

RESOLUTION NO. 20100422-058

WHEREAS, the City Council was requested to review and approve the use of parkland for right-of-way purposes through dedicated parkland known as Town Lake Shoal Beach and Shoal Creek Greenbelt; and

WHEREAS, notice of public meeting to be held on April 22, 2010, was given for three consecutive weeks on March 28, April 4, and April 11, 2010 in a newspaper of general circulation; and

WHEREAS, such public hearing was held April 22, 2010, by the City Council to consider the use of parkland for right-of-way purposes; **NOW, THEREFORE,**

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

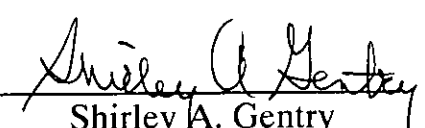
The City Council finds that, having taken into account clearly enunciated local preferences, there is no feasible and prudent alternative to the use of the parkland (detailed in the attached Exhibits "A" through "H") for public right-of-way purposes and the conveyance of the parkland for such proposed use is approved.

The City Council finds that all reasonable planning has been done to minimize harm to the parkland from the resulting use.

The City Manager is authorized to take such measures as may be necessary, favorable or required.

ADOPTED: April 22, 2010

ATTEST:


Shirley A. Gentry
City Clerk



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

CITY OF AUSTIN
TO
CITY OF AUSTIN
TEMPORARY WORKING SPACE EASEMENT

LEGAL DESCRIPTION FOR PARCEL SANDBEACH TWSE-2

DESCRIPTION OF A 0.126 ACRE (5,484 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF A 0.720 ACRE TRACT DESCRIBED AS EXHIBIT E IN A DECLARATION AND ACKNOWLEDGEMENT OF PARKLAND DEDICATION AND PARKLAND USE TO THE CITY OF AUSTIN, DATED JULY 7, 2009, AND RECORDED IN DOCUMENT NUMBER 2009115071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.126 ACRE (5,484 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east right-of-way line of Lamar Boulevard (200-foot right-of-way width), same being the west line of said 0.720 acre tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83, (HARN) U.S. Survey Feet) values of N=10,070,334.98 and E=3,110,258.05, for the west corner and **POINT OF BEGINNING** of this tract, from which a chiseled "X" found at the intersection of the east right-of-way line of said Lamar Boulevard, with the apparent north line of West 1st Street/West Cesar Chavez Street (an undedicated right-of-way), at the southwest corner of said 0.720 acre tract, bears South 18°18'25" West, a distance of 259.51 feet;

THENCE North 18°18'25" East, with the east right-of-way line of said Lamar Boulevard and the west line of said 0.720 acre tract, a distance of 59.77 feet to a calculated point at the beginning of a curve for the north corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found in the east right-of-way line of said Lamar Boulevard, at a corner of a 1.891 acre right-of-way dedication described as Exhibit D in said Document No. 2009115071, same being the northwest corner of said 0.720 acre tract, bears North 18°18'25" East, a distance of 14.38 feet;

THENCE over and across said 0.720 acre tract with said curve to the right, having an arc length of 53.01 feet, a radius of 71.41 feet, and a chord which bears South 65°46'18" East, a distance of 51.80 feet to a calculated point at the end of said curve in the curving west right-of-way line of Sandra Muraida Way, being a portion of said 1.891 tract, same being the east line of said 0.720 acre tract, for the northeast corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at the beginning of said curve in the west right-of-way line of said 1.891 tract and the east line of said 0.720 acre tract, bears North 30°54'34" West, a chord distance of 19.71 feet;

THENCE with the curving west right-of-way line of said 1.891 tract and the east line of said 0.720 acre tract, with said curve to the right, having an arc length of 88.15 feet, a radius of 183.00 feet, and a chord which bears South 14°01'19" East, a distance of 87.30 feet to a calculated point at the

beginning of a curve for the south corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at the end of said curve in the west right-of-way line of said 1.891 tract and the east line of said 0.720 acre tract, bears South 08°11'46" West, a chord distance of 53.58 feet;

THENCE over and across said 0.720 acre tract, the following two (2) courses:

1. With said curve to the right, having an arc length of 58.23 feet, a radius of 20.53 feet, and a chord which bears North 53°48'56" West, a distance of 40.58 feet to a calculated point at the end of said curve;
2. North 65°06'18" West, a distance of 59.99 feet to the **POINT OF BEGINNING** and containing 0.126 acre (5,484 square feet) of land.

BEARING BASIS

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

THE STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

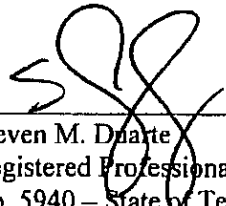
COUNTY OF TRAVIS §

§

That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 28th day of September, 2009, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

9/28/09

REFERENCES

MAPSCO 2009 Grid 584V/Z
Austin Grid No. H-22
TCAD PARCEL ID NO. 01-0602-0204
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

⊗	CHISELED "X" FOUND	P.O.B.	POINT OF BEGINNING
⊙ _{BURY}	IRON ROD W/"BURY & PARTNERS" PLASTIC CAP FOUND	R.O.W.	RIGHT-OF-WAY
⊙ _{MCGRAY}	IRON ROD W/"MCGRAY & MCGRAY" PLASTIC CAP FOUND	VOL., PG.	VOLUME, PAGE
△	CALCULATED POINT	D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
()	RECORD INFORMATION	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

R.O.W. DEDICATION
VOL. 5816, PG. 182
D.R.T.C. (0.80 AC.)
B. R. REYNOLDS DRIVE
(60' R.O.W.)

CITY OF AUSTIN
SAND BEACH RESERVE
VOL. 769, PG. 57
D.R.T.C.
(77 AC.)

R.O.W. DEDICATION
VOL. 5816, PG. 182
D.R.T.C. (0.80 AC.)
IN CONC. WALK

P.O.B.
N=10,070,334.98
E=3,110,258.05
GRID

CITY OF AUSTIN
DOC. NO. 2009115071
O.P.R.T.C.
(EXHIBIT E-0.720 AC.)

R.O.W. DEDICATION
DOC. NO. 2009115071
O.P.R.T.C.
(EXHIBIT D-1.891 AC.)



CURVE TABLE

NUMBER	C1	C2	C3
Delta Angle	42°32'15"	27°35'59"	162°32'01"
Radius	71.41'	183.00'	20.53'
Arc Length	53.01'	88.15'	58.23'
Chord Length	51.80'	87.30'	40.58'
Chord Bearing	S65°46'18"E	S14°01'19"E	N53°48'56"W

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5940 - STATE OF TEXAS

1/28/09
DATE:

PAGE 3 OF 3

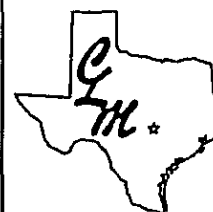
NOTES:

THE COORDINATES AND BEARINGS SHOWN
HEREON ARE BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM (CENTRAL
ZONE-4203, NAD83, COMBINED SCALE FACTOR
= 0.999941). THE COORDINATES WERE
ESTABLISHED BY GPS FROM CITY OF AUSTIN
REFERENCE POINT "H-22-2001" HAVING
COORDINATE VALUES OF N=10,071,008.45,
E=3,110,351.65 AND "J-21-4001" (CB08)
HAVING COORDINATE VALUES OF
N=10,065,600.89, E=3,114,070.43.

