

RESOLUTION NO. 20100826-087

WHEREAS, the City Council was requested to review and approve the use of parkland for right-of-way purposes through dedicated parkland known as Roy G. Guerrero Colorado River Park; and

WHEREAS, notice of public hearing to be held on August 26, 2010, was given for three consecutive weeks on August 1, August 8, and August 15, 2010 in a newspaper of general circulation; and

WHEREAS, such public hearing was held August 26, 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:

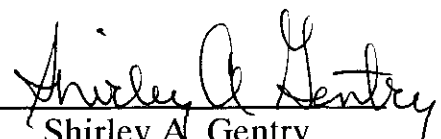
The City Council finds that, having taken into account clearly enunciated local preferences, there is no feasible and prudent alternative to the use of the parkland (detailed in the attached Exhibits "A" and "B") for public right-of-way purposes and the conveyance of the parkland for such proposed use 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: August 26, 2010

ATTEST:


Shirley A. Gentry
City Clerk



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

CITY OF AUSTIN
TO
CITY OF AUSTIN

DESCRIPTION FOR TEMPORARY ACCESS EASEMENT

LEGAL DESCRIPTION OF A 0.028 ACRE (1,232 SQUARE FOOT) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A 9.604 ACRE TRACT DESCRIBED AS TRACT 2 IN A SPECIAL WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED JUNE 2, 2000, AND RECORDED IN DOCUMENT NO. 2000096771 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.028 ACRE (1,232 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 of Grove Boulevard (right-of-way varies), partially described as a 0.747 acre tract in a Street Deed recorded in Volume 12980, Page 990, and partially described as a 0.331 acre tract in a Street Deed recorded in Volume 12992, Page 745, both of the Real Property Records of Travis County, Texas), for the northwest corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN, U.S. Survey Feet,) values of N=10,060,054.09, E=3,127,860.05, from which a 1/2" iron rod with plastic cap stamped "Macias & Associates" set in the west line of said 9.604 acre tract, at a corner in the east right-of-way line of said Grove Boulevard (described in said 0.747 acre and 0.331 acre tracts), bears South 76°48'42" West, a chord distance of 5.28 feet;

THENCE with the curving east right-of-way line of said Grove Boulevard (described in said 0.331 acre tract) with a curve to the left, having an arc length of 25.52 feet, a radius of 138.50 feet, and a chord which bears North 70°26'31" East, a distance of 25.48 feet to a calculated point for the northeast corner of this tract, from which a 1/2" iron rod found at a point of reverse curvature in the curving east right-of-way line of said Grove Boulevard, bears North 14°05'46" East, a chord distance of 215.47 feet;

THENCE over and across said 9.604 acre tract with a curve to the left, having an arc length of 53.87 feet, a radius of 537.50 feet, and a chord which bears South 10°59'49" East, a distance of 53.84 feet to a calculated point in the north right-of-way line of Community Drive (right-of-way varies), same being the most westerly south line of said 9.604 acre tract, for the southeast corner of this tract, from which a 1/2" iron rod found at the northeast corner of the right-of-way of said Community Drive, same being an interior corner in the west line of said 9.604 acre tract, bears North 89°12'50" East, a distance of 17.26 feet;

THENCE South 89°12'50" West, with the north right-of-way line of said Community Drive and the most westerly south line of said 9.604 acre tract, a distance of 25.64 feet to a 60D nail set for the southwest corner of this tract, from which a 1/2" iron rod found at the northeast corner of Lot 1, Block I, Austin Community College, Phase "B", Section 2, a subdivision of record in Volume 92, Page 111 of the Plat Records of Travis County, Texas, same being a corner in the east right-of-way line of said Grove Boulevard (described in said 0.747 acre tract), also being the northwest corner of the right-of-way of said Community Drive, and a corner in the west line of said 9.604 acre tract, bears South 89°12'50" West, a distance of 13.77 feet;

THENCE over and across said 9.604 acre tract with a curve to the right, having an arc length of 45.52 feet, a radius of 562.50 feet, and a chord which bears North 10°57'31" West, a distance of 45.50 feet to the **POINT OF BEGINNING**, containing 0.028 acre (1,232 square feet) of land.

BEARING BASIS NOTE

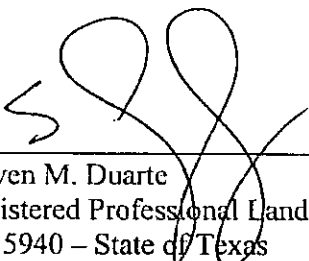
The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83/HARN). The coordinates were established from City of Austin reference point "M-19-4001" having coordinate values of N=10,057,768.14, E=3,133,579.08. All distances shown are grid distances.

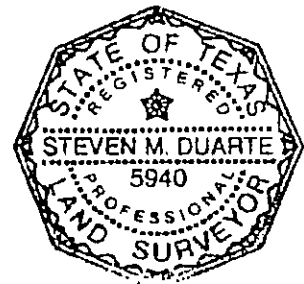
THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

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 30th day of June, 2010, A.D.

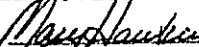
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


6/30/10
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas



REFERENCES
MAPSCO 2009, 616-S
AUSTIN GRID NO. L-19
TCAD PARCEL ID NO. 03-0415-0118
MACIAS & ASSOCIATES, L.P., PROJECT NO. 190-42-09

FIELD NOTES REVIEWED

By:  Date 7/1/10

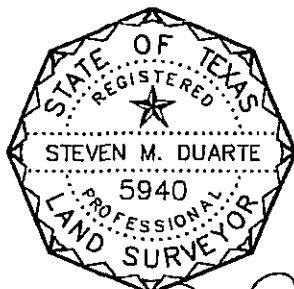
Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CURVE TABLE			
Number	C1	C2	C3
Delta Angle	10°33'25"	05°44'31"	04°38'11"
Radius	138.50	537.50	562.50'
Arc Length	25.52'	53.87'	45.52'
Chord Length	25.48'	53.84'	45.50'
Chord Bearing	N70°26'31"E	S10°59'49"E	N10°57'31"W

LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MACIAS & ASSOC." SET
- 1/2" IRON ROD FOUND
- CALCULATED POINT
- 60D NAIL SET
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL. PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C.Tx. OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT



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

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE-4203, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "M-19-4001" HAVING COORDINATE VALUES OF N=10,057,768.14, E=3,133,579.08. ALL DISTANCES SHOWN ARE GRID DISTANCES.

DATE: 6/30/10

PAGE 3 OF 3

TEMPORARY
ACCESS
EASEMENT
0.028 ACRE
1,232 SQ. FT.

P.O.B.
N=10,060,054.09
E=3,127,860.05
GRID

GROVE BOULEVARD
(R.O.W. VARIES)

R.O.W. LINE PER
STREET DEED
VOL. 12980, PG. 990
R.P.R.T.C.Tx.
(0.747 ACRE)

AUSTIN COMMUNITY COLLEGE
VOL. 8519, PG. 428, D.R.T.C.Tx.
T.C.A.D. NO. 03-0415-01-17

LOT 1, BLOCK 1
AUSTIN COMMUNITY
COLLEGE
PHASE "B", SECTION 2
VOL. 92, PG. 111,
P.R.T.C.Tx.

NOTE:
THE EASEMENTS SHOWN OR
NOTED AND ADDRESSED ON THIS
SURVEY ARE THOSE LISTED ON
THE OWNERSHIP AND EASEMENT
REPORT ISSUED BY GRACY TITLE
OF AUSTIN, REF. NO. OEAS144,
EFFECTIVE DATE: APRIL 9, 2010.

DATE: 06-20-10
DRAWN BY: smd
MAI JOB NO.: 190-42-09

J:\JOBS\DAVCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-2 TAE.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★ ★ ★ ★

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

SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 24

R.O.W. LINE PER
STREET DEED
VOL. 12992, PG. 745
R.P.R.T.C.Tx.
(0.331 ACRE)

CITY OF AUSTIN
(REMAINING PORTION OF
TRACT 2 - 9.604 AC.)
DOC. NO. 2000096771
D.P.R.T.C.Tx.
T.C.A.D. NO. 03-0415-0118

S76°48'42"W
CH=5.28'

S89°12'50"W
13.77'

(S88°12'34"W
57.10')

N89°12'50"E
17.26'
S89°12'50"W
25.64'

COMMUNITY DRIVE
(R.O.W. VARIES)

1"=50'





MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " _____ "

CITY OF AUSTIN
TO
CITY OF AUSTIN

**DESCRIPTION FOR TEMPORARY CONSTRUCTION,
ACCESS AND TEMPORARY STAGING AND
MATERIALS STORAGE SITE EASEMENT**

LEGAL DESCRIPTION OF A 3.2080 ACRE (139,746 SQUARE FOOT) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF: THE REMAINDER OF A 32.008 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED JUNE 2, 2000, AND RECORDED IN DOCUMENT NO. 2000096771 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A 3.31 ACRE TRACT OF LAND DESCRIBED IN AN AFFIDAVIT OF DECLARATION OF STREET VACATION TO THE CITY OF AUSTIN EXECUTED SEPTEMBER 30, 1997, AND RECORDED IN VOLUME 13032, PAGE 111 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; A 25.03 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED DECEMBER 15, 1986, AND RECORDED IN VOLUME 10018, PAGE 247 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; A 15,836 SQUARE FOOT TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED OCTOBER 9, 1962, AND RECORDED IN VOLUME 2522, PAGE 261 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND LOT D, GROVE SUBDIVISION NO. 3, A SUBDIVISION OF RECORD IN VOLUME 84, PAGE 40B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN IN A WARRANTY DEED EXECUTED MAY 6, 1981, AND RECORDED IN VOLUME 7410, PAGE 596 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.2080 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH IN TWO PARTS, PART 1 BEING A 2.4092 ACRE (104,946 SQUARE FOOT) TRACT OF LAND AND PART 2 BEING A 0.7988 ACRE (34,800 SQUARE FOOT) TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 – 2.4092 ACRE (104,946 SQUARE FEET)

COMMENCING at a 1/2" iron rod found at a corner in the west right-of-way line of Grove Boulevard (right-of-way varies), same being the east line of a 28.116 acre tract described in Document No. 2008026543 of the Official Public Records of Travis County, Texas;

THENCE North 03°41'18" East, with the west right-of-way line of said Grove Boulevard and the east line of said 28.116 acre tract, passing at a distance of 456.88 feet, a calculated point for the south corner of a 0.017 acre tract described in a Street Deed recorded in Volume 12992, Page 745 of the Real Property Records of Travis County, Texas, and continuing with the west line of said 0.017 acre Street Deed tract, for a total distance of 518.20 feet to a calculated point at the location of a 3/8" iron rod previously found by Macias & Associates, in the south line of the remainder of said 32.008 acre tract, at a corner in the west right-of-way line of said Grove Boulevard, same being the northeast corner of said 28.116 acre tract, also being the northwest corner of said 0.017 acre Street Deed tract, for the southwest corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN, U.S. Survey Feet,) values of N=10,061,027.25, E=3,127,888.07;

THENCE over and across said 32.008 acre tract, said 3.31 acre Street Vacation tract, said 25.03 acre tract, said 15,836 square foot tract and said Lot D of Grove Subdivision No. 3, the following thirty-eight (38) courses:

