

RESOLUTION NO. 20220728-108

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 including but not limited to the deposit of funds in the amount awarded by the Court appointed Special Commissioners.

BE IT FURTHER RESOLVED:

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

Owners: NXP USA, Inc.

Project: Oak Hill to Patton Lane CKT 969 Texas Department of Transportation reroute, and Patton Lane to Vega CKT 1023, and Oak Hill to Patton Lane CKT 969 Relay Upgrade and Capacity Bank Replacement Project.

Public Use: Electric distribution transmission improvements.

Location: 6501 W. William Cannon Drive and Patton Ranch Road,
Austin, Texas 78735.

The general route of the project is along north of U.S. Hwy 290
W from Patton Ranch Road to the Patton Substation.

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

ADOPTED: July 28, 2022

ATTEST:

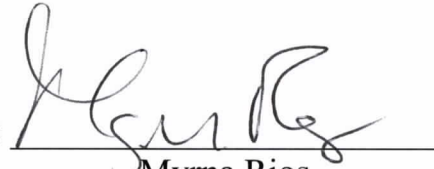

Myrna Rios
City Clerk

EXHIBIT "A"



SURVEY OF 1.748 ACRES OR 76,143 SQUARE FEET OF LAND IN THE THOMAS ANDERSON SURVEY NUMBER 17, ABSTRACT NUMBER 2, TRAVIS COUNTY, TEXAS AND BEING A PART OF THAT CALLED 42.882 ACRES OF LAND DESCRIBED TO MOTOROLA INC., A DELAWARE CORPORATION IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 12342, PAGE 1603, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND ACCORDING TO THE TRAVIS COUNTY APPRAISAL DISTRICT RECORD OWNERSHIP OF THE SAID 42.882 ACRES OF LAND APPEARS TO BE VESTED TO NXP US INC., THE HEREIN DESCRIBED 1.748 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a one-half inch iron rod with a plastic cap stamped "AE EASEMENT" set coincident with the common dividing line of the said 42.882 acres of land and the varying west Right-of-Way line of Patton Ranch Road for the southeast corner of the herein described 1.748 acres of land having Grid Coordinates of Y(N) 10058067.655, X(E) 3077514.451 United States state plane coordinate system, Texas Central Zone 4203, NAD83 and from this point a one-half inch iron rod found at the intersection of the existing north Right-of-Way of United States Highway 290 with the proposed north Right-of-Way line of the said US-290, said point also being the east corner of a called 4,519 square feet tract of land described to the City Of Austin in Volume 9073, Page 740, Real Property Records, Travis County, Texas and an exterior angle corner in the south line of the said called 42.882 acres of land bears the following two (2) courses:

1. South $13^{\circ}27'29''$ West, 4.08 feet and coincident with the said common dividing line of the said 42.882 acres of land and the said Patton Ranch Road to a calculated point not set at the intersection of the west line of the said Patton Ranch Road with the north Right-of-Way of the said United States Highway 290 and being the southeast corner of the said 42.882 acres of land;
2. South $78^{\circ}00'43''$ West, 67.70 feet and coincident with the common dividing line of the said 42.882 acres of land and the said United States Highway 290 to a one-half inch iron rod found;

THENCE departing the west line of the said Patton Ranch Road and crossing over the said 42.882 acres of land the following five (5) courses to one-half inch iron rods with plastic-caps stamped "AE EASEMENT" set:

1. North $13^{\circ}27'37''$ West, a distance of 444.98 feet to a point set for an interior angle corner of the herein described 1.748 acres of land;
2. South $82^{\circ}43'20''$ West, a distance of 1,258.75 feet, to a point set on the proposed curving east Right-of-Way line of the said United States Highway 290 according to the Plat of Parcel 71 as shown in the records of the Texas Department of Transportation Office according to CSJ Number 0113-08-0860 and RCSJ Number 0113-08-089, for the southwest corner of the herein described 1.748 acres of land and from this point a Texas Department Of Transportation Type II monument found at right-of-way station 389+73.24 as depicted on the plat of said Parcel 71 and being an interior angle corner in the said proposed east Right-of-Way line bears along a curve to the left, concave to the east, and having the following curve elements: A Delta Angle of $10^{\circ}51'40''$, an

EXHIBIT "A"

Arc Length of 126.82 feet, a Radius Length of 669.00 feet and a Chord which bears South 04°37'54" West, a Distance of 126.63 feet;

