

RESOLUTION NO. 20140828-098

WHEREAS, the City Council of the City of Austin has found that public necessity requires the City to acquire certain real property interests for public purposes as set out below; and

WHEREAS, the City of Austin has attempted to purchase those needed real property interests but has been unable to agree with the owners on the value of the property interest, or the damages, if any; **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City against the owners now having, or who may acquire, an interest in the real property interests necessary to the City, described and located below, for the public uses set out below, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions.

BE IT FURTHER RESOLVED:

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owner: Capital/Highway 35, Ltd.

Project: Miscellaneous Water Rehabilitation 2009-10
Phase II Project

Public Purpose: the permanent waterline easements described in the attached Exhibits "A" and "C" are necessary to construct, operate, maintain, repair, replace, and upgrade waterlines and associated appurtenances and making connections therewith, in order to increase and improve the City's ability to provide potable water to the public and to prevent leakage from water lines; and

a temporary work space easement in, along, upon, and across the land described in Exhibit "B," for the public purpose of permitting the City, its agents, employees, and contractors to enter upon said real property in order to move thereon vehicles, tools, and equipment and do whatever is reasonably necessary to construct the waterline(s) in the easements referred to above.

Location: 5407 North Interstate Highway 35
Austin, Travis County, Texas 78723

The general route covered by this project includes the following areas: Sweet Briar Avenue from Berkman Drive to Dunbury Drive; Dunbury Drive from Sweet Briar Avenue to Briarcliff Boulevard; Dunbury Drive from Briarcliff Boulevard to Chatham Avenue; Chatham Avenue from Dunbury Drive to Berkman Drive; Capital Plaza Rear Parking Lot at Cameron Road from Larkwood Drive to Corona Drive; Northridge Drive from Berkman Drive to Delwood Drive; Westminster Drive from Northridge Drive to Rogge Lane; Loyola Lane from Creighton Lane to Drexel Drive; Arnold Drive from Northeast Drive to Carol Ann Drive; Glencrest Drive from Belfast Drive to Berkman Drive; Glencrest Drive from Cameron Road to Belfast Drive; and Brookside Drive from Wheless Lane to Glencrest Drive.

Property: Described in the attached and incorporated Exhibits
A, B, and C.

ADOPTED: August 28, 2014

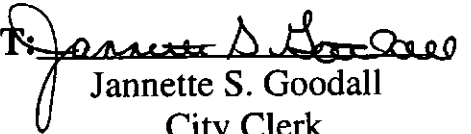
ATTEST: 
Jannette S. Goodall
City Clerk

Exhibit " A "

Capital/Highway 35, Ltd.
to
The City of Austin
(Waterline Easement)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TEN (10) TRACTS OF LAND CONTAINING 0.127 ACRES (5,550 SQUARE FEET) OF LAND SITUATED IN THE JAMES P. WALLACE ABSTRACT NO. 57 IN TRAVIS COUNTY, TEXAS AND BEING OUT OF LOT A, CAPITAL PLAZA SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO CAPITAL/HIGHWAY 35, LTD. BY DEED AS PARTNERSHIP CONTRIBUTION OF RECORD IN VOLUME 12801, PAGE 1892 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.127 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**TRACT 1:
0.016 ACRE (709 SF)**

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 39°48'46" East, a distance of 604.62 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of N=10,087,471.54, E=3,125,768.21;

THENCE, continuing across said Lot A and departing the northwest line of said 10'

water line easement, the following five (5) courses:

1. **North 45°02'27" West**, a distance of **14.53** feet to a calculated point for angle point;
2. **North 62°23'27" West**, a distance of **54.85** feet to a calculated point for the westernmost corner of the herein described tract;
3. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
4. **South 62°23'27" East**, a distance of **56.37** feet to a calculated point for angle point;
5. **South 45°02'27" East**, a distance of **16.05** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, South 44°57'33" West, with the northwest line of the said 10' water line easement, a distance of **10.00** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.016** acre (709 Square Feet) of land, more or less.

**TRACT 2:
0.018 ACRE (791 SF)**

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, **North 40°03'54" East**, a distance of **635.72** feet to a calculated point on a northwest line of a 10' water line easement

dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,493.63, E=3,125,790.27;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'25" West**, a distance of **78.02** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'35" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'25" East**, a distance of **79.45** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, with the northwest line of said 10' water line easement, the following two (2) courses:

1. **South 27°36'33" West**, a distance of **5.44** feet to a calculated point for angle point;
2. **South 44°57'33" West**, a distance of **4.78** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.018** acre (791 Square Feet) of land, more or less.

TRACT 3:
0.010 ACRE (445 SF)

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: **N=10,087,007.10, E=3,125,381.08**, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears **N 46°44'09"E**, passing at a distance of **899.86** feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in

Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 39°08'27" East, a distance of 693.02 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,544.61, E=3,125,818.54;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **44.45** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°33'03" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **44.46** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.010** acres (445 square feet) of land, more or less.