1. North 01°08'56" East, a distance of 125.24 feet to a calculated point;
2. North 44°14'40" West, a distance of 25.52 feet to a calculated point of curvature;
3. With a curve to the right, having an arc length of 144.21 feet, a radius of 636.99 feet, and a chord which bears North 37°36'23" West, a distance of 143.90 feet to a calculated point of non-tangency;
4. North 35°43'13" East, a distance of 46.12 feet to a calculated point;
5. North 10°01'12" East, a distance of 116.80 feet to a calculated point;
6. North 30°33'58" East, a distance of 158.73 feet to a calculated point of curvature;
7. With a curve to the left, having an arc length of 74.83 feet, a radius of 557.50 feet, and a chord which bears North 26°43'15" East, a distance of 74.78 feet to a calculated point of reverse curvature;
8. With a curve to the right, having an arc length of 170.45 feet, a radius of 582.50 feet, and a chord which bears North 31°15'29" East, a distance of 169.84 feet to a calculated point of tangency;
9. North 39°38'26" East, a distance of 45.73 feet to a calculated point;
10. North 10°02'55" East, a distance of 43.62 feet to a calculated non-tangent point of curvature;
11. With a curve to the right, having an arc length of 46.34 feet, a radius of 602.50 feet, and a chord which bears North 86°18'32" East, a distance of 46.33 feet to a calculated non-tangent point of curvature;

12. With a curve to the right, having an arc length of 159.00 feet, a radius of 594.74 feet, and a chord which bears North $11^{\circ}42'01''$ East, a distance of 158.52 feet to a calculated point of reverse curvature;
13. With a curve to the left, having an arc length of 348.14 feet, a radius of 557.50 feet, and a chord which bears North $00^{\circ}23'16''$ East, a distance of 342.51 feet to a calculated point of non-tangency;
14. North $40^{\circ}15'22''$ West, a distance of 157.90 feet to a calculated point;
15. North $32^{\circ}10'14''$ West, a distance of 151.27 feet to a calculated point;
16. North $77^{\circ}10'14''$ West, a distance of 29.82 feet to a calculated point;
17. North $12^{\circ}49'46''$ East, a distance of 45.00 feet to a calculated point;
18. South $77^{\circ}10'14''$ East, a distance of 48.46 feet to a calculated point;
19. South $32^{\circ}10'14''$ East, a distance of 166.73 feet to a calculated point;
20. South $40^{\circ}15'22''$ East, a distance of 163.59 feet to a calculated non-tangent point of curvature;
21. With a curve to the right, having an arc length of 381.92 feet, a radius of 602.50 feet, and a chord which bears South $00^{\circ}13'11''$ East, a distance of 375.55 feet to a calculated point of reverse curvature;
22. With a curve to the left, having an arc length of 148.40 feet, a radius of 550.60 feet, and a chord which bears South $12^{\circ}02'51''$ West, a distance of 147.95 feet to a calculated point of non-tangency;
23. South $89^{\circ}04'19''$ East, a distance of 1038.30 feet to a calculated point of curvature;
24. With a curve to the left, having an arc length of 323.11 feet, a radius of 537.50 feet, and a chord which bears North $73^{\circ}42'25''$ East, a distance of 318.26 feet to a calculated point of non-tangency;
25. North $78^{\circ}03'26''$ East, a distance of 49.27 feet to a calculated non-tangent point of curvature;
26. With a curve to the left, having an arc length of 108.37 feet, a radius of 562.85 feet, and a chord which bears North $46^{\circ}13'52''$ East, a distance of 108.21 feet to a calculated non-tangent point of curvature;
27. With a curve to the left, having an arc length of 44.27 feet, a radius of 634.14 feet, and a chord which bears North $83^{\circ}32'41''$ East, a distance of 44.26 feet to a calculated point of tangency;
28. North $80^{\circ}25'43''$ East, a distance of 144.63 feet to a calculated point of curvature;

29. With a curve to the left, having an arc length of 74.91 feet, a radius of 557.50 feet, and a chord which bears North 76°34'46" East, a distance of 74.85 feet to a calculated point of non-tangency;
30. North 29°32'37" West, a distance of 20.49 feet to a calculated point;
31. North 47°57'10" East, a distance of 27.49 feet to a calculated point;
32. North 40°43'26" West, a distance of 100.00 feet to a calculated point;
33. North 49°16'34" East, a distance of 100.00 feet to a calculated point;
34. South 40°43'26" East, a distance of 101.14 feet to a calculated non-tangent point of curvature;
35. With a curve to the right, having an arc length of 77.26 feet, a radius of 602.50 feet, and a chord which bears North 57°45'40" East, a distance of 77.21 feet to a calculated point of tangency;
36. North 61°26'06" East, a distance of 199.45 feet to a calculated point;
37. North 63°43'28" East, a distance of 158.86 feet to a calculated point;
38. North 81°42'43" East, a distance of 122.95 feet to a bolt found at the southwest corner of Lot G and an interior corner of Lot D of said Grove Subdivision No. 3;

THENCE South 84°17'55" East, with the south lines of Lots G and E and the interior line of Lot D of said Grove Subdivision No. 3, a distance of 164.65 feet to a 1/2" iron rod with TxDOT aluminum cap found at a corner in the west right-of-way line of Montopolis Drive (per TxDOT CSJ# 151-09-039; right-of-way varies), same being an angle point in the west line of a 0.228 acre tract conveyed to the State of Texas in Volume 12609, Page 339 of the Real Property Records of Travis County, Texas, also being a common corner of Lots D and E of said Grove Subdivision No. 3, for the northeast corner of this tract;

THENCE South 05°44'08" West, with the west right-of-way line of said Montopolis Drive (per TxDOT CSJ# 151-09-039), the west line of said 0.228 acre State of Texas tract and the common line of said Lots D and E of Grove Subdivision No. 3, a distance of 9.34 feet to a calculated point at a corner in the west right-of-way line of said Montopolis Drive (per TxDOT CSJ# 151-09-039), same being a common corner of said Lots D and E of Grove Subdivision No. 3, also being the southwest corner of said 0.228 acre State of Texas tract;

THENCE South 84°18'52" East, with the south line of said 0.228 acre State of Texas tract and the interior line of said Lot D of Grove Subdivision No. 3, departing the west right-of-way line of said Montopolis Drive (per TxDOT CSJ# 151-09-039), a distance of 11.08 feet to a 60D nail set for the east corner of this tract, from which a 1/2" iron rod with TxDOT aluminum cap found in the common line of Lots A and D of said Grove Subdivision No. 3, at a corner in the west right-of-way of Montopolis Drive (per TxDOT CSJ# 151-09-039), bears South 84°18'52" East, a distance of 61.86 feet, South 89°43'51" East, a distance of 30.80 feet, South 33°52'14" West, a

distance of 9.04 feet, South 33°45'23" West, a distance of 45.95 feet, North 80°33'57" West, a distance of 74.58 feet;

THENCE over and across said 32.008 acre tract, said 3.31 acre Street Vacation tract, said 25.03 acre tract, said 15,836 square foot tract, and said Lot D of Grove Subdivision No. 3, the following thirty-two (32) courses:

1. South 71°46'51" West, a distance of 19.30 feet to a 60D nail set;
2. North 82°27'12" West, a distance of 168.67 feet to a 60D nail set;
3. South 73°12'32" West, a distance of 105.34 feet to a 60D nail set;
4. South 63°43'28" West, a distance of 156.28 feet to a 60D nail set;
5. South 61°26'06" West, a distance of 198.95 feet to a 60D nail set for a point of curvature;
6. With a curve to the left, having an arc length of 135.89 feet, a radius of 577.50 feet, and a chord which bears South 54°41'38" West, a distance of 135.58 feet to a 60D nail set for a point of tangency;
7. South 47°57'10" West, a distance of 68.58 feet to a 60D nail set for a non-tangent point of curvature;
8. With a curve to the right, having an arc length of 76.68 feet, a radius of 562.50 feet, and a chord which bears South 76°31'24" West, a distance of 76.62 feet to a 60D nail set for a point of tangency;
9. South 80°25'43" West, a distance of 144.72 feet to a 60D nail set for a point of curvature;
10. With a curve to the right, having an arc length of 42.56 feet, a radius of 765.23 feet, and a chord which bears South 83°30'04" West, a distance of 42.56 feet to a 60D nail set for a non-tangent point of curvature;
11. With a curve to the right, having an arc length of 491.72 feet, a radius of 562.66 feet, and a chord which bears South 65°53'17" West, a distance of 476.22 feet to a 60D nail set for a point of tangency;
12. North 89°04'19" West, a distance of 1064.17 feet to a 60D nail set for a non-tangent point of curvature;
13. With a curve to the right, having an arc length of 177.43 feet, a radius of 568.35 feet, and a chord which bears North 10°32'02" East, a distance of 176.71 feet to a 60D nail set for a point of reverse curvature;
14. With a curve to the left, having an arc length of 364.69 feet, a radius of 577.50 feet, and a chord which bears North 00°11'11" East, a distance of 358.66 feet to a 60D nail set for a point of non-tangency;

15. North $40^{\circ}15'22''$ West, a distance of 160.48 feet to a 60D nail set;
16. North $32^{\circ}10'14''$ West, a distance of 158.14 feet to a 60D nail set;
17. North $77^{\circ}10'14''$ West, a distance of 13.11 feet to a 60D nail set;
18. South $12^{\circ}49'46''$ West, a distance of 15.00 feet to a 60D nail set;
19. South $77^{\circ}10'14''$ East, a distance of 6.89 feet to a 60D nail set;
20. South $32^{\circ}10'14''$ East, a distance of 152.99 feet to a 60D nail set;
21. South $40^{\circ}15'22''$ East, a distance of 158.55 feet to a 60D nail set for a non-tangent point of curvature;
22. With a curve to the right, having an arc length of 352.27 feet, a radius of 562.50 feet, and a chord which bears South $00^{\circ}20'11''$ West, a distance of 346.55 feet to a 60D nail set for a point of reverse curvature;
23. With a curve to the left, having an arc length of 182.36 feet, a radius of 582.17 feet, and a chord which bears South $10^{\circ}29'31''$ West, a distance of 181.62 feet to a 60D nail set for a non-tangent point of compound curvature;
24. With a curve to the left, having an arc length of 35.16 feet, a radius of 724.48 feet, and a chord which bears South $87^{\circ}19'33''$ West, a distance of 35.16 feet to a 60D nail set for a point of non-tangency;
25. South $39^{\circ}38'26''$ West, a distance of 75.03 feet to a 60D nail set for a point of curvature;
26. With a curve to the left, having an arc length of 168.98 feet, a radius of 577.50 feet, and a chord which bears South $31^{\circ}15'29''$ West, a distance of 168.38 feet to a 60D nail set for a point of reverse curvature;
27. With a curve to the right, having an arc length of 75.51 feet, a radius of 562.50 feet, and a chord which bears South $26^{\circ}43'15''$ West, a distance of 75.45 feet to a 60D nail set for a point of tangency;
28. South $30^{\circ}33'58''$ West, a distance of 157.83 feet to a 60D nail set;
29. South $10^{\circ}01'12''$ West, a distance of 147.60 feet to a 60D nail set for a non-tangent point of curvature;
30. With a curve to the left, having an arc length of 129.43 feet, a radius of 593.45 feet, and a chord which bears South $37^{\circ}55'14''$ East, a distance of 129.18 feet to a 60D nail set for a point of tangency;
31. South $44^{\circ}14'40''$ East, a distance of 36.13 feet to a 60D nail set;

32. South 01°45'20" West, a distance of 137.03 feet to a 60D nail set in the west right-of-way line of said Grove Boulevard, same being the north line of said 0.017 acre Street Deed tract, also being the south line of the remainder of said 32.008 acre tract, for the most southerly southeast corner of this tract, from which a 1/2" iron rod found in the east right-of-way line of said Grove Boulevard, bears South 40°11'57" East, a distance of 99.16 feet;

THENCE North 85°22'22" West, with the west right-of-way line of said Grove Boulevard, the north line of said 0.017 acre Street Deed tract and the south line of the remainder of said 32.008 acre tract, a distance of 23.70 feet to the **POINT OF BEGINNING**, containing 2.4092 acres (104,946 square feet) of land.

