

Barkley Family Farm Partnership, Ltd.  
to  
The City of Austin  
(Right-Of-Way Dedication)

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR 0.1404 ACRES (6,116 SQUARE FEET) OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 177.296 ACRE TRACT OF LAND CONVEYED TO THE BARKLEY FAMILY FARM PARTNERSHIP, LTD. BY DOCUMENT NO. 1999114399 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.1404 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" iron rod with marker stamped "BUSH SURVEYING" found in the present south right-of-way line of East St. Elmo Road at the northeast corner of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract, same being the northwest corner of that certain called 2.470 acre tract of land conveyed to the American Legion Knebel Post #83, Inc. by deed recorded in Volume 6585 at Page 95 of the Deed Records of Travis County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract, having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83(CORS), U.S. Feet, Combined Scale Factor 0.99994576) Coordinate Values of **N=10,048,452.16, E=3,115,633.67;**

**THENCE**, leaving the present south right-of-way line of East St. Elmo Road along the common dividing line of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract and the said American Legion Knebel Post #83, Inc 2.470 acre tract the following two (2) courses:

- 1) **S 27°45'27" W** a distance of **340.03** feet to a 60D Nail found, for an angle point of the herein described tract;
- 2) **S 27°08'34" W** a distance of **211.21** feet to a 60D Nail found in a fence post at the southwest corner of the said American Legion Knebel Post #83, Inc 2.470 acre tract, same being the most westerly northwest corner of that certain called 11.826 acre tract of land conveyed to Pleasant Valley Courtyards Housing, L.P. by deed recorded in Document No. 2002232042 of the Official Public Records of Travis County, Texas, for an angle point of the herein described tract;

**THENCE, S 27°07'18" W** continuing along the common dividing line of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract and the said Pleasant Valley Courtyards Housing, L.P. 11.826 acre tract, passing at a distance of 135.06 feet a ½" iron pipe found 0.17 feet east of said common dividing line, and continuing along said line for a total distance of **162.98** feet to a ½" rebar with plastic cap stamped "COA Public Works" set at a point of curvature in the west line of the said Pleasant Valley Courtyards Housing, L.P. 11.826 acre tract, same being the most

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-7177 – Fax (512) 974-7179


northerly corner of that certain called 0.152 acre tract of land conveyed to the City of Austin for street purposes and described as "Parcel 1" in Volume 11675 at Page 1003 of the Real Property Records of Travis County, Texas, for an angle point of the herein described tract;

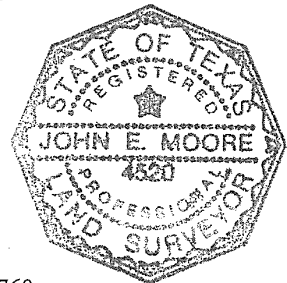
**THENCE, S 27°10'13" W** along the northwest line of the said 0.152 acre City of Austin tract, same being the easterly line of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract a distance of **50.72** feet to an iron rod with cap stamped "TERRA FIRMA" found in the southeasterly line of a 3.430 acre tract of land (proposed right-of-way dedication of South Pleasant Valley Road) as surveyed by Terra Firma Land Surveying, for the most southerly corner of the herein described tract, from which an iron rod with cap stamped "TERRA FIRMA" found at a point of curvature in the northwesterly line of the said 3.430 acre tract of land, being the proposed northwesterly right-of-way line of South Pleasant Valley Road bears S 58°32'49" W a distance of 223.62 feet;

**THENCE, N 26°03'46" E** along the southeasterly line of the said 3.430 acre tract of land, being the proposed southeasterly right-of-way line of South Pleasant Valley Road a distance of **765.12** feet to a calculated point in the present south right-of-way line of East St. Elmo Road, same being in the northerly line of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract, for the northwest corner of the herein described tract, same being the northeast corner of the said 3.430 acre tract, from which a ½" iron rod with cap stamped "TERRA FIRMA" found called to be at the northeast corner of the said 3.430 acre tract of land bears N 26°04'27" E a distance of 0.10 feet, also from which an iron rod with cap stamped "TERRA FIRMA" found called to be at the northwest corner of the said 3.430 acre tract of land bears N 62°38'17" W a distance of 120.07 feet and N 26°03'59" E a distance of 0.15 feet, also from which an iron rod with cap stamped "BURY PARTNERS" found at the northwest corner of the said Barkley Family Farm Partnership, Ltd. 177.296 acre tract and the northwest corner of Lot 8, Block "A", Southpark Commerce Center Lot 8, a subdivision of record found in Document No. 200600307 of the Official Public Records of Travis County, Texas bears N 62°38'17" W a distance of 1,549.95 feet;

**THENCE, S 62°38'17" E** along the present south right-of-way line of East St. Elmo Road, being the northerly line of the said Barkley Family Farm Partnership, Ltd. 177.296 acre a distance of **18.04** feet to the **Point of Beginning** and containing **0.1404** acres of land.

