

ORDINANCE NO. 050203-10

AN ORDINANCE APPROVING THE VACATION OF A PORTION OF WEST YAGER LANE RIGHT-OF-WAY TO QUENTIN, LTD. AND AUTHORIZING NEGOTIATION AND EXECUTION OF ALL DOCUMENTS NECESSARY TO CONVEY TWO TRACTS OF LAND TO THE TEXAS DEPARTMENT OF TRANSPORTATION AS PART OF THE CITY'S PARTICIPATION IN THE IH-35 TECH RIDGE DRIVE INTERCHANGE IMPROVEMENTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council approves the vacation of 2.404 acres of the West Yager Lane right-of-way described in Exhibit A, attached to and incorporated as part of this ordinance, to Quentin Ltd., in exchange for Quentin Ltd.'s conveyance to the City of a 1.356 acre tract of land described in Exhibit B, attached to and incorporated as part of this ordinance, and a 1.407 acre tract of land described in Exhibit C, attached to and incorporated as part of this ordinance, and construction by Quentin, Ltd. at no cost to the City of the Tech Ridge/IH-35 Interchange and the Canyon Ridge connection to Yager Lane in coordination with the construction of the traffic interchange at the intersection of IH-35 and Tech Ridge Drive.

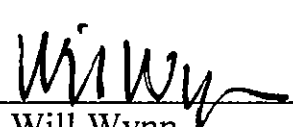
PART 2. The Council approves the negotiation and execution of all documents necessary to convey two tracts of land to the Texas Department of Transportation related to the IH-35 and Tech Ridge Drive traffic interchange improvements as described in Exhibit D and E, attached hereto and incorporated in as part of the City's required participation in these highway improvements.

PART 3. This ordinance takes effect on February 14, 2005.

PASSED AND APPROVED


_____, February 3, 2005

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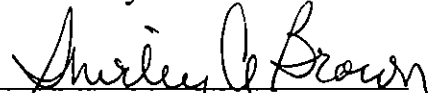
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

F#7455-0809

Exhibit "A"

P.O.C.

STATE OF TEXAS
CALLED 1.848 ACRES
VOL. 2178, PG. 188
D.R.T.C.Tx.

QUENTIN CORP.
(REMAINDER OF)
218.594 ACRES
VOL. 12034, PG. 2083
R.P.R.T.C.Tx.

P.O.B.

PARTIAL YAGER LANE VACATION
(2.404 ACRES)

INTERSTATE HIGHWAY 35
(WIDTH VARIES)

STATE OF TEXAS
CALLED 0.519 ACRE
VOL. 2209, PG. 224
D.R.T.C.Tx.

QUENTIN CORP.
11.799 ACRES
VOL. 13091, PG. 596
R.P.R.T.C.Tx.

TRAVIS COUNTY, TEXAS
CALLED 1.751 ACRES
VOL. 1830, PG. 175
D.R.T.C.Tx.

TRAVIS COUNTY, TEXAS
CALLED 1.687 ACRES
VOL. 1848, PG. 13
D.R.T.C.Tx.

JOHN M. SWISHER
ABSTRACT No. 2405
APPROXIMATE LOCATION OF SURVEY LINE
MATCHLINE

QUENTIN CORP.
11.799 ACRES
VOL. 13091, PG. 596
R.P.R.T.C.Tx.

FRITZ SURVEY No. 291
ABSTRACT No. 280
MATCHLINE

WINDCREST/YAGER I, LTD.
(REMAINDER OF)
31.61 ACRES
VOL. 13091, PG. 596
R.P.R.T.C.Tx.

TRAVIS COUNTY
30' WIDE STRIP
VOL. 2052, PG. 117
D.R.T.C.Tx.

$\Delta = 16^{\circ}27'49''$
 $R = 15.00'$
 $L = 4.31'$
 $CH = S45^{\circ}50'16''W$
 $4.30'$

TRAVIS COUNTY, TEXAS
CALLED 1.751 ACRES
VOL. 1830, PG. 175
D.R.T.C.Tx.

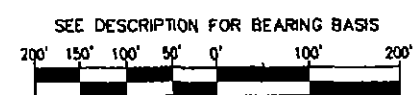
VACATION OF REMAINDER OF 7.48
ACRES OUT OF THE J.A.G. BROOKS,
LOUIS FRITZ, ALEXANDER WALTERS
SURVEYS, TRAVIS COUNTY, TEXAS
VOL. 13015, PG. 30
R.P.R.T.C.Tx.

