RESOLUTION NO. 20050519-015

WHEREAS, the Council finds that acquisition of the property interests described in the attachments is necessary for a public use; and

WHEREAS, the City has been unable to agree with the owner on the fair market value of the property interests to be acquired; **NOW, THEREFORE,**

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

The City Attorney is authorized to file a suit in eminent domain and take other action deemed appropriate to economically effect the needed acquisition of the property interests.

The owner of the property interests to be acquired is Austin Windcrest Park Plaza Limited Partnership and the property is located at 1088 Park Plaza, Austin, Travis County, Texas.

ADOPTED: May 19, **2004** **ATTEST:**

Shirley A. Brown
City Clerk

Austin Windcrest Park Plaza
Limited Partnership
to
City of Austin
Block 1, Lot A
Windcrest Parkside Subdivision
(Wastewater Easement)
Little Walnut Creek North
CIP# 4926.026

FIELD NOTES FOR PARCEL 5000.54WE

BEING A 0.4141-ACRE (18,038 SQUARE FEET) TRACT OF LAND OUT OF AND A PART OF THE WILLIAM WILKS SURVEY, NO. 29 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK A, WINDCREST PARKSIDE SUBDIVISION IN THE CITY OF AUSTIN, RECORDED IN BOOK 96, PAGE 100 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO AUSTIN WINDCREST PARK PLAZA LIMITED PARTNERSHIP, BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN DOCUMENT No. 2003149803 OF THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.4141-ACRE (18,038 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a calculated point for the northeast corner of said Lot 1, Block A, Windcrest Parkside Subdivision, said point being along the northwest property line of a 49.689 acre tract of land conveyed to CWS Communities, LP, by deed recorded in Document No. 1999016377 of the Official Public Records of Travis County, Texas;

THENCE South 28 degrees 05 minutes 50 seconds West, along the common line between said Lot 1, Block A and said 49.689 acre tract, a distance of 78.79 feet to a 60D nail set for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100581.067, E=3132852.956, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 28 degrees 05 minutes 50 seconds West, continuing along said common line, a distance of 60.32 feet to a 60D nail set for a corner;

THENCE South 47 degrees 27 minutes 36 seconds West, departing said common line over and across said Lot 1, Block A, a distance of 30.16 feet to a 60D nail set for a corner;

THENCE South 28 degrees 05 minutes 50 seconds West, continuing over and across said Lot 1, Block A, a distance of 842.37 feet to a 60D nail set for a corner, said point being in the northeast line of a 20 foot wastewater easement recorded in Volume 10221, Page 155 of the Real Property Records of Travis County, Texas;

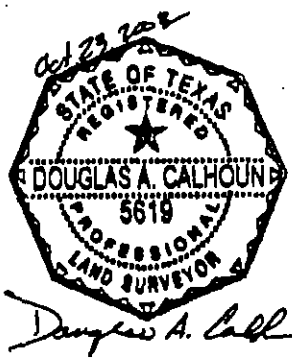
THENCE North 47 degrees 49 minutes 24 seconds West, continuing over and across said Lot 1, Block A and along said northeast line of said 20-foot wastewater easement, a distance of 20.62 feet to a 60D nail set for a corner;

THENCE North 28 degrees 05 minutes 50 seconds East, departing said northeast line of said 20-foot wastewater easement and continuing over and across said Lot 1, Block A, a distance of 840.76 feet to a 60D nail set for a corner;

THENCE North 47 degrees 27 minutes 36 seconds East, continuing over and across said Lot 1, Block A, a distance of 90.48 feet to the POINT OF BEGINNING, containing 0.4141 acre (18,038 square feet) of land more or less.

BASIS OF BEARING:

The bearings described herein are Texas State Plane grid bearings (Texas Central Zone, NAD83 (1993) (HARN), Combined Scale Factor 0.9999638238). Project Reference Control Points are City of Austin reference points "SEC 6" having grid coordinate values N=10097911.079, E=3133285.511, and "SEC 7" having grid coordinate values N=10099099.138, E=3134143.883. For surface coordinates, multiply grid coordinates by an adjustment factor of 1.0000362.



