

RESOLUTION NO. 040624-16

WHEREAS, the Council finds that the property described in the attachment is necessary for a public use; and

WHEREAS, the City has been unable to agree with the owner on the fair market value of the property interests to be acquired; **NOW, THEREFORE,**


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

The City Attorney is authorized to file a suit in eminent domain and take other action deemed appropriate to economically effect the needed acquisition of the property.

The owner of the property to be acquired is Poth Investments, Inc., and the property is located at 2211 Hancock Drive, Austin, Travis County, Texas.

ADOPTED: June 24, 2004

ATTEST:


Shirley A. Brown
City Clerk

Poth Investments, Inc.
Lot 1, Block A, Podolnick Place
To
City of Austin
(for Wastewater Easement)

FIELD NOTES FOR PARCEL 5005.16 WE

ALL OF THAT CERTAIN 0.008-ACRE (365 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE W. SPEAR SURVEY NO. 7, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS OUT OF LOT 1, BLOCK A, PODOLNICK PLACE AS RECORDED IN PLAT BOOK 93, PAGE 345-346 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY WARRANTY DEED TO POTH INVESTMENTS, INC. IN VOLUME 12954, PAGE 1274 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.008-ACRE TRACT BEING COMPRISED OF TWO PARTS, PART 1 BEING 0.007-ACRE (311 SQUARE FEET) AND PART 2 BEING 0.001-ACRE (54 SQUARE FEET) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1

BEGINNING FOR POINT OF REFERENCE at a 60d nail found on the southwest right-of-way line of Hancock Drive (70' R.O.W.), said a 60d nail found being the northeast corner of Lot 2, of said Block A, Podolnick Place and the north corner of Lot 3, Resubdivision of Block 3 of Rosedown, as recorded in Plat Book 25, Page 43, of the Plat Records of Travis County, Texas,

THENCE, with said right-of-way line, N54°00'03"W, passing the common front corner of said Lot 1 and Lot 2, Block A, Podolnick Place at a distance of 31.88 feet and continuing for a total distance of 63.69 feet to a nail set having Texas State Plane Coordinate (Texas Central Zone, NAD '83 (HARN), U.S. Feet, Combined Scale Factor 0.999924951) values of N= 10,090,792.189 and E= 3,114,328.393 for the easternmost corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, through said Lot 1 the following three (3) courses:

- 1) S33°54'29"W a distance of 5.18 feet to a nail set for a southeasterly corner of this tract;
- 2) N60°35'31"W a distance of 41.07 feet to a nail set for the most westerly corner of this tract;
- 3) N30°06'25"E a distance of 9.42 feet to a nail set on the curving southwest right-of-way line of said Hancock Drive for the northernmost corner of this tract;

THENCE, with said curving southwest right-of-way line of said Hancock Drive and along the arc of a curve to the right having a radius of 20.00 feet, an arc length of 3.95 feet, and a chord which bears S61°25'51"E a distance of 3.95 feet to a 1/2" iron rod found at the point of tangency;

THENCE, continuing with said southwest right-of-way line of said Hancock Drive S54°00'03"E a distance of 37.66 feet to the **POINT OF BEGINNING** and containing 0.007-acre (311 square feet) of land, more or less.

PART 2

BEGINNING FOR POINT OF REFERENCE at a 60d nail found on the southwest right-of-way line of Hancock Drive (70' R.O.W.), said a 60d nail found being the northeast corner of said Lot 2 and the north corner of Lot 3, Resubdivision of Block 3 of Rosedown, as recorded in Plat Book 25, Page 43, of the Plat Records of Travis County, Texas,

THENCE, with said right-of-way line, N54°00'03"W a distance of 31.88 feet to a calculated point at the common front corner of said Lot 1 and Lot 2, Block A, Podolnick Place, **THENCE**, with the common line between said Lot 1 and Lot 2, S38°46'07"W a distance of 159.88 feet to calculated point, and N54°36'43"W a distance of 44.05 to a to a nail set having Texas State Plane Coordinate (Texas Central Zone, NAD '83 (HARN), U.S. Feet, Combined Scale Factor 0.999924951) values of N= 10,090,674.345 and E= 3,114,218.099 for the easternmost corner and **POINT OF BEGINNING** of the herein described tract of land;