Job No.: 79-59-08
Field Book: 548, Page 32

Scale: 1" = 40'
Drawn by: smd

Date: 09-28-09
Checked by: GLO



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★ ★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745
PH. (512)442-7875 FAX (512)442-7876
WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " B "

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)

LEGAL DESCRIPTION FOR PARKLAND-TWSE

DESCRIPTION OF A 0.134 ACRE (5,818 SQUARE FOOT) TRACT OF LAND OUT OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING OUT OF A 1.889 ACRE PORTION OF WEST 2ND STREET VACATED BY THE CITY OF AUSTIN BY VACATION OF RIGHT-OF-WAY DATED JANUARY 15, 1997 AND RECORDED IN VOLUME 12852, PAGE 120, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF A 1.241 ACRE TRACT DESCRIBED IN AN AFFIDAVIT OF DECLARATION OF PARKLAND EASEMENT LOCATIONS DATED JANUARY 10, 1997 AND RECORDED IN VOLUME 12852, PAGE 90, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.134 ACRE (5,818 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point having Texas State Plane Coordinate (Central Zone-4203, NAD83, U.S. Survey Feet) values of N=10,069,983.62, E=3,111,675.76, on the west line of said 1.241 acre tract, for the southwest corner this tract, from which a chiseled "X" found in concrete sidewalk on the north right-of-way line of West Cesar Chavez Street, a varying width right-of-way, at the southeast corner of a 1.12 acre portion of West Avenue vacated by the City of Austin by Vacation of Right-of-Way dated January 15, 1997 and recorded in Volume 12852, Page 133, Real Property Records of Travis County, Texas, and the northwest corner of Tract No. 2, a 3,751 square foot tract described in an Affidavit of Declaration of Right-of-Way dated April 29, 1996 and recorded in Volume 12678, Page 630, Real Property Records of Travis County, Texas, bears South 61°19'41" West, 339.02 feet;

THENCE, across said 1.889 acre tract, with the west line of said 1.241 acre tract, the following two (2) courses:

- 1) North 46°43'00" E, a distance of 46.76 feet to a calculated point;
- 2) North 30°04'50" E, a distance of 25.20 feet to a 60d nail set for a corner of this tract;

0.134 Acre (5,818 Square Feet)
Temporary Working Space Easement

PARKLAND-TWSE

THENCE, across said 1.889 acre tract and said 1.241 acre tract, the following three (3) courses:

- 1) South 86°05'01" East, a distance of 61.68 feet to a 60d nail set for an interior corner of this tract;
- 2) North 03°54'59" East, a distance of 20.00 feet to a 60d nail set for an interior corner of this tract;
- 3) North 86°05'01" West, a distance of 51.86 feet to a 60d nail set on the west line of said 1.241 acre tract, for a corner of this tract, from which a mag nail with washer stamped "LAI RPLS 4878" found in a concrete wall along the south side of a concrete sidewalk, at the intersection of the south right-of-way line of West 3rd Street, a 60-foot wide right-of-way, with the west right-of-way line of West Avenue, an 80-foot wide right-of-way, at the northeast corner of a 2.614 acre tract referred to as Tract 1 in Exhibit "A" in a Deed Without Warranty dated November 24, 2003 to the City of Austin, recorded in Document No. 2003282535, Official Public Records of Travis County, Texas, bears North 26°00'44" West, 521.17 feet;

THENCE, North 30°04'50" E, across said 1.889 acre tract, with the west line of said 1.241 acre tract, a distance of 12.03 feet to a calculated point for the most westerly northwest corner of this tract;

THENCE, across said 1.889 acre tract and said 1.241 acre tract, the following two (2) courses:

- 1) South 86°05'01" East, a distance of 29.76 feet to a calculated point for an interior corner of this tract;
- 2) North 18°52'27" East, a distance of 23.91 feet to a calculated point on the west line of said 1.241 acre tract, for a corner of this tract;

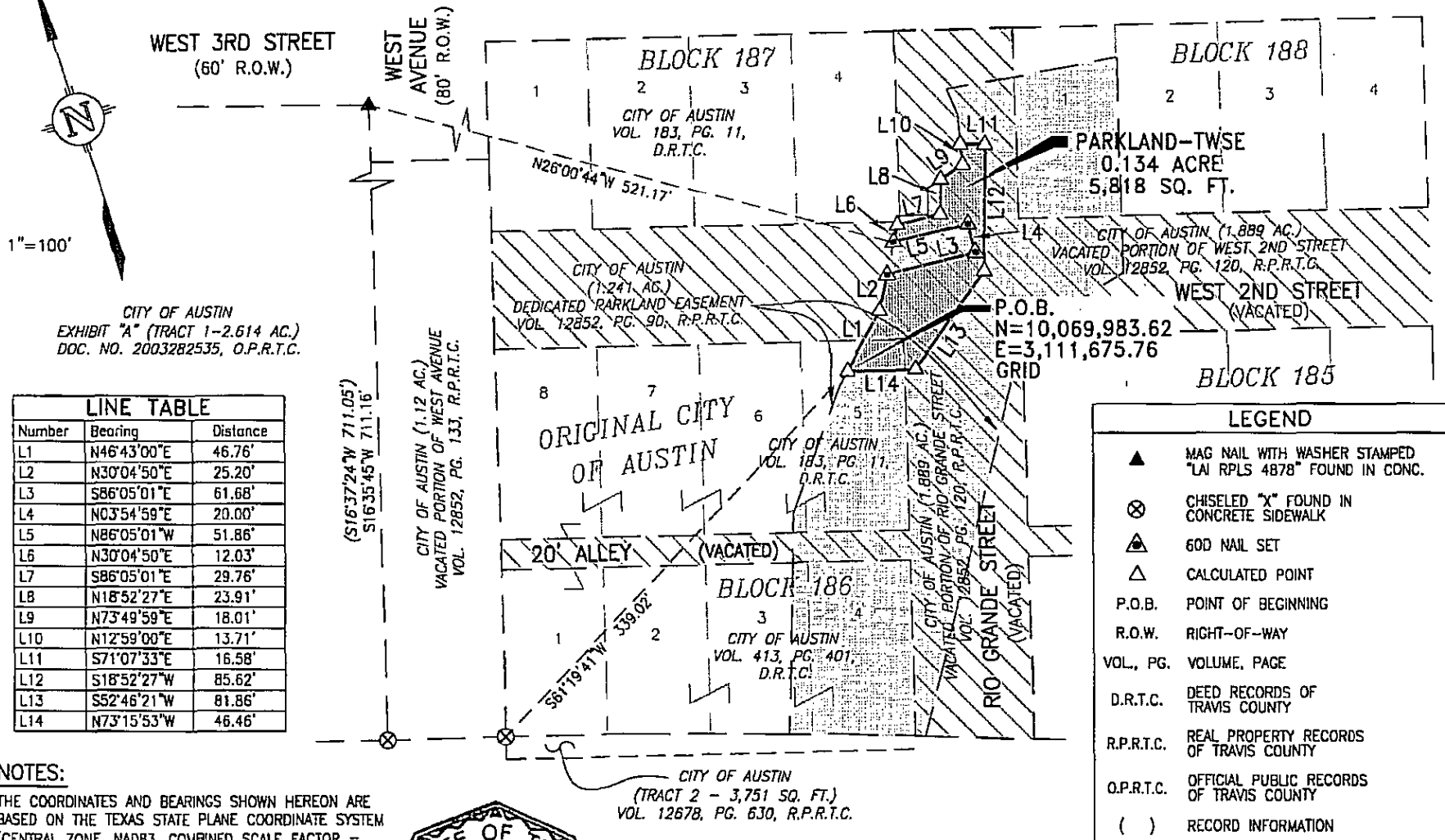
THENCE, continuing across said 1.889 acre tract, with the west line of said 1.241 acre tract, the following two (2) courses:

- 1) North 73°49'59" East, a distance of 18.01 feet to a calculated point for a corner of this tract;
- 2) North 12°59'00" East, a distance of 13.71 feet to a calculated point for the most northerly northwest corner of this tract;

THENCE, across said 1.889 acre tract and said 1.241 acre tract, the following four (4) courses:

- 1) South 71°07'33" East, a distance of 16.58 feet to a calculated point for the northeast corner of this tract;
- 2) South 18°52'27" West, a distance of 85.62 feet to a calculated point;

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

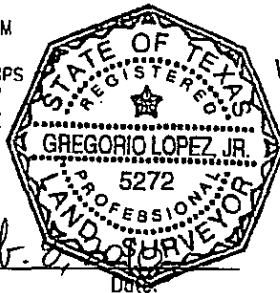


CITY OF AUSTIN
EXHIBIT "A" (TRACT 1-2.614 AC.)
DOC. NO. 2003282535, O.P.R.T.C.

