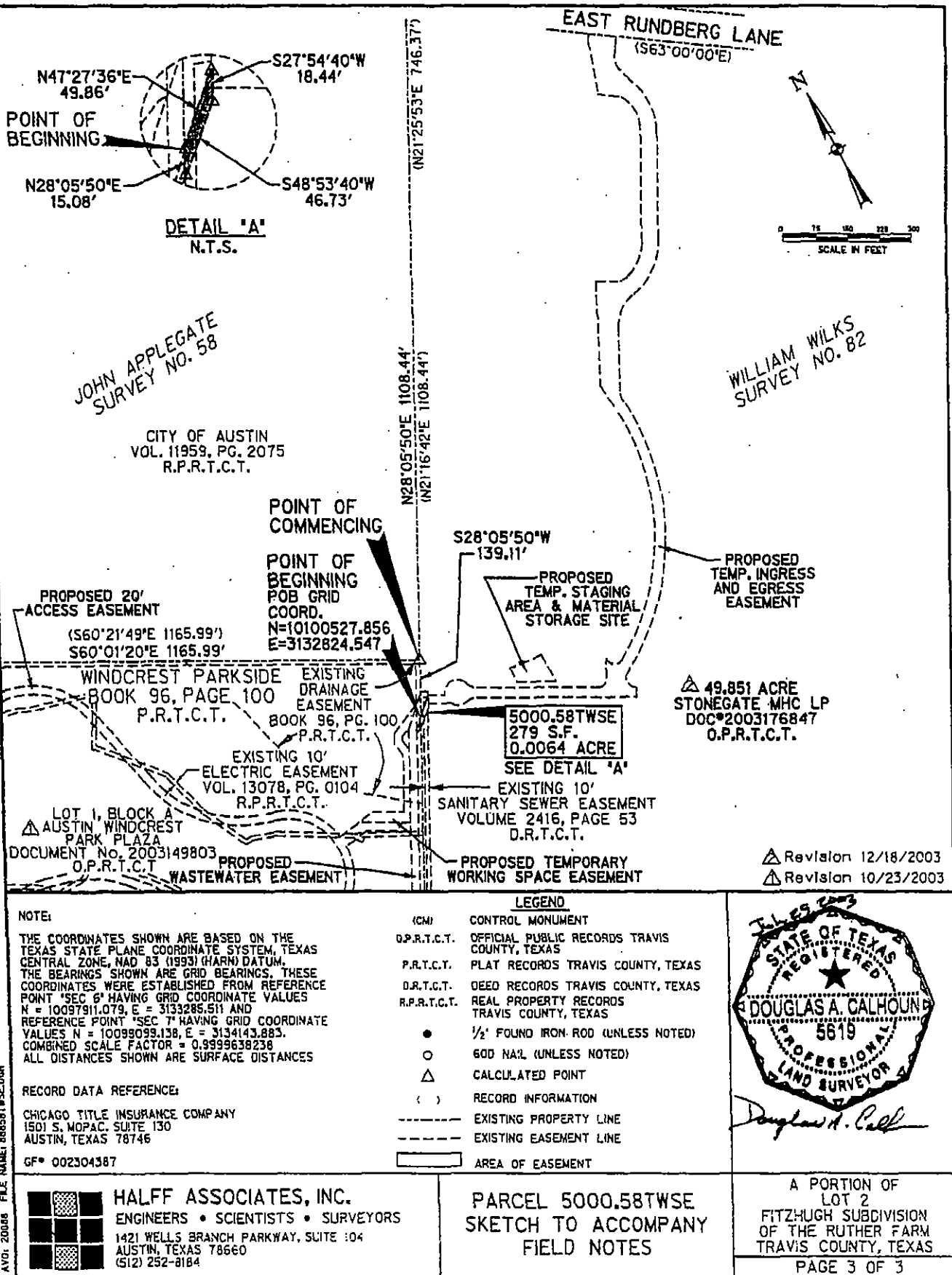

Halff Associates, Inc.
1421 Wells Branch Parkway, Suite 104
Austin, Texas 78660
(512) 252-8184

REFERENCES:

TCAD # 02-3421-0614
Austin Grid M-29

EXHIBIT "B"
Page 2 of 3

FIELD NOTES REVIEWED

By: _____ Date: 12-19-23

Austin Clean Water Program
Survey Coordinator

DETAIL "A"
N.T.S.