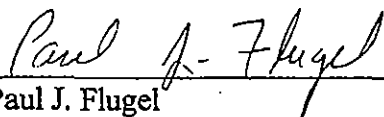
THENCE, continuing with the common line between said Lot 1 and said Lot 2 N54°36'43"W a distance of 17.04 feet to a nail set of curvature of a curve to the left;

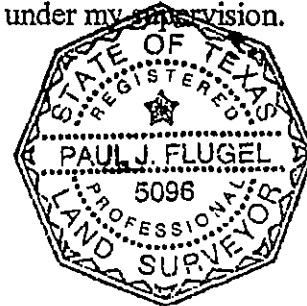
THENCE, through said Lot 1 the following three (3) courses:

- 1) Along the arc of said curve to the left having a radius of 457.00 feet, an arc length of 4.21 feet, and a chord which bears N42°55'26"E a distance of 4.21 feet to a nail set for the northernmost corner of this tract;
- 2) S47°43'59"E a distance of 16.87 feet to a nail set for a southeasterly corner of this tract;
- 3) S42°16'01"W a distance of 2.17 feet to the **POINT OF BEGINNING** and containing 0.001-acre (54 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 in June of 2003 under my supervision.


Prepared by **Landmark Surveying, Inc.**


Paul J. Flugel
Registered Professional Land Surveyor No. 5096
Date: June 24, 2003



Bearing Basis: Texas State Plane Coordinate System (Texas Central Zone 4203, NAD '83 HARN, Combined scaled factor 0.999924951). All data derived from and referenced to CORS station AUS5 as established and published by the Texas Department of Transportation and CB56 as published by the City of Austin.

C:\field-notes\fn-2003\r-chan-\hancock-branch\B3-Lot1-podolnick-WE.doc
Austin Map No 555, Grid J27
TCAD No. 02-2503-0329

FIELD NOTES REVIEWED
By:  Date: 8-19-03
Austin Clean Water Program
Survey Coordinator



SURVEY OF A PORTION OF LOT 1, BLOCK "A", PODOLNICK PLACE, OUT OF THE
GEORGE W. SPEAR SURVEY NO. 7
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1"=40'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- △ NAIL SET
- ◊ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ▲ NAIL FOUND
- () RECORD INFORMATION
- 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
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE

STANDARD 6" CURB
CONCRETE IMPROVEMENTS

TITLE COMMITMENT NOTE:

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

BEARING BASIS NOTE:

Combined Scale Factor=0.999924951. The Basis Of Bearings for this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD83 HARN, NGS Vertical Datum. AUS 5 as established and published by Texas Department of Transportation and CB56 as published by the City of Austin were used as controlling monuments for this survey.

AS SURVEYED BY
LANDMARK SURVEYING, INC.

PAUL J. FLUGEL
Registered Professional Land Surveyor No. 5096
DATE: June 24, 2003

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

Clients: Raymond Chan
Date: June 29, 2003, Revised October 23, 2003
Offices: Larry K
Crew: Mason, Wimm
F.B.:
Disk: C:\dwg14\Chan\HANCOCK BRANCH WW LINE IMPROVEMENTS\EASEMENTS\5005.18-WE.dwg
Cogo:
Job No.: 95-0024-17-11

PARCEL 5005.18 WE
PROPOSED WASTEWATER
EASEMENT PART 1
0.007-ACRE
(311 SF)

PROPOSED TEMPORARY
WORKING SPACE
EASEMENT
5005.18 TWSE

CRESTMONT DRIVE
(80' R.O.W.)