TRACT 4:
0.005 ACRE (200 SF)

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: **N=10,087,007.10, E=3,125,381.08**, from which a ½" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears **N 46°44'09"E**, passing at a distance of **899.86** feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and

continuing for a total distance of 1387.71 feet;

THENCE, crossing said Lot A, North 37°40'45" East, a distance of 792.35 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,634.20, E=3,125,865.40;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°26'57" West**, a distance of **20.00** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°33'03" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°26'57" East**, a distance of **20.00** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.005** acre (200 Square Feet) of land more or less.

**TRACT 5:
0.010 ACRE (454 SF)**

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: **N=10,087,007.10, E=3,125,381.08**, from which a ½" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears **N 46°44'09"E**, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 36°51'06" East, a distance of 862.59 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,697.34, E=3,125,898.42;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **45.40** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **45.40** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.010** acre (454 Square Feet) of land, more or less.

**TRACT 6:
0.018 ACRE (798 SF)**

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: **N=10,087,007.10, E=3,125,381.08**, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears **N 46°44'09"E**, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 36°37'06" East, a distance of 884.74 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,717.22, E=3,125,908.81;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **45.25** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **17.63** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **45.25** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **17.63** feet to the **POINT OF BEGINNING** and containing **0.018** acre (798 Square Feet) of land, more or less.

**TRACT 7:
0.024 ACRE (1,034 SF)**

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: **N=10,087,007.10, E=3,125,381.08**, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears **N 46°44'09"E**, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 36°12'55" East, a distance of

925.84 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,754.07, E=3,125,928.09;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **45.39** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **22.78** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **45.39** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33' West**, with the northwest line of said 10' water line easement, a distance of **22.78** feet to the **POINT OF BEGINNING** and containing **0.024** acre (1,034 Square Feet) of land, more or less.

**TRACT 8:
0.021 ACRE (902 SF)**

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: **N=10,087,007.10, E=3,125,381.08**, from which a ½" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears **N 46°44'09"E**, passing at a distance of **899.86** feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of **1387.71** feet;

THENCE, crossing into the interior of said Lot A, **North 35°34'41" East**, a distance of **999.32** feet to a calculated point on a northwest line of a 10' water line easement

dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,819.87, E=3,125,962.50;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **46.19** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **19.53** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **46.19** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **19.53** feet to the **POINT OF BEGINNING** and containing **0.021** acre (902 Square Feet) of land, more or less.

**TRACT 9:
0.002 ACRE (102 SF)**

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: **N=10,087,007.10, E=3,125,381.08**, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears **N 46°44'09"E**, passing at a distance of **899.86** feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of **1387.71** feet;

THENCE, crossing said Lot A, **North 35°10'13" East**, a distance of **1052.89** feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat

of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,867.79, E=3,125,987.56;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

4. **North 62°23'27" West**, a distance of **10.22** feet to a calculated point for the westernmost corner of the herein described tract;
5. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
6. **South 62°23'27" East**, a distance of **10.22** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33' West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.002** acre (102 Square Feet) of land, more or less.

**TRACT 10:
0.003 ACRE (115 SF)**

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: **N=10,087,007.10, E=3,125,381.08**, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears **N 46°44'09"E**, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, **North 33°48'49" East**, a distance of 1281.92 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and

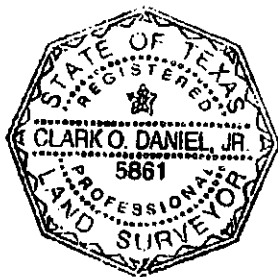
southernmost corner of the herein described tract having grid coordinate values of **N=10,088,072.19, E=3,126,094.46;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

- 7. North 62°23'27" West, a distance of 11.51 feet to a calculated point for the westernmost corner of the herein described tract;**
- 8. North 27°36'33" East, a distance of 10.00 feet to a calculated point for the northernmost corner of the herein described tract;**
- 9. South 62°23'27" East, a distance of 11.51 feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;**

THENCE, South 27°36'33" West, with the northwest line of said 10' water line easement, a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.003 acre (115 Square Feet) of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in April, 2010." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, established from GPS observations. Controlling monuments for this project are a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,088,026.18, E=3,126,148.62 and a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,087,542.70, E=3,125,842.20. The distances shown are surface distances. The combined scale factor is 1.000073708.



Clark O. Daniel 04.06.2011
Clark O. Daniel, R.P.L.S. No. 5861
Engineering Services Division
Department of Public Works
City of Austin

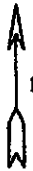
NOTES REVIEWED
BY *John Moore* Date *4-8-2011*
Engineering Support Section
Department of Public Works
and Transportation

REFERENCES
TCAD Parcel No. 02-2414-02-18
Austin Grid L-26

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WATER LINE EASEMENT OVERALL EXHIBIT (SEE DETAIL SHEETS)

SCALE 1" = 100'



CAPITAL PLAZA SUBDIVISION

LOT A

BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

TRACT 10
0.003 ACRE
(115 SF)

PART OF LOTS 47 & 48

DUVAL HEIGHTS
BK. 2, PG. 189

5700 CAMERON ROAD, L.P.
DOC. NO. 2002119575

CAPITAL PLAZA SUBDIVISION
LOT C
BK. 19, PG. 1

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

CAPITAL PLAZA SUBDIVISION

LOT A

BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

TRACT 9
0.002 ACRE
(102 SF)