LINE TABLE		
Number	Bearing	Distance
L1	N46°43'00"E	46.76'
L2	N30°04'50"E	25.20'
L3	S86°05'01"E	61.68'
L4	N03°54'59"E	20.00'
L5	N86°05'01"W	51.86'
L6	N30°04'50"E	12.03'
L7	S86°05'01"E	29.76'
L8	N18°52'27"E	23.91'
L9	N73°49'59"E	18.01'
L10	N12°59'00"E	13.71'
L11	S71°07'33"E	16.58'
L12	S18°52'27"W	85.62'
L13	S52°46'21"W	81.86'
L14	N73°15'53"W	46.46'

NOTES:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83, COMBINED SCALE FACTOR = 0.999941). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN REFERENCE POINT "H-22-2001" AND "J-21-4001" (CB08). ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

CITY OF AUSTIN
(TRACT 2 - 3,751 SQ. FT.)
VOL. 12678, PG. 630, R.P.R.T.C.

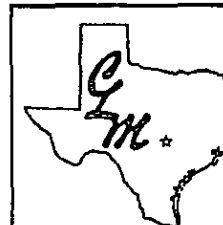
WEST CESAR CHAVEZ STREET
(R.O.W. WIDTH VARIES)

LEGEND	
▲	MAG NAIL WITH WASHER STAMPED "LAI RPLS 4878" FOUND IN CONC.
⊗	CHISELED "X" FOUND IN CONCRETE SIDEWALK
▲	60D NAIL SET
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
()	RECORD INFORMATION

Job No.: 79-59-08
Field Book: 524, Page 66

Scale: 1" = 100'
Drawn by: SMD/ALM

Date: 2-6-2010
Checked by: GLO



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745

PH. (512)442-7875 FAX (512)442-7876
WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " C "

CITY OF AUSTIN
TO
CITY OF AUSTIN
TEMPORARY WORKING SPACE EASEMENT

LEGAL DESCRIPTION FOR PARCEL SANDBEACH TWSE-1

DESCRIPTION OF A 0.212 ACRE (9,245 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF THE WESTERN MOST "RESERVE" TRACT AS SHOWN ON SAID 1840 "SANDUSKY MAP", AND ALSO KNOWN AS THE "SAND BEACH RESERVE" TRACT AS SHOWN ON THE MAP OF THE CITY OF AUSTIN, DATED JULY, 1876, SAID "SAND BEACH RESERVE" TRACT ALSO DESCRIBED AS "FIRST TRACT", A 77 ACRE TRACT PATENTED TO THE CITY OF AUSTIN, DATED JULY 3, 1945, AND RECORDED IN VOLUME 769, PAGE 57 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.212 ACRE (9,245 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the southeast right-of-way line of B. R. Reynolds Drive (60-foot right-of-way width, being a portion of a 0.80 acre right-of-way dedication recorded in Volume 5816, Page 182 of the Deed Records of Travis County, Texas), having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83, U.S. Survey Feet) values of N=10,070,427.91 and E=3,109,984.37, for the **POINT OF BEGINNING** and a corner in the west line of this tract, from which a 1/2" iron rod with "McGray 2098" plastic cap found at a point of curvature in the southeast right-of-way line of said B. R. Reynolds Drive, bears North 37°57'02" East, a distance of 148.35 feet;

THENCE over and across said 77 acre "Sand Beach Reserve" tract, the following twelve (12) courses:

1. South 63°47'41" East, a distance of 7.66 feet to a calculated point for an interior corner of this tract;
2. North 35°55'03" East, a distance of 57.67 feet to a calculated point for the north corner of this tract;
3. South 59°16'10" East, a distance of 46.37 feet to a calculated point for a corner in the east line of this tract;

4. South 09°52'12" East, a distance of 8.98 feet to a calculated point;
5. South 17°24'36" West, a distance of 13.50 feet to a calculated point;
6. South 37°48'49" West, a distance of 20.10 feet to a calculated point;
7. South 20°19'53" West, a distance of 20.00 feet to a calculated point;
8. South 22°03'59" West, a distance of 40.19 feet to a calculated point;
9. South 25°58'03" West, a distance of 38.22 feet to a calculated point for the south corner of this tract;
10. North 65°34'29" West, a distance of 79.93 feet to a calculated point for the west corner of this tract;
11. North 39°11'45" East, a distance of 69.14 feet to a calculated point for an interior corner of this tract;
12. North 49°38'53" West, a distance of 11.69 feet to a calculated point in the southeast right-of-way line of said B. R. Reynolds Drive, for a corner in the west line of this tract, from which a 5/8" iron rod found at a point of tangency in the east line of said 0.80 acre right-of-way dedication, same being the apparent northeast line of West 1st Street/ West Cesar Chavez (an undedicated right-of-way), bears South 37°57'02" West, a distance of 148.06 feet, and South 08°39'49" East, a chord distance of 49.42 feet;

THENCE North 37°57'02" East, continuing over and across said 77 acre "Sand Beach Reserve" tract, with the southeast right-of-way line of said B. R. Reynolds Drive, a distance of 17.95 feet to the **POINT OF BEGINNING** and containing 0.212 acre (9,245 square feet) of land.

BEARING BASIS

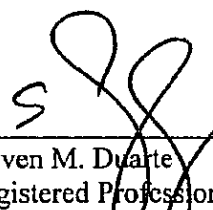
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THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

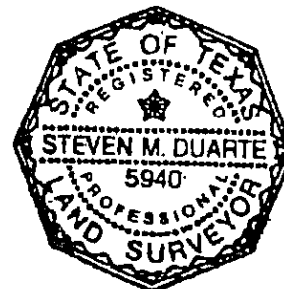
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 28th day of September, 2009, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

 9/28/09
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

REFERENCES

MAPSCO 2009 Grid 584V/Z
Austin Grid No. H-22
TCAD PARCEL ID NO. 01-0703-0301
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- ⊗ CHISELED "X" FOUND
- 5/8" IRON ROD FOUND
- ⊙ IRON ROD W/"MCGRAY & MCGRAY"
MCGRAY PLASTIC CAP FOUND
- ⊙ IRON ROD W/"MCGRAY 2098"
MCGRAY 2098 PLASTIC CAP FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- D.R.T.C. DEED RECORDS OF
TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY
- () RECORD INFORMATION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S63°47'41"E	7.66'
L2	S09°52'12"E	8.98'
L3	S17°24'36"W	13.50'
L4	S37°48'49"W	20.10'
L5	S20°19'53"W	20.00'
L6	N49°38'53"W	11.69'
L7	N37°57'02"E	17.95'



LAMAR BOULEVARD
(200' R.O.W.)

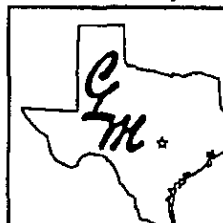
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Job No.: 79-59-08
Field Book: 548, Page 32