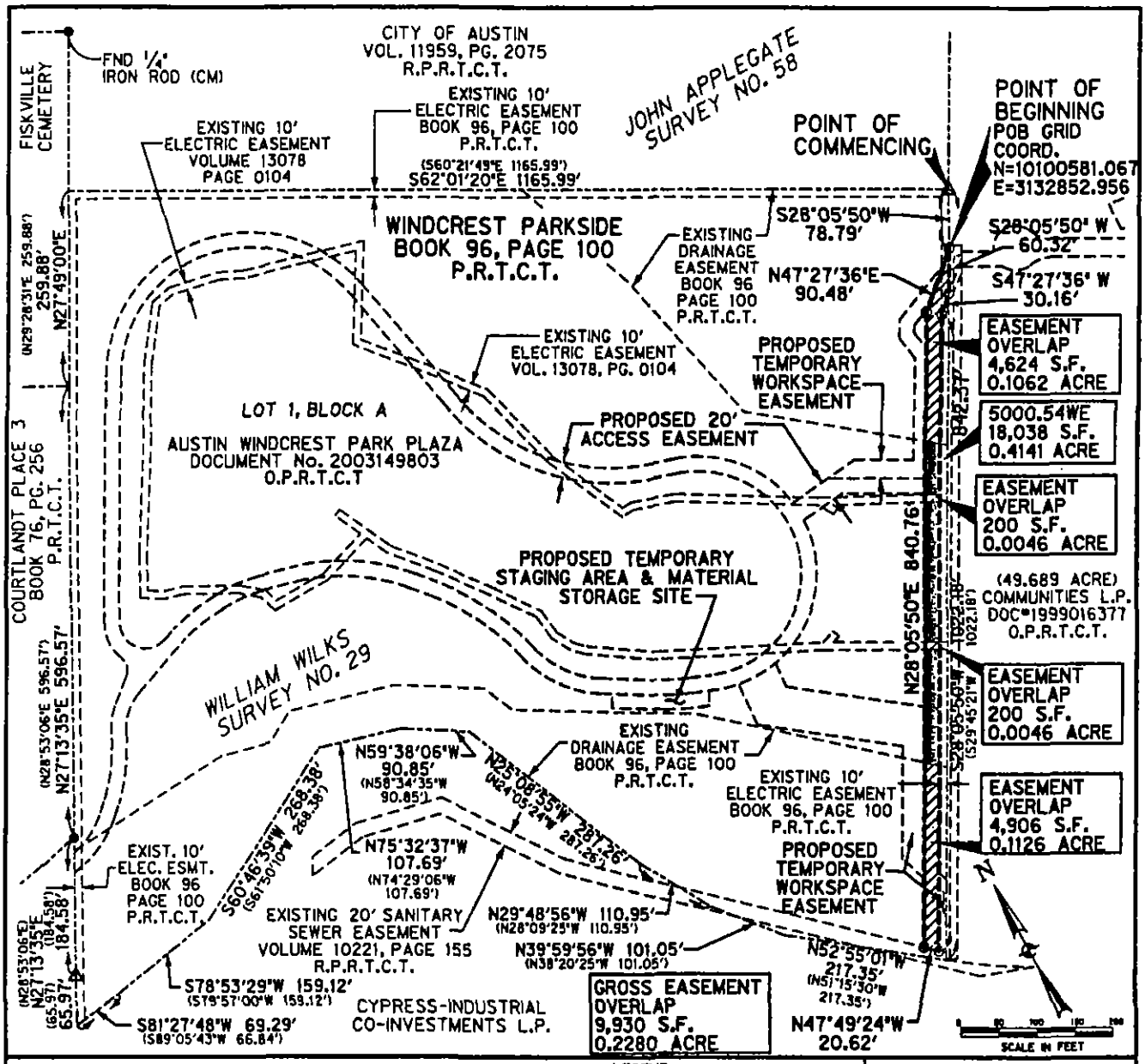
FIELD NOTES REVIEWED
By: _____ Date: 10-28-02
Austin Clean Water Program
Survey Coordinator

Halff Associates, Inc.
1421 Wells Branch Parkway, Suite 104
Austin, Texas 78660
(512) 252-8184

REFERENCES:

TCAD # 02-3421-0608
Austin Grid M-29

Exhibit "A"



NOTE:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 (1993) (HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT 'SEC 6' HAVING GRID COORDINATE VALUES N = 10097911.079, E = 3133285.511 AND REFERENCE POINT 'SEC 7' HAVING GRID COORDINATE VALUES N = 10099099.138, E = 3134143.883. COMBINED SCALE FACTOR = 0.9999638238 ALL DISTANCES SHOWN ARE SURFACE DISTANCES

RECORD DATA REFERENCE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF NO. 03-82358

LEGEND

(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
●	½" FOUND IRON ROD (UNLESS NOTED)
O	60D NAIL (UNLESS NOTED)
△	CALCULATED POINT
( )	RECORD INFORMATION
----------	EXISTING PROPERTY LINE
- - - - -	EXISTING EASEMENT LINE
	AREA OF EASEMENT

STATE OF TEXAS REGISTERED DOUGLAS A. CALHOUN 5619 PROFESSIONAL LAND SURVEYOR

Douglas A. Calhoun

HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
1421 WELLS BRANCH PARKWAY, SUITE 104
AUSTIN, TEXAS 78660
(512) 252-8184

PARCEL 5000.54WE
SKETCH TO ACCOMPANY FIELD NOTES

A PORTION OF LOT 1, BLOCK A WINDCREST PARKSIDE SUBDIVISION TRAVIS COUNTY, TEXAS

Exhibit "A"

Austin Windcrest Park Plaza
Limited Partnership
to
City of Austin
Lot 1, Block A
Windcrest Parkside Subdivision
(Access Easement)
Little Walnut Creek North
CIP# 4926.026

FIELD NOTES FOR PARCEL 5000.54AE

BEING A 1.462-ACRE (63,686 SQUARE FEET) TRACT OF LAND OUT OF AND A PART OF THE WILLIAM WILKS SURVEY NO. 29 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK A, WINDCREST PARKSIDE SUBDIVISION IN THE CITY OF AUSTIN, RECORDED IN BOOK 96, PAGE 100 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO AUSTIN WINDCREST PARK PLAZA LIMITED PARTNERSHIP, BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN DOCUMENT No. 2003149803 OF THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.462-ACRE (63,686 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

EXTERIOR TRACT

COMMENCING at a found 1/2-inch found iron rod for the most easterly southeast corner of Lot 2-B, Courtlandt Place 3 Subdivision in the City of Austin, recorded in Book 76, Page 256 of the Plat Records of Travis County, Texas, said point being along the northwest property line of said Lot 1, Block A of said Windcrest Parkside Subdivision;

THENCE South 27 degrees 13 minutes 36 seconds West, along the common line between said Lot 1 of said Windcrest Parkside Subdivision and said Lot 2-B of said Courtlandt Place 3 Subdivision, a distance of 19.95 feet to a calculated point for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100419.550, E=3131457.077, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 75 degrees 32 minutes 26 seconds East, departing said common line, a distance of 1.84 feet to a calculated point on a circular curve to the left having a radius of 120.00 feet, whose chord bears North 60 degrees 34 minutes 55 seconds East, a distance of 61.95 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 29 degrees 55 minutes 08 seconds, an arc length of 62.66 feet to a calculated point at the end of said curve;

THENCE North 45 degrees 38 minutes 33 seconds East, a distance of 18.43 feet to a calculated point on a circular curve to the left having a radius of 242.77 feet, whose chord bears North 33 degrees 54 minutes 13 seconds East, a distance of 86.48 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 20 degrees 31 minutes 09 seconds, an arc length of 86.94 feet, to a calculated point for the point of reverse curvature of a circular curve to the right, having a radius of 90.00 feet, whose chord bears North 36 degrees 27 minutes 31 seconds East, a distance of 39.92 feet;

