

RESOLUTION NO. 20060622-126

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

WHEREAS, the City Council was requested to review and approve the use of parkland for the construction, operation and maintenance of water and wastewater facilities through dedicated parkland known as Onion Creek Park; and

WHEREAS, notice of public meeting to be held on June 22, 2006, was given for three consecutive weeks on May 28, June 4, and 11, 2006 in a newspaper of general circulation; and

WHEREAS, such public hearing was held June 22, 2006, by the City Council to determine the approval of the improvements proposing the use of the parkland; **NOW, THEREFORE,**

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

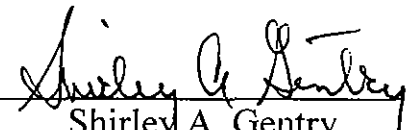
That the City Council finds that, having taken into account clearly enunciated local preferences, there is no feasible and prudent alternative to the use of the parkland (detailed in the attached Exhibit "A" and "B") for the construction, operation and maintenance of water and wastewater facilities through the dedicated parkland known as Onion Creek Park and such proposed use is approved.

That the City Council finds that the program of improvements includes all reasonable planning to minimize harm to the parkland from the resulting use.

That the City Manager or her designee be authorized to take such measures as may be necessary, favorable or required to secure placement of lines.

ADOPTED: June 22, 2006

ATTEST:


Shirley A. Gentry
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

City of Austin to
City of Austin
(Waterline Easement)

**1.552 ACRES
WATERLINE EASEMENT**

A DESCRIPTION OF 1.552 ACRES (67,592 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 226.903 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED JANUARY 25, 2000 AND RECORDED UNDER DOCUMENT NO. 2000011816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.552 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found at an angle point in the north right-of-way line of Nuckols Crossing Road (right-of-way width varies), being also an angle point the south line of the said 226.903 acre tract;

THENCE South 72°41'41" West, with the north right-of-way line of Nuckols Crossing Road, being also the south line of the 226.903 acre tract, a distance of 9.22 feet to a calculated point, from which a 1" iron pipe found at an angle point in the north right-of-way line of Nuckols Crossing Road, being also an angle point the south line of the said 226.903 acre tract, bears South 72°41'41" West, a distance of 64.11 feet;

THENCE departing the north right-of-way line of Nuckols Crossing Road, over and across the 226.903 acre tract, the following six (6) courses:


1. North 32°00'13" East, a distance of 107.05 feet to a calculated point;
2. North 25°39'34" East, a distance of 851.48 feet to a calculated point;
3. North 32°18'06" East, a distance of 164.86 feet to a calculated point;
4. North 71°55'55" East, a distance of 53.28 feet to a calculated point;
5. South 72°41'51" East, a distance of 184.61 feet to a calculated point;
6. South 61°06'40" East, a distance of 1420.69 feet to a calculated point in the north right-of-way line of Thaxton Road (right-of-way width varies), being also the south line of the 226.903 acre tract, from which a 1/2" rebar found in the north

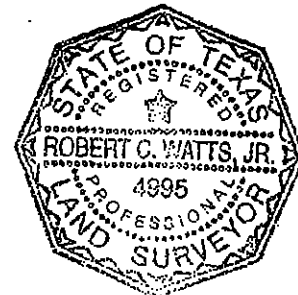
right-of-way line of Thaxton Road, being also the south line of the 226.903 acre tract, bears North 87°41'17" East, a distance of 12.31 feet;

THENCE with the north right-of-way line of Thaxton Road and Nuckols Crossing Road, being also the south line of the 226.903 acre tract, the following ten (10) courses:

1. South 87°41'17" West, a distance of 22.78 feet to a 5/8" rebar found;
2. North 73°57'04" West, a distance of 59.40 feet to a 1/2" rebar found, from which a 3/8" iron pipe found in the south right-of-way line of Thaxton Road bears South 32°52'03" West, a distance of 69.88 feet;
3. North 61°06'38" West, a distance of 460.92 feet to a 1" iron pipe found;
4. North 61°06'42" West, a distance of 879.84 feet to a 1/2" rebar found, from which a 1/2" iron pipe found in the south right-of-way line of Thaxton Road bears South 28°23'04" West, a distance of 68.94 feet;
5. North 72°41'51" West, a distance of 174.10 feet to a 1/2" rebar found;
6. South 71°55'55" West, a distance of 36.30 feet to a 1/2" rebar found;
7. South 32°18'06" West, a distance of 154.40 feet to a 1/2" rebar found, from which a 3/8" iron pipe found in the south right-of-way line of Nuckols Crossing Road bears South 63°36'38" East, a distance of 69.27 feet;
8. South 25°39'34" West, a distance of 851.75 feet to a 5/8" rebar found, from which a 1" iron pipe found in the south right-of-way line of Nuckols Crossing Road bears North 79°00'11" East, a distance of 87.02 feet;
9. South 33°31'21" West, a distance of 48.80 feet to a 1-3/4" iron pipe found;
10. South 50°43'05" West, a distance of 55.25 feet to the **POINT OF BEGINNING**, containing 1.552 acres of land, more or less.

Surveyed on the ground in October 2005. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 471-001-WE1.

 4-18-06
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



REFERENCES

TCAD Parcel #0334000126
Austin Grid map H-13 & J-13

FIELD NOTES REVIEWED

By CHIN MOORE Date 4-18-2006
Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY A DESCRIPTION OF 1.552 (67,592 SQ. FT.) ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 226.903 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED JANUARY 25, 2000 AND RECORDED UNDER DOCUMENT NO. 2000011816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE,
1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 471-001-WE1

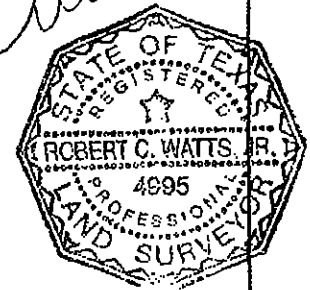
LINE TABLE			
No.	BEARING	LENGTH	RECORD LINE
L1	S72°41'41"W	73.33'	(S72°42'40"W 73.32')
L2	N87°20'12"W	47.73'	(N87°20'59"W 47.74')
L3	N80°00'36"W	5.30'	(N80°01'13"W 5.30')
L4	S10°51'39"W	68.98'	
L5	S72°41'41"W	9.22'	
L6	N32°00'13"E	107.05'	
L7	N32°18'06"E	164.86'	
L8	N71°55'55"E	53.28'	
L9	S72°41'51"E	184.61'	
L10	S87°41'17"W	22.78'	
L11	N73°57'04"W	59.40'	(N73°58'19"W 59.28')
L12	S32°52'03"W	69.88'	
L13	S28°23'04"W	68.94'	
L14	N72°41'51"W	174.10'	(N72°41'57"W 174.11')
L15	S71°55'55"W	36.30'	(S71°57'48"W 36.28')
L16	S32°18'06"W	154.40'	(S32°19'48"W 154.44')
L17	S63°36'38"E	69.27'	
L18	N79°00'11"E	87.02'	
L19	S33°31'32"W	48.80'	(S33°29'17"W 48.81')
L20	S50°43'05"W	55.25'	(S50°40'30"W 55.27')
L21	N87°41'17"E	35.09'	(N87°27'53"E 35.20')
L22	N70°08'35"E	40.00'	(N69°51'44"E 40.12')
L23	N53°06'27"E	41.45'	(N53°22'40"E 41.31')
L24	N35°35'19"E	42.98'	(N36°04'57"E 42.78')

LEGEND

- REBAR FOUND (SIZE NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- CALCULATED POINT
- () RECORD DATA

Chaparral

DATE OF SURVEY: OCT. 2005
PLOT DATE: 4/18/06
DRAWING NO.: 471-001-WE1
PROJECT NO.: 471-001
SHEET 1 OF 4



4-18-06

SANTIAGO DEL VALLE GRANT

226,903 ACRES
CITY OF AUSTIN
(2000011816)