LOT 1, BLOCK A
NORTH PARK ADDITION
SECTION ONE
DOC. #200200321
O.P.R.T.C.Tx.

YAGER LANE (WIDTH VARIES)

LEGEND

- TYPE I HIGHWAY MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ⊕ PK NAIL FOUND
- 1/2" IRON ROD SET
- △ CALCULATED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
SCALE : 1" = 200'
JUNE, 2004
TRAVIS COUNTY, TEXAS

PROJECT: TECH BOOK
JOB NUMBER:
DATE: JUNE 01, 2004
SURVEYOR: R.J. ROY
PARTY CHIEF:
FIELDBOOK:
FIELDNOTE: FN3250R1.BON
TECHNICIAN: B.D. NEWSOME
DRAWING: FN3251R1.DWG
SCALE: 1"=200'

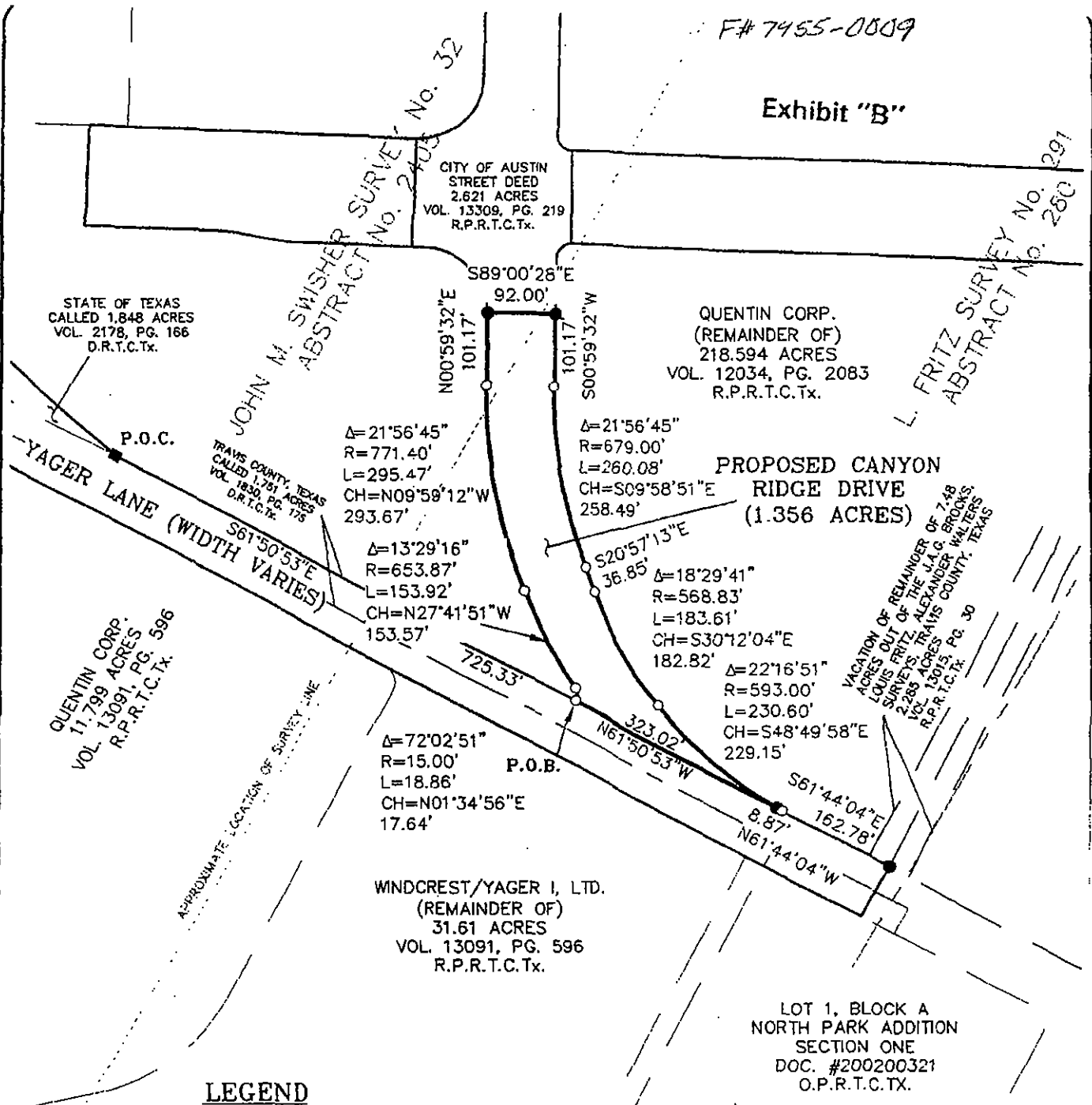


5508 WEST HIGHWAY 290
BUILDING B
AUSTIN, TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH TO ACCOMPANY
PARTIAL R-O-W
VACATION FIELDNOTE No.
3250R1

F# 7455-0809

Exhibit "B"



PROJECT:	TECH RIDGE
JOB NUMBER:	24150-08
DATE:	JUNE 01, 2004
SURVEYOR:	R.J. ROY
PARTY CHIEF:	
FIELDBOOK:	
FIELDNOTE:	FNO719RS.BON
TECHNICIAN:	B.D. NEWSOME
DRAWING:	FNO719RS.DWG
SCALE:	1"=200'



550C WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS 78735
(512) 447-0575
FAX: (512) 526-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH TO ACCOMPANY
R-O-W DEDICATION
FIELDNOTE No. 0719R5

F#7455-0009

Exhibit "C"

LOT 1
BLOCK B

TIMBERLINE SECTION 2
DOC. # 199900135
O.P.R.T.C.Tx.

LOT 7
BLOCK B

PROPOSED
TECH RIDGE BOULEVARD
(1.407 ACRES)

QUENTIN CORP.
(REMAINDER OF)