PROPOSED
TEMPORARY
WORKING SPACE
EASEMENT
5005.18 TWSE

PARCEL 5005.18 WE
PROPOSED WASTEWATER
EASEMENT PART 2
0.001-ACRE (54 SF)

TOTAL AREA
PART 1 & 2
0.008 ACRE
365 SQ. FT.

N54°00'03"W 101.35'
(S51°15'40"E 101.85')

HANCOCK DRIVE
(70' R.O.W.)

P.O.R. PART 1 & 2

COMMON DRIVEWAY
EASEMENT
BOOK 93, PAGES
345-346 P.R.T.C.T.

LOT 3
RESUBDIVISION OF BLOCK 3
BOOK 25, PAGE 43
P.R.T.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S33°54'29"W	5.18'
L2	N60°35'31"W	41.07'
L3	S54°00'03"E	37.66'
L4	N54°36'43"W	17.04'
L5	S47°43'59"E	16.87'
L6	S42°16'01"W	2.17'
L7	N30°06'25"E	9.42'

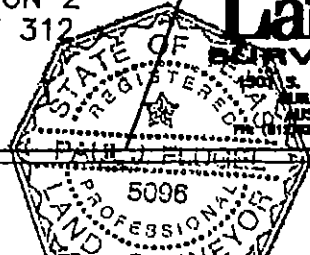
CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
C2	S61°25'51"E	3.95'	3.95'	20.00'
C3	N42°55'26"E	4.21'	4.21'	457.00'
C4	N44°36'59"E	129.57'	130.03'	443.00'
C5	S80°44'06"W	27.53'	30.37'	20.00'
	(S83°44'20"W)	(28.28')	(31.42')	(20.00')

SKETCH TO
ACCOMPANY
FIELD NOTES

LOT 1
RESUBDIVISION OF
A PORTION OF
SHOALMONT
ADDITION SECTION 2
BOOK 4, PAGE 312
P.R.T.C.T.

Landmark
SURVEYING, INC.
1301 E. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH (512) 228-7411 FAX (512) 228-7413



Poth Investments, Inc.
Lot 1, Block A, Podolnick Place
To
City of Austin
(for Temporary Working Space Easement)

FIELD NOTES FOR PARCEL 5005.16 TWSE

ALL OF THAT CERTAIN 0.024-ACRE (1,057 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE W. SPEAR SURVEY NO. 7, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS OUT OF LOT 1, BLOCK A, PODOLNICK PLACE AS RECORDED IN PLAT BOOK 93, PAGE 345-346 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY WARRANTY DEED TO POTH INVESTMENTS, INC. IN VOLUME 12954, PAGE 1274 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.024-ACRE TRACT BEING COMPRISED OF TWO PARTS, PART 1 BEING 0.017-ACRE (742 SQUARE FEET) AND PART 2 BEING 0.007-ACRE (315 SQUARE FEET) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1

BEGINNING FOR POINT OF REFERENCE at a 60d nail found on the southwest right-of-way line of Hancock Drive (70' R.O.W.), said a 60d nail found being the northeast corner of Lot 2, said Block A, Podolnick Place and the north corner of Lot 3, Resubdivision of Block 3 of Rosedown, as recorded in Plat Book 25, Page 43, of the Plat Records of Travis County, Texas,

THENCE, with said right-of-way line, N54°00'03"W, passing a calculated point for the common front corner of said Lot 1 and Lot 2, Block A, Podolnick Place at a distance of 31.88 feet and continuing for a total distance of 51.90 feet to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD '83 (HARN), U.S. Feet, Combined Scale Factor 0.999924951) values of N= 10,090,785.265 and E= 3,114,337.924 for the easternmost corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, through said Lot 1 the following six (6) courses:

- 1) S38°46'07"W a distance of 19.81 feet to a calculated point for a southeasterly outside ell corner of this tract;
- 2) N53°47'33"W a distance of 47.86 feet to a calculated point for a inside ell corner of this tract;
- 3) S36°12'27"W a distance of 24.00 feet to a calculated point for the most westerly corner of this tract;
- 4) N30°06'25"E a distance of 33.90 to a calculated point for the northernmost corner of this tract;
- 5) S60°35'31"E a distance of 41.07 feet to a calculated point for a inside ell corner of this tract;
- 6) N33°54'29"E a distance of 5.18 feet to a calculated point on the southwest right-of-way line of said Hancock Drive for a northeast corner of this tract;

THENCE, with said southwest right-of-way line S54°00'03"E a distance of 11.78 feet to the **POINT OF BEGINNING** and containing 0.017-acre (742 square feet) of land, more or less.