TRACT 8
0.021 ACRE
(902 SF)

TRACT 7
0.024 ACRE
(1,034 SF)

TRACT 6
0.018 ACRE
(798 SF)

TRACT 5
0.010 ACRE
(454 SF)

TRACT 4
0.005 ACRE
(200 SF)

TRACT 3
0.010 ACRE
(445 SF)

TRACT 2
0.018 ACRE
(791 SF)

TRACT 1
0.016 ACRE
(709 SF)

CAPITAL PLAZA
SUBDIVISION SEC. 2
LOT 1
DOC. 200400127

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

N 46°44'08" E
(N 49°13' E) 1387.71'

899.86'

CORONA

CAMERON ROAD
(R.O.W. VARIES)

RIDGEMONT

CLOVERLEAF

LEGEND

- ⊙ 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



CAPITAL PLAZA SUBDIVISION LOT A

BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

WATER LINE
EASEMENT
TRACT 1
0.018 ACRE
(709 SF)

P.O.B.
N=10,087,471.54
E=3,125,768.21
GRID

CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1
CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

CAMERON ROAD
(R.O.W. VARIES)

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 45°02'27"W	14.53'
L2	N 62°23'27"W	54.85'
L3	N 27°36'33"E	10.00'
L4	S 62°23'27"E	56.37'
L5	S 45°02'27"E	16.05'
L6	N 44°57'33"E	10.00'

BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

P.O.C.
N=10,087,007.10
E=3,125,381.08
GRID

Page 2 of 11
WATER SERVICE LINE EASEMENT.DWG
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- ① 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ② CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

WATER LINE EASEMENT
TRACT 2
0.018 ACRE
(791 SF)

P.O.B.
N=10,087,493.63
E=3,125,790.27
GRID

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

CAPITAL PLAZA SUBDIVISION
LOT C
BK. 19, PG. 1

CAPITAL PLAZA
SUBDIVISION SEC. 2
DOC. 200400127

CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1
CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'25"W	78.02'
L2	N 27°36'35"E	10.00'
L3	S 62°23'25"E	79.45'
L4	S 27°36'33"W	5.44'
L5	S 44°57'33"W	4.78'

CAMERON ROAD
(R.O.W. VARIES)

BEARING BASIS NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708.
THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

P.O.C.
N=10,087,007.10
E=3,125,381.08
GRID

Page 3 of 11
WATER SERVICE LINE EASEMENT.DWG
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179