N47°27'36"E 49.86'
POINT OF BEGINNING
N28°05'50"E 15.08'
S27°54'40"W 18.44'
S48°53'40"W 46.73'

EAST RUNDBERG LANE
(S63°00'00"E)

JOHN APPLEGATE SURVEY NO. 58

WILLIAM WILKS SURVEY NO. 82

CITY OF AUSTIN
VOL. 11959, PG. 2075
R.P.R.T.C.T.

(N21°25'53"E 746.37')

N28°05'50"E 1108.44'
(N21°16'42"E 1108.44')

POINT OF COMMENCING

POINT OF BEGINNING
POB GRID COORD.
N=10100527.856
E=3132824.547

S28°05'50"W 139.11'

PROPOSED TEMP. STAGING AREA & MATERIAL STORAGE SITE

PROPOSED TEMP. INGRESS AND EGRESS EASEMENT

PROPOSED 20' ACCESS EASEMENT
(S60°21'49"E 1165.99')
S60°01'20"E 1165.99'

WINDCREST PARKSIDE BOOK 96, PAGE 100 P.R.T.C.T.

EXISTING DRAINAGE EASEMENT
BOOK 96, PG. 100 P.R.T.C.T.

EXISTING 10' ELECTRIC EASEMENT
VOL. 13078, PG. 0104 R.P.R.T.C.T.

LOT 1, BLOCK A
AUSTIN WINDCREST PARK PLAZA
DOCUMENT No. 2003149803
O.P.R.T.C.T

PROPOSED WASTEWATER EASEMENT

5000.58TWSE
279 S.F.
0.0064 ACRE
SEE DETAIL "A"

EXISTING 10' SANITARY SEWER EASEMENT
VOLUME 2416, PAGE 53 D.R.T.C.T.

PROPOSED TEMPORARY WORKING SPACE EASEMENT

49.851 ACRE STONEGATE MHC LP
DOC#2003176847 O.P.R.T.C.T.

Revision 12/18/2003
Revision 10/23/2003

NOTE:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 (1993) (HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT 'SEC 6' HAVING GRID COORDINATE VALUES N = 10097911.079, E = 3133285.511 AND REFERENCE POINT 'SEC 7' HAVING GRID COORDINATE VALUES N = 10099099.138, E = 3134143.883. COMBINED SCALE FACTOR = 0.9999638238 ALL DISTANCES SHOWN ARE SURFACE DISTANCES
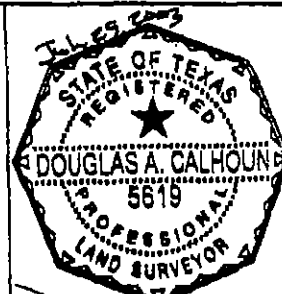
RECORD DATA REFERENCE:

CHICAGO TITLE INSURANCE COMPANY
1501 S. MOPAC. SUITE 130
AUSTIN, TEXAS 78746

GF# 002304387

LEGEND

(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
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
●	½' FOUND IRON ROD (UNLESS NOTED)
○	60D NAIL (UNLESS NOTED)
△	CALCULATED POINT
( )	RECORD INFORMATION
--------	EXISTING PROPERTY LINE
- - - -	EXISTING EASEMENT LINE
▭	AREA OF EASEMENT

STATE OF TEXAS
REGISTERED
DOUGLAS A. CALHOUN
5619
PROFESSIONAL LAND SURVEYOR

HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
1421 WELLS BRANCH PARKWAY, SUITE 104
AUSTIN, TEXAS 78660
(512) 252-8184

PARCEL 5000.58TWSE
SKETCH TO ACCOMPANY
FIELD NOTES

A PORTION OF LOT 2
FITZHUGH SUBDIVISION OF THE RUTHER FARM
TRAVIS COUNTY, TEXAS
PAGE 3 OF 3

Stonegate MHC LP
to
City of Austin
49.851-acre tract
(Temporary Staging Area and Material
Storage Site)
Little Walnut Creek North
CIP# 4926.026