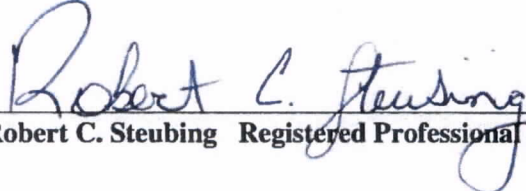
3. Coincident with the said proposed curving east line of the said United States Highway 290 along a curve to the right, being concave to the east, having the following curve elements: a Delta Angle of 04°05'11", an Arc Length of 47.71 feet, a Radius Length of 669.00 feet and a Chord which bears North 12°06'20" East, a Distance of 47.70 feet to a point set for the northwest corner of the herein described 1.748 acres of land and from this point a Texas Department Of Transportation Type II monument found for the Point of Tangency of the said proposed curving east Right-Of-Way line at station 391+20.95 as depicted on the plat of said Parcel 71, bears along said curve to the right, being concave to the east, having the following curve elements: a Delta Angle of 35°26'39", an Arc Length of 413.86 feet, a Radius Length of 669.00 feet and a Chord which bears North 31°52'15" East, a Distance of 407.29 feet;
4. North 82°43'20" East, 1283.30 feet and departing the proposed curving east right-of-way line of the said US-290 to a point set for the north corner of the herein described 1.748 acres of land;
5. South 13°27'37" East, a distance of 396.17 feet to a point set coincident with the common dividing line of the said 42.882 acres of land and the said Patton Ranch Road for an exterior angle corner in the east line of the herein described 1.748 acres of land and from this point a five-eighths inch iron rod found on the west right-of-way line of the said Patton Ranch Road for the common southerly east corner of the said 42.882 acres of land and the remainder of a called 8.000 acres of land described to Archie Ray Enochs in that certain Warranty Deed recorded in Volume 7751, Page 780, Deed Records of Travis County, Texas, less and except 2.00 acres of land as described in Volume 11806, Page 149, Real Property Records Travis County, Texas, bears North 12°26'44" East, a distance of 1,014.08 feet;

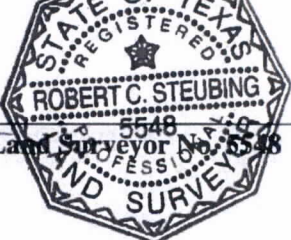
THENCE, coincident with the common dividing line of the said 42.882 acres of land and the said Patton Ranch Road, the following two (2) courses to one-half inch iron rods with plastic-caps stamped "AE EASEMENT" set:

1. South 12°26'44" West, a distance of 14.59 feet to a point set;
2. South 13°27'29" West, a distance of 85.32 feet to the **Point Of Beginning** and containing 1.748 Acres or 76,143 square feet of land, more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, GRID DISTANCE RECITED HEREIN.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.


Robert C. Steubing Registered Professional Land Surveyor No. 5548



12/02/2019 Date



EXHIBIT " A " SKETCH TO ACCOMPANY FIELD NOTES

Legend

- ⊙ TxDOT Brass Capped Monument Found
- Iron Rod Found (Size Noted)
- "AE EASEMENT" Capped Iron Rod Set
- △ Calculated Point Not Set
- P.O.B. Point of Beginning
- OPRTCT Official Public Records, Travis County, Texas
- RPRTCT Real Property Records, Travis County, Texas
- PRTCT Plat Records, Travis County, Texas
- DRTCT Deed Records, Travis County, Texas
- Doc No Document Number
- Vol Volume
- Pg Page
- R.O.W. Right-Of-Way

West William
Cannon Road
(Right-of-Way Varies)

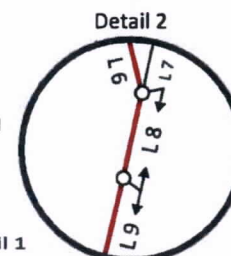
Existing R.O.W.
Proposed R.O.W.

R372114 (NXP US INC Per Travis CAD)
Motorola, Inc.
Special Warranty Deed
Called 42.882 Acres Of Land
Vol 12342 Pg 1603 RPRTCT

Archie Ray Enochs
Warranty Deed
Vol 7751 Pg 780 DRTCT
Remainder Of A Called 8.000 Acres
Less 2.00 Acres Of Land Per
Vol 11806, Pg 149, RPRTCT



Not To Scale



Not To Scale

NUM	BEARING	DIST
L1	S13°27'29"W	4.08'
L2	S78°00'43"W	67.70'
L3	N13°27'37"W	444.98'
L4	S82°43'20"W	1,258.75'
L5	N82°43'20"E	1,283.30'
L6	S13°27'37"E	396.17'
L7	N12°26'44"E	1,014.08'
L8	S12°26'44"W	14.59'
L9	S13°27'29"W	85.32'

NUM	DELTA	ARC	RADIUS	BEARING	DIST
C1	10°51'40"	126.82'	669.00'	S04°37'54"W	126.63'
C2	04°05'11"	47.71'	669.00'	N12°06'20"E	47.70'
C3	35°26'39"	413.86'	669.00'	N31°52'15"E	407.29'

PARCEL 71
4.505 Acres Of Land (196,245 SQ. FT.)
U.S. 290
TXDOT CSJ NO. 0113-08-060
TXDOT RCSJ NO. 0113-08-089

Thomas Anderson
Survey Number 17
Abstract Number 2

Proposed R.O.W.