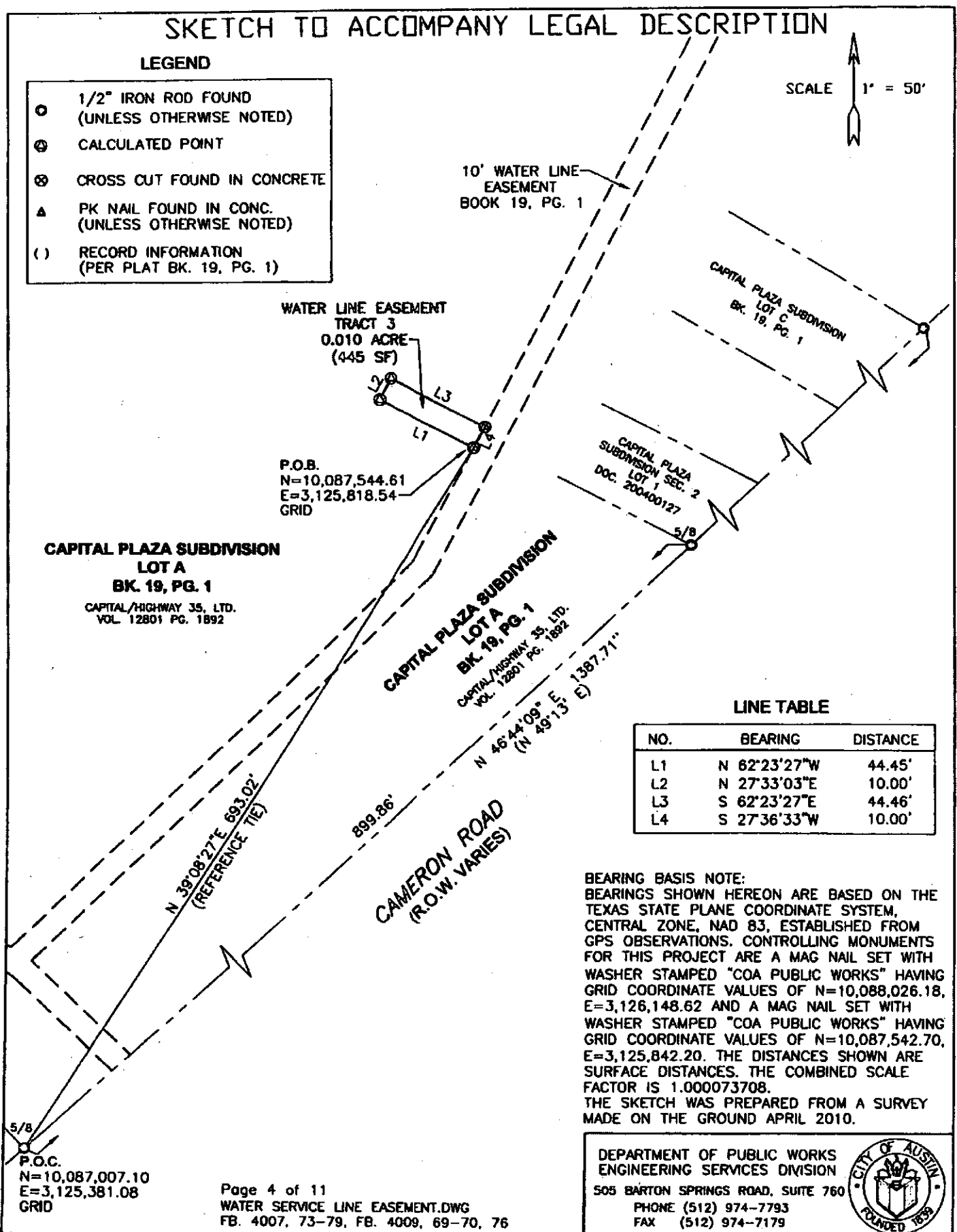


SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- ① 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ② CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



WATER LINE EASEMENT
TRACT 4
0.005 ACRE
(200 SF)

P.O.B.
N=10,087,634.20
E=3,125,865.40
GRID

CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

CAPITAL PLAZA SUBDIVISION
LOT C
BK. 19, PG. 1

CAPITAL PLAZA
SUBDIVISION SEC. 2
LOT 1
DOC. 200400127

CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1
CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

N 37°40'45"E 792.33'
(REFERENCE TIE)

899.86'

CAMERON ROAD
(R.O.W. VARIES)

N 46°44'09"E 1387.71'
(N 49°13' E)

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°26'57"W	20.00'
L2	N 27°33'03"E	10.00'
L3	S 62°26'57"E	20.00'
L4	S 27°36'33"W	10.00'

BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708.

THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

P.O.C.
N=10,087,007.10
E=3,125,381.08
GRID

Page 5 of 11
WATER SERVICE LINE EASEMENT.DWG
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

WATER LINE EASEMENT
TRACT 5
0.010 ACRE
(454 SF)

P.O.B.
N=10,087,697.34
E=3,125,898.42
GRID

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

CAPITAL PLAZA
SUBDIVISION SEC. 2
LOT 1
DOC. 200400127

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	45.40'
L2	N 27°36'33"E	10.00'
L3	S 62°23'27"E	45.40'
L4	S 27°36'33"W	10.00'

BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

**WATER LINE EASEMENT
TRACT 8
0.018 ACRE
(798 SF)**

P.O.B.
N=10,087,717.22
E=3,125,908.81
GRID

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

CAPITAL PLAZA
SUBDIVISION SEC. 2
LOT 1
DOC. 200400127

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

N 36°37'06"E 884.74'
(REFERENCE TIE)

899.86'

N 45°44'09"E 1387.71'
(N 45°13' E)
**CAMERON ROAD
(R.O.W. VARIES)**

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	45.25'
L2	N 27°36'33"E	17.63'
L3	S 62°23'27"E	45.25'
L4	S 27°36'33"W	17.63'

BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 780
PHONE (512) 974-7783
FAX (512) 974-7179



Exhibit A

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊗ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC. (UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION (PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'

WATER LINE EASEMENT
TRACT 8
0.021 ACRE
(902 SF)

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

P.O.B.
N=10,087,819.87
E=3,125,962.50
GRID

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

CAPITAL PLAZA
SUBDIVISION SEC. 2
LOT 1
DOC. 200400127

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	46.19'
L2	N 27°36'33"E	19.53'
L3	S 62°23'27"E	46.19'
L4	S 27°36'33"W	19.53'

BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

5/8" P.O.C.
N=10,087,007.10
E=3,125,381.08
GRID

Page 9 of 11
WATER SERVICE LINE EASEMENT.DWG
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC. (UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION (PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

WATER LINE EASEMENT
TRACT 9
0.002 ACRE
(102 SF)

P.O.B.
N=10,087,867.79
E=3,125,987.56
GRID

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

CAPITAL PLAZA
SUBDIVISION SEC. 2
LOT 1
DOC. 200400127

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	10.22'
L2	N 27°36'33"E	10.00'
L3	S 62°23'27"E	10.22'
L4	S 27°36'33"W	10.00'

BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WATER LINE
EASEMENT
TRACT 10
0.003 ACRE
(115 SF)

DUVAL HEIGHTS
BK. 2, PG. 189

5700 CAMERON ROAD, L.P.
DOC. NO. 2002118575

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

P.O.B.
N=10,088,072.19
E=3,126,094.46
GRID

600

CAPITAL PLAZA SUBDIVISION
LOT C
BK. 19, PG. 1

CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

N 33°48'49"E 1281.92'
(REFERENCE TIE)