PART 2

BEGINNING FOR POINT OF REFERENCE at a 60d nail found on the southwest right-of-way line of Hancock Drive (70' R.O.W.), said a 60d nail found being the northeast corner of said Lot 2 and the north corner of Lot 3, Resubdivision of Block 3 of Rosedown, as recorded in Plat Book 25, Page 43, of the Plat Records of Travis County, Texas,

THENCE, with said right-of-way line, N54°00'03"W a distance of 31.88 feet to a calculated point at the common front corner of said Lot 1 and Lot 2, Block A, Podolnick Place, **THENCE**, with the common line between said Lot 1 and Lot 2, S38°46'07"W a distance of 159.88 feet to a calculated point, and N54°36'43"W a distance of 37.38 to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD '83 (HARN), U.S. Feet, Combined Scale Factor 0.999924951) values of N= 10,090,670.486 and E= 3,114,223.531 for the southernmost corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, continuing with said common line between said Lot 1 and said Lot 2 N54°36'43"W a distance of 6.66 feet to a calculated point for a southerly outside ell corner of this tract;

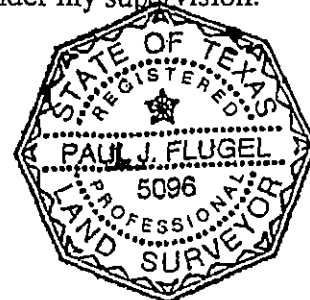
THENCE, through said Lot 1 the following three (3) courses:

- 1) N42°16'01"E a distance of 2.17 feet to a calculated point for an inside ell corner of this tract;
- 2) N47°43'59"W a distance of 16.87 feet to a calculated point of curvature of a curve to the left for the most westerly corner of this tract;
- 3) Along the arc of said curve to the left having a radius of 457.00 feet, an arc length of 12.91 feet, and a chord which bears N41°51'03"E a distance of 12.91 feet to a calculated point for the northernmost corner of this tract;
- 4) S47°43'59"E a distance of 23.57 feet to a calculated point for the easternmost corner of this tract;
- 5) S42°16'01"W a distance of 14.28 feet to the **POINT OF BEGINNING** and containing 0.007-acre (315 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 in June of 2003 under my supervision.

Prepared by **Landmark Surveying, Inc.**

Paul J. Flügel
Paul J. Flügel
Registered Professional Land Surveyor No. 5096
Date: June 24, 2003



Bearing Basis: Texas State Plane Coordinate System (Texas Central Zone 4203, NAD '83 HARN, Combined scaled factor 0.999924951). All data derived from and referenced to CORS station AUS5 as established and published by the Texas Department of Transportation and CB56 as published by the City of Austin.

C:\field-notes\fn-2003\r-chan\hancock-branch\B3-Lot1-podolnick-TSWE.doc
Austin Map No 555, Grid J27
TCAD No. 02-2503-0329

Exhibit "B"
Page 3 of 4

FIELD NOTES REVIEWED
By: [Signature] Date: 8-19-03
Austin Clean Water Program
Survey Coordinator

**SURVEY OF A PORTION OF LOT 1, BLOCK "A", PODOLNICK PLACE, OUT OF THE
GEORGE W. SPEAR SURVEY NO. 7
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**



SCALE 1"=40'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- ⊙ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ▲ NAIL FOUND
- () RECORD INFORMATION
- 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
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- STANDARD 6" CURB
- ▨ CONCRETE IMPROVEMENTS

PROPOSED WASTEWATER
EASEMENT 5005.16 WE
PART 1

SHEET 1 OF 1

HANCOCK DRIVE
(70' R.O.W.)