Existing R.O.W.

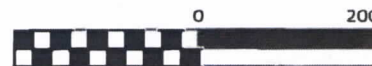
West U.S. 290
(Right-of-Way Varies)

NOTES:

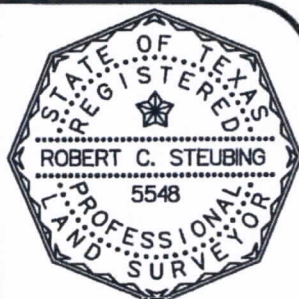
1. P.O.B. COORDINATES = N(Y) 10058067.655 E(X) 3077514.451 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
2. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.
3. MAPSCO Panel No.: 612T Travis County Central Appraisal District ID No.: 372114

SHEET 1 OF 1

Rev: 2019/12/02



SCALE: 1" = 200'



Robert C. Steubing
ROBERT C. STEUBING (512-505-7146)
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

12/02/2019
DATE

EXHIBIT "B"



SURVEY OF 1.388 ACRES OR 60,451 SQUARE FEET OF LAND IN THE THOMAS ANDERSON LEAGUE NUMBER 17, ABSTRACT NUMBER 2 AND THE THOMAS ANDERSON LABOR NUMBER 90, ABSTRACT NUMBER 28, AND BEING A PART OF LOT 1, THE PATTON RANCH I, PHASE A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 140, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AS DESCRIBED TO FREESCALE SEMICONDUCTOR, INC., A DELAWARE CORPORATION IN THAT CERTAIN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 2004063805, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 1.388 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a one-half inch iron rod with a plastic cap stamped "AE EASEMENT" having Grid Coordinates of Y(N) 10058302.544, X(E) 3075861.484 United States state plane coordinate system, Texas Central Zone 4203, NAD83, set coincident with the common dividing line of the said Lot 1, The Patton Ranch and the curving west Right-of-Way line of William Cannon Road (Right-of-Way varies) for the southeast corner of the herein described 1.388 acres of land and from this point a one-half inch iron rod found for the point of tangency of said curve on said common dividing line bears along a curve to the left, concave to the east, having the following curve elements: a Delta Angle of 42°24'20", an Arc Length of 567.89 feet, a Radius Length of 767.29 feet, the chord of which bears South 05°03'51" East, a Distance of 555.01 feet;

THENCE departing the said common dividing line and crossing over the said Lot 1, The Patton Ranch, the following eight (8) courses to one-half inch iron rods with plastic caps stamped "AE EASEMENT":

1. South 82°43'20" West, a distance of 230.12 feet to a point set for an interior angle corner in the south line of the herein described 1.388 acres of land;
2. South 80°09'11" West, a distance of 664.48 feet to a point set for an exterior angle corner in the south line of the herein described 1.388 acres of land;
3. North 74°37'27" West, a distance of 429.69 feet to a point set for the southwest corner of the herein described 1.388 acres of land, same being coincident with the lower east line of that certain Easement described to the City Of Austin in Volume 8303, Page 753, Deed Records, Travis County, Texas, and from this point a Texas Department of Transportation brass capped monument found bears South 24°01'02" East, coincident with the east line of the said City of Austin Easement, a distance of 550.13 feet to a calculated point not set coincident with the north curving Right-of-Way line of United States Highway 290 West (Right-of-Way varies), same being a point on the southeast line of the said Lot 1, The Patton Ranch subdivision and along said curve being to the left and concave to the south and having the following curve elements : a Delta Angle of 00°26'12", an Arc Length of 44.39 feet, a Radius Length of 5824.11 feet and a Chord which Bears South 87°25'22" West, a Distance of 44.39 feet;

EXHIBIT "B"

