

RESOLUTION NO. 20061116-078

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 0.425 acres of parkland for roadway improvements through dedicated parkland known as Town Lake Park, and

WHEREAS, notice of public meeting to be held on November 16, 2006 was given for three consecutive weeks on October 22, 29, and November 5, 2006 in a newspaper of general circulation, and

WHEREAS, such public hearing was held November 16, 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") for the roadway improvements through the dedicated parkland 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 the improvements

ADOPTED: November 16, 2006

ATTEST:

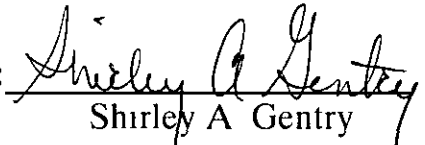
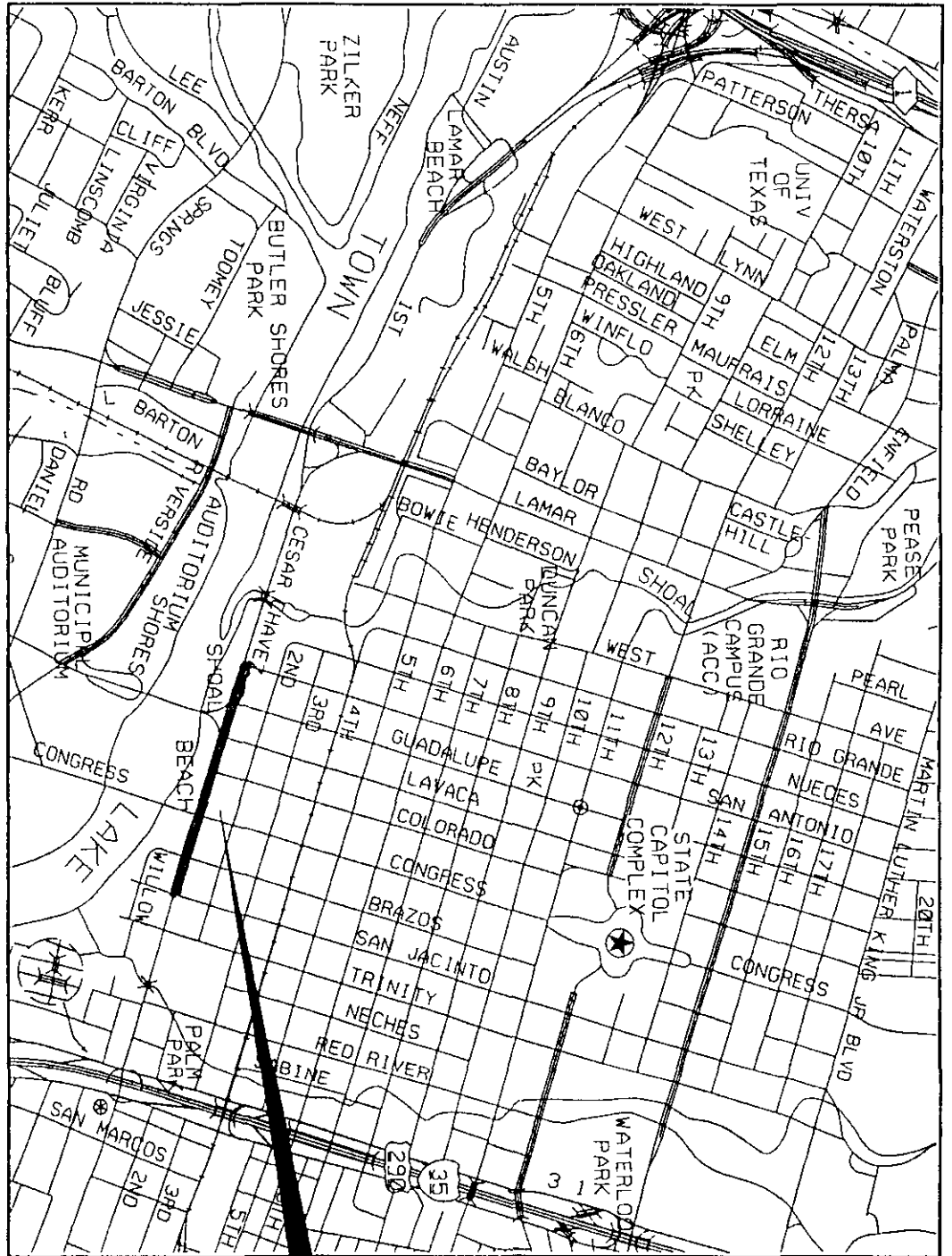

Shirley A Gentry
City Clerk

Exhibit "A"

VICINITY MAP
(NTS)



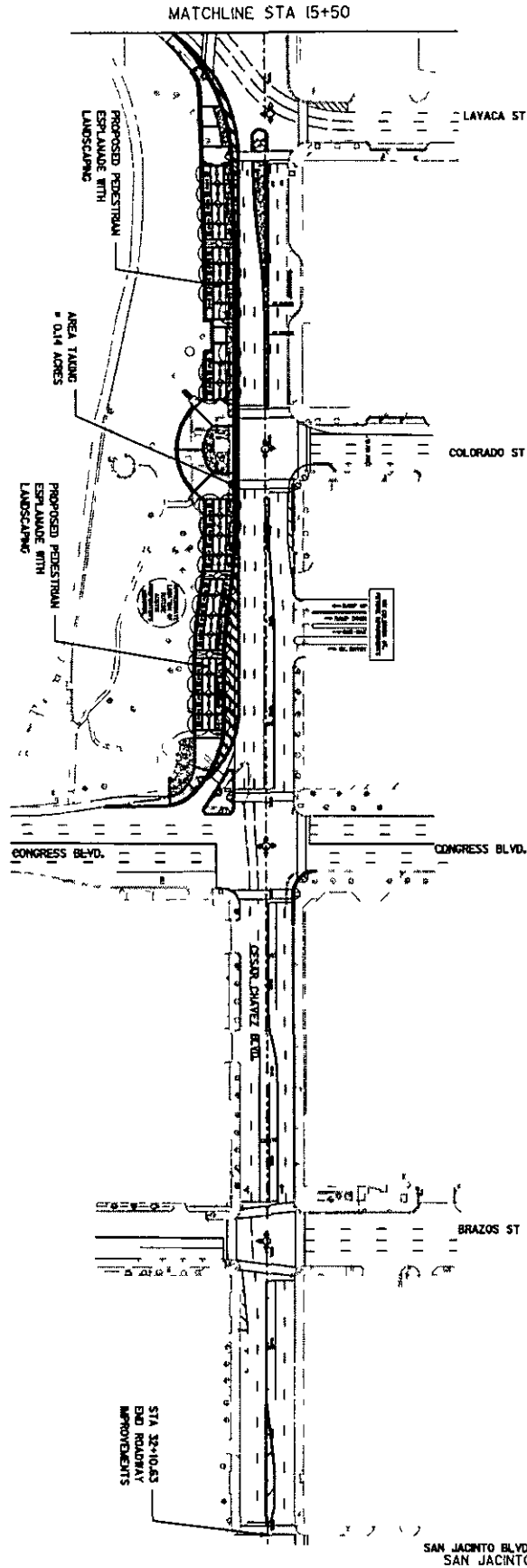
PROJECT LOCATION



NOTE: PARKLAND AREAS MEASURED FROM THE EXISTING B.O.C. TO THE PROPOSED B.O.C. AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE.