STORM SEWER ESMT.
RELEASED (3.0' STRIP)
VOL. 3057, PG. 1585
D.R.T.C.T.

S54°00'03"E 101.35'
(S51°15'40"E 101.85')

59.46'

N54°00'03"W

PODOLNICK
PLACE
VOLUME 93,
PAGE 345
P.R.T.C.T.

P.O.B.
N-10090773.495
E-3114354.124

PROPOSED TEMPORARY
WORKING SPACE
EASEMENT 5005.16
TWSE PART 1

CRESTMONT DRIVE
(80' R.O.W.)

S36°12'27"W 40.00'
(N38°44'20"E 40.00')

DRAINAGE AND STORM SEWER ESMT.
VOL. 2208, PG. 238 D.R.T.C.T. BOOK
93, PAGES 345-346 P.R.T.C.T.

DRAINAGE ESMT. BOOK
93, PAGES 345-346
P.R.T.C.T.

2311 HANCOCK DRIVE
1-STORY STONE AND
WOOD FRAME RESIDENCE

POTH INVESTMENTS
VOL. 12854, PG. 1274
D.R.T.C.T.

N38°46'07"E 124.91'

S38°46'07"W 159.80'

PARCEL 5005.16 TIAEE
PROPOSED TEMPORARY
INGRESS AND EGRESS
EASEMENT
0.070-ACRE
(3,043 SF.)

COMMON DRIVEWAY EASEMENT
BOOK 93, PAGES 345-346
P.R.T.C.T.

LOT 3
RESUBDIVISION OF BLOCK 3
OF ROSEDOWN
BOOK 25, PAGE 43
P.R.T.C.T.

LOT 2
BLOCK
"A"

BEARING BASIS NOTE:

Combined Scale
Factor=0.999924951. The Basis
Of Bearings for this survey is
the Texas State Plane
Coordinate System, Central
Zone 4203, NAD83 HARN, NGS
Vertical Datum. AUS 5 as
established and published by
Texas Department of
Transportation and CB56 as
published by the City of Austin
were used as controlling
monuments for this survey.

AS SURVEYED BY
LANDMARK SURVEYING, INC.

PAUL J. FLUGEL
Registered Professional Land Surveyor No. 5096
DATE : June 24, 2003
REVISED: September 9, 2003

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

Client: Raymond Chan
Date: September 18, 2003 Revised: October 18, 2003
Offices: LKramer
Crews: Mason, Wimm
F.B.:
Disk: C:\dwg13\Chan\HANCOCK BRANCH\EASEMENTS\5005.16-TIAEE.DWG
Cogo:
Job No.: 95-0024-17-11

P.U.E. VOL. 12531, PG. 585
R.P.R.T.C.T.

PROPOSED TEMPORARY
WORKING SPACE
EASEMENT 5005.16
TWSE PART 2

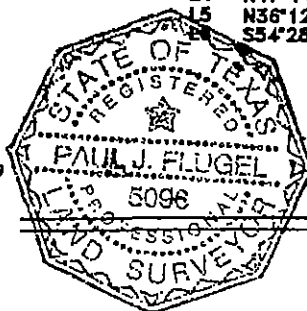
PROPOSED WASTEWATER
EASEMENT 5005.16 WE
PART 2

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
C1	N44°36'58"E (N47°08'49"E)	129.57' (129.55')	130.03' (130.02')	443.00' (443.00')
C2	N80°44'08"E (N85°44'20"E)	27.53' (28.28')	30.57' (31.42')	20.00' (20.00')

LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°00'03"E	10.01'
L2	N54°36'43"W	37.38'
L3	N42°16'01"E	14.28'
L4	N47°44'00"W	25.90'
L5	N36°12'27"E	17.87'
L6	S54°28'53"E	53.18'



Landmark
SURVEYING, INC.
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH: (512)338-7411 FAX: (512)338-7413