Scale: 1" = 50'
Drawn by: smd

Date: 09-28-09
Checked by: GLO



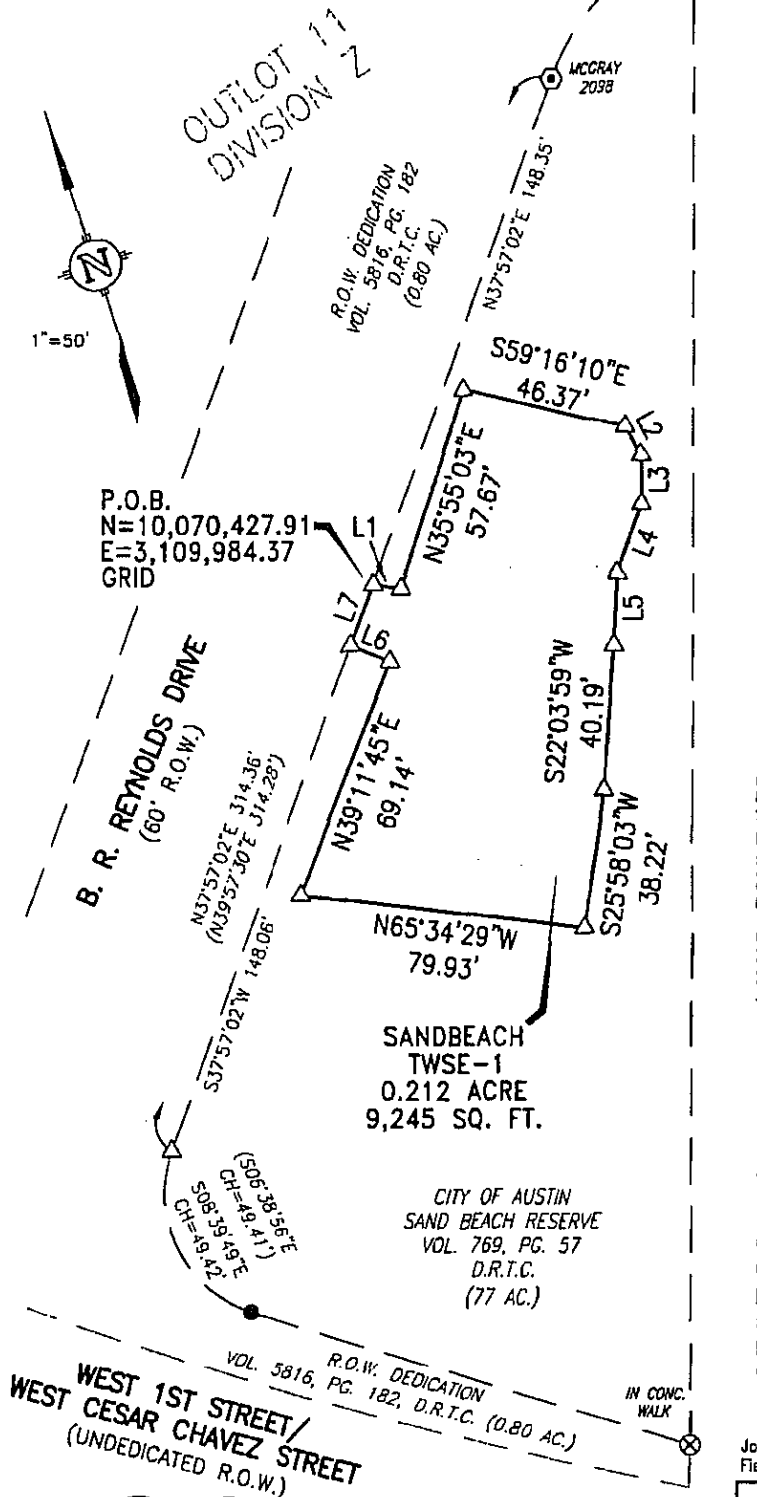
MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



5410 SOUTH 1ST STREET
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PH. (512)442-7875 FAX (512)442-7876
WWW.MACIASWORLD.COM



STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5940 - STATE OF TEXAS

1/28/09
DATE:

PAGE 4 OF 4



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " D "

CITY OF AUSTIN
TO
CITY OF AUSTIN
TEMPORARY WORKING SPACE EASEMENT

LEGAL DESCRIPTION FOR PARCEL SANDBEACH TWSE-3

DESCRIPTION OF A 0.354 ACRE (15,435 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF A 2.429 ACRE TRACT DESCRIBED AS EXHIBIT B IN A DECLARATION AND ACKNOWLEDGEMENT OF PARKLAND DEDICATION AND PARKLAND USE TO THE CITY OF AUSTIN, DATED JULY 7, 2009, AND RECORDED IN DOCUMENT NUMBER 2009115071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.354 ACRE (15,435 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the apparent north line of West 1st Street/West Cesar Chavez Street (an undedicated right-of-way), same being the south line of said 2.429 acre tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83, (HARN) U.S. Survey Feet) values of N=10,070,050.93 and E=3,110,507.33, for the **POINT OF BEGINNING** and a corner in the south line of this tract, from which a disturbed cotton spindle found at the southeast right-of-way corner of Sandra Muraida Way, being a portion of a 1.891 acre right-of-way dedication described as Exhibit D in said Document No. 2009115071, same being the beginning of a curve in the apparent north line of West 1st Street/West Cesar Chavez Street and the south line of said 2.429 acre tract, bears North 83°30'09" West, a distance of 134.31 feet;

THENCE over and across said 2.429 acre tract, the following ten (10) courses:

1. North 06°16'22" East, a distance of 27.06 feet to a calculated point for an interior corner of this tract;
2. North 83°28'53" West, a distance of 73.95 feet to a calculated point at the beginning of a curve;
3. With said curve to the right having an arc length of 32.79 feet, a radius of 14.97 feet, and a chord which bears North 22°14'26" West, a distance of 26.62 feet to a calculated point at the end of said curve;
4. North 36°59'20" East, a distance of 44.55 feet to a calculated point;

5. North $34^{\circ}03'50''$ East, a distance of 51.99 feet to a calculated point at the beginning of a curve;
6. With said curve to the left having an arc length of 50.16 feet, a radius of 69.03 feet, and a chord which bears North $10^{\circ}22'13''$ East, a distance of 49.06 feet to a calculated point at the beginning of a curve to the right;
7. With said curve to the right having an arc length of 41.67 feet, a radius of 80.82 feet, and a chord which bears North $05^{\circ}20'10''$ West, a distance of 41.21 feet to a calculated point at the end of said curve;
8. North $25^{\circ}52'28''$ East, a distance of 10.90 feet to a calculated point for the northwest corner of this tract;
9. South $63^{\circ}47'51''$ East, a distance of 66.41 feet to a calculated point for the northeast corner of this tract;
10. South $06^{\circ}30'07''$ West, a distance of 212.08 feet to a calculated point in the apparent north line of West 1st Street/West Cesar Chavez Street and the south line of said 2.429 acre tract, for the southeast corner of this tract, from which a chiseled "X" found at the beginning of a curve in the apparent north line of West 1st Street/West Cesar Chavez Street and the south line of said 2.429 acre tract, bears South $83^{\circ}30'09''$ East, a distance of 97.39 feet;

THENCE North $83^{\circ}30'09''$ West, with the apparent north line of West 1st Street/West Cesar Chavez Street and the south line of said 2.429 acre tract, a distance of 20.79 feet to the **POINT OF BEGINNING** and containing 0.354 acre (15,435 square feet) of land.

BEARING BASIS

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

THE STATE OF TEXAS §

§


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 28th day of September, 2009, A.D.

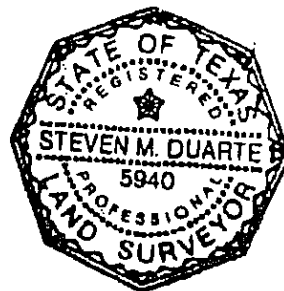
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 - State of Texas

REFERENCES

MAPSCO 2009 Grid 584Z
Austin Grid No. H-22
TCAD PARCEL ID NO. 01-0602-0204
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