CITY OF AUSTIN, TEXAS
PUBLIC WORKS DEPARTMENT
MAILING ADDRESS:
ONE TEXAS CENTER
505 BARTON SPRINGS ROAD
AUSTIN TX 78704
(512) 974 2642 FAX: 974-7235



TOTAL PARKLAND TO BE
 USED FOR RIGHT-OF-WAY = 0.42 ACRES

NOTE: PARKLAND AREAS MEASURED FROM THE EXISTING B.O.C. TO THE
 PROPOSED B.O.C. ARE APPROXIMATE AND SUBJECT TO CHANGE.



NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DRAWN BY: SB
 DESIGNED BY: SB
 TITLE:
**CESAR CHAVEZ
 CONVERSION**
 PARKLAND R.O.W. EXHIBIT



CITY OF AUSTIN, TEXAS
 PUBLIC WORKS DEPARTMENT
 MAILING ADDRESS:
 ONE TEXAS CENTER
 505 BARTON SPRINGS ROAD
 AUSTIN, TX 78704
 (512) 974-2642 FAX: 974-7239

EXHIBIT "A"

City of Austin
Right-of-Way Dedication
of Existing Parkland
(West Cesar Chavez Street)
CIP# ____-____-____

LEGAL DESCRIPTION

BEING A 2,202 SQUARE FOOT TRACT OF LAND SITUATED IN THE SAMUEL GOOCHER SURVEY, ABSTRACT NO 329, IN TRAVIS COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND GRANTED TO THE CITY OF AUSTIN BY THE STATE OF TEXAS IN HOUSE BILL NO 13 OF THE 35TH LEGISLATIVE SESSION IN THE YEAR 1917, ALSO BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS "TRACT N12-A" DEDICATED AS PARKLAND IN ORDINANCE 850502-U, SAID 2,202 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH

BEGINNING at a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF ASSOC INC " (hereinafter referred to as "with cap") for corner at the intersection of the proposed back of curb line (hereinafter referred to as "curb line") on the west side of South 1st Street median island with the existing easterly curb line of the southerly entrance to South 1st Street (a variable width right-of-way), said point having Texas State Plane Coordinate (Texas Central Zone, NAD83(CORS), U.S. Survey Feet values of N=10,069,288 0027, E=3,112,781 4127, Combined Scale Factor 0 99987885838), for the southwesterly corner and POINT OF BEGINNING of the herein described tract from which point an "x" cut found near the intersection of the original north right-of-way line of West Cesar Chavez Street with the original east right-of-way line of Rio Grande Street, same point being the southwest corner of that certain called 289 square foot tract of land conveyed for right-of-way by the City of Austin in Volume 12852, Page 120, of the Real Property Records of Travis County, Texas, same being the southwest corner of Block 185, Original City of Austin, said Block 185 as conveyed by instruments to the City of Austin, recorded in Volume "P", Page 151, Volume 360, Page 561, Volume 361, Page 29 and Volume 365, Page 184 of the Deed Records of Travis County, Texas, bears North 68°37'47" West, a distance of 1,143 39 feet,

THENCE North 22°42'45" West, departing said proposed curb line and along the existing curb line, a distance of 11 36 feet to an "x" cut set for the beginning of a non-tangent curve to the right having a delta angle of 22°18'42", a radial bearing of North 68°56'09" East, and a radius of 16 37 feet,

THENCE in a Northwesterly direction, continuing along said existing curb line and along said curve for an arc distance of 6 37 feet, a chord bearing of North 09°54'30" West, and a chord distance of 6 33 feet to a 1/2-inch set iron rod with cap at the point of compound curvature of a non-tangent curve to the right having a delta angle of 107°54'36", a radial bearing of North 88°23'58" East, and a radius of 7 31 feet,

THENCE in a Northeasterly direction, continuing along said existing curb line and along said curve for an arc distance of 13 77 feet, a chord bearing of North 52°21'16" East, and a chord distance of 11 82 feet to an "x" cut set for corner,

THENCE South 73°22'28" East, continuing along said existing curb line, a distance of 129 70 feet to a 1/2-inch set iron rod with cap at the beginning of a non-tangent curve to the right having a delta angle of 122°17'57", a radial bearing of South 14°09'12" West, and a radius of 14 50 feet,

THENCE in a Southeasterly direction, continuing along said existing curb line and along said curve for an arc distance of 30 95 feet, a chord bearing of South 14°41'49" East, and a chord distance of 25 40 feet to a 1/2-inch set iron rod with cap at the intersection of said existing curb line and said proposed curb line, said point also being the beginning of a non-tangent curve to the left having a delta angle of 122°10'19", a radial bearing of North 43°06'27" West, and a radius of 6 00 feet, from which point a pk nail found near the intersection of the north right-of-way line of West Cesar Chavez Street with the west right-of-way line of Colorado Street, said intersection being the southeast corner of Block 4, Original City of Austin, according to map number 2179 on file in the General Land Office of the State of Texas, bears South 85°40'46" East, a distance of 439 78 feet, also from which point a calculated monument at the intersection of the centerline of West Cesar Chavez Street with the centerline of Colorado Street bears South 79°54'51" East, a distance of 472 83 feet, and from which centerline intersection a calculated monument at the intersection of the centerline of West 2nd Street with the centerline of Colorado Street bears North 16°32'38" East, a distance of 356 46 feet,

THENCE in a Northwesterly direction, departing said existing curb line and along said proposed curb line and along said curve for an arc distance of 12 79 feet, a chord bearing of North 14°11'37" West, and a chord distance of 10 50 feet to an "x" cut set for corner,

THENCE North 75°16'43" West, continuing along said proposed curb line, a distance of 62 97 feet to a 1/2-inch set iron rod with cap for the beginning of a tangent curve to the right having a delta angle of 01°48'06", a radial bearing of North 14°43'17" East, and a radius of 2,000 00 feet,

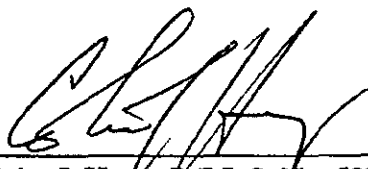
THENCE in a Northwesterly direction, continuing along said proposed curb line and along said curve for an arc distance of 62 89 feet, a chord bearing of North 74°22'40" West, and a chord distance of 62 89 feet to a 1/2-inch set iron rod with cap for the point of tangency,

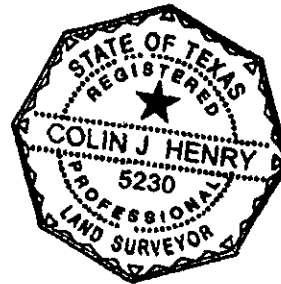
THENCE North $73^{\circ}28'40''$ West, continuing along said proposed curb line, a distance of 4 72 feet to a 1/2-inch set iron rod with cap for the beginning of a non-tangent curve to the left having a delta angle of $129^{\circ}14'43''$, a radial bearing of South $16^{\circ}31'25''$ West, and a radius of 5 00 feet,