5.74 AC.
DONALD F.
SCHMIDT ET AL.
(5057/250)

5.74 AC.
ALICE DITTMAR GROBOWSKY
(5057/254)

5.74 AC.
C.L. JENNINGS AND K.T. GILMORE
(2002075802)

LOT 1
GENTRY ESTATES
(75/88)

679.66 ACRES
MVE VENTURE, LTD.
(2005078856)

Chaparral

DATE OF SURVEY: OCT. 2005
PLOT DATE: 4/18/06
DRAWING NO.: 471-001-WE1
PROJECT NO.: 471-001
SHEET 2 OF 4

SCALE
1"=20'

N

N25°39'34"E 851.48'
1.552 ACRES

NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

L18

5/8"

L19

1 3/4"

L20

64.11'

L5

L6

L1

L2

L3

L4

P.O.B.

S85°18'25"E 178.50'
(S81°39'10"E 178.53')

S61°01'04"E 1123.29'
(S57°19'30"E 1123.28')

3/4"

SCALE
1"=20'

L7
L16

APPARENT RIGHT OF WAY
CURVE DATA PER
(200300236)

A PORTION OF 2 AC.
FRANK DITMAR, JR.
(1340/403)

1.552 ACRES
THAXTON ROAD
(R.O.W. WIDTH VARIES)

ACRES

S61°06'40"E 1420.69,
N61°06'42"W 879.84,
(N61°08'45"W 879.84)

5.74 AC.
DONALD F.
SCIMMIDT ET AL.
(5057/250)

LOT 2
CREEK MEW
(200300236)

LOT 1
CREEK VIEW
(200300236)

DATE OF SURVEY: OCT. 2035
PLOT DATE: 4/18/06
DRAWING NO.: 471-001~WE1
PROJECT NO.: 4/1-001
SHEET 3 OF 4

Chaparral

SANTIAGO DEL VALLE GRANT

S61°06'40"E 1420.69'
 N61°06'42"W 879.84'
 (N61°06'45"W 879.84')

226.903 ACRES
 CITY OF AUSTIN
 (2000011816)

LOT 1
 CREEK VIEW
 (200300236)

THAYTON ROAD
 (R.O.W. WIDTH VARIES)
 1.552 ACRES

N61°06'38"W 460.92'
 (N61°05'48"W 461.06')

14.760 ACRES
 W. T. BRADSHAW, JR., TRUSTEE
 (8412/663)

SCALE
 1"=20'

SALT SPRINGS DRIVE
 (R.O.W. WIDTH VARIES)

L12
 1/2"
 L11
 5/8"
 L10
 12.31'
 1/2"
 5/8"
 L2
 1/2"
 L24
 1/2"

DATE OF SURVEY: OCT. 2005
 PLOT DATE: 4/18/06
 DRAWING NO.: 471-001-WE1
 PROJECT NO.: 471-001
 SHEET 4 OF 4

Chaparral



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

City of Austin to
City of Austin
(Wastewater Easement)

**2.422 ACRES
WASTEWATER EASEMENT**

A DESCRIPTION OF 2.422 ACRES (APPROXIMATELY 105,522 SQUARE FEET) IN THE SANTIAGO DEL VALLE GRANT, BEING A PORTION OF A 226.903 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED JANUARY 25, 2000 AND RECORDED UNDER DOCUMENT NO. 2000011816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PORTION OF A 74.401 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED OCTOBER 29, 1999 AND RECORDED UNDER DOCUMENT NO. 1999131284 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.422 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found at an angle point in the north right-of-way line of Nuckols Crossing Road (right-of-way width varies), being also the west corner of the said 226.903 acre tract and the southeast corner of the said 74.401 acre tract, from which a 1" iron pipe found at another angle point in the north right-of-way line of Nuckols Crossing Road, being also an angle point in the southwest line of the 226.903 acre tract, bears South 68°17'00" East, a distance of 145.27 feet;