CAPITAL PLAZA
SUBDIVISION SEC. 2
LOT 1
DOC. 200400127

SCALE
1" = 50'

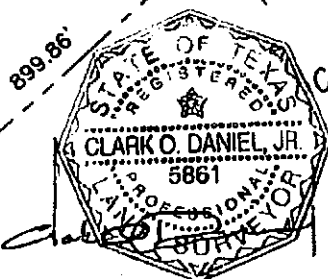
LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	11.51'
L2	N 27°36'33"E	10.00'
L3	S 62°23'27"E	11.51'
L4	N 27°36'33"W	10.00'

CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

N 46°44'09"E 1387.71'
(N 49°13' E)



CAMERON ROAD
(R.O.W. VARIES)

BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

P.O.C.
N=10,087,007.10
E=3,125,381.08
GRID

CLARK O. DANIEL, R.P.L.S. NO. 5861
DRAWN BY: CLARK O. DANIEL
WATER SERVICE LINE EASEMENT.DWG
FB. 4007, 73-79, FB. 4009, 69-70, 76
Page 11 of 11

DATE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 874-7783
FAX (512) 974-7179



Exhibit " B "

**Capital/Highway 35, Ltd.
to
The City of Austin
(Temporary Workspace Easement)**

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND CONTAINING 0.380 ACRE (16,546 SQUARE FEET) OF LAND SITUATED IN THE JAMES P. WALLACE ABSTRACT NO. 57 IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT A, CAPITAL PLAZA SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO CAPITAL/HIGHWAY 35, LTD. BY DEED AS PARTNERSHIP CONTRIBUTION OF RECORD IN VOLUME 12801, PAGE 1892 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.380 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**TRACT 1:
0.359 ACRE (15,635 SF)**

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain called 5.105 acre tract of land as conveyed to 5700 Cameron Road L.P. as described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, North 46°44'09" East, with the northwesterly right-of-way line of said Cameron Road and the southeasterly line of said Lot 1, a distance of 407.18 feet to a calculated point in a northeasterly line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the POINT OF BEGINNING and the southernmost corner of the herein described tract having grid coordinate values of N=10,087,286.17, E=3,125,677.59;

THENCE, crossing said Lot A with a northerly and easterly line of said 10' water line easement, the following three (3) courses:

1. **North 46°01'27" West**, a distance of **56.87** feet to a calculated point for angle point and the westernmost corner of the herein described tract;
2. **North 44°57'33" East**, a distance of **233.70** feet to a calculated point for angle point;
3. **North 27°36'33" East**, a distance of **864.80** feet to a calculated point in a north line of Lot A and the south line of Lot B, of said Capital Plaza Subdivision for the northernmost corner of the herein described tract;

THENCE, **South 62°38'23" East**, with a north line of Lot A and south line of Lot B, a distance of **15.00** feet to a calculated point for the easternmost corner of the herein described tract, from which a PK nail found for a northeast corner of Lot A and southernmost corner of Lot B bears **South 62°38'23" East**, a distance of **31.53** feet;

THENCE, crossing Lot A, the following nine (9) courses:

1. **South 27°36'33" West**, a distance of **210.16** feet to a calculated point for an angle point of the herein described tract;
2. **North 62°12'01" West**, a distance of **2.75** feet to a calculated point for an angle point of the herein described tract;
3. **South 27°36'33" West**, a distance of **324.04** feet to a calculated point for an angle point of the herein described tract, from which a cross cut in concrete found for the northernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas bears **South 27°28'11" West**, a distance of **3.64** feet;
4. **North 62°23'27" West**, a distance of **3.15** feet to a calculated point for an angle point of the herein described tract;
5. **South 27°36'33" West**, a distance of **104.69** feet to a calculated point for an angle point of the herein described tract;
6. **South 62°22'12" East**, a distance of **5.90** feet to a calculated point for an angle point of the herein described tract;
7. **South 27°36'33" West**, a distance of **228.42** feet to a calculated point for an

angle point of the herein described tract;

8. **South 44°57'33" West**, a distance of **220.73** feet to a calculated point for an angle point of the herein described tract;
9. **South 46°01'27" East**, a distance of **42.33** feet to a calculated point in the northwesterly right-of-way line of Cameron Road and southeasterly line of Lot A, for the southernmost easterly corner of the herein described tract;

THENCE, South 46°44'09" West, with the northwesterly right-of-way line of Cameron Road and southeasterly line of Lot A, a distance of **15.02** feet to the **POINT OF BEGINNING** and containing **0.360** acre (15,635 Square Feet) of land, more or less.