THENCE in a Southwesterly direction, continuing along said proposed curb line and along said curve for an arc distance of 11 28 feet, a chord bearing of South $41^{\circ}54'03''$ West, a chord distance of 9 04 feet to the POINT OF BEGINNING and containing 2,202 square feet of land, more or less

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83(CORS), Combined Scale Factor 0 99987885838) Project Reference Control Points are a found 60d nail (#308) in the central median island at the intersection of West Cesar Chavez Street with South First Street, and a found 60d nail (#307), being located approximately 215 feet west of the existing western curb line of Congress Avenue and 72 feet south of the existing south curb line of West Cesar Chavez Street #307 bears South $69^{\circ}59'01''$ East, a surface distance of 699 26 feet from #308

 10/10/06
Colin J Henry R P L S No 5230
Halff Associates, Inc ,
4030 West Braker Lane, Suite 450,
Austin, Texas 78759-5356
(512)-252-8184



REFERENCES

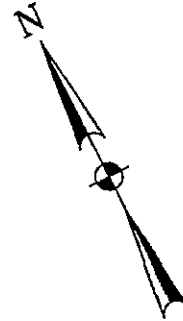
TCAD # 02-0501-0901
AUSTIN GRID J-22

FIELD NOTES REVIEWED

By John Moore Date 10-10-2006
Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SAMUEL GOOCHER SURVEY
ABSTRACT NO. 329



COLORADO STREET

LAVACA STREET

$\Delta = 107^{\circ}54'36''$
R= 7.31'
T= 10.04'
L= 13.77'
C.L.=11.82'
C.B.=N52°21'16"E

(OWNER)
CITY OF AUSTIN
BLOCK 3
CITY HALL

$\Delta = 22^{\circ}18'42''$
R= 16.37'
T= 3.23'
L= 6.37'
C.L.=6.33'
C.B.=N09°54'30"W

WEST CESAR
CHAVEZ STREET
(VARIABLE WIDTH
RIGHT-OF-WAY)

2,202 SQ FEET

$\Delta = 122^{\circ}17'57''$
R= 14.50'
T= 26.32'
L= 30.95'
C.L.=25.40'
C.B.=S14°41'49"E

N22°42'45"W

S73°22'28"E 129.70'

N75°16'43"W
62.97'

N73°28'40"W
4.72'

$\Delta = 122^{\circ}10'19''$
R= 6.00'
T= 10.86'
L= 12.79'
C.L.=10.50'
C.B.=N14°11'37"W

GRID COORDINATE
N= 10069288 0027
E= 3112781.4127

$\Delta = 129^{\circ}14'43''$
R= 5.00'
T= 10.54'
L= 11.28'
C.L.=9.04'
C.B.=S41°54'03"W

$\Delta = 01^{\circ}48'06''$
R= 2,000.00'
T= 31.45'
L= 62.89'
C.L.=62.89'
C.B.=N74°22'40"W

LEGEND

TCPR TRAVIS COUNTY PLAT RECORD
ROW RIGHT-OF-WAY
● 1/2-INCH IRON ROD SET W/YELLOW PLASTIC
CAP STAMPED "HALFF ASSOC INC"
(UNLESS OTHERWISE NOTED)
DRTC DEED RECORDS TRAVIS COUNTY

(OWNER)
CITY OF AUSTIN
HOUSE BILL NO. 13
STATE OF TEXAS 35TH
LEGISLATIVE SESSIONS

TOWN LAKE
Vol 769, Pg 57 DRTC
(Third Tract)

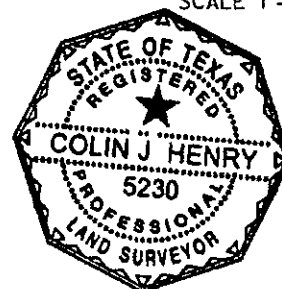
So. 1st STREET

NOTE

1) The coordinates shown are based on the Texas State Plane Coordinate System Central Zone 4203 NAD83(CORS) Datum. The bearings shown are grid bearings. PROJECT coordinates were established from CORS Stations PID- DF4374= DES- "AUSTIN RRP2 CORS L1 PHASE CENTER" having GRID values of N= 10086515 8945 E= 3109682 4831, PID- DE7995= DES- "CARTERBURGESS COOP CORS ARP" having GRID values of N= 10070824 8078, E= 3100333 7408. Combined Scale factor = 0.99987885838. All distances shown are surface distances. US SURVEY FEET.
2) This Survey was done without easement and title research.

0 25 50 75 100 150

SCALE IN FEET
SCALE 1"=50'