PART 2 – 0.7988 ACRE (34,800 SQUARE FEET)

COMMENCING at a 1/2" iron rod found at a corner in the west right-of-way line of Grove Boulevard (right-of-way varies), same being the east line of a 28.116 acre tract described in Document No. 2008026543 of the Official Public Records of Travis County, Texas;

THENCE North 03°41'18" East, with the west right-of-way line of said Grove Boulevard and the east line of said 28.116 acre tract, passing at a distance of 456.88 feet, a calculated point for the south corner of a 0.017 acre tract described in a Street Deed recorded in Volume 12992, Page 745 of the Real Property Records of Travis County, Texas, and continuing with the west line of said 0.017 acre Street Deed tract, for a total distance of 518.20 feet to a calculated point at the location of a 3/8" iron rod previously found by Macias & Associates, in the south line of the remainder of said 32.008 acre tract, at a corner in the west right-of-way line of said Grove Boulevard, same being the northeast corner of said 28.116 acre tract, also being the northwest corner of said 0.017 acre Street Deed tract;

THENCE South 85°22'22" East, with the west right-of-way line of said Grove Boulevard, the north line of said 0.017 acre Street Deed tract and the south line of the remainder of said 32.008 acre tract, a distance of 25.31 feet to a 60D nail set at the location of a 1/2" iron rod previously set by Macias & Associates, in the curving east line of said 32.008 acre tract, at a point of curvature in the northwest right-of-way line of said Grove Boulevard, same being the northeast corner of said 0.017 acre Street Deed tract;

THENCE North 29°53'10" East, with the curving northwest right-of-way line of said Grove Boulevard and the southeast line of said 32.008 acre tract, a chord distance of 28.40 feet to a 60D nail set for the southwest corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN, U.S. Survey Feet,) values of N=10,061,049.83, E=3,127,927.45;

THENCE over and across said 32.008 acre tract, said 3.31 acre Street Vacation tract, said 25.03 acre tract, said 15,836 square foot tract and said Lot D of Grove Subdivision No. 3, the following twenty-one (21) courses:

1. North 01°45'20" East, a distance of 118.43 feet to a 60D nail set;
2. North 44°14'40" West, a distance of 42.50 feet to a 60D nail set for a point of curvature;

3. With a curve to the right, having an arc length of 120.57 feet, a radius of 569.16 feet, and a chord which bears North 38°08'45" West, a distance of 120.35 feet to a 60D nail set for a point of non-tangency;
4. North 10°01'12" East, a distance of 138.97 feet to a 60D nail set;
5. North 30°33'58" East, a distance of 155.11 feet to a 60D nail set at a point of curvature;
6. With a curve to the left, having an arc length of 77.52 feet, a radius of 577.50 feet, and a chord which bears North 26°43'15" East, a distance of 77.46 feet to a 60D nail set for a point of reverse curvature;
7. With a curve to the right, having an arc length of 164.59 feet, a radius of 562.50 feet, and a chord which bears North 31°15'29" East, a distance of 164.01 feet to a 60D nail set for a point of tangency;
8. North 39°38'26" East, a distance of 68.51 feet to a 60D nail set for a non-tangent point of curvature;
9. With a curve to the right, having an arc length of 48.69 feet, a radius of 581.32 feet, and a chord which bears North 88°29'37" East, a distance of 48.68 feet to a 60D nail set for a point of tangency;
10. South 89°04'19" East, a distance of 1058.00 feet to a 60D nail set for a point of curvature;
11. With a curve to the left, having an arc length of 498.77 feet, a radius of 577.50 feet, and a chord which bears North 66°11'08" East, a distance of 483.41 feet to a 60D nail set for a non-tangent point of compound curvature;
12. With a curve to the left, having an arc length of 37.44 feet, a radius of 567.93 feet, and a chord which bears North 83°20'46" East, a distance of 37.43 feet to a 60D nail set for a point of tangency;
13. North 80°25'43" East, a distance of 144.98 feet to a 60D nail set for a point of curvature;
14. With a curve to the left, having an arc length of 82.02 feet, a radius of 577.50 feet, and a chord which bears North 76°21'35" East, a distance of 81.95 feet to a 60D nail set for a point of non-tangency;
15. North 47°57'10" East, a distance of 71.84 feet to a 60D nail set for a point of curvature;
16. With a curve to the right, having an arc length of 132.36 feet, a radius of 562.50 feet, and a chord which bears North 54°41'38" East, a distance of 132.06 feet to a 60D nail set for a point of tangency;
17. North 61°26'06" East, a distance of 198.65 feet to a 60D nail set;

18. North 63°43'28" East, a distance of 154.74 feet to a 60D nail set;
19. North 73°12'32" East, a distance of 100.86 feet to a 60D nail set;
20. South 82°27'12" East, a distance of 168.87 feet to a 60D nail set;
21. North 71°46'51" East, a distance of 56.57 feet to a 60D nail set in the south line of a 0.228 acre tract conveyed to the State of Texas in Volume 12609, Page 339 of the Real Property Records of Travis County, Texas, same being the interior line of said Lot D of Grove Subdivision No. 3, differing from the west right-of-way line of Montopolis Drive (per TxDOT CSJ# 151-09-039; right-of-way varies), from which a 1/2" iron rod with TxDOT aluminum cap found at a corner in the west right-of-way line of said Montopolis Drive (per TxDOT CSJ# 151-09-039), same being an angle point in the west line of said 0.228 acre State of Texas tract, also being a corner in the common line of Lots D and E of said Grove Subdivision No. 3, bears North 84°18'52" West, a distance of 48.10 feet, and North 05°44'08" East, a distance of 9.34 feet;

THENCE South 84°18'52" East, with the south line of said 0.228 acre State of Texas tract and the interior line of said Lot D of Grove Subdivision No. 3, differing from the west right-of-way line of Montopolis Drive (per TxDOT CSJ# 151-09-039), a distance of 12.34 feet to a calculated point for the east corner of this tract, from which a 1/2" iron rod with TxDOT aluminum cap found in the common line of Lots A and D of said Grove Subdivision No. 3, at a corner in the west right-of-way line of Montopolis Drive (per TxDOT CSJ# 151-09-039), bears South 84°18'52" East, a distance of 12.50 feet, South 89°43'51" East, a distance of 30.80 feet, South 33°52'14" West, a distance of 9.04 feet, South 33°45'23" West, a distance of 45.95 feet, North 80°33'57" West, a distance of 74.58 feet;

THENCE over and across said 32.008 acre tract, said 3.31 acre Street Vacation tract, said 25.03 acre tract, said 15,836 square foot tract, and said Lot D of Grove Subdivision No. 3, the following twenty-nine (29) courses:

1. South 71°46'51" West, a distance of 68.99 feet to a calculated point;
2. North 82°27'12" West, a distance of 169.11 feet to a calculated point;
3. South 73°10'07" West, passing at a distance of 15.51 feet, a calculated point at the northeast corner of a 1.30 acre tract described in Volume 10448, Page 381 of the Real Property Records of Travis County, Texas, same being the northwest corner of Lot B of said Grove Subdivision No. 3, and continuing with the common line of said 1.30 acre tract and said Lot D of Grove Subdivision No. 3, for a total distance of 99.14 feet to a calculated point;
4. South 63°46'42" West, with the common line of said 1.30 acre tract and said Lot D of Grove Subdivision No. 3, a distance of 154.49 feet to a calculated point at the most northerly northwest corner in the common line of said 1.30 acre tract and said Lot D of Grove Subdivision No. 3, from which a bolt found at a corner in the common line of said 1.30 acre tract and said Lot D of Grove Subdivision No. 3, bears South 66°13'03" East, a distance of 63.40 feet;

5. South 61°23'32" West, leaving the north line of said 1.30 acre tract, and continuing over and across said Lot D of Grove Subdivision No. 3, a distance of 198.34 feet to a calculated point of curvature;
6. With a curve to the left, having an arc length of 131.18 feet, a radius of 557.50 feet, and a chord which bears South 54°41'38" West, a distance of 130.88 feet to a calculated point of tangency;
7. South 47°57'10" West, a distance of 72.92 feet to a calculated point;
8. South 19°41'26" West, a distance of 24.97 feet to a calculated non-tangent point of curvature in the northwest line of a 2.70 acre tract described as Tract V in Exhibit "A" in Document No. 2001088218 of the Official Public Records of Travis County, Texas, same being the southeast line of said 15,836 square foot tract, from which a 1/2" iron rod found at the common east corner of said 2.70 acre tract and said 15,836 acre tract, same being a corner in the south line of said Lot D of Grove Subdivision No. 3, bears North 46°53'58" East, a distance of 2.97 feet;
9. With a curve to the right, having an arc length of 71.49 feet, a radius of 602.50 feet, and a chord which bears South 77°01'46" West, a distance of 71.44 feet to a calculated point of tangency;
10. South 80°25'43" West, a distance of 38.07 feet to a calculated point;
11. North 29°28'45" West, a distance of 21.27 feet to a calculated point;
12. South 80°25'43" West, a distance of 99.76 feet to a calculated point of curvature;
13. With a curve to the right, having an arc length of 27.76 feet, a radius of 952.09 feet, and a chord which bears South 82°57'23" West, a distance of 27.76 feet to a calculated point of non-tangency;
14. South 04°58'15" East, a distance of 20.00 feet to a calculated non-tangent point of curvature;
15. With a curve to the right, having an arc length of 109.38 feet, a radius of 602.50 feet, and a chord which bears South 47°35'19" West, a distance of 109.23 feet to a calculated point of non-tangency;
16. South 78°03'26" West, a distance of 51.17 feet to a calculated non-tangent point of curvature;
17. With a curve to the right, having an arc length of 341.32 feet, a radius of 582.50 feet, and a chord which bears South 74°08'12" West, a distance of 336.55 feet to a calculated point of tangency;
18. North 89°04'19" West, a distance of 1058.00 feet to a calculated point of curvature;

19. With a curve to the left, having an arc length of 32.71 feet, a radius of 557.50 feet, and a chord which bears South $89^{\circ}14'50''$ West, a distance of 32.70 feet to a calculated point of non-tangency;
20. South $10^{\circ}02'55''$ West, a distance of 20.50 feet to a calculated point;
21. South $39^{\circ}38'26''$ West, a distance of 57.62 feet to a calculated point of curvature;
22. With a curve to the left, having an arc length of 157.28 feet, a radius of 537.50 feet, and a chord which bears South $31^{\circ}15'29''$ West, a distance of 156.72 feet to a calculated point of reverse curvature;
23. With a curve to the right, having an arc length of 80.88 feet, a radius of 602.50 feet, and a chord which bears South $26^{\circ}43'15''$ West, a distance of 80.81 feet to a calculated point of tangency;
24. South $30^{\circ}33'58''$ West, a distance of 150.58 feet to a calculated point;
25. South $10^{\circ}01'12''$ West, a distance of 90.98 feet to a calculated point;
26. South $35^{\circ}45'20''$ West, a distance of 46.06 feet to a calculated non-tangent point of curvature;
27. With a curve to the left, having an arc length of 117.62 feet, a radius of 563.52 feet, and a chord which bears South $38^{\circ}13'43''$ East, a distance of 117.40 feet to a calculated point of tangency;
28. South $44^{\circ}14'40''$ East, a distance of 44.62 feet to a calculated point;
29. South $01^{\circ}45'20''$ West, a distance of 111.76 feet to a calculated non-tangent point of curvature in the curving northwest right-of-way line of said Grove Boulevard and the southeast line of said 32.008 acre tract;

THENCE with the curving northwest right-of-way line of said Grove Boulevard and the southeast line of said 32.008 acre tract and a curve to the left, having an arc length of 10.12 feet, a radius of 745.00 feet, and a chord which bears South $31^{\circ}22'03''$ West, a distance of 10.12 feet to the **POINT OF BEGINNING**, containing 0.7988 acre (34,800 square feet) of land.

