

RESOLUTION NO. 20211118-059

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 uses as set out below; and

WHEREAS, the City has attempted to purchase those needed real property interests, but has been unable to agree with the owner 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 owner now having, or who may acquire, an interest in the real property interests necessary to the City, described 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:

Owners: Riverbend Church (fka Riverbend Baptist Church)

Project: Loop 360 at Westlake Waterline Relocation Project

Public Use: Accommodating proposed roadway improvements, by allowing water infrastructures in conflict to be adjusted. A water line easement is needed for construction, operation, maintenance, replacement, upgrade, repair, decommissioning and removal of water and wastewater lines and associated appurtenances and

making connections therewith in, upon, over and across, the tract of land as described in "Exhibit A".

The temporary working space easement described in the attached Exhibit "B" is necessary to permit the City, its agents, employees, and contractors to enter upon said real property in order to move thereon vehicles, tools, and equipment, and persons as the City may deem necessary and convenient.

The temporary ingress and egress easement described in the attached Exhibit "C" is necessary to permit the City, its agents, employees, and contractors to enter upon said real property in order to move thereon vehicles, tools, and equipment, and persons as the City may deem necessary and convenient.

Location: 4214 North Capital of Texas Highway, Austin, Texas 78746

The general route of the project is along Loop 360 south of Plaza on the Lake toward Cedar Street and ending at Westlake Dr.

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

ADOPTED: November 18, 2021

ATTEST:



Jannette S. Goodall
City Clerk

Exhibit A

Riverbend Church
To
The City of Austin
(For Waterline Easement)

Field Notes Parcel 5239.04 Water Line Easement

BEING 0.468 OF ONE ACRE OF LAND, OUT OF AND A PART OF THE BURKE TRAMMEL SURVEY NO. 3, ABSTRACT NO. 768 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK A, LAKE SIDE ADDITION, AMENDED PLAT OF LOTS 40, 41, 42, 45, 46, 49, 50, 53 AND 54 RECORDED IN DOCUMENT 200000160 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO RIVERBEND CHURCH, FORMERLY KNOWN AS RIVERBEND BAPTIST CHURCH, BY THE FOLLOWING INSTRUMENTS:

- 1.) VACATION OF HENRY AVENUE, ORDER No. 9571, EXECUTED DECEMBER 13, 1982, RECORDED IN VOLUME 37, PAGE 554 OF THE COMMISSIONERS COURT RECORDS OF TRAVIS COUNTY, TEXAS;
- 2.) WARRANTY DEED WITH VENDOR'S LIEN EXECUTED FEBRUARY 26, 1982 FILED FOR RECORD FEBRUARY 26, 1982 AND RECORDED IN VOLUME 7692, PAGE 414 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;
- 3.) WARRANTY DEED WITH VENDOR'S LIEN EXECUTED AUGUST 30, 1982 FILED FOR RECORD SEPTEMBER 17, 1982 AND RECORDED IN VOLUME 7859, PAGE 285 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 4.) SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED MARCH 1, 1989, FILED FOR RECORD MARCH 10, 1989 AND RECORDED IN VOLUME 10892, PAGE 1260 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 5.) WARRANTY DEED WITH VENDOR'S LIEN, EXECUTED JULY 12, 1994, FILED FOR RECORD JULY 14, 1994 AND RECORDED IN VOLUME 12228, PAGE 703 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 6.) GENERAL WARRANTY DEED EXECUTED FEBRUARY 20, 1996 FILED FOR RECORD MARCH 6, 1996 AND RECORDED IN VOLUME 12637, PAGE 1994 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 7.) ORDER OF VACATION EXECUTED MARCH 7, 2000 FILED FOR RECORD MARCH 14, 2000 AND RECORDED IN DOCUMENT 2000037906 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- 8.) DEED WITHOUT WARRANTY EXECUTED MAY 12, 2000 FILED FOR RECORD MAY 12, 2000 AND RECORDED IN DOCUMENT 2000073332 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 0.468 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Beginning at a 1/2 inch iron rod found at the intersection of the northwest right-of-way line of Loop 360 (300' R.O.W.) and the northeast right-of-way line of Cedar Street (70' R.O.W.), same being in a southeasterly line of Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, recorded in Document 200000160 of the Official Public Records of Travis County, Texas, same also being at the point of curvature of a circular curve to the right of 25.00 feet radius, for the Point of Beginning and the southeasterly corner of the herein described tract of land having grid coordinate (Texas State Plane, Central Zone, NAD 83(CORS 2011), US Survey Feet, Surface Adjustment Factor 1.00008) values of N=10096402.79, E=3094443.58, from which an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360, at the most easterly southeast corner of Lot 1-A, Block A Amended Plat of Lots 37-43 Block A, Davenport West P.U.D. Section 5, Phase 6, recorded in Document 200700198 of the Official Public Records of Travis County, Texas bears South 27°38'02" West, a distance of 1,753.79 feet;

Exhibit A

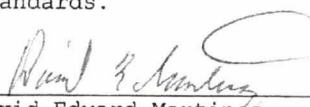
1. THENCE, along said curve to the right of 25.00 feet radius, an arc length of 39.27 feet, having an angle of intersection of $90^{\circ}00'22''$, (the sub-chord of said curve bears South $72^{\circ}37'51''$ West, a distance of 35.36 feet), leaving the northwest right-of-way line of Loop 360, with the northeast right-of-way line of Cedar Street and a southeasterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, to a calculated point for the southwest corner of the herein described tract of land, from which an iron rod with cap marked CSCI found in the northeast right-of-way line of Cedar Street and in a southwesterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, bears along a curve to the right of 25.00 feet radius, an arc length of 0.37 feet, having an angle of intersection of $00^{\circ}50'39''$, (the sub-chord of said curve bears North $61^{\circ}56'39''$ West, a distance of 0.37 feet) and North $61^{\circ}41'41''$ West, a distance of 1157.59 feet;