Handwritten signature and date: 10/10/06

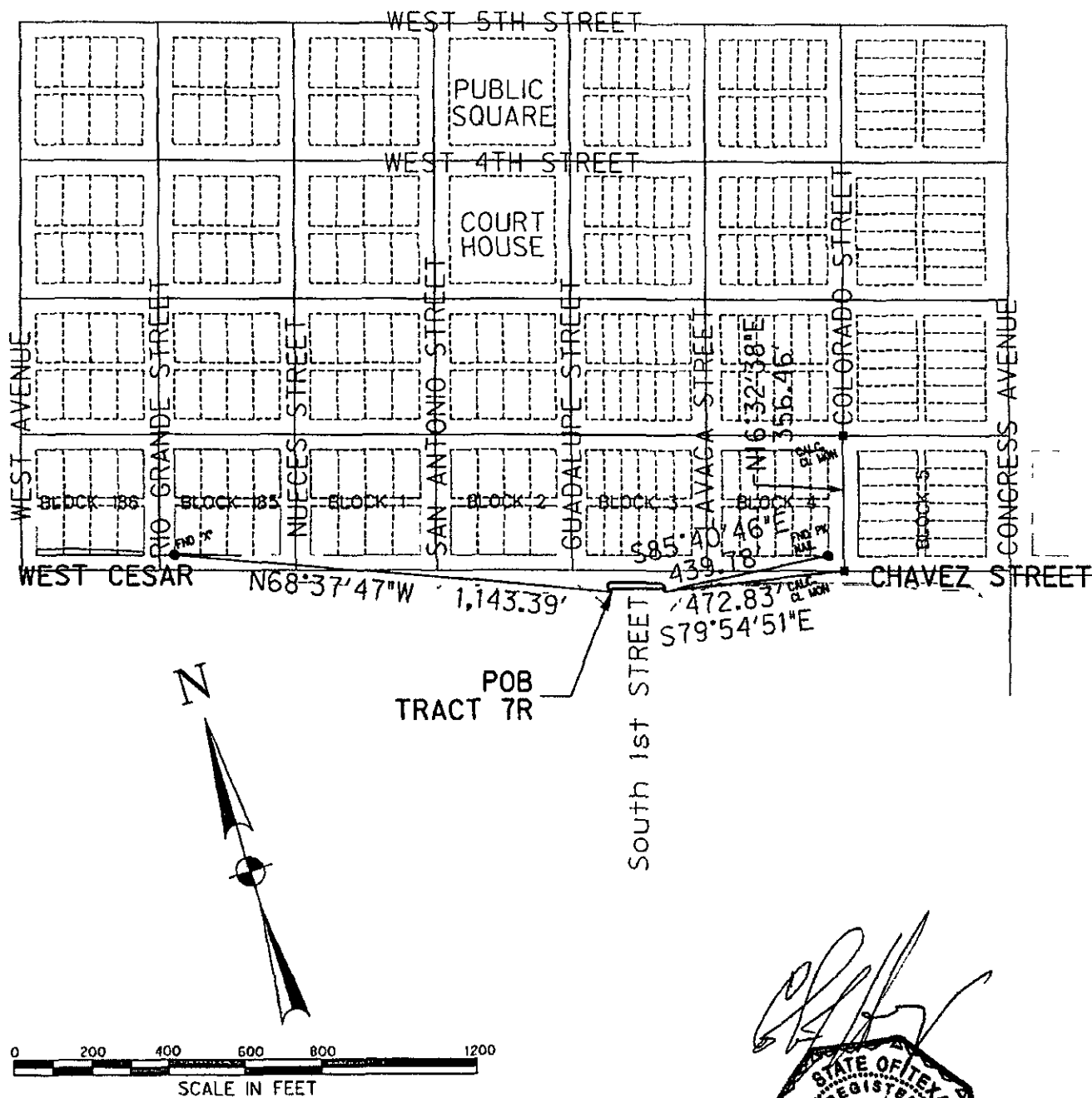
Halff Associates

ENGINEERS ARCHITECTS SCIENTISTS PLANNERS SURVEYORS
4030 WEST BRAKER LANE SUITE 450
AUSTIN, TEXAS 78759-5358
TEL (512) 252-8184 FAX (512) 252-8141

PAGE 1 OF 2

\\AV0\Dgn\, DGN=702new_exhibit07r.dgn, REF= mon2d.dgn, gpkop2a.dgn

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

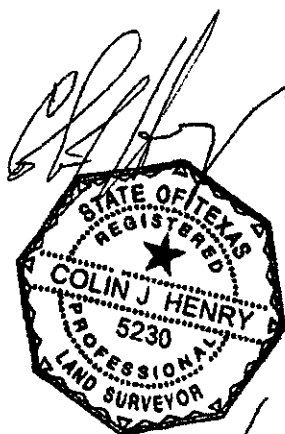


NOTE

- 1) The coordinates shown are based on the Texas State Plane Coordinate System, Central Zone 4203, NAD83(CORS) Datum. The bearings shown are grid bearings. PROJECT coordinates were established from CORS Stations. PID- DF4374= DES- 'AUSTIN RRP2 CORS L1 PHASE CENTER' having GRID values of N= 10086515 8945, E= 3109682 4831, PID- DE7995= DES- 'CARTERBURGESS COOP CORS ARP' having GRID values of N= 10070824 8078 E= 3100333 7408. Combined Scale factor = 0.99987885838. All distances shown are surface distances US SURVEY FEET.
- 2) This Survey was done without easement and title research.

Halff Associates

ENGINEERS ARCHITECTS SCIENTISTS PLANNERS SURVEYORS
4030 WEST BRAKER LANE SUITE 450
AUSTIN TEXAS 78759-5356
TEL (512) 252-8184 FAX (512) 252-8141



10/10/06

EXHIBIT "A"

City of Austin
Right-of-Way Dedication
of Existing Parkland
(West Cesar Chavez Street)
CIP# ____-____-____

LEGAL DESCRIPTION

BEING A 10,054 SQUARE FOOT TRACT OF LAND SITUATED IN THE SAMUEL GOOCHER SURVEY, ABSTRACT NO 329, IN TRAVIS COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND GRANTED TO THE CITY OF AUSTIN BY THE STATE OF TEXAS IN HOUSE BILL NO 13 OF THE 35TH LEGISLATIVE SESSION IN THE YEAR 1917, ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "TRACT N-12" DEDICATED AS PARKLAND IN ORDINANCE 850502-U, SAID 10,054 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC INC." (hereinafter referred to as "with cap") for corner on the existing back of curb line (hereinafter referred to as "curb line") on the south side of West Cesar Chavez Street, said point having Texas State Plane Coordinate (Texas Central Zone, NAD83(CORS), U.S. Survey Feet values of N=10,069,562.8951, E=3,111,945.0767, Combined Scale Factor 0.99987885838), for the most westerly corner and POINT OF BEGINNING of the herein described tract, from which point an "x" cut found near the intersection of the original north right-of-way line of West Cesar Chavez Street with the original east right-of-way line of Rio Grande Street, same point being the southwest corner of that certain called 289 square foot tract of land conveyed for right-of-way by the City of Austin in Volume 12852, Page 120, of the Real Property Records of Travis County, Texas, same being the southwest corner of Block 185, Original City of Austin, said Block 185 as conveyed by instruments to the City of Austin, recorded in Volume "P", Page 151, Volume 360, Page 561, Volume 361, Page 29 and Volume 365, Page 184 of the Deed Records of Travis County, Texas, bears North 58°10'38" West, a distance of 268.80 feet,

THENCE South 73°25'27" East, along said existing curb line, a distance of 70.16 feet, to an "x" cut set for corner,

THENCE South 73°16'44" East, continuing along said existing curb line, a distance of 55.25 feet, to a 1/2-inch set iron rod with cap for corner,

THENCE South 73°25'17" East, continuing along said existing curb line, a distance of 266.66 feet, to a 1/2-inch set iron rod with cap for corner,

THENCE South $73^{\circ}48'01''$ East, continuing along the prolongation said existing curb line and crossing an existing park road, a distance of 28 25 feet, to a P K nail set for corner,

THENCE South $73^{\circ}27'34''$ East, continuing along said existing curb line, a distance of 316 51 feet, to a P K nail set for corner,

THENCE South $71^{\circ}04'54''$ East, continuing along said existing curb line, a distance of 13 80 feet, to a P K nail set for corner, said point also being the beginning of a non-tangent curve to the right having a delta angle of $46^{\circ}56'39''$, a radial bearing of South $21^{\circ}50'43''$ West, and a radius of 164 29 feet,

THENCE in a Southeasterly direction, continuing along said existing curb line and along said curve for an arc distance of 134 61 feet, a chord bearing of South $44^{\circ}40'57''$ East, and a chord distance of 130 87 feet, to a crow'sfoot set at the intersection of said existing curb line and the proposed curb line, said point being the beginning of a non-tangent curve to the left having a delta angle of $51^{\circ}17'32''$, a radial bearing of South $68^{\circ}49'41''$ West, and a radius of 89 50 feet, and from which point a pk nail found near the intersection of the north right-of-way line of West Cesar Chavez Street with the west right-of-way line of Colorado Street, said intersection being the southeast corner of Block 4, Original City of Austin, according to map number 2179 on file in the General Land Office of the State of Texas, bears South $86^{\circ}20'23''$ East, a distance of 599 40 feet, also from which point a calculated monument at the intersection of the centerline of West Cesar Chavez Street with the centerline of Colorado Street bears South $81^{\circ}59'35''$ East, a distance of 631 32 feet, and from which centerline intersection a calculated monument at the intersection of the centerline of West 2nd Street with the centerline of Colorado Street bears North $16^{\circ}32'38''$ East, a distance of 356 46 feet,