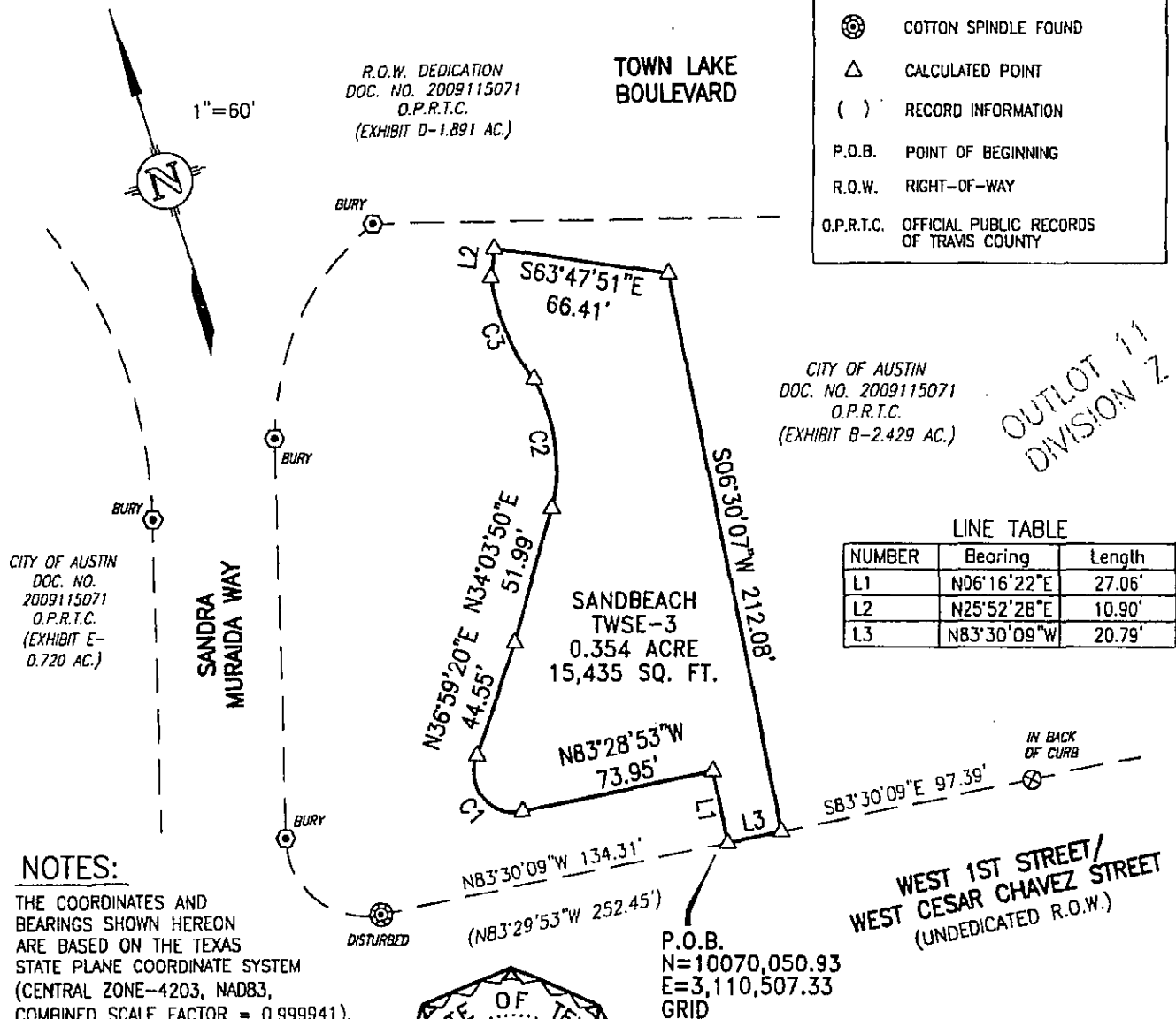
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CURVE TABLE

NUMBER	C1	C2	C3
Delta Angle	125°29'31"	41°37'55"	29°32'20"
Radius	14.97'	69.03'	80.82'
Arc Length	32.79'	50.16'	41.67'
Chord Length	26.62'	49.06'	41.21'
Chord Bearing	N22°14'26"W	N10°22'13"E	N05°20'10"W

LEGEND

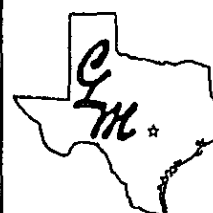
⊗	CHISELED "X" FOUND
⊙ BURY	IRON ROD W/"BURY & PARTNERS" PLASTIC CAP FOUND
⊙	COTTON SPINDLE FOUND
△	CALCULATED POINT
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY



Job No.: 79-59-08
Field Book: 548, Page 32

Scale: 1" = 60'
Drawn by: smd

Date: 09-28-09
Checked by: GLO



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745

PH. (512)442-7875 FAX (512)442-7876
WWW.MACIASWORLD.COM

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5940 - STATE OF TEXAS

9/28/09
DATE



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " E "

CITY OF AUSTIN
TO
CITY OF AUSTIN
WASTEWATER LINE EASEMENT

LEGAL DESCRIPTION FOR PARCEL SANDBEACH WWE-1

DESCRIPTION OF A 0.021 ACRE (935 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF THE WESTERN MOST "RESERVE" TRACT AS SHOWN SAID 1840 "SANDUSKY MAP", AND ALSO KNOWN AS THE "SAND BEACH RESERVE" TRACT AS SHOWN ON THE MAP OF THE CITY OF AUSTIN, DATED JULY, 1876, SAID "SAND BEACH RESERVE" TRACT ALSO DESCRIBED AS "FIRST TRACT", A 77 ACRE TRACT PATENTED TO THE CITY OF AUSTIN DATED JULY 3, 1945, AND RECORDED IN VOLUME 769, PAGE 57 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.021 ACRE (935 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the west right-of-way line of Lamar Boulevard (200-foot right-of-way width), having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/93 (HARN) U.S. Survey Feet) values of N=10,070,410.26 and E=3,110,072.57, for the southeast corner and **POINT OF BEGINNING** of this tract, from which a chiseled "X" found in the west right-of-way line of said Lamar Boulevard, at a corner of a 0.80 acre right-of-way dedication recorded in Volume 5816, Page 182 of the Deed Records of Travis County, Texas, bears South 18°19'34" West, a distance of 247.50 feet;

THENCE over and across said 77 acre "Sand Beach Reserve" tract, the following three (3) courses:

1. North 65°13'34" West, a distance of 47.87 feet to a 60d nail set for the southwest corner of this tract;
2. North 24°46'26" East, a distance of 20.00 feet to a 60d nail set for the northwest corner of this tract;
3. South 65°13'34" East, a distance of 45.61 feet to a 60d nail set in the west right-of-way line of said Lamar Boulevard, for the northeast corner of this tract, from which a 1/2" iron rod with "McGray & McGray" plastic cap found at the intersection of the west right-of-way line of said Lamar Boulevard, with the southeast right-of-way line of B. R.

Reynolds Drive (60-foot right-of-way width, being a portion of said 0.80 acre right-of-way dedication), bears North 18°19'34" East, a distance of 147.56 feet;

THENCE South 18°19'34" West, continuing over and across said 77 acre "Sand Beach Reserve" tract, with the west right-of-way line of said Lamar Boulevard, a distance of 20.13 feet to the **POINT OF BEGINNING** and containing 0.021 acre (935 square feet) of land.

BEARING BASIS

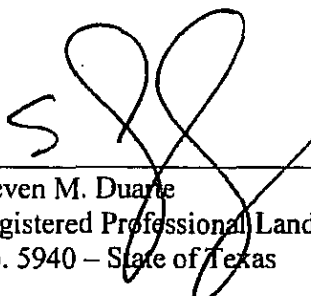
The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

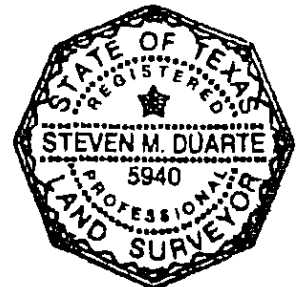
That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 17th day of September, 2009, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