2. THENCE, North $27^{\circ}38'02''$ East, a distance of 820.51 feet, leaving the northeast right-of-way line of Cedar Street and a southwesterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 and crossing said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, to a calculated point for the northwest corner of the herein described tract of land;

3. THENCE, South $62^{\circ}21'58''$ East, a distance of 25.00 feet, to a calculated point in the northwest right-of-way line of Loop 360 and in a southeasterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, for the northeast corner of the herein described tract of land, from which a TxDOT Type I monument found in the northwest right-of-way line of Loop 360 and in a southeasterly line of Lot 1, Block A, Nalle Woods Subdivision recorded in Document 200300029 of the Official Public Records of Travis County, Texas bears North $27^{\circ}38'02''$ East, at a distance of 563.16 feet passing the most easterly corner of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 and the southwest corner of said Lot 1, Block A Nalle Woods Subdivision, in all a distance of 736.00 feet;

4. THENCE, South $27^{\circ}38'02''$ West, with the northwest right-of-way line of Loop 360 and a southeasterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, at a distance of 192.41 feet passing a 1/2 inch iron rod found, in all a distance of 795.51 feet to the Point of Beginning and containing an area of 0.468 of one acre of land.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.


David Edward Martinez
Registered Professional Land Surveyor 5434

02/12/21
Date



MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767
TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings shown hereon are based on Texas State Plane, Central Zone, NAD 83. All distances shown hereon are surface distances measured in U.S. feet.

TCAD: 0133150211
Austin Grid: F28

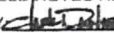
FIELD NOTES REVIEWED
BY  DATE 04/14/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