4. North 24°01'02" West, a distance of 53.21 feet and coincident with the east line of the said City of Austin Easement to a point set for an interior angle corner in the east line of the said City of Austin Easement, same being the northwest corner of the herein described 1.388 acres of land and from this point a one-half inch iron rod found for an exterior angle corner in the west line of the said Lot 1, The Patton Ranch, same being the northwest corner of Oak Hill Cemetery and a point on the northeast line of Lot 3, John R. Pond Subdivision, a subdivision in Travis County, Texas according to the plat recorded in Volume 35, Page 45, Plat Records, Travis County, Texas, bears North 32°25'59" West, a distance of 332.22 feet, crossing over the said Lot 1, The Patton Ranch and the said Oak Hill Cemetery;
5. North 87°23'58" East, a distance of 12.57 feet and coincident with a south line of the said City of Austin Easement to a point set for an exterior angle corner in the north line of the herein described 1.388 acres of land;
6. South 74°37'27" East, a distance of 441.44 feet and departing the south line of the said City of Austin Easement and continuing crossing over the said Lot 1, The Patton Ranch, to a point set for an interior angle corner in the north line of the herein described 1.388 acres of land;
7. North 80°09'11" East, a distance of 655.41 feet to a point set for an exterior angle corner in the north line of the herein described 1.388 acres of land;
8. North 82°43'20" East, a distance of 252.38 feet to a point set coincident with the curving west line of the said West William Cannon Road for the northeast corner of the herein described 1.388 acres of land and from this point a one-half inch iron rod found for the northeast corner of the said Lot 1, The Patton Ranch, bears the following courses labeled A-G:
 - A) With said curving west line of the said West William Cannon Drive along a curve to the right, being concave to the southeast and having following curve elements: a Delta Angle of 12°28'40", an Arc Length of 167.10 feet, a Radius Length of 767.29 feet and a Chord which Bears North 26°05'39" East, a Distance of 166.77 feet to a calculated point not set;
 - B) North 32°19'59" East, continuing coincident with the northwest line of the said West William Cannon Drive, a distance of 124.31 feet to a calculated point not set for the Point of Curvature of a curve to the right, concave to the southeast;
 - C) Coincident with the said curve having the following curve elements: a Delta Angle of 23°40'00", an Arc Length of 991.58 feet, a Radius Length of 2,400.58 feet and a Chord which Bears North 44°09'59" East, a Distance of 984.55 feet to a point not set for the Point of Tangency of said curve;
 - D) North 55°59'59" East, a distance of 180.04 feet and coincident with the northwest line of the said West William Cannon Drive, to a calculated point not set for an interior angle corner in the east line of the said Lot 1, The Patton Ranch and a southwest corner of the remainder of a called 439.4785 acres of land described to FM Properties Operating Co. in that certain Special Warranty Deed recorded in Volume 12115, Page 3593, Real Property Records, Travis county, Texas;
 - E) North 17°41'01" West, a distance of 727.88 feet and departing the west line of the said West William Cannon Road, same being coincident with the common dividing line of the said Lot 1, The Patton Ranch and the remainder of the said 439.4785 acres of land, to a calculated point not set;

EXHIBIT "B"

F) North $01^{\circ}24'59''$ East, a distance of 354.50 feet and continuing coincident with the common dividing line of the said Lot 1, The Patton Ranch and the remainder of the said 439.4785 acres of land to a calculated point not set;

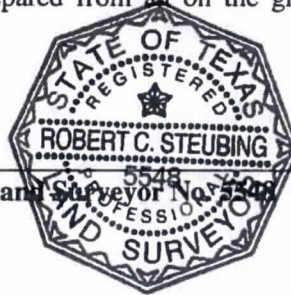
G) North $28^{\circ}56'01''$ West, a distance of 406.61 feet to said one-half inch iron rod found;

THENCE, coincident with the curving common dividing line of the said West William Cannon Drive and the said Lot 1, The Patton Ranch, along a curve to the left, being concave to the east, having the following curve elements: a Delta Angle of $03^{\circ}43'00''$, an Arc Length of 49.77 feet, a Radius Length of 767.29 feet and a Chord which Bears South $17^{\circ}59'49''$ West, a Distance of 49.76 feet to the **Point Of Beginning** and containing 1.388 Acres or 60,451 square feet of land, more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, GRID DISTANCE RECITED HEREIN.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Robert C. Steubing
Robert C. Steubing Registered Professional Land Surveyor No. 5548



12/02/2019
Date

EXHIBIT "___" SKETCH TO ACCOMPANY FIELD NOTES



Alvin Billy Wayne Dougherty, Jr.
and Rachel Hampton
Heirship Deed
Doc 2018041072 OPRTCT
Called Tract 1
Lot 3
John. R. Pond Subdivision
Vol 35 Pg 45 PRTCT

City Of Austin
Easement
Vol 8303 Pg 753 DRTCT

Thomas Anderson Labor
Number 90
Abstract Number 28
Approximate Location
Of Survey Line
Thomas Anderson League
Number 17
Abstract Number 2