218.594 ACRES
VOL. 12034, PG. 2083
R.P.R.T.C.Tx.

INTERSTATE HIGHWAY 35
(WIDTH VARIES)

CITY OF AUSTIN
STREET DEED
1.530 ACRES
VOL. 13309, PG. 213
PUBLIC UTILITY EASEMENT
VOL. 13309, PG. 226
R.P.R.T.C.Tx.

STATE OF TEXAS
CALLED 1.848 ACRES
VOL. 2178, PG. 166
D.R.T.C.Tx.

QUENTIN CORP.
(REMAINDER OF)
218.594 ACRES
VOL. 12034, PG. 2083
R.P.R.T.C.Tx.

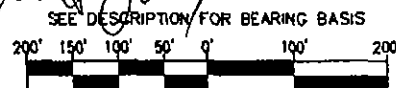
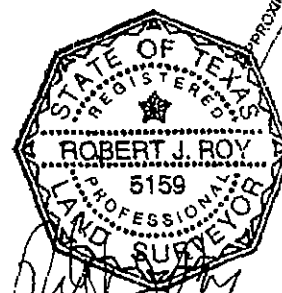
STATE OF TEXAS
CALLED 0.519 ACRE
VOL. 2208, PG. 224
D.R.T.C.Tx.

QUENTIN CORP.
11.799 ACRES
VOL. 13091, PG. 596
R.P.R.T.C.Tx.

JOHN M. SWISHER SURVEY No. 32
ABSTRACT No. 2405

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- TYPE II HIGHWAY MONUMENT SET
- 1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
SCALE : 1" = 200'
JUNE, 2004
TRAVIS COUNTY, TEXAS

PROJECT:	TECH RIDGE
JOB NUMBER:	24180-08
DATE:	JUNE 01, 2004
SURVEYOR:	R.J. ROY
PARTY CHECK:	
FIELDBOOK:	
FIELDNOTE:	FM0710R4.BON
TECHNICAL:	B.D. NEWSOME
DRAWING:	FM0710R4.DWG
SCALE:	1"=200'



5508 WEST HIGHWAY 290
BUILDING D
AUSTIN, TEXAS 78735
(512) 641-0515
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH TO ACCOMPANY
R-O-W DEDICATION
FIELDNOTE No. 0710R4

EXHIBIT D

County: Travis
Parcel No.: 4
Highway: I.H. 35
Limits: From: 0.20 Miles South of FM 734
To: 0.40 Miles South of Yager Lane
CSJ: 0015-13-259

PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 0.069 ACRE TRACT OF LAND LOCATED IN THE JOHN M. SWISHER SURVEY NO. 32, ABSTRACT NO. 756, BEING A REMAINDER OF A CALLED 218.594 ACRE TRACT DESCRIBED IN A DEED TO QUENTIN CORP. AND RECORDED IN VOLUME 12034, PAGE 2083 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), SAID 0.069 ACRE TRACT AS SHOWN ON A RIGHT-OF-WAY PLAT PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type II monument set 287.23 feet left of Engineers Centerline station (E.C.S.) 2751+54.16 in the easterly proposed right-of-way line of Interstate Highway No. 35, being in the common line of said remainder tract and a called 7.36 acre tract described as Lot 7 Block B, Timberline Section 2 as recorded in Doc. No. 199900135 of the Official Public Records of Travis County, Texas (O.P.R.T.C.TX.), said point being the northeast corner of the tract described herein, from which a 1/2-inch iron rod found for the common corner of said remainder tract and said Lot 7 acre bears, S 88° 04' 13" E, a distance of 602.62 feet;

1.) **THENCE** S 01° 56' 20" W, through the interior of said remainder tract, with said easterly proposed right-of-way-line, a distance of 25.65 feet to a TxDOT Type II monument set 275.78 feet left of E.C.S. 2751+77.15, being in the common line of said remainder tract and the existing northerly right-of-way line of Yager Lane as conveyed to the State of Texas and recorded in Volume 2178, Page 166 of the Deed Records of Travis County, Texas (D.R.T.C.TX.), said point being the southeast corner of the tract described herein;

2.) **THENCE** N 84° 31' 57" W, with said common line, a distance of 136.48 feet to a TxDOT Type I monument found for the common corner of said remainder tract, said northerly right-of-way line of Yager Lane and a called existing easterly right-of-way line of Interstate Highway No. 35 as conveyed to the State of Texas and recorded in Volume 1058, Page 285, D.R.T.C.TX., said point being the southwest corner of the tract described herein;

3.) **THENCE** N 24° 29' 43" W, with said existing easterly right-of-way line, a distance of 19.24 feet to a 1/2-inch iron rod found, being a common corner of said remainder tract, and a called 15.24 acre tract described as Lot 1 Block B, of said subdivision, said point being the most northwesterly corner of the tract described herein;

4.) **THENCE** S 88° 04' 13" E, with the common line of said remainder tract and said Lot 1, passing at a distance of 23.06 feet to a ½-inch iron rod with TxDOT aluminum cap found, being the common corner of said Lot 7 and said Lot 1, said point being a northerly corner of the tract described herein, continuing at a distance of 28.72 feet to a TxDOT Type II monument set 204.01 feet left of E.C.S. 2751+12.65, being the common line of said remainder tract and said Lot 7, said point being a northerly corner of the tract described herein, continuing with said proposed easterly right-of-way line for a total distance of 144.78 feet to the **POINT OF BEGINNING**, and containing 0.069 acre of land, more or less.

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93).

THE STATE OF TEXAS

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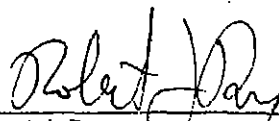
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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

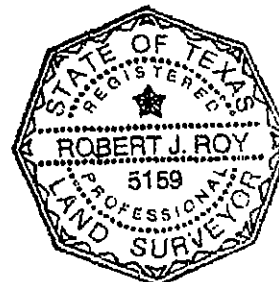
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 3rd day of May 2004
A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735


Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

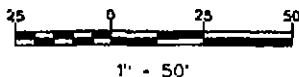
REFERENCES

TCAD PARCEL NO. 02-5121-0201
AUSTIN GRID M-33



FIELD NOTES REVIEWED
By John H. Moore Date 5-4-2004
Engineering Support Section
Department of Public Works
and Transportation

TRAVIS COUNTY, TEXAS
GRAPHIC SCALE
(IN FEET)



LOT 7, BLOCK B
TIMBERLINE SECTION 2
CALLED 7.36 AC.
DOC. NO. 199900135
O.P.R.T.C.TX.
QUENTIN CORP.
PORTION OF A CALLED
218.594 AC.
VOL. 12034, PG. 2083
R.P.R.T.C.TX.

P.O.R.
P.O.B.
2751+54.16
287.23' LT

JOHN M. SWISHER
SURVEY NO. 32 A-756

PUBLIC UTILITY
EASEMENT
VOL. 13245, PG. 21
R.P.R.T.C.TX.