BEARING BASIS NOTE

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83/HARN). The coordinates were established from City of Austin reference point "M-19-4001" having coordinate values of N=10,057,768.14, E=3,133,579.08. All distances shown are grid distances.

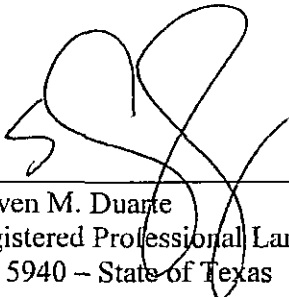
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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 30th day of June, 2010, A.D.

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


6/30/10
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas



REFERENCES

MAPSCO 2009, 616N, P & S
AUSTIN GRID NO. L-20
TCAD PARCEL ID NO. 03-0415-0118, 03-0216-0104,
03-0217-0313 & 03-0317-0109
MACIAS & ASSOCIATES, L.P., PROJECT NO. 190-42-09

FIELD NOTES REVIEWED

By:  Date 7/1/10

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PAGE 14

PAGE 13

SANTIAGO DEL
VALLE GRANT
ABSTRACT
NO. 24

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)

T.C.A.D. NO. 03-0415-0118

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)

T.C.A.D. NO. 03-0415-0118

1"=60'



APPROX. LOCATION OF
10'-WIDE SANITARY
SEWER ESMT.
VOL. 4138, PG. 1280,
D.R.T.C.Tx.

TEMPORARY CONSTRUCTION,
ACCESS AND TEMPORARY
STAGING AND MATERIALS
STORAGE SITE EASEMENT
PART 2-0.7988 ACRES
34,800 SQ. FT.

TEMPORARY CONSTRUCTION,
ACCESS AND TEMPORARY
STAGING AND MATERIALS
STORAGE SITE EASEMENT
PART 1-2.4092 ACRES
104,946 SQ. FT.

P.O.B.-PART 1
N=10,061,027.25
E=3,127,888.07
GRID

CITY OF AUSTIN
DOC. NO. 2008026543,
O.P.R.T.C.Tx.
(28.116 AC.)
T.C.A.D. NO.
03-0415-0104

P.O.C.-
PARTS 1 & 2

GROVE BOULEVARD
(R.O.W. VARIES)

P.O.B.-PART 2
N=10,061,049.83
E=3,127,927.45
GRID

PAGE 13 OF 22

DATE: 06-30-10

DRAWN BY: smd

MAI JOB NO.: 190-42-09

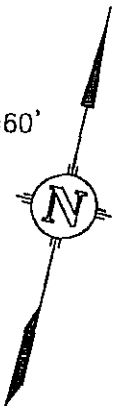
J:\JOBS\DAVCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-3 TCATSMSE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS



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

1"=60'



PAGE 15
PAGE 14

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)
T.C.A.D. NO. 03-0415-0118

INGRESS AND
EGRESS ESMT.
DOC. NO. 200110480,
O.P.R.T.C.Tx.
(0.625 AC.)

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)
T.C.A.D. NO. 03-0415-0118

CITY OF AUSTIN
(3.31 AC.) STREET VACATION
VOL. 13032, PG. 111, R.P.R.T.C.Tx.
T.C.A.D. NO. 03-0216-0104

10'-WIDE SANITARY
SEWER ESMT.
VOL. 4138, PG. 1280,
D.R.T.C.Tx.

PAGE 14
PAGE 13

SANTIAGO DEL
VALLE GRANT
ABSTRACT
NO. 24

PAGE 14 OF 22

DATE: 06-30-10
DRAWN BY: smd
MAJ JOB NO.: 190-42-09

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CITY OF AUSTIN
VOL. 9982, PG. 18,
R.P.R.T.C.Tx.
(10,441 S.F.)

WASTEWATER ESMT.
DOC. NO 200110480,
O.P.R.T.C.Tx.
(0.274 AC.)

GROVE SUBDIVISION NO. 3
VOL. 84, PG. 40B
P.R.T.C.Tx.

30'-WIDE
SANITARY SEWER ESMT.
VOL. 9981, PG. 256,
R.P.R.T.C.Tx.

15'-WIDE SANITARY
SEWER ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0313

PUBLIC UTILITY ESMT.
VOL. 9981, PG. 244,
R.P.R.T.C.Tx.
(30,469 S.F.)

30'-WIDE PUBLIC
UTILITY ESMT.
VOL. 10018 PG. 329,
R.P.R.T.C.Tx.

INGRESS AND
EGRESS ESMT.
DOC. NO 200110480,
O.P.R.T.C.Tx.
(0.625 AC.)

CITY OF AUSTIN
(3.31 AC.) STREET VACATION
VOL. 13032, PG. 111, R.P.R.T.C.Tx.
T.C.A.D. NO. 03-0216-0104

1"=60'



CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

PAGE 15 OF 22

DATE: 08-30-10
DRAWN BY: smd
NAI JOB NO.: 190-42-09

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PAGE 15
PAGE 14

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

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SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24

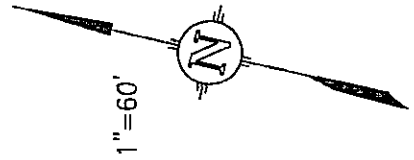
APPROX. LOCATION OF
10'-WIDE SANITARY
SEWER ESMT.
VOL. 4138, PG. 1284,
D.R.T.C.Tx.
(PER VOL. 10018,
PG. 247, R.P.R.T.C.Tx.)

TEMPORARY CONSTRUCTION,
ACCESS AND TEMPORARY
STAGING AND MATERIALS
STORAGE SITE EASEMENT
PART 1-2.4092 ACRES
104,946 SQ. FT.

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

TEMPORARY CONSTRUCTION,
ACCESS AND TEMPORARY
STAGING AND MATERIALS
STORAGE SITE EASEMENT
PART 2-0.7988 ACRES
34,800 SQ. FT.

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104




S89°04'19"E 1038.30'
N89°04'19"W 1064.17'
S89°04'19"E 1058.00'
N89°04'19"W 1058.00'

PAGE 14
PAGE 16

PAGE 16
PAGE 17

DATE: 06-30-10
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JOB NO.: 190-42-09
J:\JOBS\DWG\Montopolis Reclaimed WA\190-42-09\DWG\19042-3 TCASHUSE.dwg

PAGE 16 OF 22



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

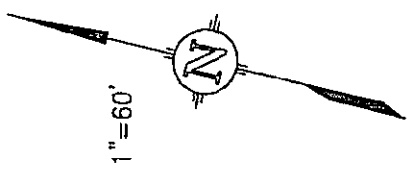
GROVE SUBDIVISION NO. 3
VOL. 84, PG. 40B
P.R.T.C.Tx.

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0313

DRAINAGE ESMT.
VOL. B4, PG. 40B,
P.R.T.C.Tx.

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104



1" = 60'

PAGE 16
PAGE 17

PAGE 17
PAGE 18

SANTIAGO DEL
VALLE CRANT
ABSTRACT
NO. 24

PAGE 17 OF 22

DATE: 06-30-10

DRAWN BY: smd

MAJ JOB NO.: 190-42-09

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MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

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



SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 24

GROVE SUBDIVISION NO. 3
VOL. 84, PG. 40B
P.R.T.C.Tx.

30-WIDE PUBLIC
UTILITY ESMT.
VOL. 10018 PG. 329,
R.P.R.T.C.Tx.

15'-WIDE SANITARY
SEWER ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

DRAINAGE ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.I.C.Tx.
T.C.A.D. NO. 03-0217-0313

5'-WIDE
ELECTRIC ESMT.
VOL. 2622 PG. 13,
D.R.I.C.Tx.

N78°03'26"E
49.27'

N80°25'43"E 144.63'

N40°43'26"W
100.00'

N49°16'32"E
100.00'
101.14'

PAGE 18
PAGE 19

DAVID WOOLSEY AND
WIFE, DENA F. WOOLSEY
DOC. NO. 2001088218, O.P.R.T.C.Tx.
(EXHIBIT "A", TRACT V - 2.70 AC.)
T.C.A.D. NO. 03-0317-0116

CITY OF AUSTIN
VOL. 2522, PG. 261,
D.R.I.C.Tx.
(15,836 SQUARE FEET)
T.C.A.D. NO.
03-0317-0109

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.I.C.Tx.
T.C.A.D. NO. 03-0217-0313

DAVID WOOLSEY AND
WIFE, DENA F. WOOLSEY
DOC. NO. 2001088218, O.P.R.T.C.Tx.
(EXHIBIT "A", TRACT V - 2.70 AC.)
T.C.A.D. NO. 03-0317-0116

PAGE 18 OF 22

DATE: 06-30-10
DRAWN BY: smd
MAN JOB NO.: 190-42-09

J:\JOBS\DWG\CAR\Montpelier Reclaimed WL\190-42-09\DWG\19042-3 TCMSSSE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
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PAGE 17
PAGE 18

GROVE SUBDIVISION

NO. 3

VOL. 84, PG. 40B

P.R.T.C.Tx.

SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 24

TEMPORARY CONSTRUCTION,
ACCESS AND TEMPORARY
STAGING AND MATERIALS
STORAGE SITE EASEMENT
PART 1-2.4092 ACRES
104,946 SQ. FT.

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, O.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0313

PAGE 19
PAGE 20

MICHAEL J. KUHN
VOL. 10448, PG. 381
R.P.R.T.C.Tx.
(1.30 AC.)
T.C.A.D. NO.
03-0217-0302

TEMPORARY CONSTRUCTION,
ACCESS AND TEMPORARY
STAGING AND MATERIALS
STORAGE SITE EASEMENT
PART 2-0.7988 ACRES
34,800 SQ. FT.

MICHAEL J. KUHN
VOL. 10448, PG. 381, R.P.R.T.C.Tx.
(1.30 AC.)
T.C.A.D. NO. 03-0217-0302

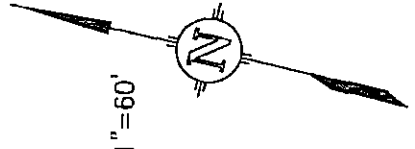
DAVID WOOLSEY AND
WIFE, DENA F. WOOLSEY
DOC. NO. 2001088218, O.P.R.T.C.Tx.
(EXHIBIT "A", TRACT V - 2.70 AC.)