TRACT 2:

0.021 ACRE (911 SF)

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain called 5.105 acre tract of land conveyed to Cameron Road L.P. as described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, North 46°44'09" East, with the northwesterly right-of-way line of said Cameron Road and the southeasterly line of said Lot 1, a distance of 397.17 feet to a calculated point in a south line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision;

THENCE, crossing into the interior of said Lot A, with a south line of said 10' water line easement, **North 46°01'27" West**, a distance of 41.56 feet to a calculated point for the **POINT OF BEGINNING** and an easternmost corner of the herein described tract having coordinate values of **N=10,087,308.16, E=3,125,640.39**;

THENCE, continuing across said Lot A, the following three (3) courses:

1. **South 44°57'33" West**, a distance of **10.61** feet to a calculated point for the southernmost corner of the herein described tract;
2. **North 61°25'27" West**, a distance of **61.61** feet to a calculated point for the westernmost corner of the herein described tract;
3. **North 28°34'33" East**, a distance of **15.00** feet to a calculated point in a south line of said 10' water line easement, for the northernmost corner of the herein described tract;

THENCE, continuing across said Lot A, with the south line of said 10' water line easement, the following three (3) courses:

1. **South 61°25'27" East**, a distance of **46.11** feet to a calculated point for angle point of the herein described tract;
2. **South 49°25'27" East**, a distance of **4.48** feet to a calculated point for angle point of the herein described tract;
3. **South 46°01'27" East**, a distance of **14.63** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.021** acre (911 Square Feet) of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in April, 2010." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, established from GPS observations. Controlling monuments for this project are a Mag Nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,088,026.18, E=3,126,148.62 and a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,087,542.70, E=3,125,842.20. The distances shown are surface distances. The combined scale factor is 1.000073708.



Clark O. Daniel 04-06-2011
 Clark O. Daniel, R.P.L.S. No. 5861
 Engineering Services Division
 Department of Public Works
 City of Austin

REFERENCES

TCAD Parcel No. 02-2414-02-18
 Austin Grid L-26

John H. Moore

4-B-2011

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TEMPORARY WORKSPACE EASEMENT OVERALL EXHIBIT (SEE DETAIL SHEETS)

LEGEND

- ① 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ② CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

SCALE 1" = 100'

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

CAPITAL PLAZA
SUBDIVISION SEC. 2
LOT 1
DOC. 200400127

TEMPORARY WORKSPACE
EASEMENT
TRACT 1
0.359 ACRE
(15,635 SF)

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

RESUBDIVISION OF A PORTION
OF LOT 53, DUVAL HEIGHTS
LOT 1
BK. 8, PG. 144

TEMPORARY WORKSPACE
EASEMENT
TRACT 2
0.021 ACRE
(911 SF)

P.O.C.
N=10,087,007.10
E=3,125,381.08
GRID

TEMPORARY WORKSPACE EASEMENT.DWG
FB. 4007, 73-79, & FB. 4009, 69-70 & 76

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TEMPORARY WORKSPACE EASEMENT

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 46°44'09"E	407.18'
L2	N 46°01'27"W	56.87'
L3	S 62°38'23"E	15.00'
L4	N 62°12'01"W	2.75'
L5	N 62°23'27"W	3.15'
L6	S 27°36'33"W	104.69'
L7	S 62°22'12"E	5.90'
L8	S 46°01'27"E	42.33'
L9	S 46°44'09"W	15.02'
L10	S 62°38'23"E	31.53'
L11	S 27°28'11"W	3.64'

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 100'

CAPITAL PLAZA SUBDIVISION
LOT B
BK. 19, PG. 1
PETROS MINISTRIES INC.
DOC. 2000195118

CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

CAPITAL PLAZA
SUBDIVISION SEC. 2
LOT 1
DOC. 200400127

CAMERON ROAD
(80' R.O.W.)

CLOVERLEAF

TEMPORARY WORKSPACE
EASEMENT
TRACT 1
0.358 ACRE
(15,835 SF)

RESUBDIVISION OF A PORTION
OF LOT 53, DUVAL HEIGHTS
LOT 1
BK. 8, PG. 144

P.O.C.
N=10,087,007.10
E=3,125,381.08
GRID

P.O.B.
N=10,087,286.17
E=3,125,677.59
GRID

TEMPORARY WORKSPACE EASEMENT.DWG
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



SKETCH TO ACCOMPANY LEGAL DESCRIPTION TEMPORARY WORKSPACE EASEMENT

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 46°01'27"W	41.56'
L2	S 44°57'33"W	10.61'
L3	N 61°25'27"W	61.61'
L4	N 28°34'33"E	15.00'
L5	S 61°25'27"E	46.11'
L6	S 49°25'27"E	4.48'
L7	S 46°01'27"E	14.63'

LEGEND

- ⊙ 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.
(UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

TEMPORARY WORKSPACE
EASEMENT
TRACT 2
0.021 ACRE
(911 SF)

P.O.B.
N=10,087,308.16
E=3,125,640.39
GRID

**CAPITAL PLAZA SUBDIVISION
LOT A
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

P.O.C.
N=10,087,007.10
E=3,125,381.08
GRID

RESUBDIVISION OF A PORTION
OF LOT 53, DUVAL HEIGHTS
LOT 1
BK. 8, PG. 144

990.54'
N 46°44'09" E 1387.71"
(N 49°13' E)
**CAMERON ROAD
(80' R.O.W.)**

CORONA



CLARK O. DANIEL, R.P.L.S. NO. 5861 DATE 04.06.2011
DRAWN BY: CLARK O. DANIEL
TEMPORARY WORKSPACE EASEMENT.DWG
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179