FIELD NOTES FOR PARCEL 5000.58TSAAMSS

BEING A 0.0977-ACRE (4,256 SQUARE FEET) TRACT OF LAND OUT OF AND A PART OF THE WILLIAM WILKS SURVEY, NO. 82 IN TRAVIS COUNTY, TEXAS, SAME BEING A 49.851 ACRE TRACT OF LAND CONVEYED TO STONEGATE MHC LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2003176847 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0977-ACRE (4,256 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a calculated point for the northeast corner of Lot 1, Block A of Windcrest Parkside Subdivision in the City of Austin, Recorded in Book 96, Page 100 of the Plat Records of Travis County, Texas, conveyed to Windcrest/Parkside, Ltd., by special warranty deed recorded in Volume 12239, Page 0003 of the Real Property Records of Travis County, Texas, said point being along the northwest property line of said 49.851 acre tract of land;

THENCE South 56 degrees 27 minutes 28 seconds East, over and across said 49.851 acre tract, a distance of 212.18 feet to a calculated point for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100533.332, E=3133066.901, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE South 84 degrees 40 minutes 41 seconds East, over and across said 49.851 acre tract, a distance of 80.00 feet to a calculated point for a corner;

THENCE South 02 degrees 01 minute 02 seconds West, over and across said 49.851 acre tract, a distance of 70.14 feet to a calculated point for a corner;

THENCE North 62 degrees 05 minutes 21 seconds West, over and across said 49.851 acre tract, a distance of 89.90 feet to a calculated point for a corner;
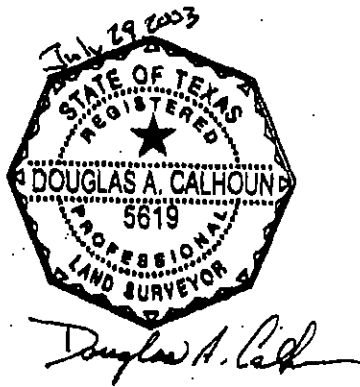
THENCE North 03 degrees 38 minutes 23 seconds East, over and across said 49.851 acre tract, a distance of 35.50 feet to the POINT OF BEGINNING, containing 0.0977 acre (4,256 square feet) of land more or less.

BASIS OF BEARING:

The bearings described herein are Texas State Plane grid bearings (Texas Central Zone, NAD83 (1993) (HARN), Combined Scale Factor 0.9999638238). Project Reference Control Points are City of Austin reference points "SEC 6" having grid coordinate values N=10097911.079, E=3133285.511, and "SEC 7" having grid coordinate values N=10099099.138, E=3134143.883. For surface coordinates, multiply grid coordinates by an adjustment factor of 1.0000362.

Halff Associates, Inc.
1421 Wells Branch Parkway, Suite 104
Austin, Texas 78660
(512) 252-8184

REFERENCES:

TCAD # 02-3421-0614
Austin Grid M-29

FIELD NOTES REVIEWED
By: _____ Date: 12-19-03

Austin Clean Water Program
Survey Coordinator

EXHIBIT "C"
Page 2 of 3

EAST RUNDBERG LANE
(S63°00'00"E)

N

SCALE IN FEET

JOHN APPLEGATE SURVEY NO. 58

WILLIAM WILKS SURVEY NO. 82

CITY OF AUSTIN
VOL. 11959, PG. 2075
R.P.R.T.C.T.

(N21°25'53"E 746.37')

N28°05'50"E 1108.44'
(N21°16'42"E 1108.44')

⚠ 49.851 ACRE
STONEGATE MHC LP
DOC#2003176847
O.P.R.T.C.T.

POB GRID
COORD.
N=10100533.332
E=3133066.901
POINT OF
BEGINNING

PROPOSED
TEMP. INGRESS
AND EGRESS
EASEMENT

S56°27'28"E
212.18'

PROPOSED 20'
ACCESS EASEMENT

(S60°21'49"E 1165.99')
S60°01'20"E 1165.99'

POINT OF
COMMENCING

S84°40'41"E
80.00'

5000.58TSAAMSS
4,256 S.F.
0.0977 ACRE

WINDCREST PARKSIDE
BOOK 96, PAGE 100
P.R.T.C.T.