Poth Investments, Inc.
Lot 1, Block A, Podolnick Place
To
City of Austin
(for Temporary Ingress and Egress Easement)

FIELD NOTES FOR PARCEL 5005.16 TIAEE

ALL OF THAT CERTAIN 0.070-ACRE (3,043 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE W. SPEAR SURVEY NO. 7, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS OUT OF LOT 1, BLOCK A, PODOLNICK PLACE AS RECORDED IN PLAT BOOK 93, PAGE 345-346 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY WARRANTY DEED TO POTH INVESTMENTS, INC. IN VOLUME 12954, PAGE 1274 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 60d nail found on the southwest right-of-way line of Hancock Drive (70' R.O.W.), said 60d nail found being the northeast corner of Lot 2, said Block A, Podolnick Place and the north corner of Lot 3, Resubdivision of Block 3 of Rosedown, as recorded in Plat Book 25, Page 43, of the Plat Records of Travis County, Texas,

THENCE, with said southwest right-of-way line, N54°00'03"W a distance of 31.89 feet to a nail set for the common corner of said Lot 2 and said Lot 1 and having Texas State Plane Coordinate (Texas Central Zone, NAD '83 (HARN), U.S. Feet, Combined Scale Factor 0.999924951) values of N= 10,090,773.495 and E= 3,114,354.124 for the easternmost corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, with the common line between said Lot 1 and Lot 2 for the following two (2) courses:

1) S38°46'07"W a distance of 159.88 feet to a nail set for the common corner of said Lot 1 and said Lot 2 for the southernmost corner of said Lot 1 and this tract;

2) N54°36'43"W a distance of 37.38 feet to a calculated point on the common line between said Lot 1 and said Lot 2 for a southwest corner of this tract;

THENCE, through said Lot 1 for the following five (5) courses:

1) N42°16'01"E a distance of 14.28 feet to a calculated point for an inside ell corner of this tract;

2) N47°44'00"W a distance of 25.90 feet to a calculated point for an outside ell corner of this tract;

3) N36°12'27"E a distance of 17.87 feet to a calculated point for an outside ell corner of this tract;

4) S54°28'53"E a distance of 53.18 feet to a calculated point for an inside ell corner of this tract;

5) N38°46'07" a distance of 124.91 feet to a calculated point on said southwest right-of-way line for the northernmost corner of this tract;

THENCE, with said right-of-way line, S54°00'03"E a distance of 10.01 feet to the **POINT OF BEGINNING** and containing 0.070-acre (3,043 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 in June of 2003 under my supervision.

Prepared by **Landmark Surveying, Inc.**

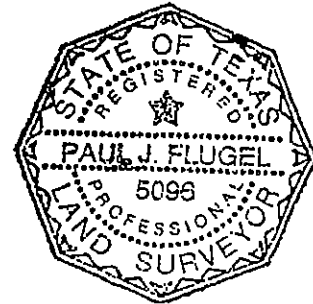

Paul J. Flugel

Registered Professional Land Surveyor No. 5096

Date: June 24, 2003

Revised: September 19, 2003

Second Revision: October 16, 2003




Bearing Basis: Texas State Plane Coordinate System (Texas Central Zone 4203, NAD '83 HARN, Combined scaled factor 0.999924951). All data derived from and referenced to CORS station AUS5 as established and published by the Texas Department of Transportation and CB56 as published by the City of Austin.

C:\field-notes\fn-2003\r-chan-\hancock-branch\B3-Lot1-podolnick-tiaee.doc

Austin Map No 555, Grid J27

TCAD No. 02-2503-0329

Exhibit "C"
Page 2 of 3

FIELD NOTES REVIEWED
By:  Date: 10-20-03
Austin Clean Water Program
Survey Coordinator

**SURVEY OF A PORTION OF LOT 1, BLOCK 'A', PODOLNICK PLACE, OUT OF THE
GEORGE W. SPEAR SURVEY NO. 7**

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SHEET 1 OF 1

PROPOSED WASTEWATER
EASEMENT 5005.16 WE
PART 1

HANCOCK DRIVE
(70' R.O.W.)