Lot 1
The Patton Ranch I, Phase A
Vol 81 Pg 140 PRTCT

WNAO Holdings, Ltd.
Called 8.939 Acres
Special Warranty Deed
With Vendor's Lien
Doc 2010173132 OPRTCT
Quitclaim Deed
Doc 2010173133 OPRTCT

N 32°25'59" W 332.22'
N 24°01'02" W 53.21'

Oak Hill
Cemetery

See Detail 3

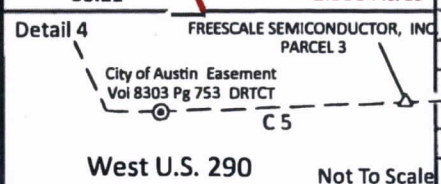
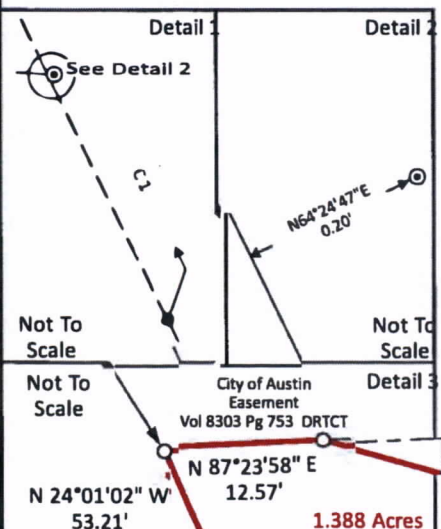
S 74°37'27" E 441.44'
N 74°37'27" W 429.69'

N 80°09'11" E 655.41'
S 80°09'11" W 664.48'
N 82°43'20" E 252.38'
S 82°43'20" W 230.12'

Freescall Semiconductor, Inc.
Deed Without Warranty
Doc 2004063805 OPRTCT
Parcel 3
Lot 1, Patton Ranch 1, Phase A
Volume 81, Page 140 PRTCT

West William
Cannon Road
(Right-of-Way Varies)

Matchline - SHEET 2 of 2



NUM	DELTA	ARC	RADIUS	BEARING	DIST
C 1	42°24'20"	567.89'	767.29'	S 05°03'51" E	555.01'
C 2	03°43'00"	49.77'	767.29'	S 17°59'49" W	49.76'
C 3	12°28'40"	167.10'	767.29'	N 26°05'39" E	166.77'
C 4	23°40'00"	991.58'	2,400.58'	N 44°09'59" E	984.55'
C 5	00°26'12"	44.39'	5,824.11'	S 87°25'22" W	44.39'

U.S. 290
VARIABLE WIDTH RIGHT-OF-WAY
TXDOT CSJ NO. 0113-08-039
AUGUST 1987

PROPOSED R.O.W.

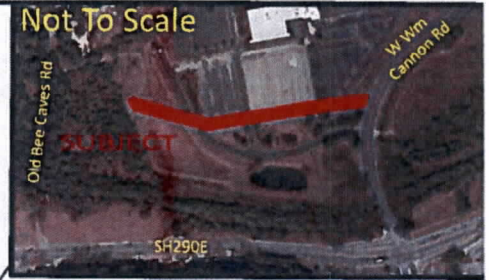
EXISTING R.O.W.

West U.S. 290
(Right-of-Way Varies)





EXHIBIT " B " SKETCH TO ACCOMPANY FIELD NOTES



Lot 1
The Patton Ranch I, Phase A
Vol 81 Pg 140 PRCT

T. W. Moore Survey
Number 626 Abstract
Number 648

Approximate Location
Of Survey Line
Thomas Anderson League
Abstract Number 17

Approximate Location
Of Survey Line
Thomas Anderson Labor
Abstract Number 28

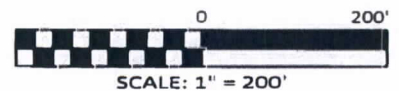
Freescall Semiconductor, Inc.
Deed Without Warranty
Doc 2004063805 OPRCT
Lot 1, The Patton Ranch I, Phase A
Volume 81, Page 140 PRCT

FM Properties Operating Co.
Special Warranty Deed
Volume 12115, Page 3593 RPRCT
Remainder of a Called 439.4785 Acres