EXISTING
DRAINAGE
EASEMENT
BOOK 96, PG. 100
P.R.T.C.T.

S02°01'02"W
70.14'

EXISTING 10'
ELECTRIC EASEMENT
VOL. 13078, PG. 0104
R.P.R.T.C.T.

N03°38'23"E
35.50'

N62°05'21"W
89.90'

EXISTING 10'
SANITARY SEWER EASEMENT
VOLUME 2416, PAGE 53
D.R.T.C.T.

LOT 1, BLOCK A
⚠ AUSTIN WINDCREST
PARK PLAZA
DOCUMENT No. 2003149803
O.P.R.T.C.T

PROPOSED TEMPORARY
WORKING SPACE EASEMENT

PROPOSED
WASTEWATER EASEMENT

⚠ Revision 12/18/2003
⚠ Revision 10/23/2003

LEGEND

NOTE:
THE COORDINATES SHOWN ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS
CENTRAL ZONE, NAD 83 (1993) (HARN) DATUM.
THE BEARINGS SHOWN ARE GRID BEARINGS. THESE
COORDINATES WERE ESTABLISHED FROM REFERENCE
POINT "SEC 6" HAVING GRID COORDINATE VALUES
N = 10097911.079, E = 3133285.511 AND
REFERENCE POINT "SEC 7" HAVING GRID COORDINATE
VALUES N = 10099099.138, E = 3134143.883.
COMBINED SCALE FACTOR = 0.9999638238
ALL DISTANCES SHOWN ARE SURFACE DISTANCES

RECORD DATA REFERENCE:

CHICAGO TITLE INSURANCE COMPANY
1501 S. MOPAC, SUITE 130
AUSTIN, TEXAS 78746

GF# 002304387

(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
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
●	½" FOUND IRON ROD (UNLESS NOTED)
○	60D NAIL (UNLESS NOTED)
△	CALCULATED POINT
( )	RECORD INFORMATION
––––––––	EXISTING PROPERTY LINE
– – – – –	EXISTING EASEMENT LINE
▭	AREA OF EASEMENT

FILE NAME: 8B8858TSAAMSS.DGN
AVO: 20898

STATE OF TEXAS
REGISTERED
DOUGLAS A. CALHOUN
5619
PROFESSIONAL LAND SURVEYOR

July 23, 2003

HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
1421 WELLS BRANCH PARKWAY, SUITE 104
AUSTIN, TEXAS 78660
(512) 252-8184