November 21, 2013

Stewart Title Guaranty Company

**RE: GF No. 1012520
0.022 acre (Water Line Easement)
Portion of Lot A, Capital Plaza Subdivision, of record in
Volume 19, Page 1, Plat Records of Travis County, Texas.**

I have reviewed the title commitment for the above referenced parcel and the results are as follows:

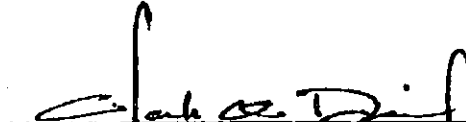
Schedule B,

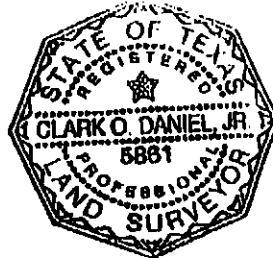
- Item 1.** Volume 1951, Page 121, Volume 2007, Page 429, Volume 2241, Page 118, Volume 2247, Page 76, and Volume 2253, Page 471, of the Deed Records of Travis County, Texas, Volume 9914, Page 969, Volume 11699, Page 738, Volume 11943, Page 1357 and 1363, Volume 12107, Page 508, Volume 12262, Page 1568, Volume 12399, Page 236 and Volume 12740, Page 2014, of the Real Property Records of Travis County, Texas, and Document Numbers 2002171312, 2003055606, 200400127 and 2004176879 of the Official Public Records of Travis County, Texas. (All Subject to)
- Item (10b)** Various Waterline, sanitary and public utility easements reserved as shown on plat recorded in Volume 19, Page 1 of the Plat Records of Travis County, Texas, as partially released in Document Numbers 2002118070 and 2007118938 of the Official Public Records of Travis County, Texas. (Does not affect)
- Item (10c)** 7.5' electric easement granted to the City of Austin as described in Volume 7652, Page 279 of the Deed Records of Travis County, Texas. (Does not affect)
- Item (10d)** Electric easement granted to the City of Austin as described in Volume 9771, Page 399 of the Real Property Records of Travis County, Texas. (Does not affect)

- Item (10e) Electric line easement granted to the City of Austin as described in Volume 2128, Page 414 of the Deed Records of Travis County, Texas. (Does not affect)
- Item (10f) Electric easement granted to the City of Austin as described in Volume 2811, Page 352 of the Deed Records of Travis County, Texas. (Does not affect)
- Item (10g) Temporary electric utility easement granted to the City of Austin as described in Volume 12275, Page 614 of the Deed Records of Travis County, Texas. (Subject to – Blanket type)
- Item (10h) Underground facilities easement granted to Southwestern Bell Telephone Company as described in Volume 12946, Page 200 of the Real Property Records of Travis County, Texas. (Does not affect)
- Item (10i) Wastewater line easement granted to the City of Austin as described in Document Number 2002233813 of the Official Public Records of Travis County, Texas. (Does not affect)
- Item (10j) Water line easement granted to the City of Austin as described in Document Number 2002233814 of the Official Public Records of Travis County, Texas. (Does not affect)
- Item (10k) Water line easement granted to the City of Austin as described in Document Number 2003164262 of the Official Public Records of Travis County, Texas. (Does not affect)
- Item (10l) Electric utility easement granted to the City of Austin as described in Document Number 2003167056 of the Official Public Records of Travis County, Texas. (Does not affect)
- Item (10m) Electric Utility easement granted to the City of Austin in Document Number 2004009145 of the Official Public Records of Travis County, Texas. (Subject to – Blanket type)
- Item (10n) Water line easement granted to the City of Austin as described in Document Number 2004090305 of the Official Public Records of Travis County, Texas. (Does not affect)
- Item (10o) Water line easement granted to the City of Austin as described in Document Number 2004090306 of the Official Public Records of Travis County, Texas. (Does not affect)

- Item (10p) Wastewater line easement granted to the City of Austin as described in Document Number 2005170446 of the Official Public Records of Travis County, Texas. (Does not affect)
- Item (10q) Water easement granted to the City of Austin as described in Document Number 2007210508 of the Official Public Records of Travis County, Texas. (Does not affect)
- Item (10r) Electric utility easement granted to the City of Austin as described in Document Number 2007212854 of the Official Public Records of Travis County, Texas. (Subject to – Blanket type)
- Item (10s) Drainage easement granted to the City of Austin as described in Document Number 2008036967 of the Official Public Records of Travis County, Texas. (Does not affect)

Sincerely,


Clark O. Daniel, R.P.L.S. No. 5861
Quality Standards Management Division
Department of Public Works
City of Austin



11.21.2013

Date

Exhibit " C "

Capital/Highway 35, Ltd.
to
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 0.022 ACRE (977 SQUARE FEET) OF LAND SITUATED IN THE JAMES P. WALLACE SURVEY, ABSTRACT NO. 57 IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT A, CAPITAL PLAZA SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO CAPITAL/HIGHWAY 35, LTD. BY DEED AS PARTNERSHIP CONTRIBUTION OF RECORD IN VOLUME 12801, PAGE 1892 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.022 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 0.999926297) coordinate values of: N=10,087,007.17, E=3,125,381.14, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain called 5.105 acre tract of land conveyed to Cameron Road L.P. as described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, a distance of 1387.71 feet;