Exhibit A

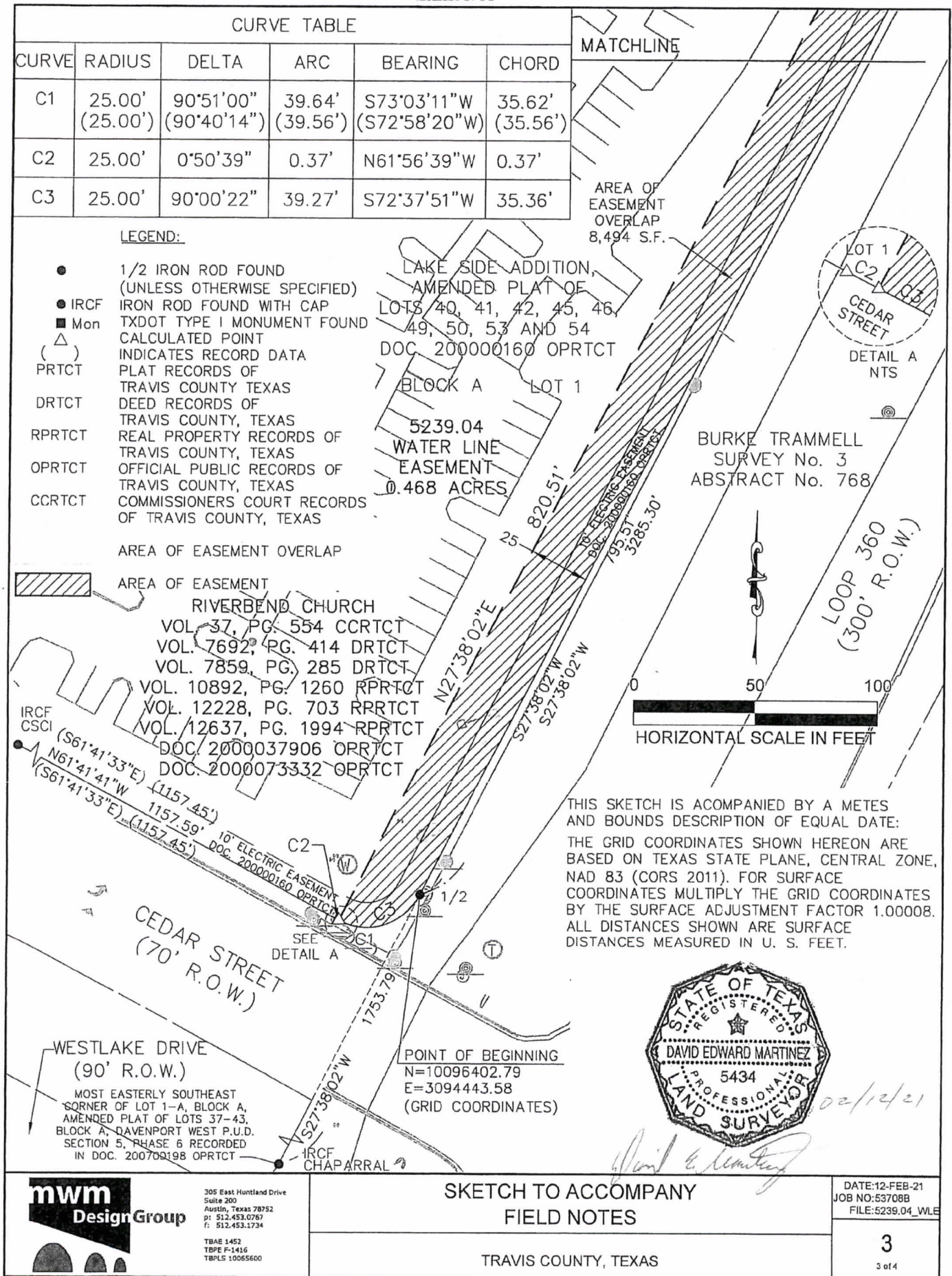


Exhibit A

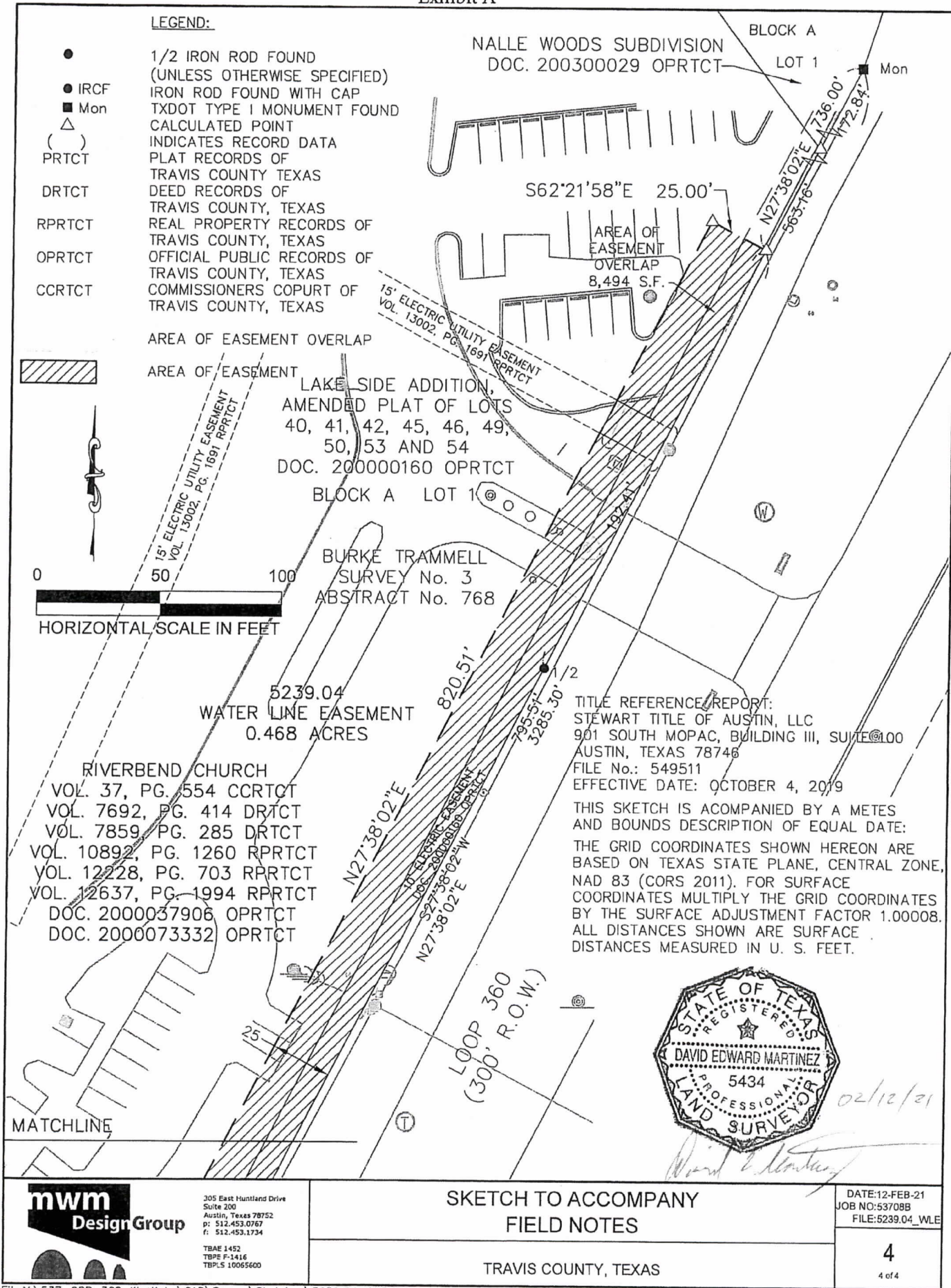


Exhibit B

Riverbend Church
To
The City of Austin
(For Temporary Work Space Easement)

Field Notes Parcel 5239.04 Temporary Work Space Easement

BEING 0.024 OF ONE ACRE (1,055 S.F.) OF LAND, OUT OF AND A PART OF THE BURKE TRAMMEL SURVEY NO. 3, ABSTRACT NO. 768 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK A, LAKE SIDE ADDITION, AMENDED PLAT OF LOTS 40, 41, 42, 45, 46, 49, 50, 53 AND 54 RECORDED IN DOCUMENT 200000160 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO RIVERBEND CHURCH, FORMERLY KNOWN AS RIVERBEND BAPTIST CHURCH, BY THE FOLLOWING INSTRUMENTS:

- 1.) VACATION OF HENRY AVENUE, ORDER No. 9571, EXECUTED DECEMBER 13, 1982, RECORDED IN VOLUME 37, PAGE 554 OF THE COMMISSIONERS COURT RECORDS OF TRAVIS COUNTY, TEXAS;
- 2.) WARRANTY DEED WITH VENDOR'S LIEN EXECUTED FEBRUARY 26, 1982 FILED FOR RECORD FEBRUARY 26, 1982 AND RECORDED IN VOLUME 7692, PAGE 414 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;
- 3.) WARRANTY DEED WITH VENDOR'S LIEN EXECUTED AUGUST 30, 1982 FILED FOR RECORD SEPTEMBER 17, 1982 AND RECORDED IN VOLUME 7859, PAGE 285 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 4.) SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED MARCH 1, 1989, FILED FOR RECORD MARCH 10, 1989 AND RECORDED IN VOLUME 10892, PAGE 1260 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 5.) WARRANTY DEED WITH VENDOR'S LIEN, EXECUTED JULY 12, 1994, FILED FOR RECORD JULY 14, 1994 AND RECORDED IN VOLUME 12228, PAGE 703 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 6.) GENERAL WARRANTY DEED EXECUTED FEBRUARY 20, 1996 FILED FOR RECORD MARCH 6, 1996 AND RECORDED IN VOLUME 12637, PAGE 1994 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 7.) ORDER OF VACATION EXECUTED MARCH 7, 2000 FILED FOR RECORD MARCH 14, 2000 AND RECORDED IN DOCUMENT 2000037906 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- 8.) DEED WITHOUT WARRANTY EXECUTED MAY 12, 2000 FILED FOR RECORD MAY 12, 2000 AND RECORDED IN DOCUMENT 2000073332 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 0.024 OF ONE ACRE (1,055 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Commencing at a 1/2 inch iron rod found at the point of intersection of the northwest right-of-way line of Loop 360 (300' R.O.W.) and the northeast right-of-way line of Cedar Street (70' R.O.W.), same being the most easterly southeast corner of Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 recorded in Document 200000160 of the Official Public Records of Travis County, Texas, from which an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360 at the most easterly southeast corner of Lot 1-A, Block A, Amended Plat of Lots 37-43, Block A, Davenport West P.U.D. Section 5, Phase 6 recorded in Document 200700198 of the Official Public Records of Travis County, Texas, bears South 27°38'02"West, a distance of 1,753.80 feet, thence as follows:

Exhibit B

North 27°38'02" East, a distance of 515.19 feet, to a calculated point in the northwest right-of-way line of Loop 360 and in a southeasterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54;

North 62°21'58" West, a distance of 25.00 feet, to a calculated point for the Point of Beginning and the most southerly corner of the herein described tract of land, having grid coordinate (Texas State Plane, Central Zone, NAD 83 (CORS 2011), US Survey Feet, Surface Adjustment Factor 1.00008) values of N=10096870.77, E=3094660.37;

1. THENCE, North 62°21'58" West, a distance of 44.04 feet, to a calculated point for the most westerly corner of the herein described tract of land;

2. THENCE, North 27°55'05" East, a distance of 17.08 feet, to a calculated point for the northwesterly corner of the herein described tract of land;

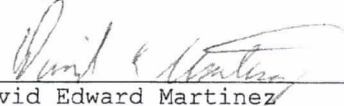
3. THENCE, South 72°07'15" East, a distance of 27.86 feet, to a calculated point for an interior corner hereof;

4. THENCE, North 62°46'12" East, a distance of 16.96 feet, to a calculated point for a northeast corner of the herein described tract of land;

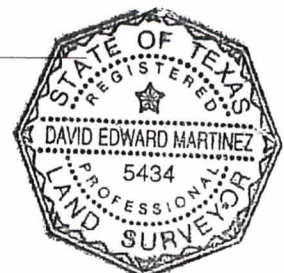
5. THENCE, South 62°21'58" East, a distance of 6.74 feet, to a calculated point for the most easterly corner of the herein described tract of land, from which a TxDOT Type I monument found in the northwest right-of-way line of Loop 360 and in the southeasterly line of Lot 1, Block A, Nalle Woods Subdivision recorded in Document 200300029 of the Official Public Records of Travis County, Texas, bears South 62°21'58" East, a distance of 25.00 feet, to a calculated point in the northwest right-of-way line of Loop 360 and in the southeasterly line of said Lot 1, Block A, Lake Side Addition Amended Plat of Lots 40, 41, 42, 45, 49, 50, 53 and 54 and North 27°38'02" East, at a distance of 52.24 feet passing a 1/2 inch iron rod found, continuing an additional 755.56 feet to a calculated point at the most easterly corner of said Lot 1, Block A, Lake Side Addition Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 and the southwest corner of said Lot 1, Block A, Nalle Woods Subdivision, in all a distance of 980.64 feet;

6. THENCE, South 27°38'02" West, a distance of 35.67 feet, to the Point of Beginning and containing an area of 0.024 of one acre (1,055 s.f.) of land.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.



David Edward Martinez
Registered Professional Land Surveyor 5434

02/12/21
Date



MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767
TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings shown hereon are based on Texas State Plane, Central Zone, NAD 83. All distances shown hereon are surface distances measured in U.S. feet.

FIELD NOTES REVIEWED
BY:  DATE: 04/14/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