PARCEL 5000.58TSAAMSS
SKETCH TO ACCOMPANY
FIELD NOTES

A PORTION OF
LOT 2
FITZHUGH SUBDIVISION
OF THE RUTHER FARM
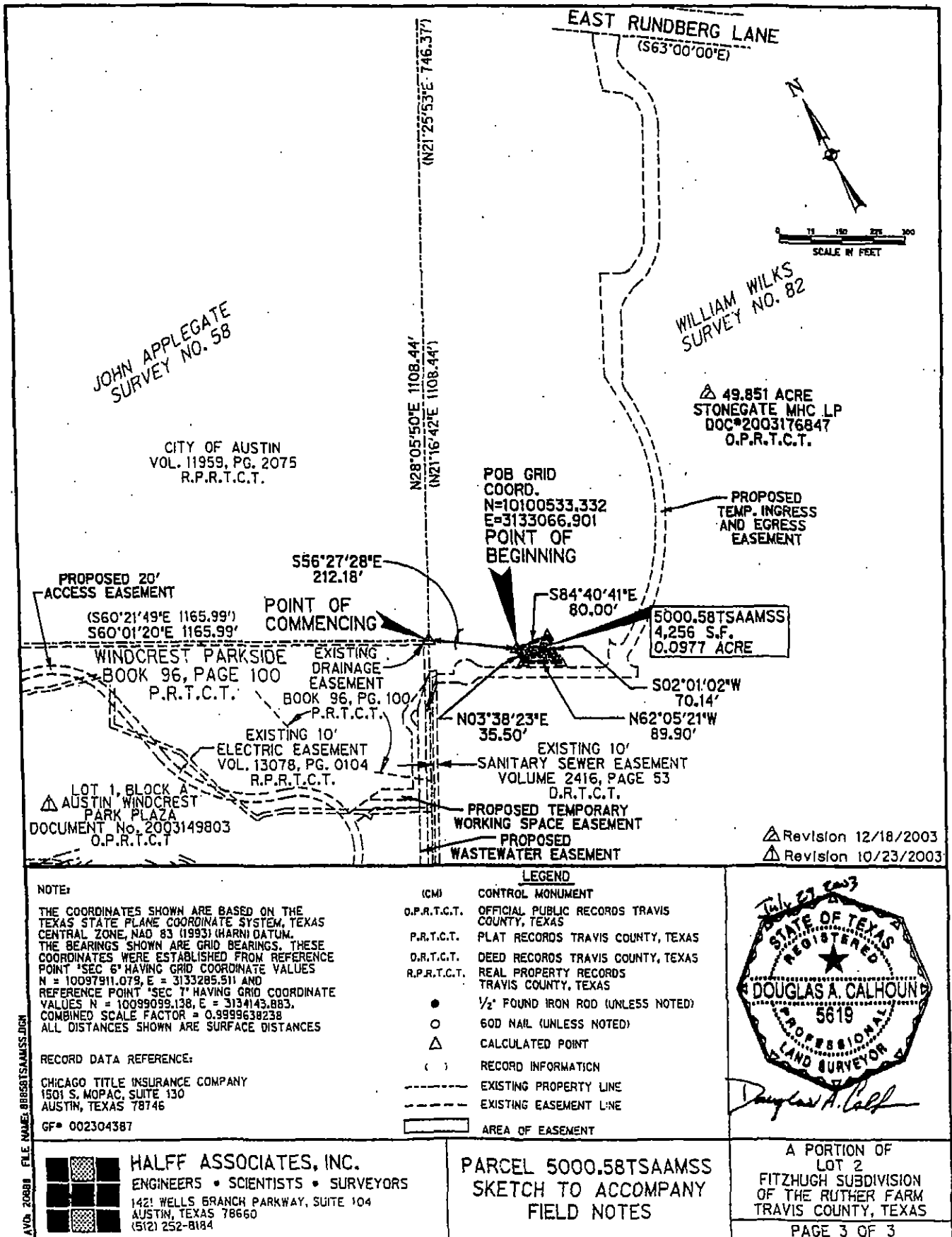TRAVIS COUNTY, TEXAS

PAGE 3 OF 3

EXHIBIT "C"
Page 3 of 3

Stonegate MHC LP
to
City of Austin
Portion of a 49.851-acre tract
(Access Easement)
Little Walnut Creek North
CIP# 4926.026

FIELD NOTES FOR PARCEL 5000.58AE

BEING A 1.7323-ACRE (75,461 SQUARE FEET) TRACT OF LAND OUT OF AND A PART OF THE WILLIAM WILKS SURVEY, NO. 82 AND THE JOHN APPLEGATE SURVEY NO. 58 IN TRAVIS COUNTY, TEXAS, SAME BEING A 49.851 ACRE TRACT OF LAND CONVEYED TO STONEGATE MHC LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2003176847 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.7323-ACRE (75,461 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a calculated point for the northeast corner of Lot 1, Block A of Windcrest Parkside Subdivision in the City of Austin, Recorded in Book 96, Page 100 of the Plat Records of Travis County, Texas, conveyed to Austin Windcrest Park Plaza Limited Partnership, by Substitute Trustees Deed recorded in Document No. 2003149803 of the Official Public Records of Travis County, Texas said point being along the northwest property line of said 49.851 acre tract of land from which a 3/4-inch found iron rod for the northwest corner of said Lot 1 bears North 60 degrees 01 minute 20 seconds East, a distance of 1,165.99 feet;

THENCE South 28 degrees 05 minutes 50 seconds West, along the common line between said Lot 1, Block A and said 49.851 acre tract, a distance of 74.39 feet to a calculated point for a corner;