SCALE 1"=40'

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET

- ⊙ NAIL SET
- △ CALCULATED POINT
(NOT ESTABLISHED
ON GROUND)
- ▲ NAIL FOUND

() RECORD INFORMATION

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

BK. BOOK

PG. PAGE

VOL. VOLUME

P.O.B. POINT OF BEGINNING

P.O.R. POINT OF REFERENCE

STANDARD 6" CURB

CONCRETE IMPROVEMENTS

BEARING BASIS NOTE:

Combined Scale
Factor=0.999924951. The Basis
Of Bearings for this survey is
the Texas State Plane
Coordinate System, Central
Zone 4203, NAD83 HARN, NGS
Vertical Datum. AUS 5 as
established and published by
Texas Department of
Transportation and CB56 as
published by the City of Austin
were used as controlling
monuments for this survey.

AS SURVEYED BY
LANDMARK SURVEYING, INC.

PAUL J. FLUGEL
Registered Professional Land Surveyor No. 5096
DATE : June 24, 2003
REVISED: September 9, 2003

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

Client: Raymond Chan
Date: September 18, 2003 Revised: October 18, 2003
Office: LKramer
Crew: Mason, Winn

F.B.:
Disk: C:\dwg13\Chan\HANCOCK BRANCH\EASEMENTS\5005.16-TIAEE.DWG
Cogo:
Job No.: 95-0024-17-11

Exhibit "C"
Page 3 of 3

STORM SEWER ESMT.
RELEASED (3.0' STRIP)
VOL. 3057, PG. 1585
D.R.T.C.T.

S54°00'03"E 101.35'
(S51°15'40"E 101.85')

59.46'

N54°00'03"W

PODOLNICK
PLACE

VOLUME 93,

PAGE 345

P.R.T.C.T.

LOT 1

BLOCK "A"

DRAINAGE ESMT. BOOK

93, PAGES 345-346

P.R.T.C.T.

2211 HANCOCK DRIVE

1-STORY STONE AND

WOOD FRAME RESIDENCE

POTH INVESTMENTS

VOL. 12854, PG. 1274

P.R.T.C.T.

D.R.T.C.T.

CONCRETE DRIVE

CONCRETE WALK

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

P.O.B.
N-10090773.495
E-114354.124

PROPOSED TEMPORARY
WORKING SPACE
EASEMENT 5005.16
TWSE PART 1

**PARCEL 5005.16 TIAEE
PROPOSED TEMPORARY
INGRESS AND EGRESS
EASEMENT
0.070-ACRE
(3,043 S.F.)**

COMMON DRIVEWAY EASEMENT
BOOK 93, PAGES 345-346
P.R.T.C.T.

LOT 3
RESUBDIVISION OF BLOCK 3
OF ROSEDAWN
BOOK 25, PAGE 43
P.R.T.C.T.

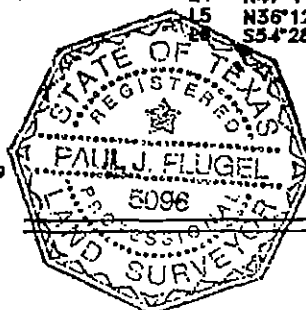
LOT 2:
BLOCK
"A"

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
C1	N44°36'58"E (N47°08'49"E)	129.57' (129.33')	130.03' (130.02')	443.00' (443.00')
C2	N80°44'08"E (N83°44'20"E)	27.53' (28.28')	30.37' (31.42')	20.00' (20.00')

LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°00'03"E	10.01'
L2	N54°36'43"W	37.38'
L3	N42°16'01"E	14.28'
L4	N47°44'00"W	25.90'
L5	N36°12'27"E	17.87'
L6	S54°28'53"E	53.18'



**Landmark
SURVEYING, INC.**
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)338-7411 FAX: (512)338-7415