THENCE Northeasterly, along said curve to the right through a central angle of 25 degrees 37 minutes 45 seconds, an arc length of 40.26 feet to a calculated point for the point of tangency;

THENCE North 49 degrees 16 minutes 24 seconds East, a distance of 38.33 feet to a calculated point on a circular curve to the left having a radius of 20.66 feet, whose chord bears North 12 degrees 08 minutes 23 seconds East, a distance of 24.95 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 74 degrees 17 minutes 10 seconds, an arc length of 26.79 feet to a calculated point on a circular curve to the right, having a radius of 56.13 feet, whose chord bears North 01 degrees 33 minutes 17 seconds East, a distance of 50.17 feet;

THENCE Northerly, along said curve to the right through a central angle of 53 degrees 05 minutes 39 seconds, an arc length of 52.01 feet to a calculated point for the point of tangency;

THENCE North 28 degrees 06 minutes 10 seconds East, a distance of 327.84 feet to a calculated point for the point of curvature of a circular curve to the right having a radius of 192.00 feet, whose chord bears South 81 degrees 53 minutes 55 seconds East, a distance of 360.84 feet;

THENCE Northeasterly, along said curve to the right through a central angle of 139 degrees 59 minutes 51 seconds, an arc length of 469.14 feet to a calculated point for the point of tangency;

THENCE South 11 degrees 53 minutes 59 seconds East, a distance of 191.62 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 275.00 feet, whose chord bears South 42 degrees 33 minutes 06 seconds East, a distance of 280.40 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 61 degrees 18 minutes 14 seconds, an arc length of 294.24 feet to a calculated point for the point of tangency;

THENCE South 73 degrees 12 minutes 13 seconds East, a distance of 32.64 feet to a calculated point for the point of curvature of a circular curve to the right having a radius of 155.00 feet, whose chord bears South 41 degrees 05 minutes 43 seconds East, a distance of 164.77 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 64 degrees 12 minutes 59 seconds, an arc length of 173.72 feet to a calculated point for corner;

THENCE North 82 degrees 10 minutes 47 seconds East, a distance of 55.82 feet to calculated point for corner;

THENCE South 61 degrees 54 minutes 10 seconds East, a distance of 127.96 feet to calculated point for corner;

THENCE South 28 degrees 05 minutes 50 seconds West, a distance of 20.00 feet to calculated point for corner;

THENCE North 61 degrees 54 minutes 10 seconds West, a distance of 109.54 feet to calculated point for corner;

THENCE South 82 degrees 10 minutes 47 seconds West, a distance of 60.81 feet to calculated point for the point of curvature of a circular curve to the right having a radius of 155.00 feet, whose chord bears South 55 degrees 53 minutes 21 seconds West, a distance of 253.50 feet;

THENCE Southwesterly, along said curve to the right through a central angle of 109 degrees 43 minutes 16 seconds, an arc length of 296.82 feet to a calculated point for the point of tangency;

THENCE North 69 degrees 15 minutes 01 second West, a distance of 29.05 feet to calculated point for the point of curvature of a circular curve to the right having a radius of 300.00 feet, whose chord bears North 64 degrees 30 minutes 44 seconds West, a distance of 49.56 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 09 degrees 28 minutes 34 seconds, an arc length of 49.62 feet to a calculated point for the point of tangency;

THENCE North 59 degrees 46 minutes 27 seconds West, a distance of 70.28 feet to a calculated point for the beginning of a circular curve to the right having a radius of 155.63 feet, whose chord bears North 38 degrees 04 minutes 11 seconds West, a distance of 116.47 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 43 degrees 56 minutes 50 seconds, an arc length of 119.37 feet to a calculated point on a circular curve to the left, having a radius of 331.98 feet, whose chord bears North 28 degrees 40 minutes 34 seconds West, a distance of 147.66 feet;

THENCE Northwesterly, along said curve to the left through a central angle of 25 degrees 41 minutes 58 seconds, an arc length of 148.91 feet to a calculated point for the point of tangency;

THENCE North 41 degrees 31 minutes 33 seconds West, a distance of 28.54 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 245.00 feet, whose chord bears North 58 degrees 49 minutes 40 seconds West, a distance of 145.73 feet;

THENCE Northwesterly, along said curve to the left through a central angle of 34 degrees 36 minutes 15 seconds, an arc length of 147.97 feet to a calculated point for the point of tangency;

THENCE North 76 degrees 07 minutes 47 seconds West, a distance of 48.04 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 154.24 feet, whose chord bears North 84 degrees 11 minutes 51 seconds West, a distance of 43.30 feet;

THENCE Westerly, along said curve to the left through a central angle of 16 degrees 08 minutes 11 seconds, an arc length of 43.44 feet to a calculated point for the point of tangency;

THENCE South 87 degrees 44 minutes 03 seconds West, a distance of 14.20 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 250.30 feet, whose chord bears South 80 degrees 20 minutes 32 seconds West, a distance of 64.41 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 14 degrees 47 minutes 04 seconds, an arc length of 64.59 feet to a calculated point for the end of said curve;

THENCE South 69 degrees 13 minutes 08 seconds West, a distance of 93.90 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 70.00 feet, whose chord bears South 46 degrees 25 minutes 32 seconds West, a distance of 54.24 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 45 degrees 35 minutes 11 seconds, an arc length of 55.69 feet to a calculated point for the point of reverse curvature of a circular curve to the right, having a radius of 262.77 feet, whose chord bears South 33 degrees 53 minutes 52 seconds West, a distance of 93.66 feet;

THENCE Southwesterly, along said curve to the right through a central angle of 20 degrees 31 minutes 52 seconds, an arc length of 94.16 feet to a calculated point for the end of said curve;

THENCE South 45 degrees 37 minutes 21 seconds West, a distance of 18.94 feet to a calculated point for the point of curvature of a circular curve to the right having a radius of 140.00 feet, whose chord bears South 60 degrees 34 minutes 55 seconds West, a distance of 72.28 feet;

THENCE Southwesterly, along said curve to the right through a central angle of 29 degrees 55 minutes 08 seconds, an arc length of 73.11 feet to a calculated point for the point of tangency;