THENCE in a Northwesterly direction, departing said existing curb line and along said proposed curb line, and along said curve for an arc distance of 80 12 feet, a chord bearing of North $46^{\circ}49'05''$ West, and chord distance of 77 47 feet, to a 1/2-inch set iron rod with cap for the point of tangency,

THENCE North $73^{\circ}25'46''$ West, continuing along said proposed curb line, a distance of 111 15 feet to a 1/2-inch set iron rod with cap for the beginning of a tangent curve to the right having a delta angle of $12^{\circ}13'10''$, a radial bearing of North $16^{\circ}34'14''$ East, and a radius of 512 00 feet,

THENCE in a Northwesterly direction, continuing along said proposed curb line and along said curve for an arc distance of 109 19 feet, a chord bearing of North $67^{\circ}19'11''$ West, and a chord distance of 108 99 feet to a 1/2-inch set iron rod with cap for the point of reverse curvature of a tangent curve to the left having a delta angle of $12^{\circ}16'01''$, a radial bearing of South $28^{\circ}47'24''$ West, and a radius of 408 00 feet,

THENCE in a Northwesterly direction, continuing along said proposed curb line, and along said curve for an arc distance of 87 35 feet, a chord bearing of North 67°20'36" West, and a chord distance of 87 19 feet to a 1/2-inch set iron rod with cap for the point of tangency,

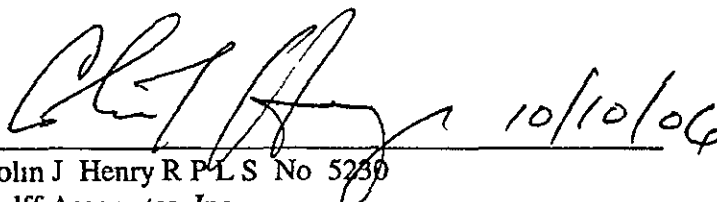
THENCE North 73°28'37" West, continuing along said proposed curb line, a distance of 269 62 feet to a 1/2-inch set iron rod with cap for the beginning of a tangent curve to the right having a delta angle of 04°15'05", a radial bearing of North 16°31'18" East, and a radius of 1,425 00 feet,

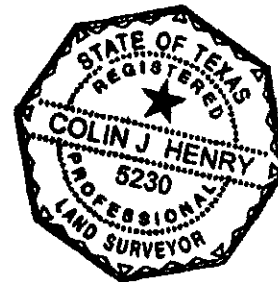
THENCE in a Northwesterly direction, continuing along said proposed curb line, and along said curve for an arc distance of 105 74 feet, a chord bearing of North 71°21'10" West, a chord distance of 105 71 feet to a 1/2-inch set iron rod with cap for the point of reverse curvature of a tangent curve to the left having a delta angle of 04°12'48", a radial bearing of South 20°46'23" West, and a radius of 1,560 00 feet,

THENCE in a Northwesterly direction, continuing along said proposed curb line, and along said curve for an arc distance of 114 72 feet, a chord bearing of North 71°20'01" West, a chord distance of 114 69 feet to the POINT OF BEGINNING and containing 10,054 square feet of land, more or less

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS), Combined Scale Factor 0 99987885838) Project Reference Control Points are a found 60d nail (#308) in the central median island at the intersection of West Cesar Chavez Street with South First Street, and a found 60d nail (#307), being located approximately 215 feet west of the existing western curb line of Congress Avenue and 72 feet south of the existing south curb line of West Cesar Chavez Street #307 bears South 69°59'01" East, a surface distance of 699 26 feet from #308


Colin J Henry R P L S No 5230
Halff Associates, Inc ,
4030 West Braker Lane, Suite 450,
Austin, Texas 78759-5356
(512)-252-8184



REFERENCES

TCAD # 01-0500-0801
AUSTIN GRID J-22

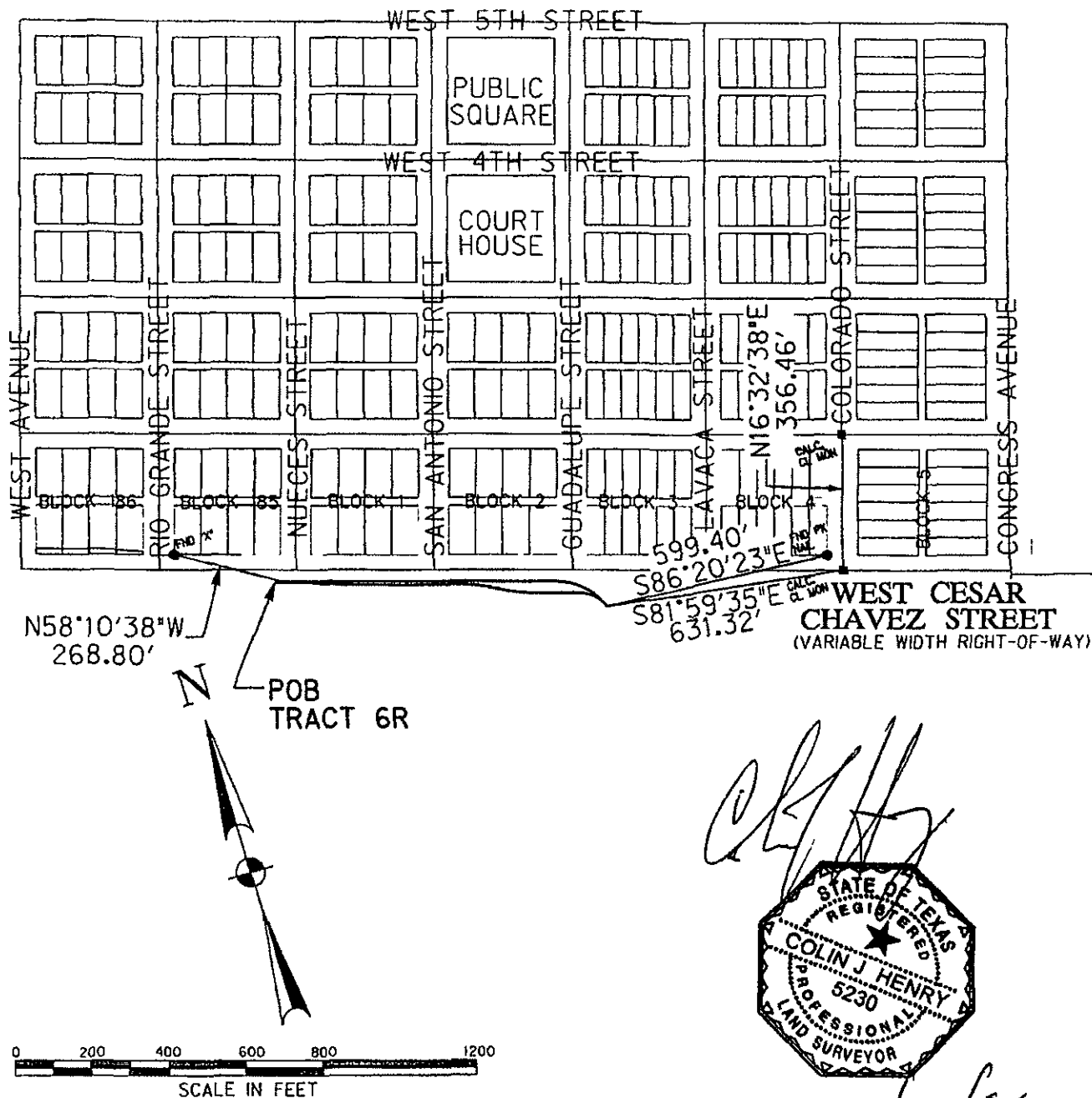
FIELD NOTES REVIEWED

By: John Moore Date 10-11-2006
Engineering Support Section
Department of Public Works
and Transportation