TCAD: 0133150211
Austin Grid: F28

Exhibit B

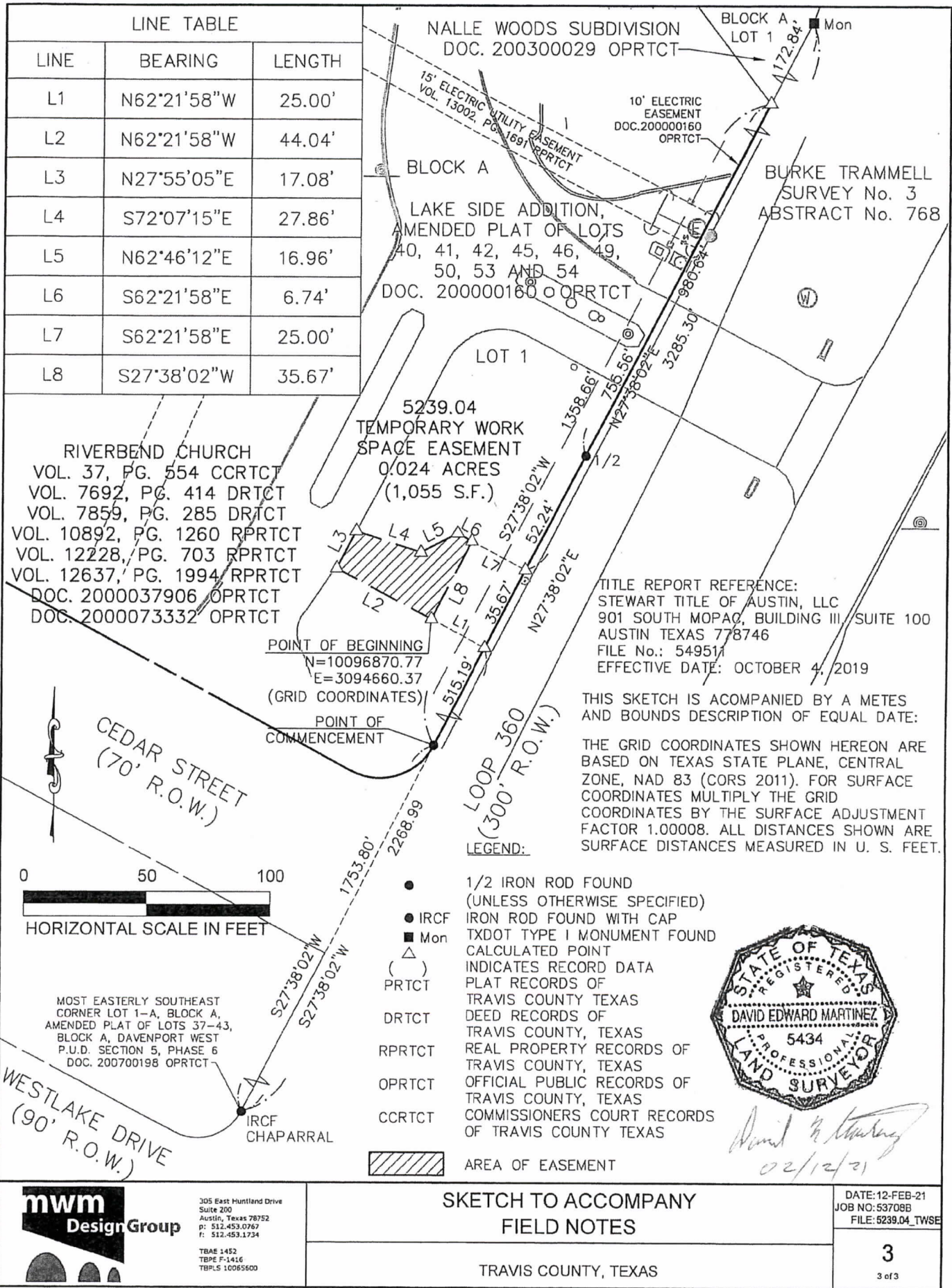


Exhibit C

Riverbend Church
To
The City of Austin
(For Temporary Ingress and Egress Easement)

Field Notes Parcel 5239.04 Temporary Ingress and Egress Easement

BEING 0.571 OF ONE ACRE OF LAND, OUT OF AND A PART OF THE BURKE TRAMMEL SURVEY NO. 3, ABSTRACT NO. 768 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK A, LAKE SIDE ADDITION, AMENDED PLAT OF LOTS 40, 41, 42, 45, 46, 49, 50, 53 AND 54 RECORDED IN DOCUMENT 200000160 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO RIVERBEND CHURCH, FORMERLY KNOWN AS RIVERBEND BAPTIST CHURCH, BY THE FOLLOWING INSTRUMENTS:

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- 3.) WARRANTY DEED WITH VENDOR'S LIEN EXECUTED AUGUST 30, 1982 FILED FOR RECORD SEPTEMBER 17, 1982 AND RECORDED IN VOLUME 7859, PAGE 285 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 4.) SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED MARCH 1, 1989, FILED FOR RECORD MARCH 10, 1989 AND RECORDED IN VOLUME 10892, PAGE 1260 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 5.) WARRANTY DEED WITH VENDOR'S LIEN, EXECUTED JULY 12, 1994, FILED FOR RECORD JULY 14, 1994 AND RECORDED IN VOLUME 12228, PAGE 703 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 6.) GENERAL WARRANTY DEED EXECUTED FEBRUARY 20, 1996 FILED FOR RECORD MARCH 6, 1996 AND RECORDED IN VOLUME 12637, PAGE 1994 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 7.) ORDER OF VACATION EXECUTED MARCH 7, 2000 FILED FOR RECORD MARCH 14, 2000 AND RECORDED IN DOCUMENT 2000037906 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- 8.) DEED WITHOUT WARRANTY EXECUTED MAY 12, 2000 FILED FOR RECORD MAY 12, 2000 AND RECORDED IN DOCUMENT 2000073332 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 0.571 OF ONE ACRE OF LAND BEING HEREINAFTER DESIGNATED AS PART 1 AND PART 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Part 1

Beginning at a calculated point in the northeast right-of-way line of Cedar Road (70' R.O.W.), same being in the southwesterly line of Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 recorded in Document 200000160 of the Official Public Records of Travis County, Texas, for the Point of Beginning and the most westerly corner of the herein described tract of land having grid coordinate (Texas State Plane, Central Zone, NAD 83(CORS 2011), US Survey Feet, Surface Adjustment Factor 1.00008) values of N=10096483.76, E=3094239.90, from which an iron rod with cap marked CSCI found in the northeast right-of-way line of Cedar Street and in a southwesterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 bears North 61°41'41" West, a distance of 964.93 feet;

Exhibit C

1. THENCE, North 28°48'37" East, a distance of 68.61 feet, leaving the northeast right-of-way line of Cedar Street and a southwesterly line of said Lot 1 and crossing said Lot 1, to a calculated point for the northwest corner of the herein described tract of land;
2. THENCE, South 62°31'55" East, a distance of 132.10 feet, to a calculated point for an interior corner;
3. THENCE, North 25°48'02" East, a distance of 141.18 feet, to a calculated point for the most northerly corner of the herein described tract of land;
4. THENCE, South 85°22'15" East, a distance of 69.56 feet, to a calculated point for the most easterly corner of the herein described tract of land, from which a TxDOT Type I monument found in the northwest right-of-way line of Loop 360 (300' R.O.W.) and in a southeasterly line of Lot 1, Block A, Nalle Woods Subdivision recorded in Document 200300029 of the Official Public Records of Travis County, Texas, bears South 62°21'58" East, a distance of 25.00 feet to a calculated point in the northwest right-of-way line of Loop 360 and in a southeasterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 and North 27°38'02" East, at a distance of 388.58 feet passing a 1/2 inch iron rod found, at a distance of 1144.14 feet passing the most easterly corner of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 and a southwesterly corner of said Lot 1, Block A Nalle Woods subdivision, in all a distance of 1316.98 feet;
5. THENCE, South 27°38'02" West, a distance of 35.31 feet, to a calculated point for a corner;
6. THENCE, North 85°22'15" West, a distance of 43.68 feet, to a calculated point for an interior corner;
7. THENCE, South 25°48'02" West, a distance of 140.91 feet, to a calculated point for the most southerly corner of the herein described tract of land;
8. THENCE, North 62°31'55" West, a distance of 131.41 feet, to a calculated point for an interior corner;
9. THENCE, South 28°48'37" West, a distance of 43.97 feet, to a calculated point in the northeast right-of-way line of Cedar Street and in a southwesterly line of said Lot 1, for a corner, from which a 1/2 inch iron rod found at the intersection of the northwest right-of-way line of Loop 360 and the curving northeasterly right-of-way line of Cedar Street bears South 61°41'41" East, a distance of 167.66 feet to a calculated point in the northeast right-of-way line of Cedar Street and in a southwesterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 and along a circular curve to the left of 25.00 feet radius, an arc length of 39.64 feet, having an angle of intersection of 90°51'00", (the long chord of said curve bears North 73°03'11" East, a distance of 35.62 feet);
10. THENCE, North 61°41'41" West, a distance of 25.00 feet, with the northeast right-of-way line of Cedar Street and a southwesterly line of said Lot 1, to the Point of Beginning and containing an area of 0.225 of one acre of land.