T.C.A.D. NO. 03-0317-0116

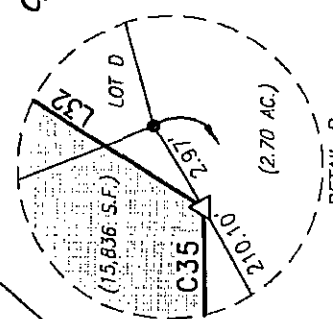
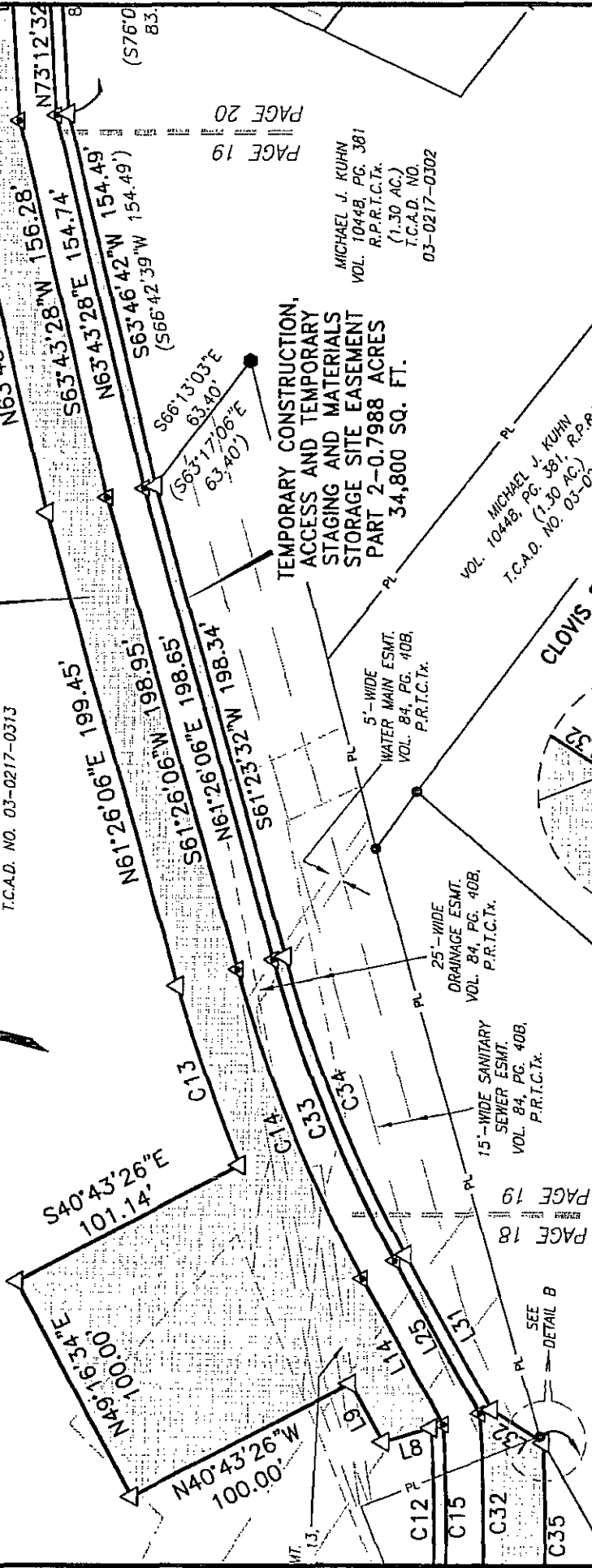
MACIAS & ASSOCIATES, L.P.

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FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM



1"=60'

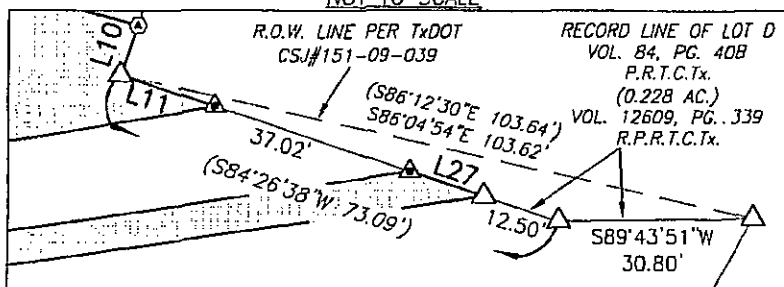


PAGE 18
PAGE 19

SEE
DETAIL B

CURVE TABLE					
Number	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	12°58'15"	636.99'	144.21'	143.90'	N37°36'23"W
C2	07°41'27"	557.50'	74.83'	74.78'	N26°43'15"E
C3	16°45'55"	582.50'	170.45'	169.84'	N31°15'29"E
C4	04°24'23"	602.50'	46.34'	46.33'	N86°18'32"E
C5	15°19'02"	594.74'	159.00'	158.52'	N11°42'01"E
C6	35°46'47"	557.50'	348.14'	342.51'	N00°23'16"E
C7	36°19'09"	602.50'	381.92'	375.55'	S00°13'11"E
C8	15°26'31"	550.60'	148.40'	147.95'	S12°02'51"W
C9	34°26'31"	537.50'	323.11'	318.26'	N73°42'25"E
C10	11°01'55"	562.85'	108.37'	108.21'	N46°13'52"E
C11	04°00'00"	634.14'	44.27'	44.26'	N83°32'41"E
C12	07°41'54"	557.50'	74.91'	74.85'	N76°34'46"E
C13	07°20'51"	602.50'	77.26'	77.21'	N57°45'40"E
C14	13°28'56"	577.50'	135.89'	135.58'	S54°41'38"W
C15	07°48'37"	562.50'	76.68'	76.62'	S76°31'24"W
C16	03°11'12"	765.23'	42.56'	42.56'	S83°30'04"W
C17	50°04'22"	562.66'	491.72'	476.22'	S65°53'17"W
C18	17°53'13"	568.35'	177.43'	176.71'	N10°32'02"E
C19	36°10'56"	577.50'	364.69'	358.66'	N00°11'11"E
C20	35°52'56"	562.50'	352.27'	346.55'	S00°20'11"W
C21	17°56'51"	582.17'	182.36'	181.62'	S10°29'31"W
C22	02°46'51"	724.48'	35.16'	35.16'	S87°19'33"W
C23	16°45'55"	577.50'	168.98'	168.38'	S31°15'29"W
C24	07°41'27"	562.50'	75.51'	75.45'	S26°43'15"W
C25	12°29'47"	593.45'	129.43'	129.18'	S37°55'14"E
C26	12°08'16"	569.16'	120.57'	120.35'	N38°08'45"W
C27	07°41'27"	577.50'	77.52'	77.46'	N26°43'15"E
C28	16°45'55"	562.50'	164.59'	164.01'	N31°15'29"E
C29	04°47'57"	581.32'	48.69'	48.68'	N88°29'37"E
C30	49°29'05"	577.50'	498.77'	483.41'	N66°11'08"E
C31	03°46'38"	567.93'	37.44'	37.43'	N83°20'46"E
C32	08°08'16"	577.50'	82.02'	81.95'	N76°21'35"E
C33	13°28'56"	562.50'	132.36'	132.06'	N54°41'38"E
C34	13°28'56"	557.50'	131.18'	130.88'	S54°41'38"W
C35	06°47'53"	602.50'	71.49'	71.44'	S77°01'46"W
C36	01°40'15"	952.09'	27.76'	27.76'	S82°57'23"W
C37	10°24'06"	602.50'	109.38'	109.23'	S47°35'19"W
C38	33°34'57"	582.50'	341.42'	336.55'	S74°08'12"W
C39	03°21'41"	557.50'	32.71'	32.70'	S89°14'50"W
C40	16°45'55"	537.50'	157.28'	156.72'	S31°15'29"W
C41	07°41'27"	602.50'	80.88'	80.81'	S26°43'15"W
C42	11°57'31"	563.52'	117.62'	117.40'	S38°13'43"E
C43	00°46'42"	745.00'	10.12'	10.12'	S31°22'03"W
C44	05°04'26"	745.00'	65.97'	65.95'	S26°15'25"W
C45	02°11'04"	745.00'	28.40'	28.40'	N29°53'10"E

DETAIL A
NOT TO SCALE



PAGE 21 OF 22

DATE: 06-30-10
DRAWN BY: smd
MAI JOB NO.: 190-42-09

J:\JOBS\DAVCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-3 TCATSMSSE.dwg

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FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

LINE TABLE		
Number	Bearing	Distance
L1	N44°14'40"W	25.52'
L2	N35°43'13"E	46.12'
L3	N39°38'26"E	45.73'
L4	N10°02'55"E	43.62'
L5	N77°10'14"W	29.82'
L6	N12°49'46"E	45.00'
L7	S77°10'14"E	48.46'
L8	N29°32'37"W	20.49'
L9	N47°57'10"E	27.49'
L10	S05°44'08"W	9.34'
L11	S84°18'52"E	11.08'
L12	S71°46'51"W	19.30'
L13	S73°12'32"W	105.34'
L14	S47°57'10"W	68.58'
L15	S80°25'43"W	144.72'
L16	N77°10'14"W	13.11'
L17	S12°49'46"W	15.00'
L18	S77°10'14"E	6.89'
L19	S39°38'26"W	75.03'
L20	S44°14'40"E	36.13'
L21	N85°22'22"W	23.70'
L22	N44°14'40"W	42.50'
L23	N39°38'26"E	68.51'
L24	N80°25'43"E	144.98'
L25	N47°57'10"E	71.84'
L26	N71°46'51"E	56.57'
L27	S84°18'52"E	12.34'
L28	S71°46'51"W	68.99'
L29	N82°27'12"W	169.11'
L30	S73°10'07"W	99.14'
L31	S47°57'10"W	72.92'
L32	S19°41'26"W	24.97'
L33	S80°25'43"W	38.07'
L34	N29°28'45"W	21.27'
L35	S80°25'43"W	99.76'
L36	S04°58'15"E	20.00'
L37	S78°03'26"W	51.17'
L38	S10°02'55"W	20.50'
L39	S39°38'26"W	57.62'
L40	S35°45'20"W	46.06'
L41	S44°14'40"E	44.62'

LEGEND

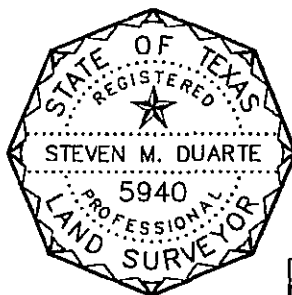
- ⊙ 1/2" IRON ROD WITH TxDOT ALUMINUM CAP FOUND
- TYPE I TxDOT CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ⊗ BOLT FOUND
- △ 60D NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- PL— PROPERTY LINE
- N.T.S. NOT TO SCALE
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

NOTE:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON THE OWNERSHIP AND EASEMENT REPORTS ISSUED BY GRACY TITLE OF AUSTIN, REF. NO. OEAS142, OEAS143, OEAS144 AND OEAS145, EFFECTIVE DATE: APRIL 9, 2010.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "M-19-4001" HAVING COORDINATE VALUES OF N=10,057,768.14, E=3,133,579.08. ALL DISTANCES SHOWN ARE GRID DISTANCES.