THENCE South 75 degrees 32 minutes 28 seconds West, a distance of 19.65 feet to a calculated point for a corner, said point being in the common line between said Lot 1 of said Windcrest Parkside Subdivision and said Lot 2-B of said Courtlandt Place 3 Subdivision;

THENCE North 27 degrees 13 minutes 36 seconds East, along said common line, a distance of 26.78 feet to the POINT OF BEGINNING, containing 7.922 acres (345,068 square feet) of land more or less, SAVE AND EXECPT THE FOLLOWING DESCRIBED INTERIOR TRACT;

SAVE AND EXCEPT
INTERIOR TRACT

COMMENCING at a found 1/2-inch found iron rod for the most easterly southeast corner of Lot 2-B, Courtlandt Place 3 Subdivision in the City of Austin, recorded in Book 76, Page 256 of the Plat Records of Travis County, Texas, said point being along the northwest property line of said Lot 1, Block A of said Windcrest Parkside Subdivision;

THENCE South 27 degrees 13 minutes 36 seconds West, along the common line between said Lot 1 of said Windcrest Parkside Subdivision and said Lot 2-B of said Courtlandt Place 3 Subdivision, a distance of 19.95 feet to a calculated point for a corner;

THENCE North 75 degrees 32 minutes 36 seconds East, departing said common line, a distance of 1.84 feet to the point of curvature of a circular curve to the left having a radius of 120.00 feet, whose chord bears North 60 degrees 34 minutes 55 seconds East, a distance of 61.95 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 29 degrees 55 minutes 08 seconds, an arc length of 62.66 feet to a calculated point for the end of said curve;

THENCE North 45 degrees 38 minutes 33 seconds East, a distance of 18.43 feet to a calculated point on a circular curve to the left having a radius of 242.77 feet, whose chord bears North 33 degrees 54 minutes 13 seconds East, a distance of 86.48 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 20 degrees 31 minutes 09 seconds, an arc length of 86.94 feet, to a calculated point at the point of reverse curvature of a circular curve to the right, having a radius of 90.00 feet, whose chord bears North 36 degrees 27 minutes 31 seconds East, a distance of 39.92 feet;

THENCE Northeasterly, along said curve to the right through a central angle of 25 degrees 37 minutes 45 seconds, an arc length of 40.26 feet to a calculated point for the point of tangency;

THENCE North 49 degrees 16 minutes 24 seconds East, a distance of 38.33 feet to a calculated point on a circular curve to the left having a radius of 20.66 feet, whose chord bears North 12 degrees 08 minutes 23 seconds East, a distance of 24.95 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 74 degrees 17 minutes 10 seconds, an arc length of 26.79 feet to a calculated point on a circular curve to the right, having a radius of 56.13 feet, whose chord bears North 01 degrees 33 minutes 17 seconds East, a distance of 50.17 feet;

THENCE Northerly, along said curve to the right through a central angle of 53 degrees 05 minutes 39 seconds, an arc length of 52.01 feet to a calculated point for the point of tangency;

THENCE South 68 degrees 13 minutes 18 seconds East, a distance of 20.12 feet to a calculated point for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100659.290, E=3131652.299, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 28 degrees 06 minutes 10 seconds East, a distance of 325.63 feet to a calculated point for the point of curvature of a circular curve to the right having a radius of 172.00 feet, whose chord bears South 81 degrees 53 minutes 55 seconds East, a distance of 323.25 feet;

THENCE Northeasterly, along said curve to the right through a central angle of 139 degrees 59 minutes 51 seconds, an arc length of 420.27 feet to a calculated point for the point of tangency;

THENCE South 11 degrees 53 minutes 59 seconds East, a distance of 191.62 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 295.00 feet, whose chord bears South 42 degrees 33 minutes 06 seconds East, a distance of 300.79 feet;

THENCE Southeasterly, along said curve to the left, through a central angle of 61 degrees 18 minutes 14 seconds, an arc length of 315.64 feet to a calculated point for the point of tangency;

THENCE South 73 degrees 12 minutes 13 seconds East, a distance of 32.64 feet to a calculated point for the point of curvature of a circular curve to the right having a radius of 135.00 feet, whose chord bears South 18 degrees 46 minutes 23 seconds West, a distance of 269.84 feet;

THENCE Southeasterly and Southwesterly, along said curve to the right through a central angle of 183 degrees 57 minutes 12 seconds, an arc length of 433.43 feet to a calculated point for the point of tangency;

THENCE North 69 degrees 15 minutes 01 second West, a distance of 29.05 feet to a calculated point for the point of curvature of a circular curve to the right having a radius of 280.00 feet, whose chord bears North 64 degrees 30 minutes 44 seconds West, a distance of 46.26 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 09 degrees 28 minutes 34 seconds, an arc length of 46.31 feet to a calculated point for the point of tangency;

THENCE North 59 degrees 46 minutes 27 seconds West, a distance of 70.28 feet to a calculated point for the beginning of a circular curve to the right having a radius of 135.63 feet, whose chord bears North 38 degrees 05 minutes 22 seconds West, a distance of 101.59 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 43 degrees 59 minutes 13 seconds, an arc length of 104.13 feet to a calculated point on a circular curve to the left, having a radius of 351.98 feet, whose chord bears North 28 degrees 41 minutes 01 seconds West, a distance of 156.46 feet;

THENCE Northwesterly along said curve to the left through a central angle of 25 degrees 41 minutes 02 seconds, an arc length of 157.78 feet to a calculated point for the point of tangency;

THENCE North 41 degrees 31 minutes 33 seconds West, a distance of 28.54 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 265.00 feet, whose chord bears North 58 degrees 49 minutes 40 seconds West, a distance of 157.63 feet;

THENCE Northwesterly, along said curve to the left, through a central angle of 34 degrees 36 minutes 14 seconds, an arc length of 160.05 feet to a calculated point for the point of tangency;

THENCE North 76 degrees 07 minutes 47 seconds West, a distance of 48.04 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 174.24 feet, whose chord bears North 84 degrees 11 minutes 52 seconds West, a distance of 48.91 feet;