THENCE, N 46°44'09" E, with the northwesterly right-of-way line of said Cameron Road and the southeasterly line of said Lot A, a distance of 397.17 feet to a calculated point in a south line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision;

THENCE, crossing into the interior of said Lot A, with a south line of said 10' water line easement, N 46°01'27" W, a distance of 45.02 feet to a calculated point for the **POINT OF BEGINNING** and an easternmost corner of the herein described tract having grid coordinate values of N=10,087,299.83, E=3,125,627.52;

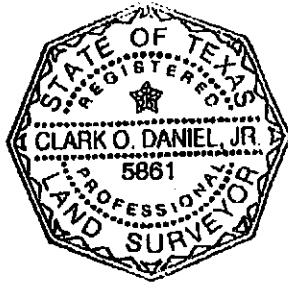
THENCE, continuing across said Lot A with the east, south and west lines of the herein described tract, the following five (5) courses:

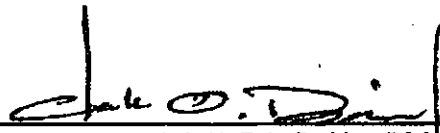
1. **S 43°58'33" W**, a distance of **15.00** feet to a calculated point for the southernmost corner of the herein described tract;
2. **N 46°01'27" W**, a distance of **10.72** feet to a calculated point for angle point in the south line of the herein described tract;
3. **N 49°25'27" W**, a distance of **2.45** feet to a calculated point for angle point in the south line of the herein described tract;
4. **N 61°25'27" W**, a distance of **49.94** feet to a calculated point for the westernmost corner of the herein described tract;
5. **N 28°34'33" E**, a distance of **15.00** feet to a calculated point in a south line of said 10' waterline easement for the northernmost corner of the herein described tract;

THENCE, continuing across said Lot A, with the south line of said 10' water line easement and the north line of the herein described tract, the following three (3) courses:

1. **S 61°25'27" E**, a distance of **51.52** feet to a calculated point for angle point;
2. **S 49°25'27" E**, a distance of **4.48** feet to a calculated point for angle point;
3. **S 46°01'27" E**, a distance of **11.17** feet to the **POINT OF BEGINNING** and containing **0.022** acre (977 Square Feet) of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in April, 2010 and October 2013." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, established from GPS observations. Controlling monuments for this project are a Mag Nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,088,026.18, E=3,126,148.62 and a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,087,542.77, E=3,125,842.22. The distances shown are surface distances. The combined scale factor is 0.999926297.



 11-21-2013
Clark O. Daniel, R.P.L.S. No. 5861
Quality Standards Management Division
Department of Public Works
City of Austin

REFERENCES

TCAD Parcel No. 02-2414-02-18
Austin Grid L-26

FIELD NOTES REVIEWED

BY:  DATE: 11-21-2013

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 46°01'27"W	45.02'
L2	S 43°58'33"W	15.00'
L3	N 46°01'27"W	10.72'
L4	N 49°25'27"W	2.45'
L5	N 61°25'27"W	49.94'
L6	N 28°34'33"E	15.00'
L7	S 61°25'27"E	51.52'
L8	S 49°25'27"E	4.48'
L9	S 46°01'27"E	11.17'

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- () RECORD INFORMATION
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



LOT C
VOL. 19, PG. 1

LOT A
CAPITAL
PLAZA SUBDIVISION
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

10' WATER LINE
EASEMENT
BOOK 19, PG. 1

WATER LINE
EASEMENT
0.022 AC
(977 SF)

P.O.B.
N=10,087,299.83
E=3,125,627.52
GRID

LOT A
CAPITAL
PLAZA SUBDIVISION
BK. 19, PG. 1

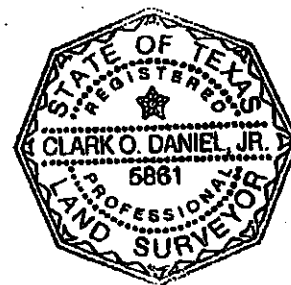
CAPITAL/HIGHWAY 35, LTD.
VOL. 12801 PG. 1892

LOT 1
RESUB. OF A
PORTION OF LOT
53, DUVAL HEIGHTS
VOL. 8 PG. 144

P.O.C.
N=10,087,007.17
E=3,125,381.14
GRID

BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.74, E=3,125,842.22. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 0.999926297. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010 AND OCTOBER 2013.



Clark O. Daniel 11-24-2013
CLARK O. DANIEL, R.P.L.S. NO. 5861 DATE
DRAWN BY: CLARK O. DANIEL
CAPITAL PLAZA WATER LINE EASEMENT NO. 2
FB. 4007, 73-79, & FB. 4009, 69-70 & 76

DEPARTMENT OF PUBLIC WORKS
QUALITY STANDARDS MANAGEMENT DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179

