

RESOLUTION NO. 040729-30

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

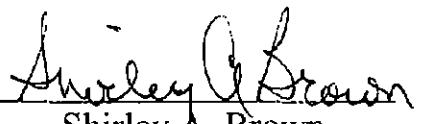
WHEREAS, the City has been unable to agree with the owner on the fair market value of the property interest to be acquired; **NOW, THEREFORE**,

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 interest.

The owners of the property interest to be acquired are Edward D. Hill and Jeral Tatum Hill and the property is located at 1307 Broadmoor Drive, Austin, Travis County, Texas.

ADOPTED: July 29, 2004

ATTEST: 
Shirley A. Brown
City Clerk

Edward D. Hill and wife, Jeral Tatum Hill
Lot 16, Block D, Windsor Park, Section 4A
To
City of Austin
(for Wastewater Easement)

FIELD NOTES FOR PARCEL 5007.08 WE

ALL OF THAT CERTAIN 0.013 ACRE (547 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE JAMES P. WALLACE SURVEY, TRAVIS COUNTY, TEXAS, AND OUT OF LOT 16, BLOCK D, WINDSOR PARK, SECTION 4A, A SUBDIVISION RECORDED IN PLAT BOOK 7, PAGE 178 OF THE TRAVIS COUNTY PLAT RECORDS (T.C.P.R.) OF TRAVIS COUNTY, TEXAS AS CONVEYED BY GENERAL WARRANTY DEED TO EDWARD D. HILL AND WIFE, JERAL TATUM HILL IN VOLUME 11492, PAGE 00550, OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS (R.P.R.T.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found having Texas State Plane Coordinate (Texas Central Zone, NAD83(CORS), U.S. Feet, Combined Scale Factor 0.999939805), values of N=10086014.36, E=3126255.76, for the common front corner of Lot 16 and Lot 17 of said Windsor Park, Block D, Section 4A, also being on the southerly Right-of-Way (R.O.W.) line of Broadmoor Drive (50' R.O.W.);

Thence, with the common line of said Lot 16 and Lot 17, South 22 degrees 32 minutes 01 seconds West, a distance of 110.01 feet to a 60-D nail set on the northerly line of an existing 5-foot drainage and public utility easement (D.&P.U.E.) described in Book 7, Page 178 of the T.C.P.R.;

Thence, through and across said Lot 16 the following two (2) courses and distances;

1. With the northerly line of said D.&P.U.E., North 62 degrees 26 minutes 59 seconds West, a distance of 5.02 feet to a 60-D nail set;
2. North 22 degrees 32 minutes 01 seconds East, a distance of 108.80 feet to a 60-D nail set on the northerly line of said Lot 16, also being the southerly R.O.W. line of said Broadmoor Drive;

Thence, with the northerly line of said Lot 16 and the southerly R.O.W. line of said Broadmoor Drive, 5.06 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 59 minutes 27 seconds, a radius of 292.59 feet, and a chord that bears South 76 degrees 14 minutes 29 seconds East, a distance of 5.06 feet to the **POINT OF BEGINNING** and containing 0.013 acre (547 S.F.) of land, more or less.

Exhibit "A"

I hereby certify that these field notes were prepared by Vara Land Surveying, Inc., from a survey made on the ground in August of 2003 under my supervision.

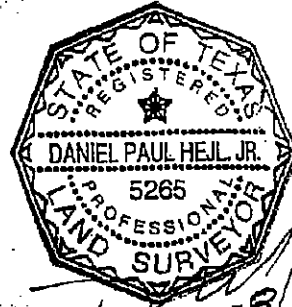
Prepared by Vara Land Surveying, Inc.



Daniel P. Hejl, Jr.

Registered Professional Land Surveyor No. 5265

Date: August 24, 2003



08/26/03

Bearing Basis: The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83(CORS), combined scale factor=0.999939805). The reference for this project is a 1/2-inch iron rod found for the northeast corner of Lot 17, Block D, Windsor Park Section 4A and the northeast corner of Lot 16 Block D, Windsor Park Section 4A, having a grid bearing of North 22 degrees 32 minutes 01 seconds East (North 24 degrees 58 East – plat bearing).

FIELD NOTES REVIEWED

By:  Date: 8-26-03

**Austin Clean Water Program
Survey Coordinator**

VARA LAND SURVEYING, INC.