THENCE Westerly, along said curve to the left through a central angle of 16 degrees 08 minutes 11 seconds, an arc length of 49.07 feet to a calculated point for the point of tangency;

THENCE South 87 degrees 44 minutes 04 seconds West, a distance of 14.20 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 270.30 feet, whose chord bears South 80 degrees 16 minutes 19 seconds West, a distance of 70.21 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 14 degrees 55 minutes 31 seconds, an arc length of 70.41 feet to a calculated point for the end of said curve;

THENCE South 69 degrees 13 minutes 08 seconds West, a distance of 18.80 feet to a calculated point for the point of curvature of a circular curve to the right having a radius of 35.00 feet, whose chord bears North 41 degrees 20 minutes 21 seconds West, a distance of 65.54 feet;

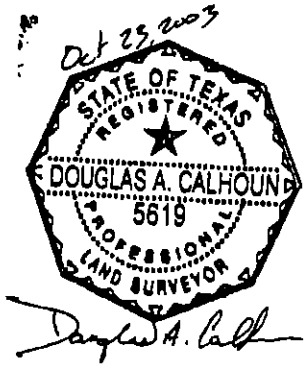
THENCE Westerly, along said curve to the right through a central angle of 138 degrees 53 minutes 02 seconds, an arc length of 84.84 feet to the POINT OF BEGINNING, containing 6.460 acres (281,382 square feet) of land more or less.

TOTAL

The TOTAL ACCESS EASEMENT AREA of the Exterior Tract, SAVE AND EXCEPT the Interior Tract, described hereinabove contains 1.462 acres (63,686 square feet) of land more or less.

BASIS OF BEARING:

The bearings described herein are Texas State Plane grid bearings (Texas Central Zone, NAD83 (1993) (HARN), Combined Scale Factor 0.9999638238). Project Reference Control Points are City of Austin reference points "SEC 6" having grid coordinate values N=10097911.079, E=3133285.511, and "SEC 7" having grid coordinate values N=10099099.138, E=3134143.883. For surface coordinates, multiply grid coordinates by an adjustment factor of 1.0000362.

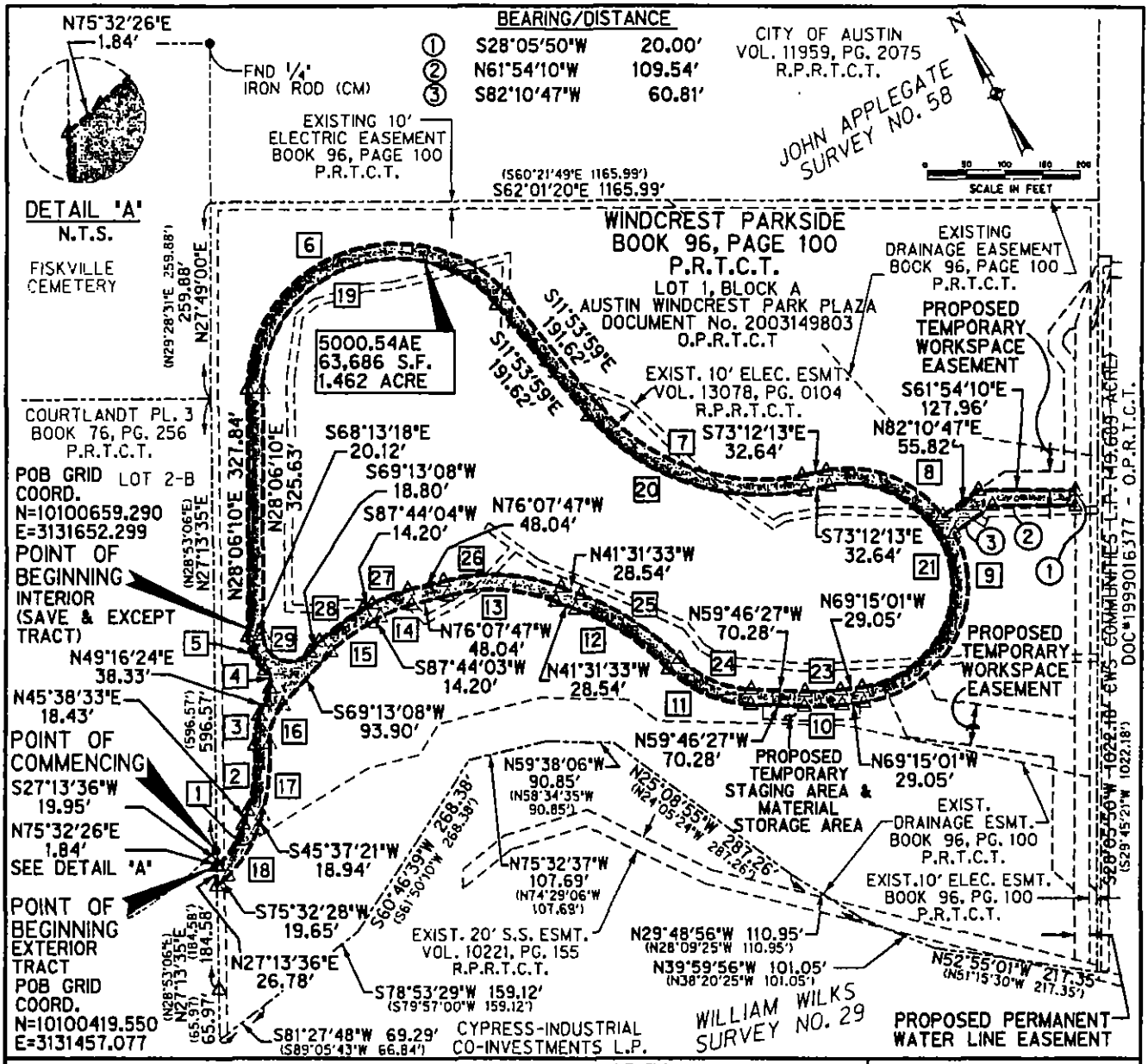


FIELD NOTES REVIEWED
By: _____ Date: 10-28-03
Austin Clean Water Program
Survey Coordinator