SAMUEL GOOCHER SURVEY
ABSTRACT NO. 329

\\AUS-00s_Broker-02 - COA Cesar Chavez\\Design\\Dgn\\, DGN=702rev_exhibit06r.dgn REF= mon2d.dgn

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



NOTE

- 1) The coordinates shown are based on the Texas State Plane Coordinate System, Central Zone 4203, NAD83(CORS) Datum. The bearings shown are grid bearings. PROJECT coordinates were established from CORS Stations
 PID- DF4374= DES- 'AUSTIN RRP2 CORS LI PHASE CENTER'
 having GRID values of N= 10086515 8945, E= 3109682 4831,
 PID- DE7995= DES- 'CARTERBURGESS COOP CORS ARP'
 having GRID values of N= 10070824 8078 E= 3100333 7408.
 Combined Scale factor = 0.99987885838
 All distances shown are surface distances US SURVEY FEET
 2) This Survey was done without easement and title research

Halff Associates

ENGINEERS ARCHITECTS SCIENTISTS PLANNERS SURVEYORS

4030 WEST BRAKER LANE SUITE 450

AUSTIN TEXAS 78769-8358

TEL (512) 252-8184 FAX (512) 252-8141



10/10/06

EXHIBIT "A"

City of Austin
Right-of-Way Dedication
of Existing Parkland
(West Cesar Chavez Street)
CIP# ____-____-____

LEGAL DESCRIPTION

BEING A 6,261 SQUARE FOOT TRACT OF LAND SITUATED IN THE SAMUEL GOOCHER SURVEY, ABSTRACT NO 329, IN TRAVIS COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND GRANTED TO THE CITY OF AUSTIN BY THE STATE OF TEXAS IN HOUSE BILL NO 13 OF THE 35TH LEGISLATIVE SESSION IN THE YEAR 1917, ALSO BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS "TRACT N-13" DEDICATED AS PARKLAND IN ORDINANCE 850502-U, SAID 6,261 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH

BEGINNING at an "x" cut set for corner at the intersection of the proposed back of curb line (hereinafter referred to as "curb line") on the south side of West Cesar Chavez Street with the existing back of curb line on the west side of Congress Avenue, said point having Texas State Plane Coordinate (Texas Central Zone, NAD83(CORS), U S Survey Feet values of N=10,068,999 6383, E=3,113,714 3875, Combined Scale Factor 0 99987885838), for the most easterly corner and POINT OF BEGINNING of the herein described tract, said point also being the beginning of a non-tangent curve to the left, having a delta angle of 21°23'16", a radial bearing of South 38°01'16" West, and a radius of 250 00 feet, from which point a pk nail found near the intersection of the north right-of-way line of West Cesar Chavez Street with the west right-of-way line of Colorado Street, said intersection being the southeast corner of Block 4, Original City of Austin, according to map number 2179 on file in the General Land Office of the State of Texas, bears North 58°51'07" West, a distance of 420 51 feet, also from which point a calculated monument at the intersection of the centerline of West Cesar Chavez Street with the centerline of Colorado Street bears North 63°14'39" West, a distance of 372 81 feet, and from which centerline intersection a calculated monument at the intersection of the centerline of West 2nd Street with the centerline of Colorado Street, bears North 16°32'38" East, a distance of 356 46 feet,

THENCE in a Northwesterly direction, along said proposed curb line and along said curve for an arc distance of 93 32 feet, a chord bearing of North 62°40'22" West, and a chord distance of 92 78 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF ASSOC INC " (hereinafter referred to as "with cap") for corner,

THENCE North 73°22'02" West, continuing along said proposed curb line, a distance of 26 77 feet to a 1/2-inch set iron rod with cap for corner, said point being the beginning of a non-tangent curve to the right having a delta angle of 09°02'36", a radial bearing of North 16°37'59" East, and a radius of 515 00 feet,

THENCE in a Northwesterly direction, continuing along said proposed curb line and along said curve for an arc distance of 81.28 feet, a chord bearing of North 68°50'43" West, and a chord distance of 81 20 feet to a 1/2-inch set iron rod with cap for the point of reverse curvature of a tangent curve to the left, having a delta angle of 09°09'11", a radial bearing of South 25°40'35" West, and a radius of 515 00 feet,

THENCE in a Northwesterly direction, continuing along said proposed curb line and along said curve for an arc distance of 82 27 feet, a chord bearing of North 68°54'01" West, and a chord distance of 82 18 feet to a 1/2-inch set iron rod with cap for the point of tangency,

THENCE North 73°28'37" West, continuing along said proposed curb line, a distance of 265 77 feet to a 1/2-inch set iron rod with cap for the beginning of a tangent curve to the left, having a radial bearing of South 16°31'23" West, and a radius of 2,000 00 feet,

THENCE in a Northwesterly direction, continuing along said proposed curb line, and along said curve for an arc distance of 62 89 feet, a chord bearing of North 74°22'40" West, a chord distance of 62 89 feet to a 1/2-inch set iron rod with cap for the point of tangency,

THENCE North 75°16'43" West, continuing along said proposed curb line, a distance of 72 88 feet to an "x" cut set for the beginning of a tangent curve to the left, having a delta angle of 45°13'59", a radial bearing of South 14°43'17" West, and a radius of 197 00 feet,

THENCE in a Southwesterly direction, continuing along said proposed curb line, and along said curve for an arc distance of 155 53 feet, a chord bearing of South 82°06'17" West, a chord distance of 151 52 feet to a 1/2-inch set iron rod with cap for corner at the intersection of said proposed curb line with the existing most easterly curb line of South 1st Street (a variable width right-of-way), said point also being the beginning of a non-tangent curve to the right having a delta angle of 52°23'07", a radial bearing of South 38°06'25" East, and a radius of 167 00 feet, from which point an "x" cut found near the intersection of the original north right-of-way line of West Cesar Chavez Street with the original east right-of-way line of Rio Grande Street, same point being the southwest corner of that certain called 289 square foot tract of land conveyed for right-of-way by the City of Austin in Volume 12852, Page 120, of the Real Property Records of Travis County, Texas, same being the southwest corner of Block 185, Original City of Austin, said Block 185 as conveyed by instruments to the City of Austin, recorded in Volume "P", Page 151, Volume 360, Page 561, Volume 361, Page 29 and Volume 365, Page 184 of the Deed Records of Travis County, Texas, bears North 67°10'28" West, a distance of 1,303 46 feet,