0.069 ACRE
QUENTIN CORP.
REMAINDER OF 218.594 AC.
VOL. 12034, PG. 2083
R.P.R.T.C.TX.

25' WATERLINE
EASEMENT
VOL. 13047, PG. 1631
R.P.R.T.C.TX.

LOT 1, BLOCK B
TIMBERLINE SECTION 2
CALLED 15.24 AC.
DOC. NO. 199900135
O.P.R.T.C.TX.
QUENTIN CORP.
PORTION OF A CALLED
218.594 AC.
VOL. 12034, PG. 2083
R.P.R.T.C.TX.

PROPOSED R.O.W. LINE
EXISTING R.O.W. LINE

STATE OF TEXAS
CALLED 4.973 ACRES
VOL. 1058, PG. 285
D.R.T.C.TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S01° 56' 20" W	25.65'
L2	N24° 29' 43" W	19.24'
L3	S88° 04' 13" E	23.06'
(L3)	(N85° 15' 19" W)	(23.06')
L4	S88° 04' 13" E	28.72'
L5	S88° 04' 13" E	602.62'

2750+00

INTERSTATE
HIGHWAY No. 35
ENGINEER'S CENTERLINE

10' SOUTHWESTERN BELL
TELEPHONE CO. EASEMENT
VOL. 8484 PG. 510
D.R.T.C.TX.

YAGER LANE
(WIDTH VARIES)
STATE OF TEXAS
CALLED 1.848 ACRES
VOL. 2178, PG. 166
D.R.T.C.TX.

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
- ⊗ TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUMINUM CAP SET UNLESS NOTED
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- COTTON SPINDLE FOUND
- △ CALCULATED POINT NOTHING FOUND (UNLESS NOTED)
- △ FENCE POST
- ⊙ 2" BRASS DISK IN CONCRETE FOUND
- ▲ 608 NAIL FOUND
- ⊗ 1" IN CONCRETE FOUND
- P PROPERTY LINE
- C CENTER LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.T. POINT OF TANGENCY
- P.O.R. POINT OF REFERENCE
- Q.D.R. DEED RECORDS TRAVIS COUNTY, TX.
- P.R. PLAT RECORDS TRAVIS COUNTY, TX.
- R.P.R. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- CONTROL OF ACCESS LINE

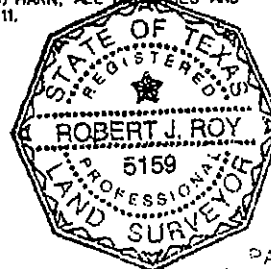
NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93) HARN, ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
- IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY DIGITAL FILES.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

MAY 3, 2004
DATE



PAGE 3 OF 3
REF. FIELD NOTE NO. 3268



5508 Highway 290, Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
QUENTIN CORP.
CSJ NO. 0015-13-259

EXHIBIT E

County: Travis
Parcel No.: 8
Highway: I.H. 35
Limits: From: Canyon Ridge Dr.
 To: South of Yager Lane
RCSJ: 0015-13-323

PROPERTY DESCRIPTION FOR PARCEL 8

DESCRIPTION OF A 0.193 ACRE (8384 SQ. FT.) TRACT OF LAND LOCATED IN THE JOHN M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405 IN TRAVIS COUNTY, TEXAS, BEING PORTIONS OF A CALLED 1.667 ACRE TRACT AND A CALLED 1.751 ACRE TRACT DESCRIBED IN DEEDS TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 1848, PAGE 13 AND VOLUME 1830, PAGE 175, RESPECTIVELY, DEED RECORDS TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), SAID 0.193 ACRE (8384 SQ. FT.) TRACT AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 229.81 feet left of Engineers Centerline station 2754+53.32 on the easterly proposed right-of-way line of I.H. 35, in the common line of said 1.667 acre tract and a called 0.519 acre tract described in a deed to the State of Texas recorded in Volume 2209, Page 224, D.R.T.C.TX., for the southeast corner of the tract described herein, from which a TxDOT Type I concrete monument found on the southerly line of said 1.667 acre tract and for the east common corner of said 0.519 acre tract and a called 11.799 acre tract described in a deed to Quentin Corp. recorded in Volume 13091, Page 596, Real Property Records Travis County, Texas, bears with the northerly line of said 0.519 acre tract S 61° 52' 52" E, a distance of 176.90 feet;