Part 2

Commencing at a 1/2 inch iron rod found at the point of intersection of the northwest right-of-way line of Loop 360 (300' R.O.W.) and the northeast right-of-way line of Cedar Street (70' R.O.W.), same being the most easterly southeast corner of Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 recorded in Document 200000160 of the Official Public Records of Travis County, Texas, from which an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360 at the most easterly southeast corner of Lot 1-A, Block A, Amended Plat of Lots 37-43, Block A, Davenport West P.U.D. Section 5, Phase 6 recorded in Document 200700198 of

Exhibit C

the Official Public Records of Travis County, Texas, bears South 27°38'02"West, a distance of 1,753.80 feet, thence as follows:

North 27°38'02" East, a distance of 635.00 feet, to a calculated point in the northwest right-of-way Line of Loop 360 and in a southeasterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54;

North 62°21'58" West, a distance of 25.00 feet, to a calculated point for the Point of Beginning, and an easterly corner of the herein described tract of land, having grid coordinate (Texas State Plane, Central Zone, NAD 83(CORS 2011), US Survey Feet, Surface Adjustment Factor 1.00008) values of N=10096965.31, E=3094738.08;

1. THENCE, North 62°21'58" West, a distance of 18.57 feet, to a calculated point for the point of curvature of a circular curve to the left;
2. THENCE, along said curve to the left of 25.00 feet radius, an arc length of 39.15 feet, having an angle of intersection of 89°42'57", (the long chord of said curve bears South 72°46'34" West, a distance of 35.27 feet, to a calculated point for the point of tangency;
3. THENCE, South 27°55'05" West, a distance of 94.94 feet, to a calculated point for the most southerly corner of the herein described tract of land;
4. THENCE, North 62°04'55" West, a distance of 40.00 feet, to a calculated point for the most westerly corner of the herein described tract of land;
5. THENCE, North 27°55'05" East, a distance of 122.78 feet, to a calculated point for the point of curvature of a circular curve to the left;
6. THENCE, along said curve to the left of 20.00 feet radius, an arc length of 16.27 feet, having an angle of intersection of 46°36'19", (the long chord of said curve bears North 04°36'56" East, a distance of 15.82 feet), to a calculated point for the point of reverse curvature;
7. THENCE, along a circular curve to the right of 112.83 feet radius, an arc length of 42.87 feet, having an angle of intersection of 21°46'18", (the long chord of said curve bears North 07°48'05" West, a distance of 42.62 feet), to a calculated point for the point of reverse curvature;
8. THENCE, along a non-tangent circular curve to the left of 612.15 feet radius, an arc length of 60.90 feet, having an angle of intersection of 05°41'59", (the long chord of said curve bears North 07°18'22" East, a distance of 60.87 feet), to a calculated point for the endpoint of said curve and the northwesterly corner of the herein described tract of land;
9. THENCE, North 89°01'29" East, a distance of 106.45 feet, to a calculated point for the most northerly corner of the herein described tract of land;
10. THENCE, South 62°21'58" East, a distance of 42.02 feet, to a calculated point for the most easterly corner of the herein described tract of land;
11. THENCE, South 27°38'02" West, a distance of 18.55 feet, to a calculated point for a corner;
12. THENCE, North 73°18'08" West, a distance of 40.85 feet, to a calculated point for a corner;
13. THENCE, South 89°01'29" West, a distance of 61.05 feet, to a calculated point for the point of curvature of a circular curve to the left;
14. THENCE, along said curve to the left of 5.00 feet radius, an arc length of 8.07 feet, having an angle of intersection of 92°29'51", (the long chord of said curve bears

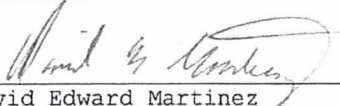
South 42°46'34" West, a distance of 7.22 feet), to a calculated point for the point of compound curvature;

15. THENCE, along a circular curve to the left of 120.00 feet radius, an arc length of 116.19 feet, having an angle of intersection of 55°28'37", (the sub-chord of said curve bears South 31°12'40" East, a distance of 111.70 feet), to a calculated point for an endpoint, from which a TxDOT Type I monument found in the northwest right-of-way line of Loop 360 and in the southeasterly line of Lot 1, Block A, Nalle Woods Subdivision recorded in Document 200300029 of the Official Public Records of Travis County, Texas, bears along a curve to the left of 120.00 feet radius, an arc length of 7.16 feet, having an angle of intersection of 03°24'59", (the sub-chord of said curve bears South 60°39'28" East, a distance of 7.15 feet), to a calculated point, South 62°21'58" East, a distance of 17.85 feet, to a calculated point in the northwest right-of-way line of Loop 360 and the southeasterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 and North 27°38'02" East, at a distance of 683.66 feet passing the most easterly corner of said Lot 1, Block A Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 and a southwesterly corner of said Lot 1, Block A, Nalle Woods Subdivision, in all a distance of 856.50 feet;

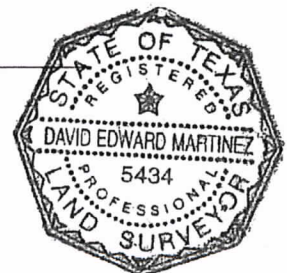
16. THENCE, South 27°38'02" West, a distance of 40.21 feet, to the Point of Beginning and containing an area of 0.346 of one acre of land.