THENCE South 61 degrees 58 minutes 22 seconds East, departing said common line, over and across said 49.851 acre tract, a distance of 16.47 feet to a calculated point for a corner;

THENCE South 27 degrees 54 minutes 40 seconds West, continuing over and across said 49.851 acre tract, a distance of 8.34 feet to a calculated point for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100569.834, E=3132865.664, for the most southern northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE South 62 degrees 05 minutes 21 seconds East, continuing over and across said 49.851 acre tract, a distance of 41.27 feet to a calculated point on circular curve to the right having a radius of 30.00 feet, whose chord bears North 89 degrees 29 minutes 35 seconds East, a distance of 56.54 feet;

THENCE Northeasterly, along said curve to the right through a central angle of 140 degrees 52 minutes 55 seconds, an arc length of 73.77 feet, to a calculated point for the point of reverse curvature of a circular curve to the left, having a radius of 40.00 feet, whose chord bears South 41 degrees 01 minute 54 seconds East, a distance of 28.74 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 42 degrees 06 minutes 53 seconds, an arc length of 29.40 feet to a calculated point for the point of tangency;

THENCE South 62 degrees 05 minutes 21 seconds East, a distance of 280.26 feet to a calculated point on circular curve to the left having a radius of 18.62 feet, whose chord bears North 65 degrees 25 minutes 55 seconds East, a distance of 28.93 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 101 degrees 56 minutes 09 seconds, an arc length of 33.13 feet to a calculated point for the point of tangency;

THENCE North 31 degrees 11 minutes 27 seconds East, a distance of 44.64 feet to a calculated point on circular curve to the left having a radius of 20.00 feet, whose chord bears South 48 degrees 57 minutes 27 seconds East, a distance of 33.61 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 114 degrees 21 minutes 15 seconds, an arc length of 39.92 feet, to a calculated point for the point of curvature of a circular curve to the left, having a radius of 560.00 feet, whose chord bears North 28 degrees 07 minutes 13 seconds East, a distance of 598.02 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 64 degrees 32 minutes 40 seconds, an arc length of 630.85 feet to a calculated point for the point of tangency;

THENCE North 04 degrees 13 minutes 01 second West, a distance of 64.66 feet to a calculated point for a corner;

THENCE North 26 degrees 45 minutes 13 seconds East, a distance of 247.83 feet to a calculated point for a corner;

THENCE South 61 degrees 57 minutes 46 seconds East, a distance of 49.36 feet to a calculated point on circular curve to the left having a radius of 35.00 feet, whose chord bears South 84 degrees 04 minutes 48 seconds East, a distance of 26.36 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 44 degrees 14 minutes 04 seconds, an arc length of 27.02 feet to a calculated point for the point of a compound circular curve to the left, having a radius of 120.00 feet, whose chord bears North 51 degrees 56 minutes 24 seconds East, a distance of 89.37 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 43 degrees 43 minutes 33 seconds, an arc length of 91.58 feet to a calculated point for a corner;

THENCE North 28 degrees 08 minutes 16 seconds East, a distance of 269.06 feet to a calculated point on circular curve to the left having a radius of 80.00 feet, whose chord bears North 05 degrees 40 minutes 01 second West, a distance of 89.02 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 67 degrees 36 minutes 33 seconds, an arc length of 94.40 feet to a calculated point for the point of tangency;

THENCE North 55 degrees 41 minutes 50 seconds West, a distance of 46.93 feet to a calculated point for a corner;

THENCE North 18 degrees 27 minutes 34 seconds East, a distance of 126.10 feet to a calculated point for a corner;

THENCE North 33 degrees 20 minutes 45 seconds East, a distance of 17.22 feet to a calculated point for a corner from which the northwest corner of said 49.851 acre tract bears North 56 degrees 13 minutes 00 seconds West, a distance of 423.31 feet, said point being on the southwest right of way line of East Rundberg Lane;

THENCE South 56 degrees 13 minutes 00 seconds East, along the common line between said southwest right of way line of East Rundberg Lane and said 49.851 acre tract, a distance of 63.98 feet to a calculated point for a corner from which the northeast corner of said 49.851 acre tract bears South 56 degrees 13 minutes 00 seconds East, a distance of 419.47 feet;