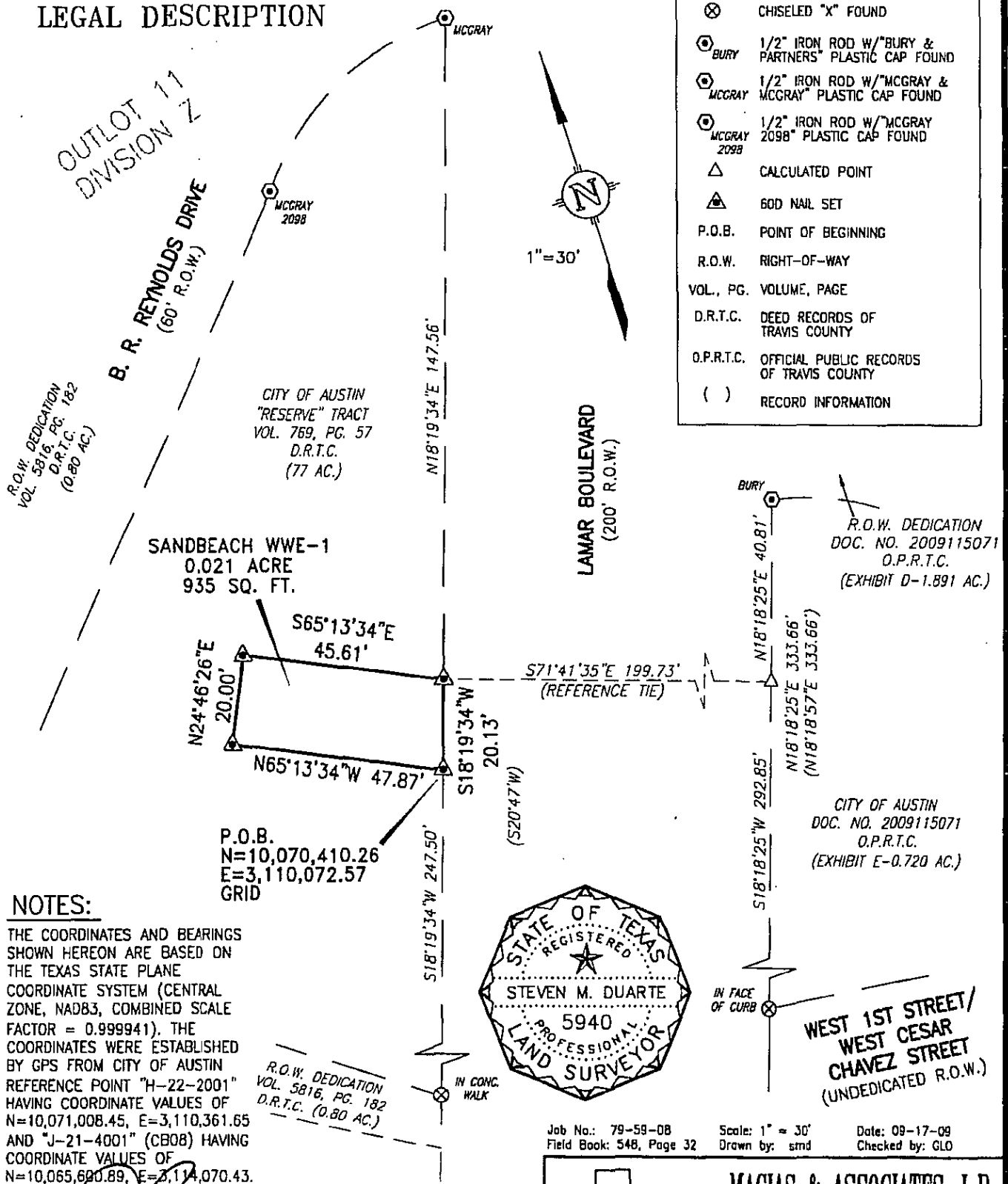
REFERENCES
MAPSCO 2009 Grid 584V/Z
Austin Grid No. H-22
TCAD PARCEL ID NO. 01-0703-0301
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- ⊗ CHISELED "X" FOUND
- ⊙ BURY 1/2" IRON ROD W/"BURY & PARTNERS" PLASTIC CAP FOUND
- ⊙ MCGRAY 1/2" IRON ROD W/"MCGRAY & MCGRAY" PLASTIC CAP FOUND
- ⊙ MCGRAY 2098 1/2" IRON ROD W/"MCGRAY 2098" PLASTIC CAP FOUND
- △ CALCULATED POINT
- ▲ 60D NAIL SET
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION





MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " F "

CITY OF AUSTIN
TO
CITY OF AUSTIN
(WASTEWATER LINE EASEMENT)

LEGAL DESCRIPTION FOR PARKLAND-WWE

DESCRIPTION OF A 0.026 ACRE (1,135 SQUARE FOOT) TRACT OF LAND OUT OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING OUT OF A 1.889 ACRE PORTION OF WEST 2ND STREET VACATED BY THE CITY OF AUSTIN BY VACATION OF RIGHT-OF-WAY DATED JANUARY 15, 1997 AND RECORDED IN VOLUME 12852, PAGE 120, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF A 1.241 ACRE TRACT DESCRIBED IN AN AFFIDAVIT OF DECLARATION OF PARKLAND EASEMENT LOCATIONS DATED JANUARY 10, 1997 AND RECORDED IN VOLUME 12852, PAGE 90, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.026 ACRE (1,135 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set having Texas State Plane Coordinate (Central Zone-4203, NAD83, U.S. Survey Feet) values of N=10,070,037.49 E=3,111,722.43, on the west line of said 1.241 acre tract, for the southwest corner this tract, from which an iron bolt found on the north right-of-way line of West Cesar Chavez Street, a varying width right-of-way, at the southwest corner of a 1.12 acre portion of West Avenue vacated by the City of Austin by Vacation of Right-of-Way dated January 15, 1997 and recorded in Volume 12852, Page 133, Real Property Records of Travis County, Texas, and the northwest corner of Tract No. 2, a 3,751 square foot tract described in an Affidavit of Declaration of Right-of-Way dated April 29, 1996 and recorded in Volume 12678, Page 630, Real Property Records of Travis County, Texas, bears South 57°49'17" West, 406.57 feet;

THENCE, North 30°04'50" E, across said 1.889 acre tract, with the west line of said 1.241 acre tract, a distance of 22.28 feet to a 60d nail set for the northwest corner of this tract, from which a mag nail with washer stamped "LAI RPLS 4878" found in a concrete wall along the south side of a concrete sidewalk, at the intersection of the south right-of-way line of West 3rd Street, a 60-foot wide right-of-way, with the west right-of-way line of West Avenue, an 80-foot wide right-of-way, at the northeast corner of a 2.614 acre tract referred to as Tract 1 in Exhibit "A" in a Deed Without Warranty dated November 24, 2003 to the City of Austin, recorded in Document No. 2003282535, Official Public Records of Travis County, Texas, bears North 26°00'44" West, 521.17 feet;

0.026 Acre (1,135 Square Feet)
Wastewater Line Easement

PARKLAND-WWE

THENCE, across said 1.889 acre tract and said 1.241 acre tract, the following three (3) courses:

1. South 86°05'01" East, a distance of 51.86 feet to a 60d nail set for the northeast corner of this tract;
2. South 03°54'59" West, a distance of 20.00 feet to a 60d nail set for the southeast corner of this tract;
3. North 86°05'01" West, a distance of 61.68 feet to the **POINT OF BEGINNING** and containing 0.026 acre (1,135 square feet) of land.

BEARING BASIS

The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83, Combined Scale Factor 0.999941). The coordinates were established by GPS from reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43. All distances shown are surface distances.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 15th day of October, 2009, A.D.