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

DATE: 6/30/10

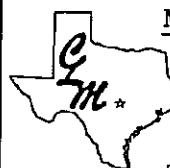
PAGE 22 OF 22

DATE: 06-30-10

DRAWN BY: smd

MAI JOB NO.: 190-42-09

J:\JOBS\DAYCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-3 TCATSMSE.dwg



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MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " B "

CITY OF AUSTIN
TO
CITY OF AUSTIN

DESCRIPTION FOR WATERLINE EASEMENT

LEGAL DESCRIPTION OF A 0.009 ACRE (407 SQUARE FOOT) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A 9.604 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED JUNE 2, 2000, AND RECORDED IN DOCUMENT NO. 2000096771 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.009 ACRE (407 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 of Grove Boulevard (right-of-way varies), partially described as a 0.747 acre tract in a Street Deed recorded in Volume 12980, Page 990, and partially described as a 0.331 acre tract in a Street Deed recorded in Volume 12992, Page 745, both of the Real Property Records of Travis County, Texas), for the northeast corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN, U.S. Survey Feet,) values of N=10,060,054.09, E=3,127,860.05, from which a 1/2" iron rod found at a point of reverse curvature in the curving east right-of-way line of said Grove Boulevard, bears North 19°22'28" East, a chord distance of 230.57 feet;

THENCE over and across said 9.604 acre tract with a curve to the left, having an arc length of 45.52 feet, a radius of 562.50 feet, and a chord which bears South 10°57'31" East, a distance of 45.50 feet to a 60D nail set in the north right-of-way line of Community Drive (right-of-way varies), same being the most westerly south line of said 9.604 acre tract, for the southeast corner of this tract, from which a 1/2" iron rod found at the northeast corner of the right-of-way of said Community Drive, same being an interior corner in the west line of said 9.604 acre tract, bears North 89°12'50" East, a distance of 42.89 feet;

THENCE South 89°12'50" West, with the north right-of-way line of said Community Drive and the most westerly south line of said 9.604 acre tract, a distance of 13.77 feet to a 1/2" iron rod found at the northeast corner of Lot 1, Block I, Austin Community College, Phase "B", Section 2, a subdivision of record in Volume 92, Page 111 of the Plat Records of Travis County, Texas, same being a corner in the east right-of-way line of said Grove Boulevard (described in said 0.747 acre tract), also being the northwest corner of the right-of-way of said Community Drive, and a corner in the west line of said 9.604 acre tract, for the southwest corner of this tract;

THENCE North 00°01'22" West, with the east right-of-way line of said Grove Boulevard (described in said 0.747 acre tract) and the west line of said 9.604 acre tract, a distance of 43.66

feet to a 1/2" iron rod with plastic cap stamped "Macias & Associates" set at a non-tangent point of curvature in the east right-of-way line of said Grove Boulevard (described in said 0.747 acre and 0.331 acre tracts), for the northwest corner of this tract;

THENCE with the curving east right-of-way line of said Grove Boulevard (described in said 0.331 acre tract) and a curve to the left, having an arc length of 5.28 feet, a radius of 138.50 feet, and a chord which bears North 76°48'42" East, a distance of 5.28 feet to the **POINT OF BEGINNING**, containing 0.009 acre (407 square feet) of land.

BEARING BASIS NOTE

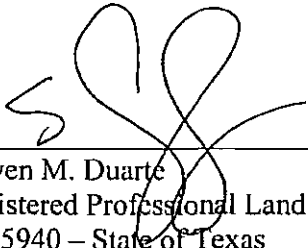
The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83/HARN). The coordinates were established from City of Austin reference point "M-19-4001" having coordinate values of N=10,057,768.14, E=3,133,579.08. All distances shown are grid distances.

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

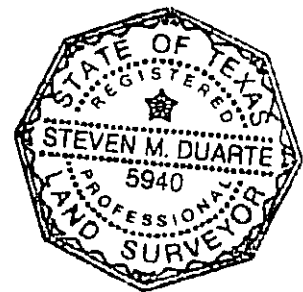
That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 30th day of June, 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, 616-S
AUSTIN GRID NO. L-19
TCAD PARCEL ID NO. 03-0415-0118
MACIAS & ASSOCIATES, L.P., PROJECT NO. 190-42-09

FIELD NOTES REVIEWED

By:  Date 7/1/10

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CURVE TABLE		
Number	C1	C2
Delta Angle	04°38'11"	2°10'58"
Radius	562.50'	138.50'
Arc Length	45.52'	5.28'
Chord Length	45.50'	5.28'
Chord Bearing	S10°57'31"E	N76°48'42"E

Number	Bearing	Distance
L1	S89°12'50"W	13.77'
L2	N00°01'22"W	43.66'

LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MACIAS & ASSOC." SET
- 1/2" IRON ROD FOUND
- CALCULATED POINT
- 60D NAIL SET
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
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- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT

P.O.B.
N=10,060,054.09
E=3,127,860.05
GRID

WATERLINE
EASEMENT
0.009 ACRE
407 SQ. FT.

R.O.W. LINE PER
STREET DEED
VOL. 12980, PG. 990
R.P.R.T.C.Tx.
(0.747 ACRE)

AUSTIN COMMUNITY COLLEGE
VOL. 8519, PG. 428, D.R.T.C.Tx

T.C.A.D. NO. 03-0415-01-17

LOT 1, BLOCK 1

AUSTIN COMMUNITY
COLLEGE

PHASE "B", SECTION 2
VOL. 92, PG. 111,
P.R.T.C.Tx.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE-4203, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "M-19-4001" HAVING COORDINATE VALUES OF N=10,057,768.14, E=3,133,579.08. ALL DISTANCES SHOWN ARE GRID DISTANCES.

NOTE:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON THE OWNERSHIP AND EASEMENT REPORT ISSUED BY GRACY TITLE OF AUSTIN, REF. NO. OEAS144, EFFECTIVE DATE: APRIL 9, 2010.

DATE: 06-30-10

DRAWN BY: smd

MAI JOB NO.: 190-42-09

J:\JOBS\DAVCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-2 WE.DWG

MACIAS & ASSOCIATES, L.P.

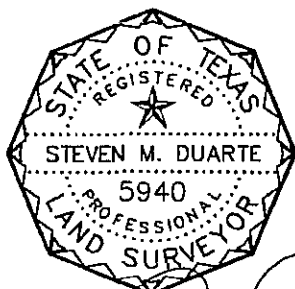
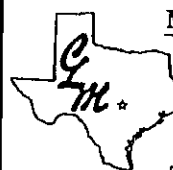
LAND SURVEYORS

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

DATE:

PAGE 3 OF 3

SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 24

R.O.W. LINE PER
STREET DEED
VOL. 12992, PG. 745
R.P.R.T.C.Tx.
(0.331 ACRE)

CITY OF AUSTIN
(REMAINING PORTION OF
TRACT 2 - 9.604 AC.)
DOC. NO. 2000096771
O.P.R.T.C.Tx.
T.C.A.D. NO.
03-0415-0118

1"=50'



GROVE BOULEVARD
(R.O.W. VARIES)

COMMUNITY DRIVE
(R.O.W. VARIES)



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " _____ "

CITY OF AUSTIN
TO
CITY OF AUSTIN

DESCRIPTION FOR WATERLINE EASEMENT

LEGAL DESCRIPTION OF A 1.553 ACRE (67,661 SQUARE FOOT) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF: THE REMAINDER OF A 32.008 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED JUNE 2, 2000, AND RECORDED IN DOCUMENT NO. 2000096771 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A 3.31 ACRE TRACT OF LAND DESCRIBED IN AN AFFIDAVIT OF DECLARATION OF STREET VACATION TO THE CITY OF AUSTIN EXECUTED SEPTEMBER 30, 1997, AND RECORDED IN VOLUME 13032, PAGE 111 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; A 25.03 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED DECEMBER 15, 1986, AND RECORDED IN VOLUME 10018, PAGE 247 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; A 15,836 SQUARE FOOT TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED OCTOBER 9, 1962, AND RECORDED IN VOLUME 2522, PAGE 261 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND LOT D, GROVE SUBDIVISION NO. 3, A SUBDIVISION OF RECORD IN VOLUME 84, PAGE 40B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN IN A WARRANTY DEED EXECUTED MAY 6, 1981, AND RECORDED IN VOLUME 7410, PAGE 596 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.553 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at a corner in the west right-of-way line of Grove Boulevard (right-of-way varies), same being the east line of a 28.116 acre tract described in Document No. 2008026543 of the Official Public Records of Travis County, Texas;

THENCE North 03°41'18" East, with the west right-of-way line of said Grove Boulevard and the east line of said 28.116 acre tract, passing at a distance of 456.88 feet, a calculated point for the south corner of a 0.017 acre tract described in a Street Deed recorded in Volume 12992, Page 745 of the Real Property Records of Travis County, Texas, and continuing with the west line of said 0.017 acre Street Deed tract, for a total distance of 518.20 feet to a calculated point at the location of a 3/8" iron rod previously found by Macias & Associates, in the south line of the remainder of said 32.008 acre tract, at a corner in the west right-of-way line of said Grove

Boulevard, same being the northeast corner of said 28.116 acre tract, also being the northwest corner of said 0.017 acre Street Deed tract;

THENCE South 85°22'22" East, with the west right-of-way line of said Grove Boulevard, the north line of said 0.017 acre Street Deed tract and the south line of the remainder of said 32.008 acre tract, a distance of 23.70 feet to a 60D nail set for the southwest corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN, U.S. Survey Feet,) values of N=10,061,025.34, E=3,127,911.70, from which a 1/2" iron rod found in the east right-of way line of said Grove Boulevard bears South 40°11'57" East, a distance of 99.16 feet;

THENCE over and across said 32.008 acre tract, said 3.31 acre Street Vacation tract, said 25.03 acre tract, said 15,836 square foot tract and said Lot D of Grove Subdivision No. 3, the following thirty-two (32) courses:

1. North 01°45'20" East, a distance of 137.03 feet to a 60D nail set;
2. North 44°14'40" West, a distance of 36.13 feet to a 60D nail set for a point of curvature;
3. With a curve to the right, having an arc length of 129.43 feet, a radius of 593.45 feet, and a chord which bears North 37°55'14" West, a distance of 129.18 feet to a 60D nail set for a point of non-tangency;
4. North 10°01'12" East, a distance of 147.60 feet to a 60D nail set;
5. North 30°33'58" East, a distance of 157.83 feet to a 60D nail set for a point of curvature;
6. With a curve to the left, having an arc length of 75.51 feet, a radius of 562.50 feet, and a chord which bears North 26°43'15" East, a distance of 75.45 feet to a 60D nail set for a point of reverse curvature;
7. With a curve to the right, having an arc length of 168.98 feet, a radius of 577.50 feet, and a chord which bears North 31°15'29" East, a distance of 168.38 feet to a 60D nail set for a point of tangency;
8. North 39°38'26" East, a distance of 75.03 feet to a 60D nail set for a non-tangent point of curvature;
9. With a curve to the right, having an arc length of 35.16 feet, a radius of 724.48 feet, and a chord which bears North 87°19'33" East, a distance of 35.16 feet to a 60D nail set for a non-tangent point of curvature;
10. With a curve to the right, having an arc length of 182.36 feet, a radius of 582.17 feet, and a chord which bears North 10°29'31" East, a distance of 181.62 feet to a 60D nail set for a point of reverse curvature;