THENCE South 33 degrees 20 minutes 45 seconds West, departing said common line, a distance of 16.86 feet to a calculated point for a corner;

THENCE South 37 degrees 39 minutes 16 seconds West, a distance of 23.68 feet to a calculated point on circular curve to the left having a radius of 45.00 feet, whose chord bears South 10 degrees 51 minutes 50 seconds West, a distance of 40.57 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 53 degrees 34 minutes 50 seconds, an arc length of 42.08 feet to a calculated point for the point of tangency;

THENCE South 15 degrees 55 minutes 34 seconds East, a distance of 33.60 feet to a calculated point on circular curve to the right having a radius of 150.00 feet, whose chord bears South 01 degree 30 minutes 08 seconds West, a distance of 134.70 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 53 degrees 21 minutes 29 seconds, an arc length of 139.69 feet to a calculated point for the point of tangency;

THENCE South 28 degrees 09 minutes 19 seconds West, a distance of 251.67 feet to a calculated point on circular curve to the right having a radius of 160.00 feet, whose chord bears South 53 degrees 06 minutes 31 seconds West, a distance of 143.51 feet;

THENCE Southwesterly, along said curve to the right through a central angle of 53 degrees 17 minutes 33 seconds, an arc length of 148.82 feet, to a calculated point for the point of a reverse circular curve to the left, having a radius of 100.00 feet, whose chord bears South 53 degrees 36 minutes 20 seconds West, a distance of 88.14 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 52 degrees 17 minutes 56 seconds, an arc length of 91.28 feet to a calculated point for the point of tangency;

THENCE South 27 degrees 27 minutes 21 seconds West, a distance of 148.22 feet to a calculated point on circular curve to the left having a radius of 50.00 feet, whose chord bears South 11 degrees 32 minutes 29 seconds West, a distance of 27.42 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 31 degrees 49 minutes 43 seconds, an arc length of 27.78 feet, to a calculated point for the point of reverse curvature of a circular curve to the right, having a radius of 594.00 feet, whose chord bears South 28 degrees 48 minutes 14 seconds West, a distance of 650.07 feet;

THENCE Southerly, along said curve to the right through a central angle of 66 degrees 20 minutes 58 seconds, an arc length of 687.86 feet, to a calculated point for the point of reverse curvature of a circular curve to the left, having a radius of 25.00 feet, whose chord bears South 14 degrees 10 minutes 46 seconds East, a distance of 36.90 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 95 degrees 06 minutes 34 seconds, an arc length of 41.50 feet to a calculated point for the point of tangency;

THENCE South 27 degrees 54 minutes 40 seconds West, a distance of 22.60 feet to a calculated point for a corner;

THENCE North 62 degrees 05 minutes 21 seconds West, a distance of 368.66 feet to a calculated point on circular curve to the left having a radius of 40.00 feet, whose chord bears North 83 degrees 03 minutes 23 seconds West, a distance of 28.63 feet;

THENCE Northwesterly, along said curve to the left through a central angle of 41 degrees 56 minutes 04 seconds, an arc length of 29.28 feet, to a calculated point for the point of reverse curvature of a circular curve to the right, having a radius of 30.00 feet, whose chord bears North 65 degrees 41 minutes 05 seconds West, a distance of 37.22 feet;

EXHIBIT "D"
Page 4 of 6

THENCE Southwesterly, along said curve to the right through a central angle of 76 degrees 40 minutes 37 seconds, an arc length of 40.15 feet to a calculated point for the point of tangency;

THENCE North 62 degrees 05 minutes 24 seconds West, a distance of 53.78 feet to a calculated point for a corner;

THENCE North 27 degrees 54 minutes 40 seconds East, a distance of 20.00 feet to the POINT OF BEGINNING, containing 1.7323 acres (75,461 square feet) of land more or less.

BASIS OF BEARING:

The bearings described herein are Texas State Plane grid bearings (Texas Central Zone, NAD83 (1993) (HARN), Combined Scale Factor 0.9999638238). Project Reference Control Points are City of Austin reference points "SEC 6" having grid coordinate values N=10097911.079, E=3133285.511, and "SEC 7" having grid coordinate values N=10099099.138, E=3134143.883. For surface coordinates, multiply grid coordinates by an adjustment factor of 1.0000362.