Ph: (512) 836-2622

August 24, 2003

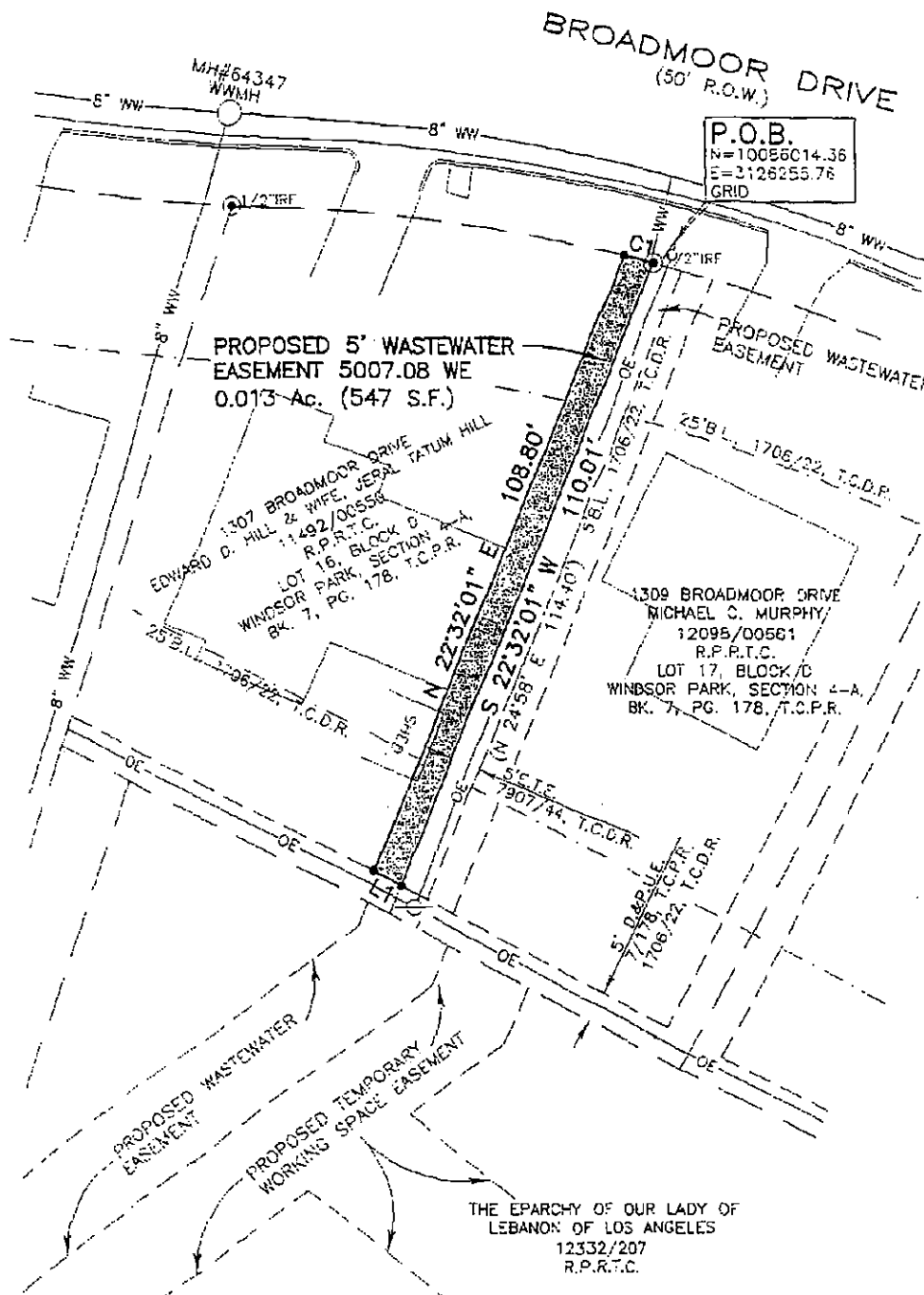
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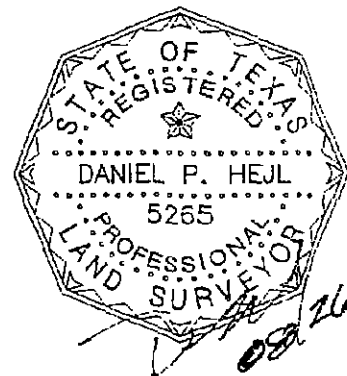
MAP GRID #L26

Exhibit "A"

SURVEY OF A PORTION OF WINDSOR PARK, SECTION 4A OUT OF THE JAMES P. WALLACE SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



- LEGEND**
- 1/2-INCH IRON ROD FOUND
 - 60-D NAIL SET
 - ▲ CALCULATED POINT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - T.C.D.R. TRAVIS COUNTY DEED RECORDS
 - T.C.P.R. TRAVIS COUNTY PLAT RECORDS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY TEXAS
 - D.&P.U.E. DRAINAGE & PUBLIC UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - E.T.E. ELECTRIC & TELEPHONE LINE EASEMENT
 - R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
 - () RECORD DIMENSION
 - PROPOSED EASEMENT
 - PROPERTY LINE
 - EXIST. D.&P.U.E.
 - EXIST. S.S.E.



AS SURVEYED BY
VARA LAND SURVEYING, INC.

DANIEL P. HEJL JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5265

DATE: 08/26/03

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	00°59'27"	5.06'	292.59	S76°14'29"E	5.06'
L1				N62°26'59"W	5.62'

BEARING BASIS NOTE:
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE, NAD83(CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT CS22, HAVING COORDINATE VALUES N=10084531.41, E=3128111.58 AND REFERENCE POINT L-25-1001(RMC3), HAVING COORDINATE VALUES N=10084564.093, E=3126476.150. COMBINED SCALE FACTOR=0.999939805. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT, G.F. No. 03060100, EFFECTIVE DATE: 5-27-03.

Exhibit "A"

VARA LAND SURVEYING, INC.

601 Forley Drive, Austin, Texas 78753
(512) 836-2622 FAX (512) 836-0275