THENCE with said common line the following two (2) two courses and distances numbered 1 and 2;

- 1) N 61° 52' 52" W, a distance of 24.30 feet to a calculated angle point, and
- 2) S 65° 17' 00" W, a distance of 57.95 feet to a calculated point for the west common corner of said 1.667 acre tract and said 0.519 acre tract and being in the easterly line of a called 30.640 acre tract described in deeds to the State of Texas recorded in Volume 1064, Page 572 and Volume 1065, Page 524, D.R.T.C.TX., for the southwest corner of the tract described herein, from which a ½-inch iron rod found for the west common corner of said 0.519 acre tract and said 11.799 acre tract bears with the westerly line of said 0.519 acre tract and the easterly line of said 30.640 acre tract the following two (2) two courses and distances; S 11° 12' 35" E, a distance of 103.10 feet to a calculated angle point, and S 24° 34' 40" E, a distance of 110.00 feet;
- 3) **THENCE** with the easterly lines of said 30.640 acre tract and a called 4.973 acre tract described in a deed to the State of Texas recorded in Volume 1058, page 285, D.R.T.C.TX. and the westerly line of said 1.667 acre tract N 24° 29' 43" W, a distance of 140.66 feet to a calculated point for the west corner of said 1.667 acre tract and the southwest corner of a called 1.848 acre tract described in a deed to the State of Texas recorded in Volume 2178, Page 166, D.R.T.C.TX., for the northwest corner of the tract described herein, from which a TxDOT Type I monument found for the northwest corner of said 1.848 acre tract bears N 24° 29' 43" W, a distance of 184.70 feet;

- 4) **THENCE** with the common line of said 1.751 acre tract and said 1.848 acre tract S 77° 18' 43" E, a distance of 91.97 feet to a ½-inch iron rod with a TxDOT aluminum cap set on said proposed right-of-way line of I.H. 35, 230.55 feet left of Engineers Centerline station 2753+49.17, for the northeast corner of the tract described herein, from which a TxDOT Type I concrete found in the northerly line of said 1.751 acre tract, for the east corner of said 1.848 acre tract bears with the common line of said 1.751 acre tract and said 1.848 acre tract the following (2) two courses and distances; S 77° 18' 43" E, a distance of 64.71 feet to a calculated angle point, and S 61° 52' 52" E, a distance of 561.17 feet;
- 5) **THENCE** crossing said 1.751 acre tract and said 1.667 acre tract with said proposed right-of-way line, S 24° 10' 41" E, a distance of 104.16 feet to the **POINT OF BEGINNING**, and containing 0.193 acre (8384 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

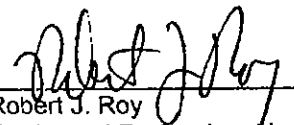
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93).

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

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

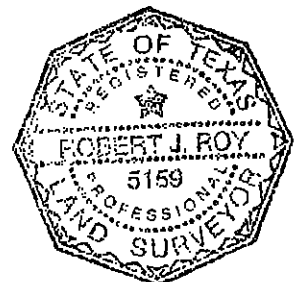
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 1st day of February 2005 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735