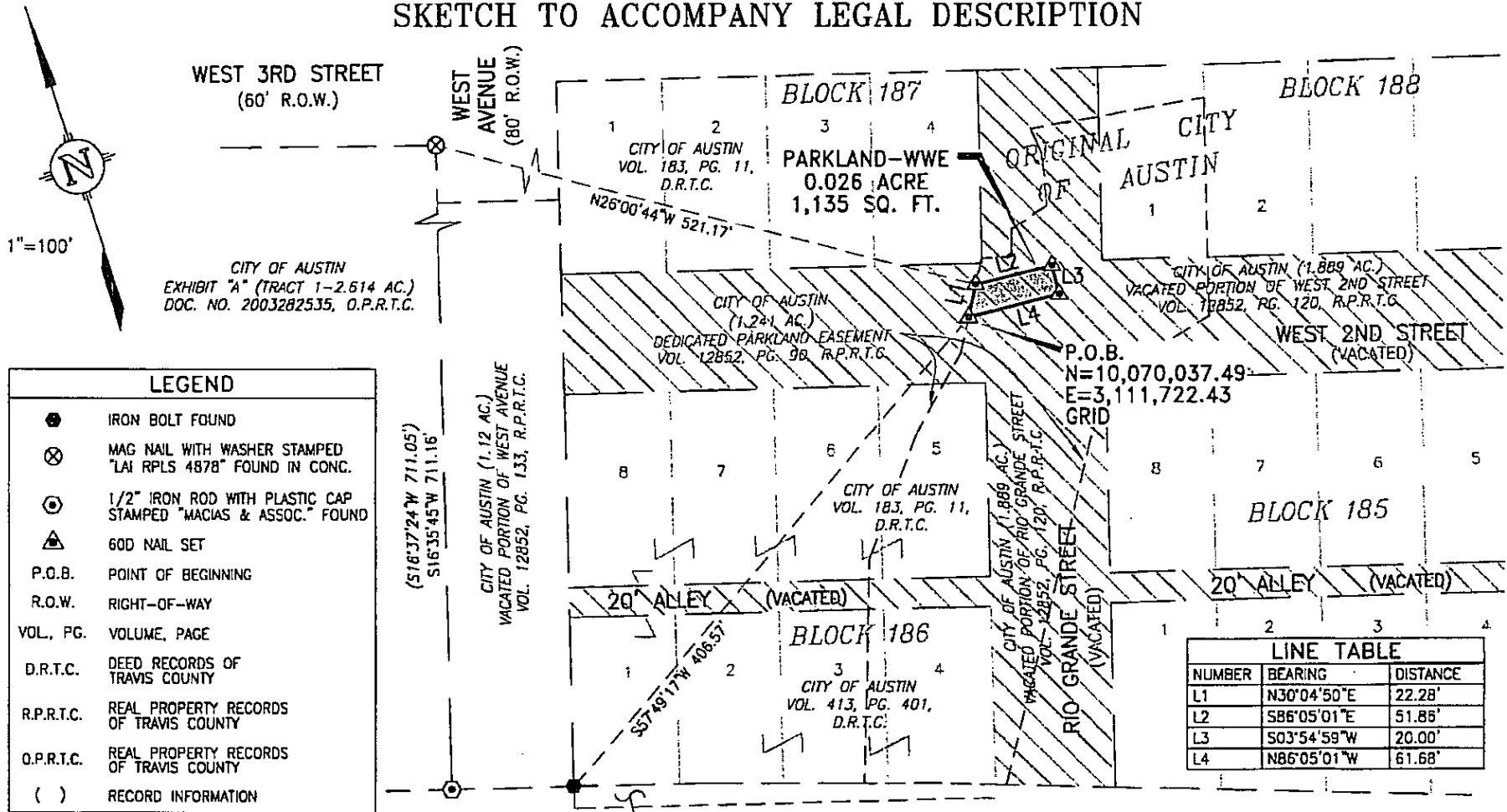
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas

REFERENCES

MAPSCO 2009 584Z
Austin Grid No. MH-22
TCAD PARCEL ID NO. 01-0500-0201
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

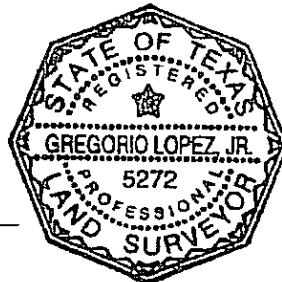


NOTES:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83, COMBINED SCALE FACTOR = 0.999941). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN REFERENCE POINT "H-22-2001" AND "J-21-4001" (CB08). ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

Gregorio Lopez, Jr. Oct. 15, 2009
 Gregorio Lopez, Jr.
 Registered Professional Land Surveyor
 No. 5272 - State of Texas

Date:



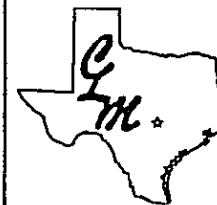
PAGE 3 OF 3

WEST CESAR CHAVEZ STREET
 (R.O.W. WIDTH VARIES)

Job No.: 79-59-08
 Field Book: 524, Page 66

Scale: 1" = 100'
 Drawn by: SMD/ALM

Date: 10-15-2009
 Checked by: GLO



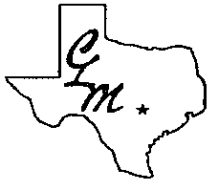
MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



5410 SOUTH 1ST STREET
 AUSTIN, TEXAS 78745

PH. (512)442-7875 FAX (512)442-7876
 WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " G "

CITY OF AUSTIN
TO
CITY OF AUSTIN
WASTEWATER LINE EASEMENT

LEGAL DESCRIPTION FOR PARCEL SANDBEACH WWE-2

DESCRIPTION OF A 0.048 ACRE (2,105 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF A 0.720 ACRE TRACT DESCRIBED AS EXHIBIT E IN A DECLARATION AND ACKNOWLEDGEMENT OF PARKLAND DEDICATION AND PARKLAND USE TO THE CITY OF AUSTIN DATED JULY 7, 2009, AND RECORDED IN DOCUMENT NUMBER 2009115071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.048 ACRE (2,105 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the east right-of-way line of Lamar Boulevard (200-foot right-of-way width), same being the west line of said 0.720 acre tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/93 (HARN) U.S. Survey Feet) values of N=10,070,326.03 and E=3,110,255.09, for the southwest corner and **POINT OF BEGINNING** of this tract, from which a chiseled "X" found at the intersection of the east right-of-way line of said Lamar Boulevard, with the apparent north line of West 1st Street/West Cesar Chavez Street (an undedicated right-of-way), at the southwest corner of said 0.720 acre tract, bears South 18°18'25" West, a distance of 250.08 feet;

THENCE North 18°18'25" East, with the east right-of-way line of said Lamar Boulevard and the west line of said 0.720 acre tract, a distance of 20.13 feet to a 60d nail set for the northwest corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found in the east right-of-way line of said Lamar Boulevard, at a corner of a 1.891 acre right-of-way dedication described as Exhibit D in said Document No. 2009115071, same being the northwest corner of said 0.720 acre tract, bears North 18°18'25" East, a distance of 63.45 feet;

THENCE over and across said 0.720 acre tract, the following three (3) courses:

1. South 65°13'34" East, a distance of 58.14 feet to a 60D nail set for a corner;
2. North 88°15'26" East, a distance of 24.21 feet to a 60D nail set for a corner;
3. South 65°13'34" East, a distance of 3.83 feet to a 60d nail set in the curving west right-of-way line of Sandra Muraida Way, being a portion of said 1.891 tract, same being the east line of said 0.720 acre tract, for the northeast corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at a point of compound curvature in the west right-of-

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • www.maciasworld.com

way line of said 1.891 tract and the east line of said 0.720 acre tract, bears North 22°29'15" West, a chord distance of 73.03 feet;

THENCE with the curving west right-of-way line of said 1.891 tract and the east line of said 0.720 acre tract, with a curve to the right, having an arc length of 35.69 feet, a radius of 183.00 feet, and a chord which bears South 05°23'27" East, a distance of 35.63 feet to a 60d nail set for the southeast corner of this tract, from which a 1/2" iron rod with "Bury & Partners" cap found at a point of tangency in the west right-of-way line of said 1.891 tract and the east line of said 0.720 acre tract, bears South 08°24'20" West, a chord distance of 52.26 feet;

THENCE North 65°13'34" West, over and across said 0.720 acre tract, a distance of 99.27 feet to the **POINT OF BEGINNING** and containing 0.048 acre (2,105 square feet) of land.

BEARING BASIS

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

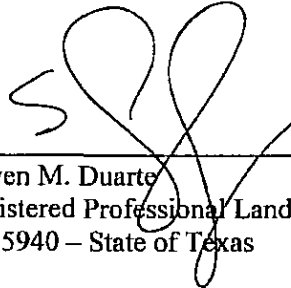
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

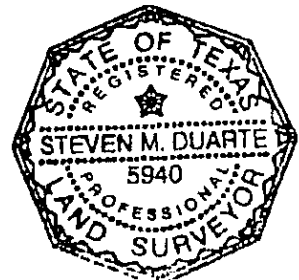
That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 9th day of February, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

REFERENCES
MAPSCO 2009 Grid 584V/Z
Austin Grid No. H-22
TCAD PARCEL ID NO. 01-0602-0204
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

⊗	CHISELED "X" FOUND	P.O.B. POINT OF BEGINNING
⊙ BURY	IRON ROD W/"BURY & PARTNERS" PLASTIC CAP FOUND	R.O.W. RIGHT-OF-WAY
⊙ MCGRAY	IRON ROD W/"MCGRAY & MCGRAY" PLASTIC CAP FOUND	VOL., PG. VOLUME, PAGE
△	CALCULATED POINT	D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
▲	60D NAIL SET	O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
()	RECORD INFORMATION	

CURVE TABLE

NUMBER	C1
Delta Angle	11°10'27"
Radius	183.00'
Arc Length	35.69'
Chord Length	35.63'
Chord Bearing	S05°23'27"E

R.O.W. DEDICATION
VOL. 5816, PG. 182
D.R.T.C. (0.80 AC.)
B. R. REYNOLDS DRIVE
(60' R.O.W.)