THENCE in a Northeasterly direction, departing said proposed curb line and along said existing curb line for an arc distance of 152 69 feet, a chord bearing of North 78°05'08" East, a chord distance of 147 42 feet to a 1/2-inch set iron rod for corner,

THENCE South 73°27'54" East, continuing along said existing curb line, a distance of 236 75 feet to a 1/2-inch set iron rod with cap for corner,

THENCE South 73°08'04" East, continuing along said existing curb line, a distance of 43 53 feet to a 1/2-inch set iron rod with cap for corner,

THENCE South 73°26'54" East, continuing along said existing curb line, a distance of 123 35 feet to a 1/2-inch set iron rod with cap for corner,

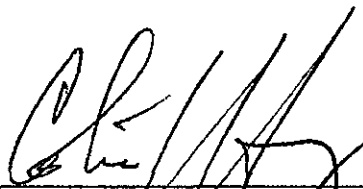
THENCE South 73°30'35" East, continuing along said existing curb line, a distance of 45.12 feet to a 1/2-inch set iron rod with cap for corner,

THENCE South 73°25'32" East, continuing along said existing curb line, a distance of 167 77 feet to a 1/2-inch set iron rod with cap for corner, said point being the beginning of a non-tangent curve to the right having a delta angle of 50°13'52", a radial bearing of South 16°17'09" West, and a radius of 96 18 feet,

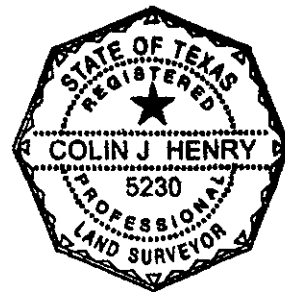
THENCE in a Southeasterly direction, continuing along said existing curb line and with said curve for an arc distance of 84 32 feet, a chord bearing of South 48°35'55" East, and a chord distance of 81 65 feet to the POINT OF BEGINNING and containing 6,261 square feet of land, more or less

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83(CORS), Combined Scale Factor 0.99987885838) Project Reference Control Points are a found 60d nail (#308) in the central median island at the intersection of West Cesar Chavez Street with South First Street, and a found 60d nail (#307), being located approximately 215 feet west of the existing western curb line of Congress Avenue and 72 feet south of the existing south curb line of West Cesar Chavez Street #307 bears South 69°59'01" East, a surface distance of 699.26 feet from #308

 10/10/06

Colin J. Henry R.P.L.S. No. 5230
Halff Associates, Inc.,
4030 West Braker Lane, Suite 450,
Austin, Texas 78759-5356
(512)-252-8184



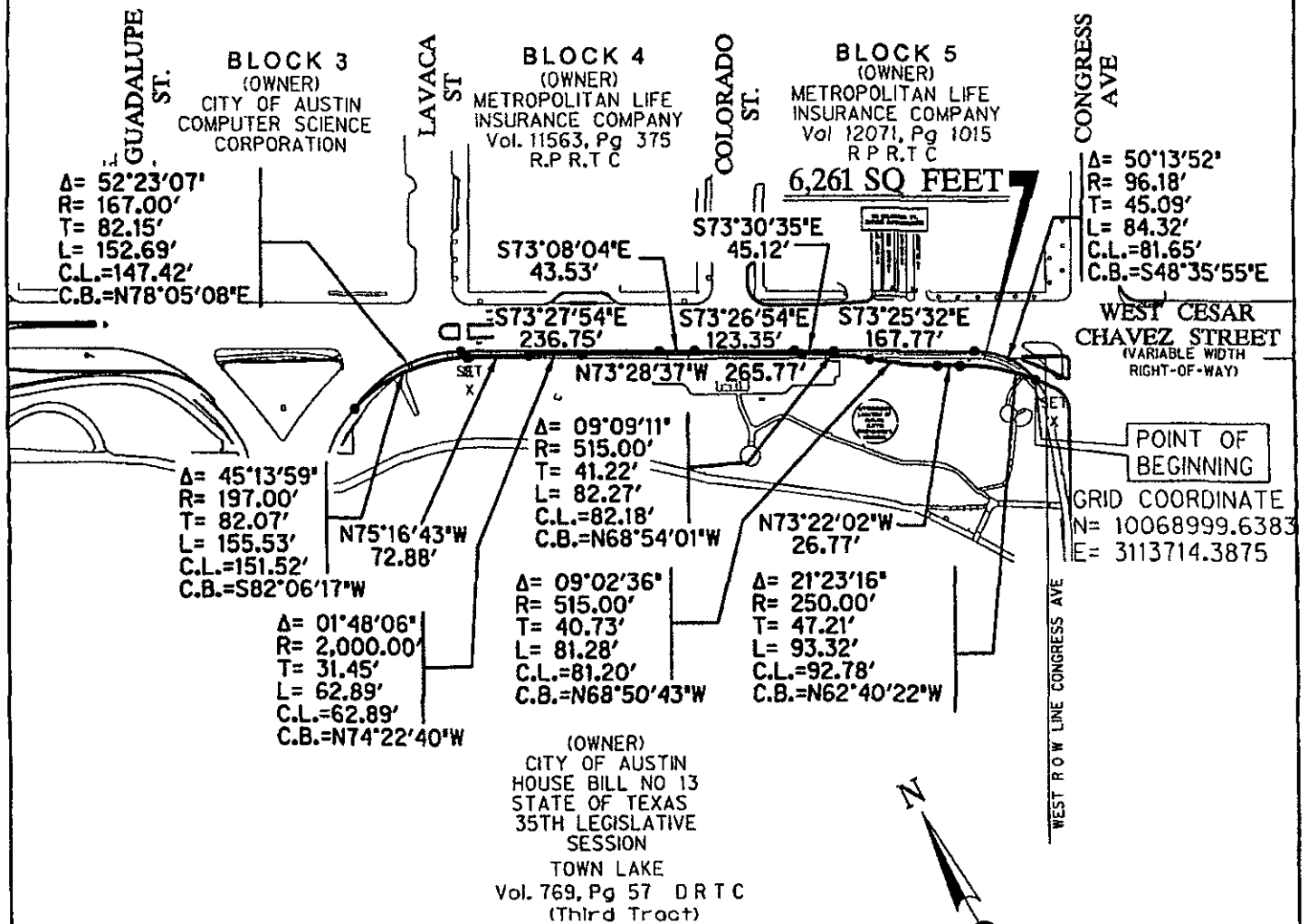
REFERENCES

TCAD # 02-0501-0901
AUSTIN GRID J-22

FIELD NOTES REVIEWED

By JOHN MOORE Date 10-10-2006
Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND.