Legend

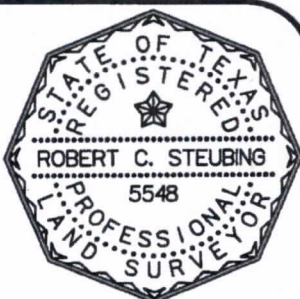
- ⊙ TxDOT Brass Capped Monument Found
- 1/2" Iron Rod Found
- "AE EASEMENT" Capped Iron Rod Set
- △ Calculated Point Not Set
- P.O.B. Point of Beginning
- OPRCT Official Public Records, Travis County, Texas
- RPRCT Real Property Records, Travis County, Texas
- PRCT Plat Records, Travis County, Texas
- DRTCT Deed Records, Travis County, Texas
- Doc Document Number
- Vol Volume
- Pg Page
- R.O.W. Right-Of-Way

C-4
West William Cannon Road
(Right-of-Way Varies)



NOTES:

1. P.O.B. COORDINATES = N(Y) 10058302.544 E(X) 3075861.484 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
 2. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.
 3. MAPSCO Panel No.: 6125 Travis County Central Appraisal District ID No.: 311726
- SHEET 2 OF 2 Rev: 2019/12/02



Matchline - SHEET 1 of 2

Robert C. Steubing 12/02/2019
ROBERT C. STEUBING (512-505-7146) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548



EXHIBIT "C"

SURVEY OF 0.130 ACRES OR 5,645 SQUARE FEET OF LAND IN THE THOMAS ANDERSON LABOR NUMBER 90, ABSTRACT NUMBER 28, AND BEING A PART OF LOT 1, THE PATTON RANCH I, PHASE A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 140, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AS DESCRIBED TO FREESCALE SEMICONDUCTOR, INC., A DELAWARE CORPORATION IN THAT CERTAIN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 2004063805, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.130 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "C" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a one-half inch iron rod with a plastic cap stamped "AE EASEMENT" set having Grid Coordinates of Y(N) 10059509.109, X(E) 3074003.753 United States state plane coordinate system, Texas Central Zone 4203, NAD83, set coincident with the intersection of a northeast line of that certain Easement described to the City of Austin in Volume 8303, Page 753, Deed Records, Travis County, Texas with a southwest line of a called Tract II Parcel Two (2): 3.227 acres of land in that certain Electric Transmission Easement described to The City of Austin, Texas in Document Number 2004222585, Official Public Records, Travis County, Texas, for the north corner of the herein described 0.130 acres of land and from this point a one-half inch iron rod found for the northwest corner of the said Lot 1, The Patton Ranch, same being the south corner of a called Lot 115, Block B, Lantana Southwest, Phase 1, a subdivision in Travis County, Texas, according to the Plat recorded in Document 200300137, Official Public Records, Travis County, Texas and a point of the northeast line of a called Lot A, The Murchison Addition, a subdivision in Travis County, Texas according to the Plat recorded in Volume 61, Page 61, Plat Records, Travis County, Texas bears North 29°10'44" West, a distance of 584.06 feet crossing over the said Lot 1, The Patton Ranch;

THENCE crossing over the said Lot 1, The Patton Ranch, the following five (5) courses to one-half inch iron rods with a plastic cap stamped "AE EASEMENT" set:

1. South 27°48'29" East, coincident with a southwest line of the said 3.227 acres of land, a distance of 73.30 feet for an interior angle corner in the northeast line of the herein described 0.130 acres of land;
2. South 35°52'55" East, coincident with a southwest line of the said 3.227 acres, a distance of 142.28 feet for an exterior angle corner in the northeast line of the herein described 0.130 acres of land;
3. South 19°36'59" East, departing the southwest line of the said 3.227 acres of land, a distance of 98.78 feet for the east corner of the herein described 0.130 acres of land, and a point coincident with the northwest line of that called 0.645 acres of land described to The City of Austin in that certain Electric Utility Easement recorded in Document Number 2006093431, Official Public Records, Travis County, Texas, and from this point a one-half inch iron rod found for an exterior angle corner in the northeast line of the said 0.645 acres of land bears the following two (2) courses labeled A-B:

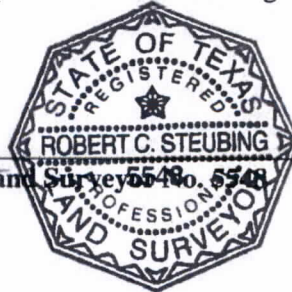
EXHIBIT "C"