Halff Associates, Inc.
1421 Wells Branch Parkway, Suite 104
Austin, Texas 78660
(512) 252-8184

REFERENCES:

TCAD # 02-3421-0608
Austin Grid M-29



NOTE:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 (1993) (HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT "SEC 6" HAVING GRID COORDINATE VALUES N = 10097911.079, E = 3133285.511 AND REFERENCE POINT "SEC 7" HAVING GRID COORDINATE VALUES N = 10099099.138, E = 3134143.883. COMBINED SCALE FACTOR = 0.9999638238 ALL DISTANCES SHOWN ARE SURFACE DISTANCES

RECORD DATA REFERENCE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF NO. 03-82358

LEGEND

(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
●	½" FOUND IRON ROD (UNLESS NOTED)
○	60D NAIL (UNLESS NOTED)
△	CALCULATED POINT
( )	RECORD INFORMATION
----------	EXISTING PROPERTY LINE
- - - - -	EXISTING EASEMENT LINE
	AREA OF EASEMENT

Oct 27 2003
STATE OF TEXAS REGISTERED DOUGLAS A. CALHOUN 5619 PROFESSIONAL LAND SURVEYOR

AVO: 20888 FILE NAME: 88854AE.DGN

HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
1421 WELLS BRANCH PARKWAY, SUITE 104
AUSTIN, TEXAS 78660
(512) 252-8184

PARCEL 5000.54AE
SKETCH TO ACCOMPANY FIELD NOTES

A PORTION OF LOT 1, BLOCK A WINDCREST PARKSIDE SUBDIVISION TRAVIS COUNTY, TEXAS

Exhibit "B"

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
1	29°55'08"	120.00'	62.66'	32.06'	N60°34'55"E	61.95'
2	20°31'09"	242.77'	86.94'	43.94'	N33°54'13"E	86.48'
3	25°37'45"	90.00'	40.26'	20.47'	N36°27'31"E	39.92'
4	74°17'10"	20.66'	26.79'	26.79'	N12°08'23"E	24.95'
5	53°05'39"	56.13'	52.01'	28.04'	N01°33'17"E	50.17'
6	139°59'51"	192.00'	469.14'	527.48'	S81°53'55"E	360.84'
7	61°18'14"	275.00'	294.24'	162.97'	S42°33'06"E	280.40'
8	64°12'59"	155.00'	173.72'	97.26'	S41°05'43"E	164.77'
9	109°43'16"	155.00'	296.82'	220.22'	S55°53'21"W	253.50'
10	09°28'34"	300.00'	49.62'	24.86'	N64°30'44"W	49.56'
11	43°56'50"	155.63'	119.37'	62.79'	N38°04'11"W	116.47'
12	25°41'58"	331.98'	148.91'	75.73'	N28°40'34"W	147.66'
13	34°36'15"	245.00'	147.97'	76.32'	N58°49'40"W	145.73'
14	16°08'11"	154.24'	43.44'	21.86'	N84°11'51"W	43.30'
15	14°47'04"	250.30'	64.59'	32.47'	S80°20'32"W	64.41'
16	45°35'11"	70.00'	55.69'	29.41'	S46°25'32"W	54.24'
17	20°31'52"	262.77'	94.16'	47.59'	S33°53'52"W	93.66'
18	29°55'08"	140.00'	73.11'	37.41'	S60°34'55"W	72.28'
19	139°59'51"	172.00'	420.27'	472.53'	S81°53'55"E	323.25'
20	61°18'14"	295.00'	315.64	174.82'	S42°33'06"E	300.79'
21	183°57'12"	135.00'	433.43	-	S18°46'23"W	269.84'
22	NO CURVE 22					
23	09°28'34"	280.00'	46.31'	23.21'	N64°30'44"W	46.26'
24	43°59'13"	135.63'	104.13'	54.78'	N38°05'22"W	101.59'
25	25°41'02"	351.98'	157.78'	80.24'	N28°41'01"W	156.46'
26	34°36'14"	265.00'	160.05'	82.55'	N58°49'40"W	157.63'
27	16°08'11"	174.24'	49.07'	24.70'	N84°11'52"W	48.91'
28	14°55'31"	270.30'	70.41'	35.41'	S80°16'19"W	70.21'
29	138°53'02"	35.00'	84.84'	65.54'	N41°20'21"W	65.54'

NOTE:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 (1993) (HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT "SEC 6" HAVING GRID COORDINATE VALUES N = 10097911.079, E = 3133285.511 AND REFERENCE POINT "SEC 7" HAVING GRID COORDINATE VALUES N = 10099099.138, E = 3134143.883. COMBINED SCALE FACTOR = 0.9999638238
ALL DISTANCES SHOWN ARE SURFACE DISTANCES

RECORD DATA REFERENCE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF NO. 03-82358

LEGEND

(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
●	½" FOUND IRON ROD (UNLESS NOTED)
○	60D NAIL (UNLESS NOTED)
△	CALCULATED POINT
( )	RECORD INFORMATION
----------	EXISTING PROPERTY LINE
- - - - - -	EXISTING EASEMENT LINE
	AREA OF EASEMENT

Oct 23, 2007
STATE OF TEXAS
REGISTERED
DOUGLAS A. CALHOUN
5619
PROFESSIONAL
LAND SURVEYOR

Douglas A. Calhoun

AVO: 20888 FILE NAME: 88834AE2.DGN

HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
1421 WELLS BRANCH PARKWAY, SUITE 104
AUSTIN, TEXAS 78660
(512) 252-8184

PARCEL 5000.54AE
SKETCH TO ACCOMPANY
FIELD NOTES

A PORTION OF
LOT 1, BLOCK A
WINDCREST PARKSIDE
SUBDIVISION
TRAVIS COUNTY, TEXAS

Exhibit "B"

Austin Windcrest Park Plaza Limited Partnership
to
City of Austin
Block 1, Lot A
Windcrest Parkside Subdivision
(Temporary Working Space Easement)
Little Walnut Creek North
CIP# 4926.026