11. With a curve to the left, having an arc length of 352.27 feet, a radius of 562.50 feet, and a chord which bears North $00^{\circ}20'11''$ East, a distance of 346.55 feet to a 60D nail set for a point of non-tangency;
12. North $40^{\circ}15'22''$ West, a distance of 158.55 feet to a 60D nail set;
13. North $32^{\circ}10'14''$ West, a distance of 152.99 feet to a 60D nail set;
14. North $77^{\circ}10'14''$ West, a distance of 6.89 feet to a 60D nail set;
15. North $12^{\circ}49'46''$ East, a distance of 15.00 feet to a 60D nail set;
16. South $77^{\circ}10'14''$ East, a distance of 13.11 feet to a 60D nail set;
17. South $32^{\circ}10'14''$ East, a distance of 158.14 feet to a 60D nail set;
18. South $40^{\circ}15'22''$ East, a distance of 160.48 feet to a 60D nail set for a non-tangent point of curvature;
19. With a curve to the right, having an arc length of 364.69 feet, a radius of 577.50 feet, and a chord which bears South $00^{\circ}11'11''$ West, a distance of 358.66 feet to a 60D nail set for a point of reverse curvature;
20. With a curve to the left, having an arc length of 177.43 feet, a radius of 568.35 feet, and a chord which bears South $10^{\circ}32'02''$ West, a distance of 176.71 feet to a 60D nail set for a point of non-tangency;
21. South $89^{\circ}04'19''$ East, a distance of 1064.17 feet to a 60D nail set for a point of curvature;
22. With a curve to the left, having an arc length of 491.72 feet, a radius of 562.66 feet, and a chord which bears North $65^{\circ}53'17''$ East, a distance of 476.22 feet to a 60D nail set for a non-tangent point of curvature;
23. With a curve to the left, having an arc length of 42.56 feet, a radius of 765.23 feet, and a chord which bears North $83^{\circ}30'04''$ East, a distance of 42.56 feet to a 60D nail set for a point of tangency;
24. North $80^{\circ}25'43''$ East, a distance of 144.72 feet to a 60D nail set for a point of curvature;
25. With a curve to the left, having an arc length of 76.68 feet, a radius of 562.50 feet, and a chord which bears North $76^{\circ}31'24''$ East, a distance of 76.62 feet to a 60D nail set for a point of non-tangency;
26. North $47^{\circ}57'10''$ East, a distance of 68.58 feet to a 60D nail set for a point of curvature;

27. With a curve to the right, having an arc length of 135.89 feet, a radius of 577.50 feet, and a chord which bears North 54°41'38" East, a distance of 135.58 feet to a 60D nail set for a point of tangency;
28. North 61°26'06" East, a distance of 198.95 feet to a 60D nail set;
29. North 63°43'28" East, a distance of 156.28 feet to a 60D nail set;
30. North 73°12'32" East, a distance of 105.34 feet to a 60D nail set;
31. South 82°27'12" East, a distance of 168.67 feet to a 60D nail set;
32. North 71°46'51" East, a distance of 19.30 feet to a 60D nail set in the south line of a 0.228 acre tract conveyed to the State of Texas in Volume 12609, Page 339 of the Real Property Records of Travis County, Texas, same being the interior line of said Lot D of Grove Subdivision No. 3, differing from the west right-of-way line of Montopolis Drive (per TxDOT CSJ# 151-09-039; right-of-way varies), from which a 1/2" iron rod with TxDOT aluminum cap found at a corner in the west right-of-way line of said Montopolis Drive (per TxDOT CSJ# 151-09-039), same being an angle point in the west line of said 0.228 acre State of Texas tract, also being a corner in the common line of Lots D and E of said Grove Subdivision No. 3, bears North 84°18'52" West, a distance of 11.08 feet, and North 05°44'08" East, a distance of 9.34 feet;

THENCE South 84°18'52" East, with the south line of said 0.228 acre State of Texas tract and the interior line of said Lot D of Grove Subdivision No. 3, differing from the west right-of-way line of said Montopolis Drive (per TxDOT CSJ# 151-09-039), a distance of 37.02 feet to a 60D nail set for the east corner of this tract, from which a 1/2" iron rod with TxDOT aluminum cap found in the common line of Lots A and D of said Grove Subdivision No. 3, at a corner in the west right-of-way line of said Montopolis Drive (per TxDOT CSJ# 151-09-039), bears South 84°18'52" East, a distance of 24.85 feet, South 89°43'51" East, a distance of 30.80 feet, South 33°52'14" West, a distance of 9.04 feet, South 33°45'23" West, a distance of 45.95 feet, North 80°33'57" West, a distance of 74.58 feet;

THENCE over and across said 32.008 acre tract, said 3.31 acre Street Vacation tract, said 25.03 acre tract, said 15,836 square foot tract and said Lot D of Grove Subdivision No. 3, the following twenty-one (21) courses:

1. South 71°46'51" West, a distance of 56.57 feet to a 60D nail set;
2. North 82°27'12" West, a distance of 168.87 feet to a 60D nail set;
3. South 73°12'32" West, a distance of 100.86 feet to a 60D nail set;
4. South 63°43'28" West, a distance of 154.74 feet to a 60D nail set;
5. South 61°26'06" West, a distance of 198.65 feet to a 60D nail set for a point of curvature;

6. With a curve to the left, having an arc length of 132.36 feet, a radius of 562.50 feet, and a chord which bears South $54^{\circ}41'38''$ West, a distance of 132.06 feet to a 60D nail set for a point of tangency;
7. South $47^{\circ}57'10''$ West, a distance of 71.84 feet to a 60D nail set for a non-tangent point of curvature;
8. With a curve to the right, having an arc length of 82.02 feet, a radius of 577.50 feet, and a chord which bears South $76^{\circ}21'35''$ West, a distance of 81.95 feet to a 60D nail set for a point of tangency;
9. South $80^{\circ}25'43''$ West, a distance of 144.98 feet to a 60D nail set for a point of curvature;
10. With a curve to the right, having an arc length of 37.44 feet, a radius of 567.93 feet, and a chord which bears South $83^{\circ}20'46''$ West, a distance of 37.43 feet to a 60D nail set for a non-tangent point of curvature;
11. With a curve to the right, having an arc length of 498.77 feet, a radius of 577.50 feet, and a chord which bears South $66^{\circ}11'08''$ West, a distance of 483.41 feet to a 60D nail set for a point of tangency;
12. North $89^{\circ}04'19''$ West, a distance of 1058.00 feet to a 60D nail set for a point of curvature;
13. With a curve to the left, having an arc length of 48.69 feet, a radius of 581.32 feet, and a chord which bears South $88^{\circ}29'37''$ West, a distance of 48.68 feet to a 60D nail set for a point of non-tangency;
14. South $39^{\circ}38'26''$ West, a distance of 68.51 feet to a 60D nail set for a point of curvature;
15. With a curve to the left, having an arc length of 164.59 feet, a radius of 562.50 feet, and a chord which bears South $31^{\circ}15'29''$ West, a distance of 164.01 feet to a 60D nail set for a point of reverse curvature;
16. With a curve to the right, having an arc length of 77.52 feet, a radius of 577.50 feet, and a chord which bears South $26^{\circ}43'15''$ West, a distance of 77.46 feet to a 60D nail set for a point of tangency;
17. South $30^{\circ}33'58''$ West, a distance of 155.11 feet to a 60D nail set;
18. South $10^{\circ}01'12''$ West, a distance of 138.97 feet to a 60D nail set for a non-tangent point of curvature;
19. With a curve to the left, having an arc length of 120.57 feet, a radius of 569.16 feet, and a chord which bears South $38^{\circ}08'45''$ East, a distance of 120.35 feet to a 60D nail set for a point of tangency;
20. South $44^{\circ}14'40''$ East, a distance of 42.50 feet to a 60D nail set;

21. South $01^{\circ}45'20''$ West, a distance of 118.43 feet to a 60D nail set in the curving northwest right-of-way line of said Grove Boulevard and the southeast line of said 32.008 acre tract, for a non-tangent point of curvature;

THENCE with the curving northwest right-of-way line of said Grove Boulevard and the southeast line of said 32.008 acre tract, and a curve to the left, having an arc length of 28.40 feet, a radius of 745.00 feet, and a chord which bears South $29^{\circ}53'10''$ West, a distance of 28.40 feet to a 60D nail set at the location of an iron rod previously set by Macias & Associates, at a corner in the west right-of-way line of said Grove Boulevard, same being the northeast corner of said 0.017 acre Street Deed tract, also being the southeast corner of the remainder of said 32.008 acre tract, for a point of non-tangency and a the most southerly southeast of this tract;

THENCE North $85^{\circ}22'22''$ West, the west right-of-way line of said Grove Boulevard, the north line of said 0.017 acre Street Deed tract and the south line of the remainder of said 32.008 acre tract, a distance of 1.61 feet to the **POINT OF BEGINNING**, containing 1.553 acres (67,661 square feet) of land.

BEARING BASIS NOTE

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83/HARN). The coordinates were established from City of Austin reference point "M-19-4001" having coordinate values of N=10,057,768.14, E=3,133,579.08. All distances shown are grid distances.

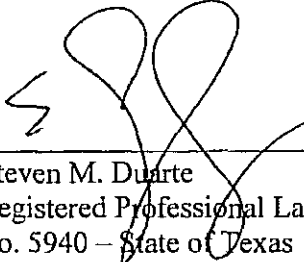
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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.

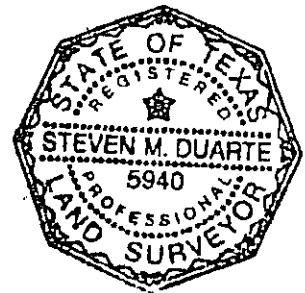
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 30th day of June, 2010, A.D.

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


6/30/10



REFERENCES

MAPSCO 2009, 616N, P & S
AUSTIN GRID NO. L-20
TCAD PARCEL ID NO. 03-0415-0118, 03-0216-0104,
03-0217-0313 & 03-0317-0109
MACIAS & ASSOCIATES, L.P., PROJECT NO. 190-42-09

FIELD NOTES REVIEWED

By:  Date 7/1/10

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PAGE 9

PAGE 8

SANTIAGO DEL
VALLE GRANT
ABSTRACT
NO. 24

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)

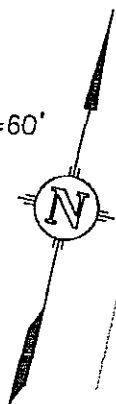
T.C.A.D. NO. 03-0415-0118

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)

T.C.A.D. NO. 03-0415-0118

APPROX. LOCATION OF
10'-WIDE SANITARY
SEWER ESMT.
VOL. 4138, PG. 1280,
D.R.T.C.Tx.

1"=60'



WATERLINE EASEMENT
1.553 ACRES
67,661 SQ. FT.

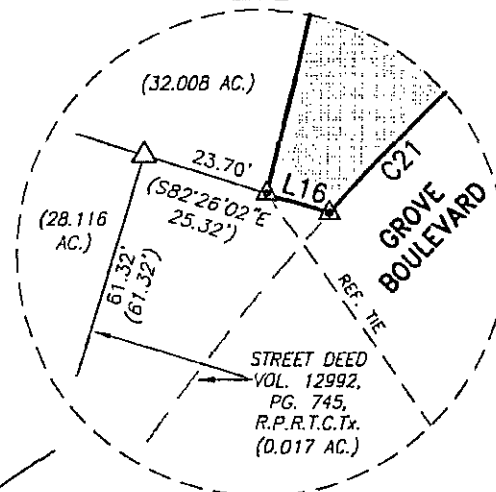
P.O.B.
N=10,061,025.34
E=3,127,911.70
GRID

CITY OF AUSTIN
DOC. NO. 2008026543,
O.P.R.T.C.Tx.
(28.116 AC.)
T.C.A.D. NO.
03-0415-0104

P.O.C.

GROVE BOULEVARD
(R.O.W. VARIES)

DETAIL A
N.T.S.