Part 1	0.225 ac.	(9,786 s.f.)
Part 2	0.346 ac.	(15,068 s.f.)
Total	0.571 ac.	(24,854 s.f.)

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.


 David Edward Martinez
 Registered Professional Land Surveyor 5434

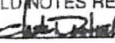
02/12/21
 Date



MWM DesignGroup
 305 East Huntland Drive, Suite 200
 Austin, Texas, 78752 (512) 453-0767
 TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings shown hereon are based on Texas State Plane, Central Zone, NAD 83. All distances shown hereon are surface distances measured in U.S. feet.

TCAD: 0133150211
 Austin Grid: F28

FIELD NOTES REVIEWED
 BY:  DATE: 04/14/21
 CITY OF AUSTIN
 PUBLIC WORKS DEPARTMENT

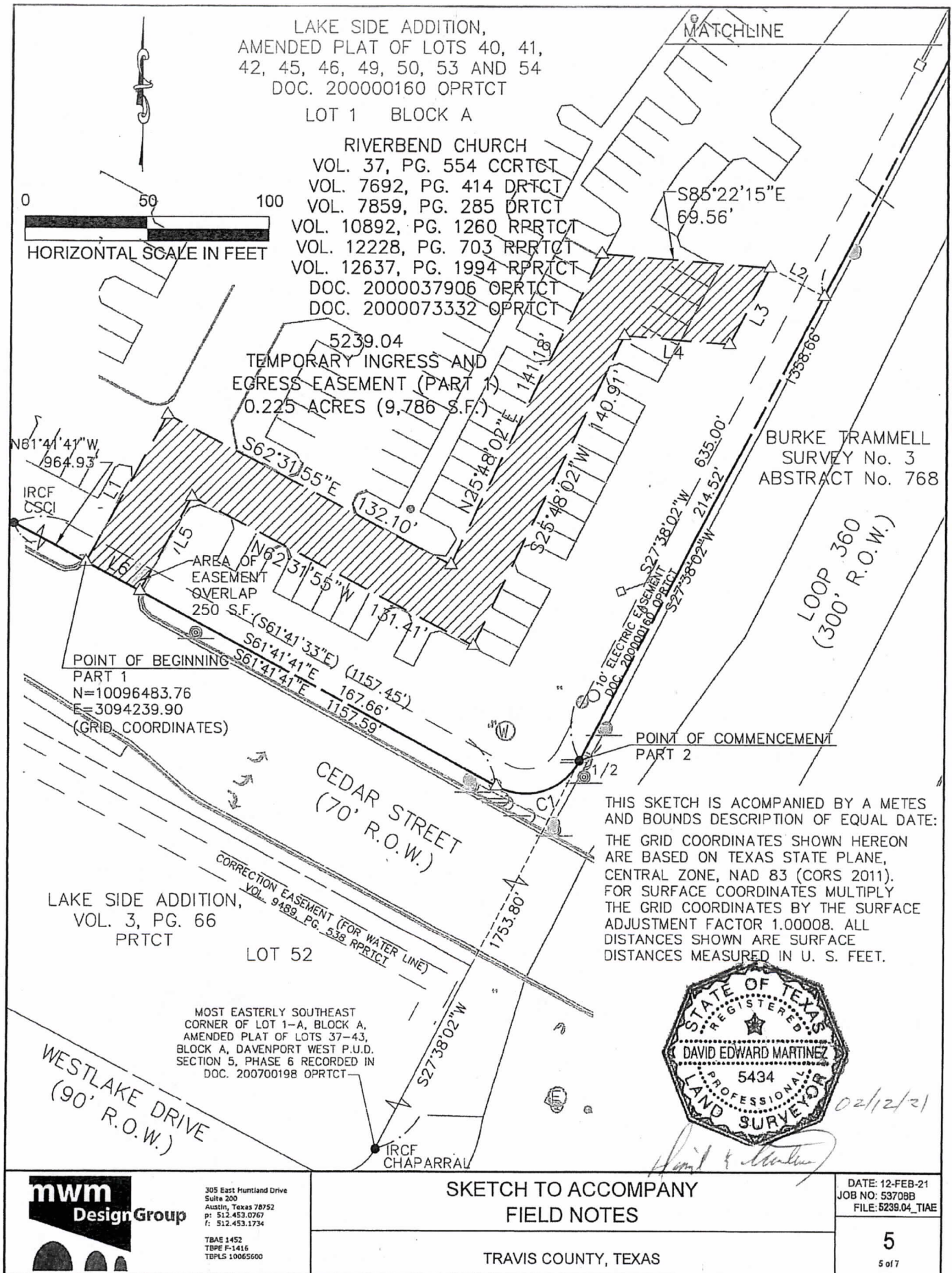


Exhibit C

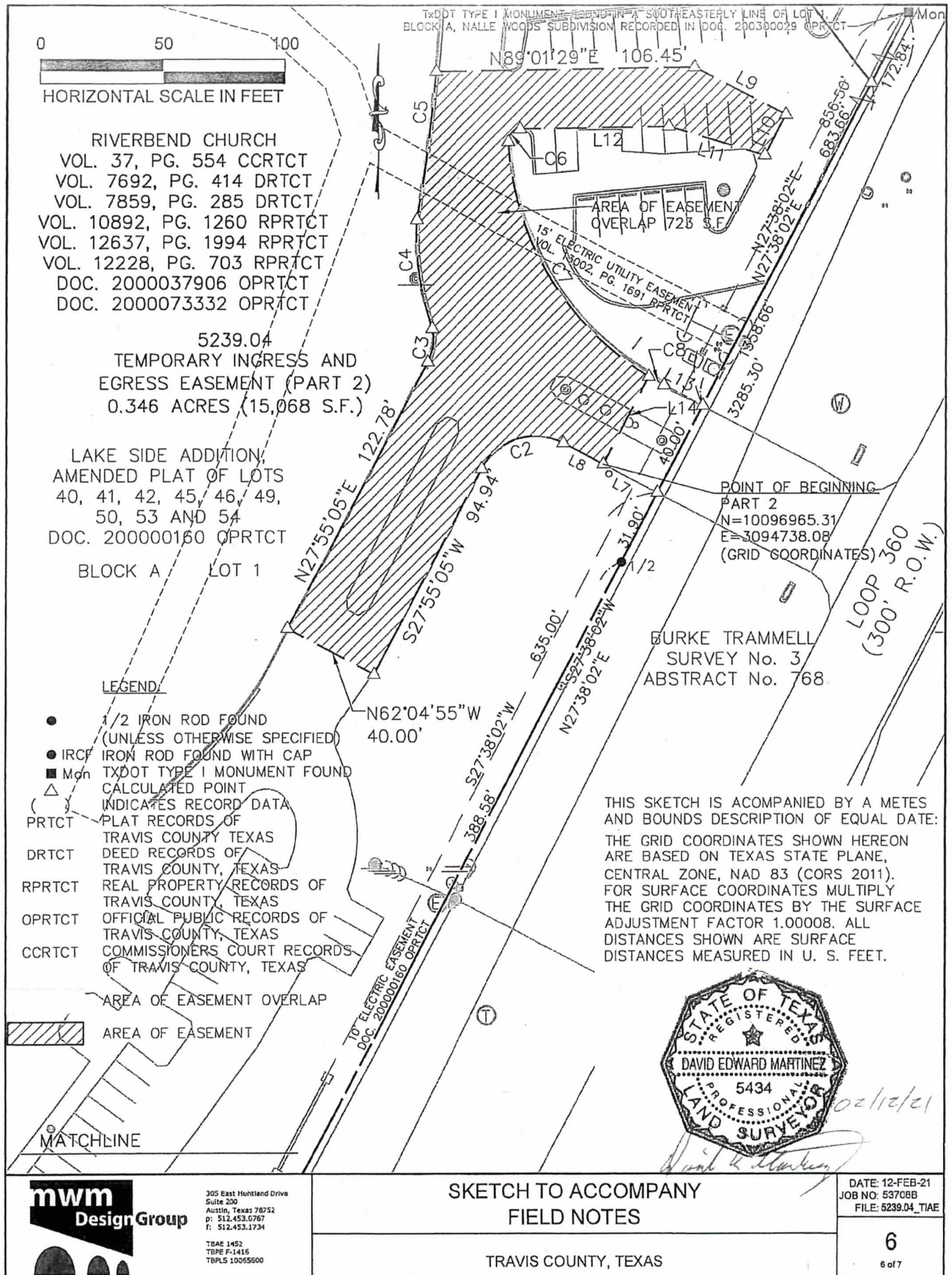


Exhibit C

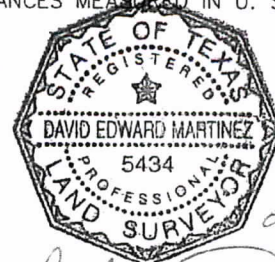
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	90°51'00"	39.64'	N73°03'11"E	35.62'
C2	25.00'	89°42'57"	39.15'	S72°46'34"W	35.27'
C3	20.00'	46°36'19"	16.27'	N4°36'56"E	15.82'
C4	112.83'	21°46'18"	42.87'	N7°48'05"W	42.62'
C5	612.15'	5°41'59"	60.90'	N7°18'22"E	60.87'
C6	5.00'	92°29'51"	8.07'	S42°46'34"W	7.22'
C7	120.00'	55°28'37"	116.19'	S31°12'40"E	111.70'
C8	120.00'	3°24'59"	7.16'	S60°39'28"E	7.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°48'37"E	68.61'