THENCE North 63°17'50" West, along the north right-of-way line of Nuckols Crossing Road, being also the southwest line of the 74.401 acre tract, a distance of 30.00 feet to a calculated point, from which a 1/2" rebar found at an angle point in the north right-of-way line of Nuckols Crossing Road, being also an angle point in the southwest line of the 74.401 acre tract, bears North 63°17'50" West, a distance of 10.12 feet;

THENCE over and across the 74.401 acre tract and the 226.903 acre tract, the following sixteen (16) courses:

1. North 26°55'16" East, a distance of 805.21 feet to a calculated point;
2. North 21°29'13" East, a distance of 260.34 feet to a calculated point;
3. North 26°26'08" East, a distance of 351.19 feet to a calculated point;
4. North 26°45'44" East, a distance of 350.41 feet to a calculated point;

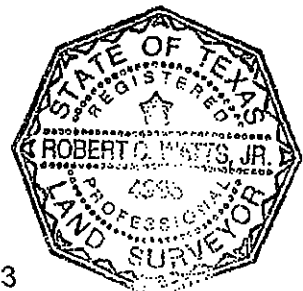
5. North 25°23'09" East, a distance of 352.96 feet to a calculated point;
6. North 62°37'38" West, a distance of 15.00 feet to a calculated point;
7. North 27°22'22" East, a distance of 305.14 feet to a calculated point;
8. North 17°28'47" East, a distance of 383.93 feet to a calculated point in the south line of a 20' wide Sanitary Sewer Easement granted to the City of Austin, of record in Volume 10344, Page 284 of the Real Property Records of Travis County, Texas;
9. South 81°14'31" East, along the south line of the said 20' wide easement, a distance of 60.70 feet to a calculated point;
10. South 17°28'47" West, departing the south line of the 20' wide easement, a distance of 398.32 feet to a calculated point;
11. South 27°22'22" West, a distance of 309.81 feet to a calculated point;
12. North 62°37'38" West, a distance of 15.00 feet to a calculated point;
13. South 25°23'09" West, a distance of 352.80 feet to a calculated point;
14. South 26°45'44" West, a distance of 350.68 feet to a calculated point;
15. South 26°26'08" West, a distance of 349.81 feet to a calculated point;
16. South 21°29'13" West, a distance of 260.46 feet to a 1/2" rebar found at an angle point in the common line of the 226.903 acre tract and the 74.401 acre tract, from which a nail found at another angle point in the aforementioned common line bears North 23°30'17" East, a distance of 228.17 feet;

THENCE South 26°55'16" West, along the aforementioned common line, a distance of 806.52 feet to the **POINT OF BEGINNING**, containing 2.422 acres of land, more or less.

Surveyed on the ground in November 2005. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 471-001-WWE1.

Robert C. Watts, Jr. 4-18-06

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



REFERENCES

TCAD Parcel #0334000126, 0431080801 & 0431080803
Austin Grid map H-13

FIELD NOTES REVIEWED

By JOHN MOORE Date 4-18-2006
Engineering Support Section
Department of Public Works
and Transportation

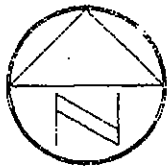
SKETCH TO ACCOMPANY A DESCRIPTION OF 2.422 ACRES (APPROXIMATELY 105,522 SQUARE FEET) IN THE SANTIAGO DEL VALLE GRANT, BEING A PORTION OF A 226.903 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED JANUARY 25, 2000 AND RECORDED UNDER DOCUMENT NO. 2000011816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PORTION OF A 74.401 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED OCTOBER 29, 1999 AND RECORDED UNDER DOCUMENT NO. 1999131284 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
471-001-WWE1

SEE SHEET 2

40.052 ACRES
CITY OF AUSTIN
(2000121255)



SCALE
1"=100'

LEGEND	
●	1/2" REBAR FOUND
○	36" ELM TREE FOUND
▲	NAIL FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
○	CALCULATED POINT