- A) North $64^{\circ}33'53''$ East, coincident with the northwest line of the said 0.645 acres of land, a distance of 24.17 feet to a calculated point not set for the north corner of the said 0.645 acres of land;
 - B) Coincident with a non-Tangent curve to the left, the said curve being concave to the northeast and having the following Curve Elements: a Delta Angle of $05^{\circ}36'53''$, a Radius Length of 1,381.68 feet, an Arc Length of 135.40 feet, the chord which Bears South $45^{\circ}04'41''$ East, a Chord Distance of 135.35 feet;
4. South $64^{\circ}33'53''$ West, coincident with the northwest line of the said 0.645 acres of land, a distance of 25.00 feet to a point at the intersection of the northeast line of the said Easement described in Volume 8303, Page 753, Deed Records, Travis County, Texas, with the northwest line of the said 0.645 acres of land and the south corner of the herein described 0.130 acres of land and from this point a one-half inch iron rod found for an exterior corner in the southwest line of the said Lot 1, The Patton Ranch, same being a point on the northeast line of a called Lot 3, John R. Pond Subdivision, a subdivision in Travis County, Texas according to the Plat recorded in Volume 35, Page 45, Plat Records, Travis County, Texas and having been described to Alvin Billy Wayne Dougherty, Jr. and Rachel Hampton in that certain Heirship Deed recorded in Document Number 2018041072, Official Public Records, Travis County, Texas bears the following two (2) courses labeled A-B:
- A) South $64^{\circ}33'53''$ West, coincident with the northwest line of the said 0.645 acres of land, a distance of 50.16 feet to a calculated point not set on the common dividing line of the said Lot 1, The Patton Ranch and the said Lot 1, John R. Pond Subdivision;
 - B) South $24^{\circ}48'19''$ East, along the common dividing line of the said John R. Pond Subdivision and the said Lot 1, The Patton Ranch, a distance of 662.05 feet;
5. North $24^{\circ}17'53''$ West, coincident with a northeast line of the said Easement described in Volume 8303, Page 753, Deed Records, Travis County, Texas, a distance of 311.49 feet to the **Point Of Beginning** and containing 0.130 acres or 5,645 square feet of land, more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, GRID DISTANCE RECITED HEREIN.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Robert C. Steubing
Robert C. Steubing Registered Professional Land Surveyor



12/02/2019
Date



Lantana Southwest, Phase 1
Doc 200300197 OPRTCT
Lot 115, Block B

Thomas Anderson
Labor Number 90
Abstract Number 28

EXHIBIT "C" SKETCH TO ACCOMPANY FIELD NOTES

The
Murchison Addition
Vol 61 Pg 61 PRCTCT

Lot A

VI Jay Mehta, M.D.
Special Warranty Deed
Vol 11733 Pg 570 RPRTCT
Called Lot A,
The Murchison Addition
Vol 61 Pg 61 PRCTCT

The City of Austin, Texas
Electric Transmission Easement
Doc 2004222585 OPRTCT
Tract II Parcel Two (2)
Called 3.227 Acres



Freescall Semiconductor, Inc.
Deed Without Warranty
Doc 2004063805 OPRTCT
Parcel 3
Lot 1, Patton Ranch 1, Phase A
Volume 81, Page 140 PRCTCT

The Patton Ranch I,
Phase A
Vol 81 Pg 140
PRCTCT



SCALE: 1" = 100'

NUM	BEARING	DIST
L1	N 64°33'53" E	24.17'
L2	S 64°33'53" W	25.00'
L3	S 64°33'53" W	50.16'

NUM	DELTA	ARC	RADIUS	BEARING	DIST
C1	05°36'53"	135.40'	1,381.68'	S 45°04'41" E	135.35'

Legend

●	1/2" Iron Rod Found
○	"AE EASEMENT" Capped Iron Rod Set
△	Calculated Point Not Set
P.O.B.	Point of Beginning
OPRTCT	Official Public Records, Travis County, Texas
RPRTCT	Real Property Records, Travis County, Texas
PRCTCT	Plat Records, Travis County, Texas
DRCTCT	Deed Records, Travis County, Texas
Doc	Document Number
Vol	Volume
Pg	Page
---	Easement In Vol 8303 Pg 753 RPRTCT
---	Easement In Doc 2004222585 OPRTCT
---	Easement In Doc 2006093431 OPRTCT

NOTES:

- P.O.B. COORDINATES = N(Y) 10059509.109 E(X) 3074003.753
GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
- BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM,
TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.
- MAPSCO Panel No.: 6125 Travis County Central Appraisal District ID No.: 311726
SHEET: 1 OF 2 Rev: 2019/12/02

DRAWING: H:\Survey\Surveying\Transmission ckts\969\AE Surveying\DWG\Aarons Drawings Emailed 9-11-2019\NXPTRACT4_Revised.dwg