R.P.R.T.C REAL PROPERTY RECORDS TRAVIS COUNTY

ROW RIGHT-OF-WAY

1/2-INCH IRON ROD SET W/YELLOW PLASTIC CAP STAMPED 'HALFF ASSOC INC' (UNLESS OTHERWISE NOTED)

D.R.T.C DEED RECORDS TRAVIS COUNTY

NOTE

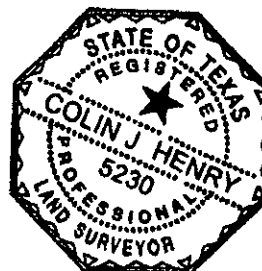
1) The coordinates shown are based on the Texas State Plane Coordinate System, Central Zone 4203, NAD83(CORS) Datum. The bearings shown are grid bearings. PROJECT coordinates were established from CORS Stations: PID- DF4374= DES- 'AUSTIN RRP2 CORS L1 PHASE CENTER' having GRID values of N= 10086515.8945, E= 3109682.4831, PID- DE7995= DES- 'CARTERBURGESS COOP CORS ARP' having GRID values of N= 10070824.8078, E= 3100333.7408. Combined Scale factor = 0.99987085838. All distances shown are surface distances US SURVEY FEET. 2) This Survey was done without easement and title research.



Halff Associates

ENGINEERS ARCHITECTS SCIENTISTS PLANNERS SURVEYORS

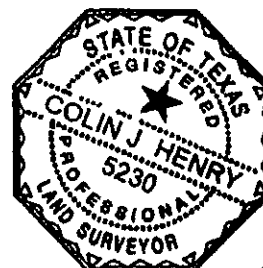
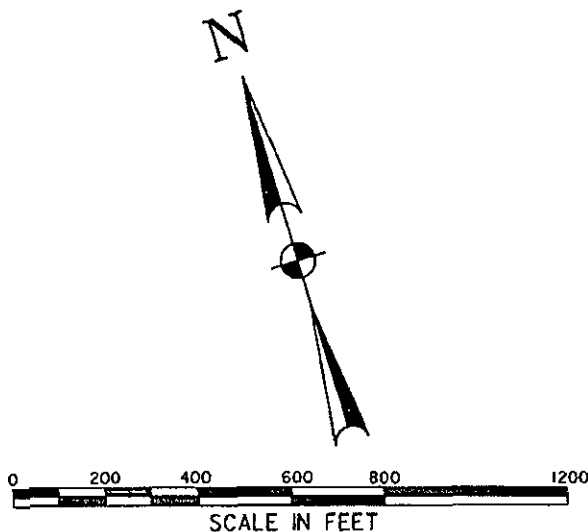
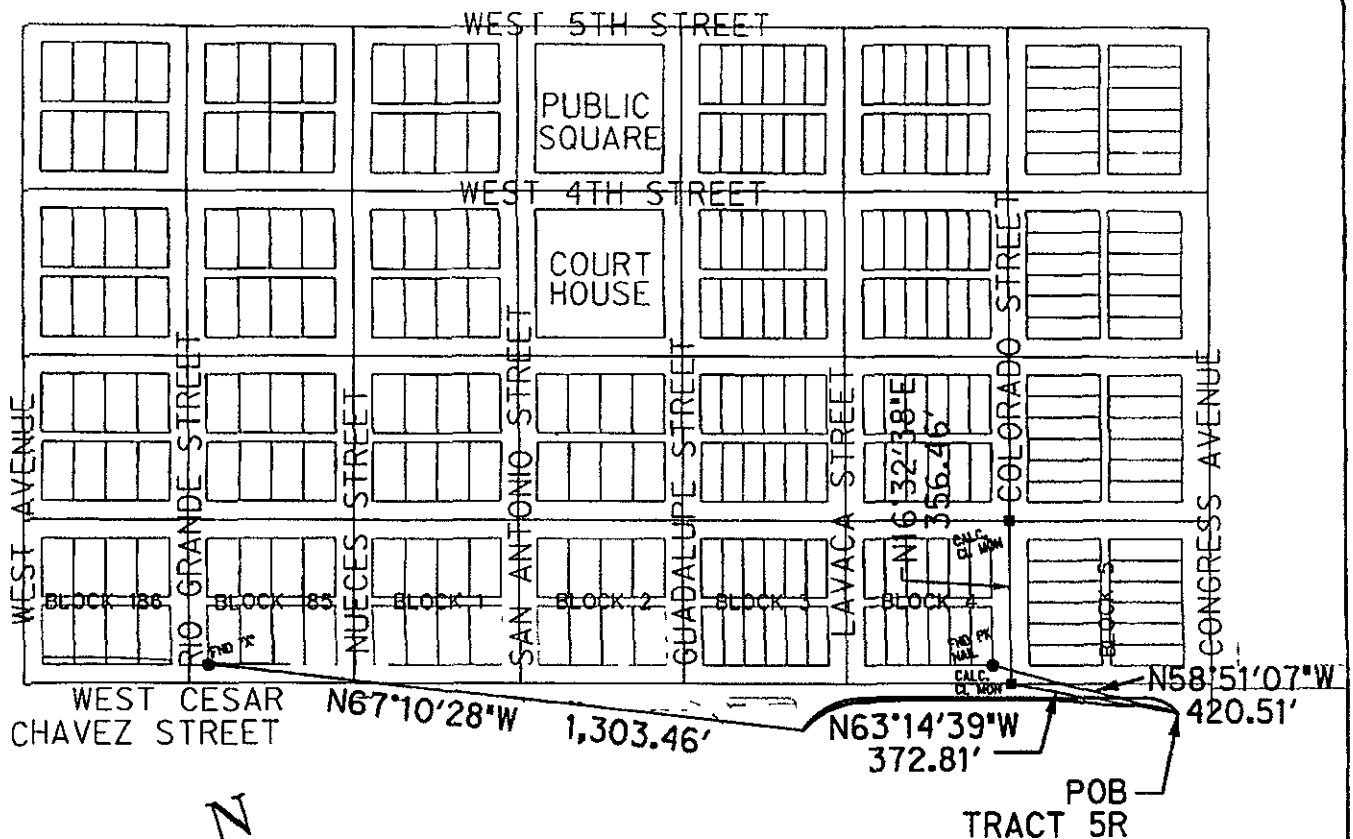
4030 WEST BRAKER LANE SUITE 450
AUSTIN, TEXAS 78759-5358
TEL (512) 252-8184 FAX (512) 252 8141



Colin J. Henry
10/10/06

PAGE 1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



[Handwritten Signature]
10/10/06

NOTE

- 1) The coordinates shown are based on the Texas State Plane Coordinate System, Central Zone 4203, NAD83(CORS) Datum. The bearings shown are grid bearings. PROJECT coordinates were established from CORS Stations.
 PID- DF4374= DES- 'AUSTIN RRP2 CORS LI PHASE CENTER'
 having GRID values of N= 10086515.8945, E= 3109682 4831,
 PID- DE7995= DES- 'CARTERBURGESS COOP CORS ARP'
 having GRID values of N= 10070824 8078, E= 3100333 7408.
 Combined Scale factor = 0.99987885838
 All distances shown are surface distances US SURVEY FEET
- 2) This Survey was done without easement and title research

Halff Associates

ENGINEERS ARCHITECTS SCIENTISTS PLANNERS SURVEYORS
 4030 WEST BRAKER LANE, SUITE 450
 AUSTIN TEXAS 78759-5358
 TEL (512) 252-8184 FAX (512) 252-8141

PAGE 2 OF 2