Robert J. Roy
Registered Professional Land Surveyor
No. 5159 – State of Texas

REFERENCES

TCAD MAP 2-5623
AUSTIN GRID M-33

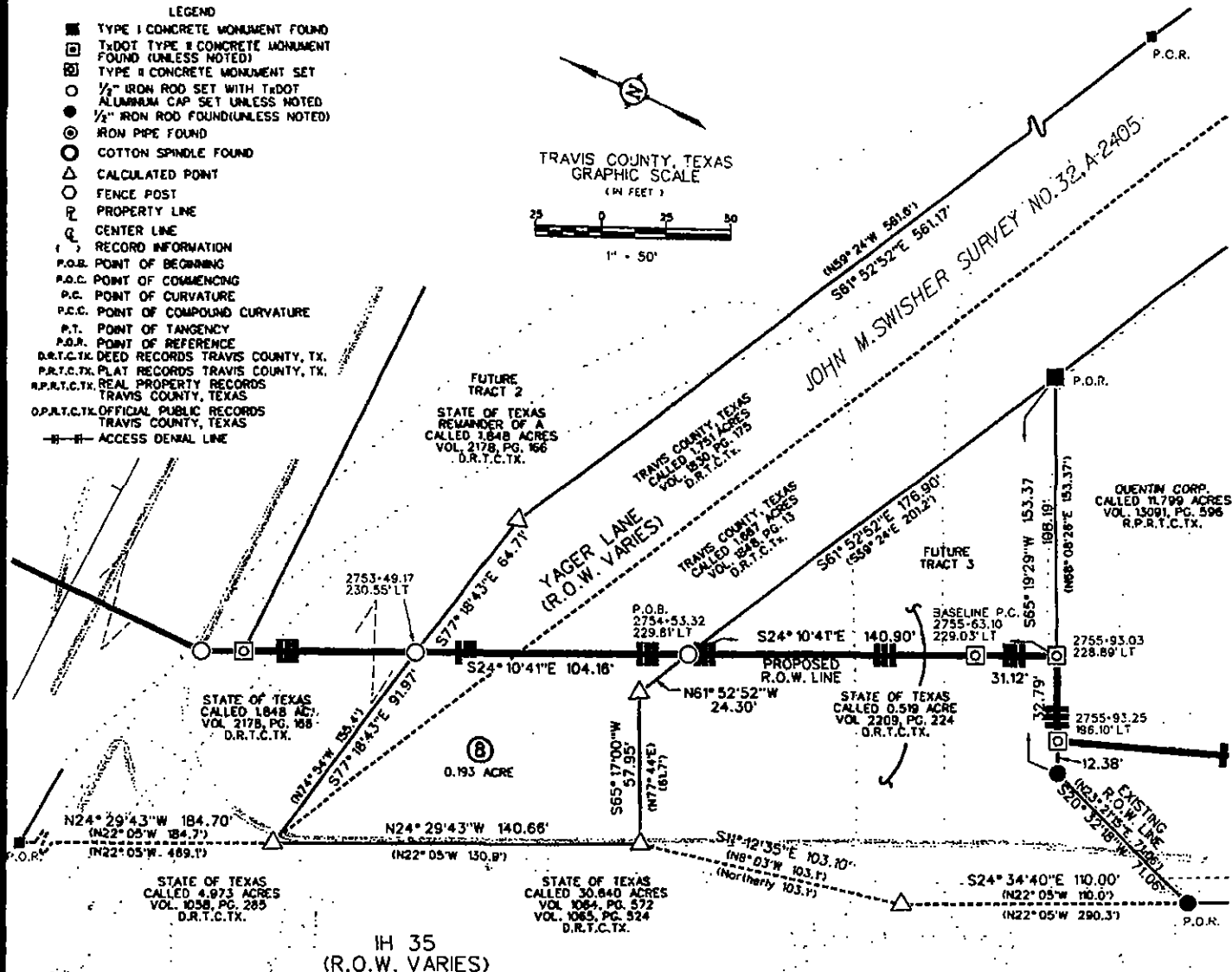
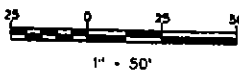


FIELD NOTES REVIEWED
By JOHN MOORE Date 2-2-2005
Engineering Support Section
Department of Public Works
and Transportation

LEGEND

- TYPE 1 CONCRETE MONUMENT FOUND
- TYPE 1 CONCRETE MONUMENT FOUND (UNLESS NOTED)
- ⊠ TYPE 4 CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TxDOT ALUMINUM CAP SET UNLESS NOTED
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- COTTON SPINDLE FOUND
- △ CALCULATED POINT
- FENCE POST
- PROPERTY LINE
- CENTER LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.T. POINT OF TANGENCY
- P.O.R. POINT OF REFERENCE
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TX.
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TX.
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- ACCESS DENIAL LINE

TRAVIS COUNTY, TEXAS
GRAPHIC SCALE
(IN FEET)



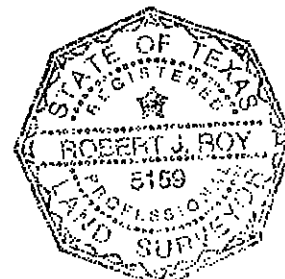
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93) HARN. ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TxDOT AERIAL SURVEY DIGITAL FILES.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

FEBRUARY 1, 2005
DATE



PAGE 3 OF 3
REF. FIELD NOTE NO. 3218



5508 Highway 280, Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TRAVIS COUNTY, TEXAS
CSJ NO. 0015-13-323
PARCEL 8, 0.193 AC. (8384 SQ. FT.)