John R. Pond
Subdivision
Vol 36 Pg 46
PRCTCT

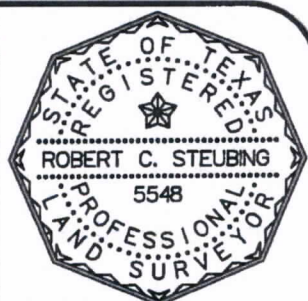
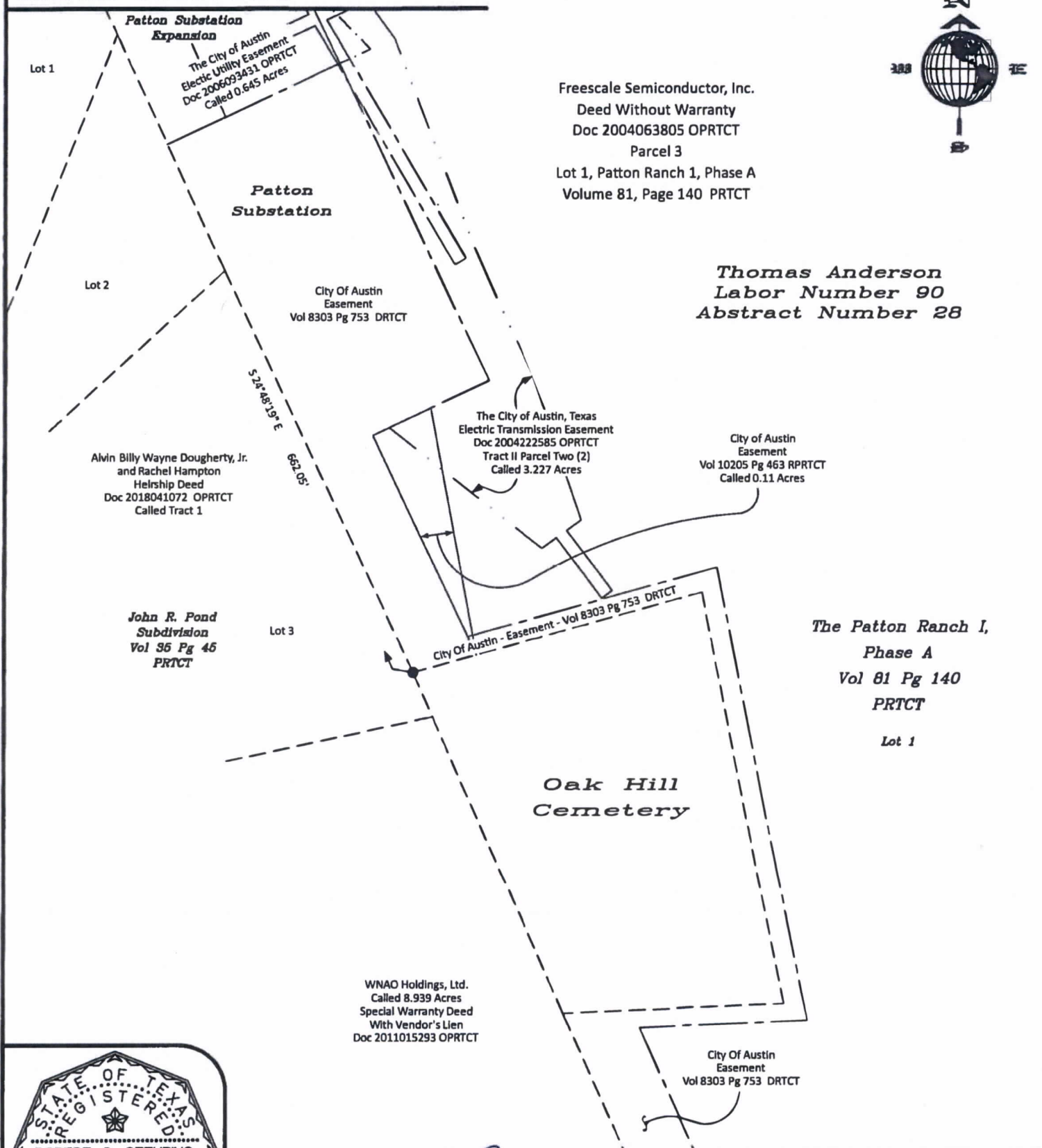
Patton Substation
Expansion

The City of Austin
Electric Utility Easement
Doc 2006093431 OPRTCT
Called 0.645 Acres

Matchline - S H E E T 1 of 2

EXHIBIT " C " SKETCH TO ACCOMPANY FIELD NOTES

Matchline - S H E E T 2 of 2



SHEET: 2 OF 2

Rev: 2019/12/02

ROBERT C. STEUBING (512-505-7144)

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

12/02/2019

DATE

DRAWING: H:\Survey\Surveying\Transmlssion ckts\969\AE Surveying\DWG\Aarons Drawings Emailed 9-11-2019\NXTRACT4_Revised.dwg