1"=40'

LAMAR BOULEVARD
(200' R.O.W.)

CITY OF AUSTIN
SAND BEACH RESERVE
VOL. 769, PG. 57
D.R.T.C.
(77 AC.)

R.O.W. DEDICATION
VOL. 5816, PG. 182
D.R.T.C. (0.80 AC.)



P.O.B.
N=10,070,326.03
E=3,110,255.09
GRID

SANDBEACH WVE-2
0.048 ACRE
2,105 SQ. FT.

CITY OF AUSTIN
DOC. NO. 2009115071
O.P.R.T.C.
(EXHIBIT E-0.720 AC.)

R.O.W. DEDICATION
DOC. NO. 2009115071
O.P.R.T.C.
(EXHIBIT D-1.891 AC.)

**SANDRA
MURADA WAY**

NOTES:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83, COMBINED SCALE FACTOR = 0.999941). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN REFERENCE POINT "H-22-2001" HAVING COORDINATE VALUES OF N=10,071,008.45, E=3,110,361.65 AND "J-21-4001" (CB08) HAVING COORDINATE VALUES OF N=10,065,600.89, E=3,114,070.43.

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5940 - STATE OF TEXAS

IN FACE
OF CURB

**WEST 1ST STREET/
WEST CESAR
CHAVEZ STREET**
(UNDEDICATED R.O.W.)

Job No.: 79-59-08
Field Book: 548, Page 32

Scale: 1" = 40'
Drawn by: smd

Date: 09-17-09
Rev.: 02-09-10
Checked by: GLO



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745
PH. (512)442-7875 FAX (512)442-7876
WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " H "

CITY OF AUSTIN
TO
CITY OF AUSTIN
WASTEWATER LINE EASEMENT

LEGAL DESCRIPTION FOR PARCEL SANDBEACH WWE-3

DESCRIPTION OF A 0.221 ACRE (9,605 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF A 2.429 ACRE TRACT DESCRIBED AS EXHIBIT B IN A DECLARATION AND ACKNOWLEDGEMENT OF PARKLAND DEDICATION AND PARKLAND USE TO THE CITY OF AUSTIN DATED JULY 7, 2009, AND RECORDED IN DOCUMENT NUMBER 2009115071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.221 ACRE (9,605 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the curving east right-of-way line Sandra Muraida Way, being a portion of a 1.891 acre right-of-way dedication described as Exhibit D in said Document No. 2009115071, same being the west line of said 2.429 acre tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/93 (HARN) U.S. Survey Feet) values of N=10,070,260.78 and E=3,110,396.47, for the southwest corner and **POINT OF BEGINNING** of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at a point of curvature in the east right-of-way line of said 1.891 acre tract and the west line of said 2.429 acre tract, bears South 21°45'41" West, a chord distance of 14.67 feet;

THENCE with the curving east right of-way line of said 1.891 tract and the west line of said 2.429 acre tract, with a curve to the right, having an arc length of 20.17 feet, a radius of 102.16 feet, and a chord which bears North 31°32'13" East, a distance of 20.14 feet to a 60d nail set for the northwest corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at a point of non-tangency in the east right of-way line of said 1.891 tract and the west line of said 2.429 acre tract, bears North 53°05'59" East, a chord distance of 56.00 feet;

THENCE over and across said 2.429 acre tract, the following two (2) courses:

1. South 65°13'34" East, a distance of 129.91 feet to a 60d nail set for an angle point;
2. South 66°37'55" East, a distance of 349.04 feet to a 60d nail set in the west right-of-way line of the International and Great Northern Railroad (right-of-way width varies, described in Volume 47, Page 419 of the Deed Records of Travis County, Texas), same

being the east line of said 2.429 acre tract, for the northeast corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found in the west right-of-way line of said International and Great Northern Railroad, at a corner in the east right-of-way line of said 1.891 acre tract, same being the northeast corner of said 2.429 acre tract, bears North 25°49'58" East, a distance of 102.15 feet;

THENCE South 25°49'58" West, with the west right-of-way line of said International and Great Northern Railroad and the east line of said 2.429 acre tract, a distance of 20.02 feet to a 60d nail set for the southeast corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at the intersection of the west right-of-way line of said International and Great Northern Railroad, with the apparent north line of West 1st Street/West Cesar Chavez Street (an undedicated right-of-way), at the southeast corner of said 2.429 acre tract, bears South 25°49'58" West, a distance of 77.07 feet;

THENCE over and across said 2.429 acre tract, the following two (2) courses:

1. North 66°37'55" West, a distance of 348.42 feet to a 60d nail set for an angle point;
2. North 65°13'34" West, a distance of 132.53 feet to the **POINT OF BEGINNING** and containing 0.221 acre (9,605 square feet) of land.

BEARING BASIS

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

THE STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

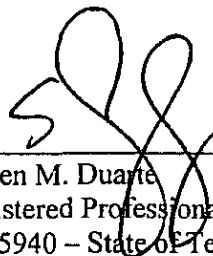
COUNTY OF TRAVIS §

§

That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 17th day of September, 2009, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

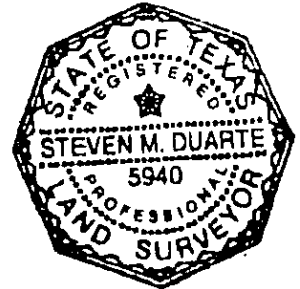


Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

9/17/09

REFERENCES

MAPSCO 2009 Grid 584Z
Austin Grid No. H-22
TCAD PARCEL ID NO. 01-0602-0204
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CURVE TABLE

NUMBER	C1
Delta Angle	11°18'50"
Radius	102.16'
Arc Length	20.17'
Chord Length	20.14'
Chord Bearing	N31°32'13"E

LINE TABLE

NUMBER	L1
Bearing	S25°49'58"W
Length	20.02'

LEGEND

⊙ BURY	IRON ROD W/"BURY & PARTNERS"	VOL., PG.	VOLUME, PAGE
▲	60D NAIL SET	D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
P.O.B.	POINT OF BEGINNING	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
R.O.W.	RIGHT-OF-WAY	()	RECORD INFORMATION

OUTLOT 11
DIVISION Z

LAMAR BOULEVARD
(200' R.O.W.)

CITY OF AUSTIN
DOC. NO. 2009115071
O.P.R.T.C.
(EXHIBIT E-0.720 AC.)

SANDRA
MURADA WAY

R.O.W. DEDICATION
DOC. NO. 2009115071
O.P.R.T.C.
(EXHIBIT D-1.891 AC.)

TOWN LAKE
BOULEVARD

30' WATER LINE
EASEMENT
(RECORDING
INFORMATION
UNKNOWN**)

DECLARATION OF
ELECTRIC UTILITY
LOCATION
DOC. NO. 2008020690
O.P.R.T.C.
(0.066 AC.)

DECLARATION OF
ELECTRIC UTILITY
LOCATION
DOC. NO. 2008020691
O.P.R.T.C.
(0.053 AC.)

INTERNATIONAL AND
GREAT NORTHERN
RAILROAD COMPANY
VOL. 47, PG. 419
D.R.T.C.

1"=100'

NOTES:

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WEST 1ST STREET/
WEST CESAR CHAVEZ STREET
(UNDEDICATED R.O.W.)

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5940 - STATE OF TEXAS

9/17/09
DATE:



NOTE** - 30' WATER LINE
EASEMENT SHOWN HEREON
IS LISTED ON COA WATER
PLAN# W-98-0014 (NO
RECORDING INFORMATION
LISTED)

PAGE 4 OF 4

Job No.: 79-59-08
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