"This legal description was prepared by John E. Moore, R.P.L.S. No. 4520 from surveys made on the ground in May 2007 and February through April 2008". The bearing basis of this description is the Texas State Plane Coordinate System of 1983, Central Zone. Grid Coordinates referenced herein are based on City of Austin Brass Disk J-17-1001 having Texas State Plane Coordinate System NAD83, Central Zone coordinate values of N=10,049,888.48, E=3,112,885.99 and Combined Scale Factor of 0.999945149, and City of Austin Brass Disk J-17-4001 having Texas State Plane Coordinate System NAD83, Central Zone coordinate values of N=10,049,036.24, E=3,114,671.85 and Combined Scale Factor of 0.999946372.

  
4-28-2008  
John E. Moore, R.P.L.S. No. 4520  
Engineering Services Division  
Department of Public Works  
City of Austin



#### REFERENCES

TCAD Parcel No. 03-1701-0134  
Austin Grid J-17

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-7177 – Fax (512) 974-7179

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOT 8, BLOCK A  
SOUTHPARK COMMERCE CENTER LOT 8  
DOC. NO. 200600307

LOT 1, BLOCK A  
BARKLEY SUBDIVISION  
LOT 1 SECTION ONE  
DOC. NO. 200100040

DRAINAGE EASEMENT  
VOL. 12976, PG. 206  
(13.907 AC)

**0.1404 ACRES**

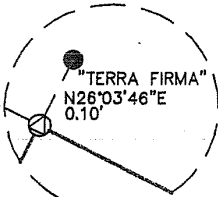
5' ELECT. & TELE. EASEMENT  
VOL. 2509, PG. 189

BARKLEY FAMILY FARM PARTNERSHIP, LTD.  
DOC. NO. 1999114399  
(REMAINING PORTION OF 177.296 AC)

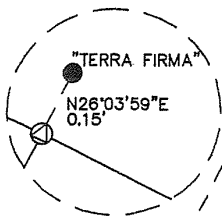
## LINE TABLE

L1	N62°38'17"W	120.07'
(L1)	(N62°38'07"W)	120.03'
L2	N62°38'17"W	1549.95'
L3	S62°38'17"E	18.04'

## DETAIL 1



## DETAIL 2



EAST ST. ELMO ROAD  
SCALE 1" = 100'

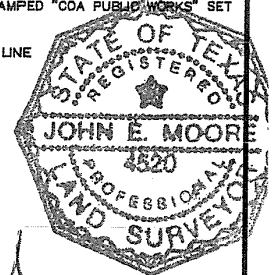
SEE DETAIL #2  
"TERRA FIRMA"  
SEE DETAIL #1  
"TERRA FIRMA"  
"BUSH SURVEYING"

P.O.B.  
N=10,048,452.16  
E=3,115,633.67  
CFS=0.99994576

AMERICAN LEGION  
KNEBEL POST #83, INC.  
VOL. 6585, PG. 95  
(2.470 AC)

## LEGEND

- 1/2" IRON ROD FOUND WITH CAP (TYPE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- ⊙ IRON ROD FOUND (SIZE NOTED)
- ⊙ 60D NAIL FOUND
- 1/2" REBAR w/CAP STAMPED "COA PUBLIC WORKS" SET
- ⊙ POWER POLE
- E- OVERHEAD ELECT/TELE LINE
- ( ) RECORD INFORMATION



PROPOSED PLEASANT VALLEY ROAD  
SURVEYED BY TERRA FIRMA LAND SURVEYING  
(N26°03'24"E 956.56')  
(N26°03'59"E 956.47')  
(3.430 ACRES)

S 27°07'18" W  
162.98'

1/2" IRON PIPE FOUND  
0.16' EAST OF LINE

S 27°10'13" W  
50.72'

PLEASANT VALLEY COURTYARDS HOUSING, L.P.  
DOCUMENT NO. 2002232042  
(11.826 AC)

BEARING BASIS NOTE:  
GRID BEARINGS - TEXAS STATE PLANE COORDINATE NAD83, CENTRAL ZONE

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7177  
FAX (512) 974-7179



CITY OF AUSTIN  
VOL. 11675, PG. 1003  
(0.152 AC)