FIELD NOTES FOR PARCEL 5000.54TWSE

BEING A 0.0016-ACRE (71 SQUARE FEET) TRACT OF LAND, A 0.0028-ACRE (124 SQUARE FEET) TRACT OF LAND, A 0.0233-ACRE (1,015 SQUARE FEET) TRACT OF LAND, A 0.1627-ACRE (7,085 SQUARE FEET) TRACT OF LAND OUT, AND A 0.4197-ACRE (18,283 SQUARE FEET) TRACT OF LAND OF AND A PART OF THE WILLIAM WILKS SURVEY, NO. 29 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK A, WINDCREST PARKSIDE SUBDIVISION IN THE CITY OF AUSTIN, RECORDED IN BOOK 96, PAGE 100 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO AUSTIN WINDCREST PARK PLAZA LIMITED PARTNERSHIP, BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN DOCUMENT No. 2003149803 OF THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0016-ACRE (71 SQUARE FEET) TRACT OF LAND, SAID 0.0028-ACRE (124 SQUARE FEET) TRACT OF LAND, SAID 0.0233-ACRE (1,015 SQUARE FEET) TRACT OF LAND, SAID 0.1627-ACRE (7,085 SQUARE FEET) TRACT OF LAND, AND SAID 0.4197-ACRE (18,283 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

PART 1

COMMENCING at a calculated point for the northeast corner of Lot 1, Block A of said Windcrest Parkside Subdivision, said point being along the northwest property line of a 49.689 acre tract of land conveyed to CWS Communities LP, by warranty deed recorded in Document No. 1999016377 of the Official Public Records of Travis County, Texas;

THENCE South 28 degrees 05 minutes 50 seconds West, along the common line between said Lot 1, Block A of said Windcrest Parkside Subdivision and said 49.689 acre tract, a distance of 74.40 feet to a calculated point for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100584.939, E=3132855.023, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 28 degrees 05 minutes 50 seconds West, continuing along said common line, a distance of 4.39 feet to a 60D nail set for a corner;

THENCE South 47 degrees 27 minutes 36 seconds West, departing said common line, over and across said Lot 1, Block A, a distance of 13.32 feet to a calculated point for a corner;

THENCE North 00 degrees 10 minutes 21 seconds East, continuing over and across said Lot 1, Block A, a distance of 6.80 feet to a calculated point for a corner;

THENCE North 47 degrees 27 minutes 36 seconds East, continuing over and across said Lot 1, Block A, a distance of 11.60 feet to a calculated point for a corner;

THENCE South 61 degrees 58 minutes 22 seconds East, continuing over and across said Lot 1, Block A, a distance of 3.76 feet to the POINT OF BEGINNING, containing 0.0016 acre (71 square feet) of land more or less.

PART 2

COMMENCING at a calculated point for the northeast corner of Lot 1, Block A of said Windcrest Parkside Subdivision, said point being along the northwest property line of a 49.689 acre tract of land conveyed to CWS Communities LP, by warranty deed recorded in Document No. 1999016377 of the Official Public Records of Travis County, Texas;

THENCE South 28 degrees 05 minutes 50 seconds West, along the common line between said Lot 1, Block A of said Windcrest Parkside Subdivision and said 49.689 acre tract, a distance of 139.11 feet to a 60D nail set for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100527.856, E=3132824.547, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 28 degrees 05 minutes 50 seconds West, continuing along said common line, a distance of 15.08 feet to a calculated point for a corner;

THENCE South 47 degrees 27 minutes 36 seconds West, departing said common line across said Lot 1, Block A, a distance of 16.98 feet to a calculated point for a corner;

THENCE North 61 degrees 54 minutes 10 seconds West, a distance of 4.37 feet to a calculated point for a corner;

THENCE North 28 degrees 05 minutes 53 seconds East, a distance of 2.64 feet to a 60D nail set for a corner;

THENCE North 47 degrees 27 minutes 36 seconds East, a distance of 30.16 feet to the POINT OF BEGINNING, containing 0.0028 acre (124 square feet) of land more or less.

Exhibit "C"

PART 3

COMMENCING at a calculated point for the northeast corner of Lot 1, Block A of said Windcrest Parkside Subdivision, said point being along the northwest property line of a 49.689 acre tract of land conveyed to CWS Communities LP, by warranty deed recorded in Document No. 1999016377 of the Official Public Records of Travis County, Texas;

THENCE South 28 degrees 05 minutes 50 seconds West, along the common line between said Lot 1, Block A of said Windcrest Parkside Subdivision and said 49.689 acre tract, a distance of 914.34 feet to a calculated point for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10099844.01, E=3132459.448, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 28 degrees 05 minutes 50 seconds West, continuing along said common line, a distance of 98.10 feet to a calculated point for a corner, said point being in the northeast line of a 20 foot wastewater easement recorded in Volume 10221, Page 0155 of the Real Property Records of Travis County, Texas;

THENCE North 47 degrees 49 minutes 24 seconds West, departing said common line, across said Lot 1, Block A, and with said northeast easement line, a distance of 10.31 feet to a 60D nail set for a corner;

THENCE North 28 degrees 05 minutes 50 seconds East, departing said northeast easement line, a distance of 104.97 feet to a calculated point for a corner;

THENCE South 18 degrees 44 minutes 19 seconds East, a distance of 13.71 feet to the POINT OF BEGINNING, containing 0.0233 acre (1,015 square feet) of land more or less.