PAGE 8 OF 16

DATE: 06-30-10
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MAJ JOB NO.: 190-42-09

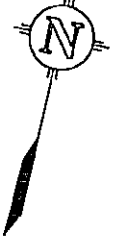
J:\JOBS\DAVCAR\Montopolis Reclaimed WL\190-42-09\DWG\18042-3 WE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS



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AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

1"=60'



PAGE 10

PAGE 9

INGRESS AND
EGRESS ESMT.
DOC. NO. 200110480.
(0.625 AC.)

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)

T.C.A.D. NO. 03-0415-0118

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)
T.C.A.D. NO. 03-0415-0118

10'-WIDE SANITARY
SEWER ESMT.
VOL. 4138, PG. 1280,
D.R.T.C.Tx.

CITY OF AUSTIN
(3.31 AC.) STREET VACATION
VOL. 13032, PG. 111, R.P.R.T.C.Tx.
T.C.A.D. NO. 03-0216-0104

PAGE 9
PAGE 8

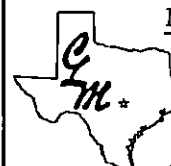
PAGE 9
PAGE 11

PAGE 9 OF 16

DATE: 06-30-10
DRAWN BY: smd
MAI JOB NO.: 190-42-09

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SANTIAGO DEL
VALLE GRANT
ABSTRACT
NO. 24



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CITY OF AUSTIN
VOL. 9982, PG. 18,
R.P.R.T.C.Tx.
(10,441 S.F.)

WASTEWATER ESMT.
DOC. NO 200110480,
O.P.R.T.C.Tx.
(0.274 AC.)

GROVE SUBDIVISION NO. 3
VOL. 84, PG. 40B
P.R.T.C.Tx.

30'-WIDE
SANITARY SEWER ESMT.
VOL. 9981, PG. 256,
R.P.R.T.C.Tx.

15'-WIDE SANITARY
SEWER ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0313

PUBLIC UTILITY ESMT.
VOL. 9981, PG. 244,
R.P.R.T.C.Tx.
(30,469 S.F.)

INGRESS AND
EGRESS ESMT.
DOC. NO 200110480,
O.P.R.T.C.Tx.
(0.625 AC.)

CITY OF AUSTIN
(3.31 AC.) STREET VACATION
VOL. 13032, PG. 111, R.P.R.T.C.Tx.
T.C.A.D. NO. 03-0216-0104

30'-WIDE PUBLIC
UTILITY ESMT.
VOL. 10018 PG. 329,
R.P.R.T.C.Tx.

1"=60'



CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24

APPROX. LOCATION OF
10'-WIDE SANITARY
SEWER ESMT.
VOL. 4136, PG. 1284,
D.R.T.C.Tx.
(PER VOL. 10018,
PG. 247, R.P.R.T.C.Tx.)

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

WATERLINE EASEMENT
1.553 ACRES
67,661 SQ. FT.

S89°04'19"E 1064.17'
N89°04'19"W 1058.00'

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

1"=60'



PAGE 11
PAGE 12

PAGE 9
PAGE 11

PAGE 11 OF 16

DATE: 06-30-10

DRAWN BY: smd

MAP JOB NO.: 190-42-09

J:\V085\DAVID\Montepia Reclaimed W\190-42-09\DWG\19042-3 WE.dwg

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CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.T.C.Ix.
T.C.A.D. NO. 03-0217-0313

DRAINAGE ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

WATERLINE EASEMENT
1.553 ACRES
67,661 SQ. FT.

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

SANTIAGO DEL
VALLE GRANT
ABSTRACT
NO. 24

PAGE 12 OF 16

J:\JOBS\DAVCA\Montopolis Reclaimed WL\190-42-09\DWG\19042-3 WELDING

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

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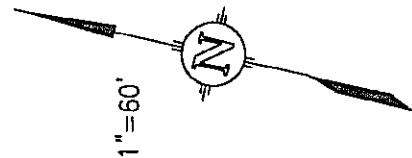
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PAGE 12

PAGE 11



GROVE SUBDIVISION NO. 3
VOL. 84, PG. 40B
P.R.T.C.Tx.

30-WIDE PUBLIC
UTILITY ESMT.
VOL. 10018 PG. 329,
R.P.R.T.C.Ix.

15'-WIDE SANITARY
SEWER ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Ix.

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0313

DRAINAGE ESMT.
VOL. 84, PG. 40B,
-P.R.T.C. IX.

CITY OF AUSTIN
VOL. 2522, PG. 261,
D.R.T.C.Tx.
(15,836 SQUARE FEET)
T.C.A.D. NO.
03-0317-0109

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0313

DAVID WOOLSEY AND
WIFE, DENA F. WOOLSEY
DOC. NO. 2001088218, O.P.R.T.C.7x.
(EXHIBIT "A", TRACT V - 2.70 AC.)
T.C.A.D. NO. 03-0317-0116

DAVID & DENA F. WOOLSEY
DOC. NO. 2001088218, O.P.R.T.C.Tx.
(2.70 AC.)

T.C.A.D. NO. 03-0317-0116

PAGE 13 OF 16

DATE: 05-30-10

DRAWN BY: smd

MAI JOB NO.: 190-42-09

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MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

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PAGE 14 OF 16

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

GROVE SUBDIVISION
NO. 3
VOL. 84, PG. 40B
P.R.T.C.Tx.

LOT D
LIMITS OF INGRESS/
EGRESS ESMT.
VOL. 7410, PG. 596,
D.R.T.C.Tx.

LOT G
10'-WIDE SANITARY
SEWER ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

VERNON EUGENE GROVE, JR.
DOC. NO. 2004055715, O.P.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0310

VERNON EUGENE GROVE, JR.
DOC. NO. 2004055715, O.P.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0312

LOT E
(S81°20'15"E 164.54')
S84°17'55"E 9.28'
PL 118
VOL. 12609, PG. 339
R.P.R.T.C.Tx.

SEE DETAIL A
R.O.W. LINE PER TXDOT
CSJ#151-09-039
(S89°38'44"W 30.66')
(S89°43'51"W 30.80')
(S33°48'03"W 9.04')
(S33°52'14"W 9.04')
(S33°37'48"W 45.95')
(S33°45'23"W 45.95')

LOT B
EDSAM M. INGRAM
DOC. NO. 1999125771
O.P.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0306

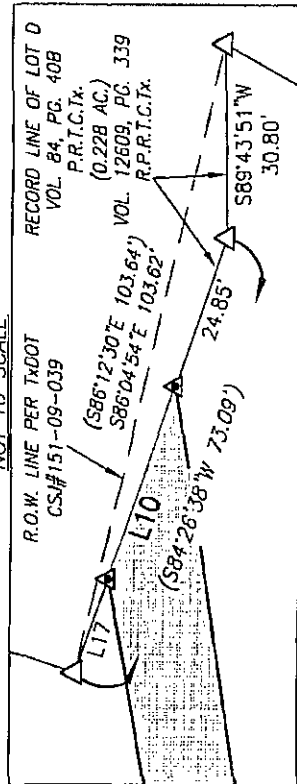
LOT A
EDSAM M. INGRAM
DOC. NO. 1999125771,
O.P.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0305

MICHAEL J. KUHN
VOL. 10448, PG. 381
R.P.R.T.C.Tx.
(1.30 AC.)
T.C.A.D. NO. 03-0217-0302

PAGE 14
PAGE 15

MONTOPOLIS DRIVE
(R.O.W. VARIES)

DETAIL A
NOT TO SCALE



DATE: 08-30-10
DRAWN BY: smd
MAI JOB NO.: 190-42-09
J:\JOBS\LAND\Montopolis Reclaimed W\190-42-09\DWG\19042-3 WE.dwg

PAGE 15 OF 16

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

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



CURVE TABLE					
Number	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	12°29'47"	593.45'	129.43'	129.18'	N37°55'14"W
C2	07°41'27"	562.50'	75.51'	75.45'	N26°43'15"E
C3	16°45'55"	577.50'	168.98'	168.38'	N31°15'29"E
C4	02°46'51"	724.48'	35.16'	35.16'	N87°19'33"E
C5	17°56'51"	582.17'	182.36'	181.62'	N10°29'31"E
C6	35°52'56"	562.50'	352.27'	346.55'	N00°20'11"E
C7	36°10'56"	577.50'	364.69'	358.66'	S00°11'11"W
C8	17°53'13"	568.35'	177.43'	176.71'	S10°32'02"W
C9	50°04'22"	562.66'	491.72'	476.22'	N65°53'17"E
C10	03°11'12"	765.23'	42.56'	42.56'	N83°30'04"E
C11	07°48'37"	562.50'	76.68'	76.62'	N76°31'24"E
C12	13°28'56"	577.50'	135.89'	135.58'	N54°41'38"E
C13	13°28'56"	562.50'	132.36'	132.06'	S54°41'38"W
C14	08°08'16"	577.50'	82.02'	81.95'	S76°21'35"W
C15	03°46'38"	567.93'	37.44'	37.43'	S83°20'46"W
C16	49°29'05"	577.50'	498.77'	483.41'	S66°11'08"W
C17	04°47'57"	581.32'	48.69'	48.68'	S88°29'37"W
C18	16°45'55"	562.50'	164.59'	164.01'	S31°15'29"W
C19	07°41'27"	577.50'	77.52'	77.46'	S26°43'15"W
C20	12°08'16"	569.16'	120.57'	120.35'	S38°08'45"E
C21	02°11'04"	745.00'	28.40'	28.40'	S29°53'10"W
C22	05°04'26"	745.00'	65.97'	65.95'	N26°15'25"E

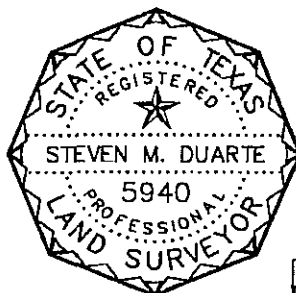
LINE TABLE		
Number	Bearing	Distance
L1	N44°14'40"W	36.13'
L2	N39°38'26"E	75.03'
L3	N77°10'14"W	6.89'
L4	N12°49'46"E	15.00'
L5	S77°10'14"E	13.11'
L6	N80°25'43"E	144.72'
L7	N47°57'10"E	68.58'
L8	N73°12'32"E	105.34'
L9	N71°46'51"E	19.30'
L10	S84°18'52"E	37.02'
L11	S71°46'51"W	56.57'
L12	S47°57'10"W	71.84'
L13	S80°25'43"W	144.98'
L14	S39°38'26"W	68.51'
L15	S44°14'40"E	42.50'
L16	N85°22'22"W	1.61'
L17	N84°18'52"W	11.08'
L18	N05°44'08"E	9.34'

LEGEND

- ⊙ 1/2" IRON ROD WITH TxDOT ALUMINUM CAP FOUND
- TYPE I TxDOT CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ⊙ BOLT FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- PL— PROPERTY LINE
- N.T.S. NOT TO SCALE
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "M-19-4001" HAVING COORDINATE VALUES OF N=10,057,768.14, E=3,133,579.08. ALL DISTANCES SHOWN ARE GRID DISTANCES.



NOTE:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON THE OWNERSHIP AND EASEMENT REPORTS ISSUED BY GRACY TITLE OF AUSTIN, REF. NO. OEAS142, OEAS143, OEAS144 AND OEAS145, EFFECTIVE DATE: APRIL 9, 2010.

PAGE 16 OF 16

DATE: 06-30-10
DRAWN BY: smd
MAJ JOB NO.: 190-42-09

J:\JOBS\DAYCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-3 WE.dwg

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

6/30/10
DATE:

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★ ★ ★ ★

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