226.903 ACRES
CITY OF AUSTIN
(2000011816)

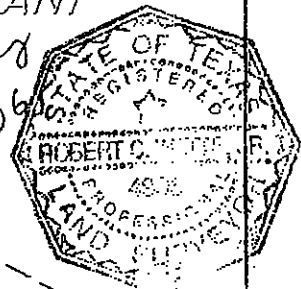
74.401 ACRES
CITY OF AUSTIN
(1999131284)

SANTIAGO DEL
VALLE GRANT

0.046 ACRES
R.O.W. DEDICATION
(1999131284)

175.000 ACRES
BENCHMARK LAND DEVELOPMENT, INC.
(2005078857)

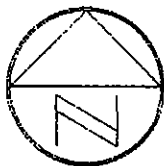
NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)



DATE OF SURVEY: NOV. 2005
PLOT DATE: 4/18/06
DRAWING NO.: 471-001-WWE1
PROJECT NO.: 471-001
SHEET 1 OF 4

Chaparral

SEE SHEET 3



SCALE
1"=100'

SANTIAGO DEL VALLE GRANT

74.401 ACRES
CITY OF AUSTIN
(1999131284)

226.903 ACRES
CITY OF AUSTIN
(2000011816)

2.422 ACRES

40.052 ACRES
CITY OF AUSTIN
(2000121255)

74.401 ACRES
CITY OF AUSTIN
(1999131284)

LEGEND	
●	1/2" REBAR FOUND
○	36" ELM TREE FOUND
▲	NAIL FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
○	CALCULATED POINT

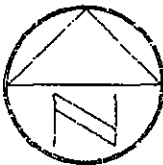
SEE SHEET 1

Chaparral

DATE OF SURVEY: NOV. 2005
PLOT DATE: 4/18/06
DRAWING NO.: 471-001-WWE1
PROJECT NO.: 471-001
SHEET 2 OF 4

SEE SHEET 4

LINE TABLE			
NO	BEARING	LENGTH	RECORD LINE
L1	S68°17'00"E	145.27'	(S68°18'33"E 145.32')
L2	S28°09'43"W	68.64'	
L3	N63°17'50"W	40.12'	(N63°16'16"W 40.10')
L4	N63°07'20"W	19.93'	(N63°09'28"W 19.99')
L5	S31°13'12"W	57.41'	(S30°53'52"W 57.87')
L6	S24°58'02"W	130.37'	(S24°58'58"W 130.40')
L7	N63°17'50"W	30.00'	
L8	N62°37'38"W	15.00'	
L9	S81°14'31"E	60.70'	
L10	S17°28'47"W	398.32'	
L11	N62°37'38"W	15.00'	



SCALE
1"=100'

74.401 ACRES
CITY OF AUSTIN
(1999131284)

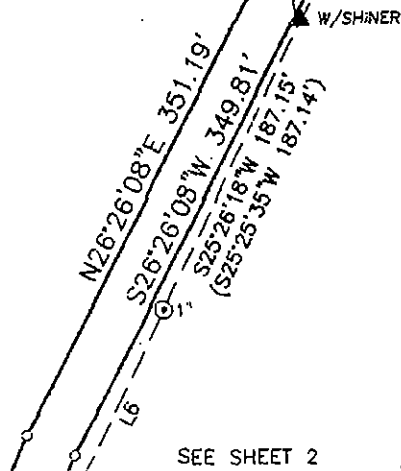
2.422 ACRES

226.903 ACRES
CITY OF AUSTIN
(2000011816)

SANTIAGO DEL
VALLE GRANT

LEGEND

- 1/2" REBAR FOUND
- 36" ELM TREE FOUND
- ▲ NAIL FOUND
- ⊙ IRON PIPE FOUND
(SIZE NOTED)
- ◊ CALCULATED POINT



SEE SHEET 2

Chaparral

DATE OF SURVEY: NOV. 2005
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PROJECT NO.: 471-001
SHEET 3 OF 4

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	90°14'38"	136.02'	136.60'	214.24'	192.77'	S72°14'38"W