Halff Associates, Inc.
1421 Wells Branch Parkway, Suite 104
Austin, Texas 78660
(512) 252-8184

REFERENCES:

TCAD # 02-3421-0614
Austin Grid M-29

FIELD NOTES REVIEWED
By: _____ Date: 1-7-05

Austin Clean Water Program
Survey Coordinator

CURVE TABLE

	1	4
Δ=	140°52'55"	114°21'15"
R=	30.00'	20.00'
T=	84.44'	31.00'
L=	73.77'	39.92'
CD=	56.54'	33.61'
CB=	N89°29'35"E	S48°57'27"E

	2	5
Δ=	42°06'53"	43°43'33"
R=	40.00'	120.00'
T=	15.40'	48.14'
L=	29.40'	91.58'
CD=	28.74'	89.37'
CB=	S41°01'54"E	N51°56'24"E

	3	6
Δ=	101°56'09"	67°36'33"
R=	18.62'	80.00'
T=	22.97'	53.56'
L=	33.13'	94.40'
CD=	28.93'	89.02'
CB=	N65°25'55"E	N05°40'01"W

	7
Δ=	53°34'50"
R=	45.00'
T=	22.72'
L=	42.08'
CD=	40.57'
CB=	S10°51'50"W

	8
Δ=	41°56'03"
R=	40.00'
T=	15.33'
L=	29.28'
CD=	28.63'
CB=	N83°03'23"W

	9
Δ=	76°40'37"
R=	30.00'
T=	23.72'
L=	40.15'
CD=	37.22'
CB=	N65°41'05"W

JOHN APPLEGATE SURVEY NO. 58

CITY OF AUSTIN
VOL.11959, PG. 2075
R.P.R.T.C.T.

DETAIL 'A'
N.T.S.

POINT OF COMMENCING

POINT OF BEGINNING
POB GRID COORD.
N=10100569.834
E=3132865.664
SEE DETAIL 'A'

WILLIAM WILKS SURVEY NO. 82

49.851 ACRE
STONEGATE MHC LP
DOC#2003176847
O.P.R.T.C.T.

Revision 10/05/2004
Revision 12/18/2003
Revision 01/05/2005   Revision 10/23/2003

EXISTING 10' SANITARY SEWER EASEMENT
VOLUME 2416, PAGE 53
D.R.T.C.T.

TEMP. STAGING AREA & MATERIAL STORAGE SITE

5000.58AE
75,461 S.F.
1.7323 ACRE

LEGEND

(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
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
●	1/2' FOUND IRON ROD (UNLESS NOTED)
○	60D NAIL (UNLESS NOTED)
△	CALCULATED POINT
( )	RECORD INFORMATION
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
	AREA OF EASEMENT

NOTE:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 (1993) (HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT 'SEC 6' HAVING GRID COORDINATE VALUES N = 10097911.079, E = 3133285.511 AND REFERENCE POINT 'SEC 7' HAVING GRID COORDINATE VALUES N = 10099099.138, E = 3134143.883. COMBINED SCALE FACTOR = 0.9999638236 ALL DISTANCES SHOWN ARE SURFACE DISTANCES

RECORD DATA REFERENCE:

CHICAGO TITLE INSURANCE COMPANY
1501 S. MOPAC, SUITE 130
AUSTIN, TEXAS 78746
GF# 002304387

HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
1421 WELLS BRANCH PARKWAY, SUITE 104
AUSTIN, TEXAS 78660
(512) 252-8184

STATE OF TEXAS
REGISTERED
DOUGLAS A. CALHOUN
5619
PROFESSIONAL LAND SURVEYOR

PARCEL 5000.58AE
SKETCH TO ACCOMPANY
FIELD NOTES

A PORTION OF
LOT 2
FITZHUGH SUBDIVISION
OF THE RUTHER FARM
TRAVIS COUNTY, TEXAS

PAGE 6 OF 6

EXHIBIT "D"
Page 6 of 6