L2	S62°21'58"E	25.00'
L3	S27°38'02"W	35.31'
L4	N85°22'15"W	43.68'
L5	S28°48'37"W	43.97'
L6	N61°41'41"W	25.00'
L7	N62°21'58"W	25.00'
L8	N62°21'58"W	18.57'
L9	S62°21'58"E	42.02'
L10	S27°38'02"W	18.55'
L11	N73°18'08"W	40.85'
L12	S89°01'29"W	61.05'
L13	S62°21'58"E	17.85'
L14	S27°38'02"W	40.21'

5239.04_TIAEE PART 1 0.225 ACRES 9,786 S.F.
5239.04_TIAEE PART 2 0.346 ACRES 15,068 S.F.
 TOTAL 0.571 ACRES 24,854 S.F.

TITLE REPORT REFERENCE:
 STEWART TITLE OF AUSTIN, LLC
 901 SOUTH MOPAC, BUILDING III, SUITE 100
 AUSTIN, TEXAS 78746
 FILE No.: 549511
 EFFECTIVE DATE: OCTOBER 4, 2019

THIS SKETCH IS ACCOMPANIED BY A METES
 AND BOUNDS DESCRIPTION OF EQUAL DATE:
 THE GRID COORDINATES SHOWN HEREON
 ARE BASED ON TEXAS STATE PLANE,
 CENTRAL ZONE, NAD 83 (CORS 2011).
 FOR SURFACE COORDINATES MULTIPLY
 THE GRID COORDINATES BY THE SURFACE
 ADJUSTMENT FACTOR 1.00008. ALL
 DISTANCES SHOWN ARE SURFACE
 DISTANCES MEASURED IN U. S. FEET.



02/12/21

David E. Martinez

mwm
 Design Group

305 East Huntland Drive
 Suite 200
 Austin, Texas 78752
 p: 512.453.0767
 f: 512.453.1734

TBAE 1452
 TBPE F-1416
 TBPLS 10065600

SKETCH TO ACCOMPANY
 FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 12-FEB-21
 JOB NO: 53708B
 FILE: 5239.04_TIAE

7

7 of 7