PART 4

COMMENCING at a point for the northeast corner of Lot 1, Block A of said Windcrest Parkside Subdivision, said point being along the northwest property line of a 49.689 acre tract of land conveyed to CWS Communities LP, by warranty deed recorded in Document No. 1999016377 of the Official Public Records of Travis County, Texas;

THENCE South 28 degrees 05 minutes 50 seconds West, along the common line between said Lot 1, Block A of said Windcrest Parkside Subdivision and said 49.689 acre tract, a distance of 78.79 feet to a 60D nail set for a corner;

THENCE South 47 degrees 27 minutes 36 seconds West, departing said common line, over and across said Lot 1, Block A, a distance of 30.36 feet to a calculated point for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100560.545, E=3132830.591, for the most northerly northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 47 degrees 27 minutes 36 seconds West, continuing over and across said Lot 1, Block A, a distance of 60.13 feet to a 60D nail set for a corner;

THENCE South 28 degrees 05 minutes 50 seconds West, continuing over and across said Lot 1, Block A, a distance of 6.05 feet to a calculated point for a corner;

THENCE North 61 degrees 54 minutes 08 seconds West, continuing over and across said Lot 1, Block A, a distance of 7.32 feet to a calculated pointfor a corner;

THENCE South 66 degrees 34 minutes 08 seconds West, continuing over and across said Lot 1, Block A, a distance of 13.37 feet to a calculated point for a corner;

THENCE South 28 degrees 05 minutes 50 seconds West, continuing over and across said Lot 1, Block A, a distance of 11.65 feet to a calculated point for a corner;

THENCE South 10 degrees 22 minutes 27 seconds East, continuing over and across said Lot 1, Block A, a distance of 25.13 feet to a calculated point for a corner;

THENCE South 28 degrees 05 minutes 50 seconds West, over and across said Lot 1, Block A, a distance of 173.36 feet to a calculated point for a corner;

THENCE North 61 degrees 54 minutes 10 seconds West, continuing over and across said Lot 1, Block A, a distance of 127.96 feet to a calculated point for a corner;

THENCE North 82 degrees 10 minutes 47 seconds East, continuing over and across said Lot 1, Block A, a distance of 42.62 feet to a calculated point for a corner;

THENCE South 61 degrees 54 minutes 10 seconds East, continuing over and across said Lot 1, Block A, a distance of 78.44 feet to a calculated point for a corner;

THENCE North 28 degrees 05 minutes 49 seconds East, continuing over and across said Lot 1, Block A, a distance of 135.09 feet to a calculated point for a corner;

THENCE North 10 degrees 22 minutes 27 seconds West, continuing over and across said Lot 1, Block A, a distance of 33.16 feet to a calculated point for a corner;

THENCE North 28 degrees 05 minutes 50 seconds East, continuing over and across said Lot 1, Block A, a distance of 25.61 feet to a calculated point for a corner;

THENCE North 66 degrees 34 minutes 08 seconds East, continuing over and across said Lot 1, Block A, a distance of 81.03 feet to a calculated point for a corner;

THENCE North 89 degrees 21 minutes 18 seconds East, a distance of 5.88 feet to the POINT OF BEGINNING, containing 0.1627 acre (7,085 square feet) of land more or less.

PART 5

COMMENCING at a calculated point for the northeast corner of Lot 1, Block A of said Windcrest Parkside Subdivision, said point being along the northwest property line of a 49.689 acre tract of land conveyed to CWS Communities LP, by warranty deed recorded in Document No. 1999016377 of the Official Public Records of Travis County, Texas;

THENCE South 28 degrees 05 minutes 50 seconds West, along the common line between said Lot 1, Block A of said Windcrest Parkside Subdivision and said 49.689 acre tract, a distance of 78.79 feet to a 60D nail set for a corner;

THENCE South 47 degrees 27 minutes 36 seconds West, departing said common line, continuing over and across said Lot 1, Block A, a distance of 90.48 feet to a 60D nail set for a corner;

THENCE South 28 degrees 05 minutes 50 seconds West, continuing across said Lot 1, Block A, a distance of 522.90 feet to a calculated point for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100058.636, E=3132540.029, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 28 degrees 05 minutes 50 seconds West, continuing over and across said Lot 1, Block A, a distance of 226.58 feet to a calculated point for a corner;

THENCE North 18 degrees 44 minutes 19 seconds West, continuing over and across said Lot 1, Block A, a distance of 39.98 feet to a calculated point for a corner;

THENCE North 28 degrees 05 minutes 50 seconds East, continuing over and across said Lot 1, Block A, a distance of 147.86 feet to a calculated point for a corner;

THENCE North 53 degrees 41 minutes 46 seconds West, continuing over and across said Lot 1, Block A, a distance of 192.41 feet to a calculated point for a corner;

THENCE North 03 degrees 31 minutes 21 seconds East, a distance of 58.96 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 155.00 feet and whose chord bears North 87 degrees 57 minutes 15 seconds East, a distance of 55.26 feet;

THENCE Easterly, continuing over and across said Lot 1, Block A, along said curve to the left through a central angle of 20 degrees 32 minutes 13 seconds, an arc length of 55.56 feet to a calculated point at the point of tangency;

THENCE South 03 degrees 31 minutes 21 seconds West, continuing over and across said Lot 1, Block A, a distance of 34.32 feet to a calculated point for a corner;

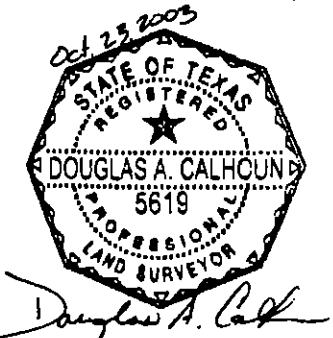
THENCE South 53 degrees 41 minutes 46 seconds East, a distance of 183.94 feet to the POINT OF BEGINNING, containing 0.4197 acre (18,283 square feet) of land more or less.

TOTAL PARTS 1, 2, 3, 4 AND 5

The TOTAL SUM AREA of Parts 1, 2, 3, 4 and 5 described hereinabove contains 0.6101 acre (26,578 square feet) of land more or less.

BASIS OF BEARING:

The bearings described herein are Texas State Plane grid bearings (Texas Central Zone, NAD83 (1993) (HARN), Combined Scale Factor 0.9999638238). Project Reference Control Points are City of Austin reference points "SEC 6" having grid coordinate values N=10097911.079, E=3133285.511, and "SEC 7" having grid coordinate values N=10099099.138, E=3134143.883. For surface coordinates, multiply grid coordinates by an adjustment factor of 1.0000362.

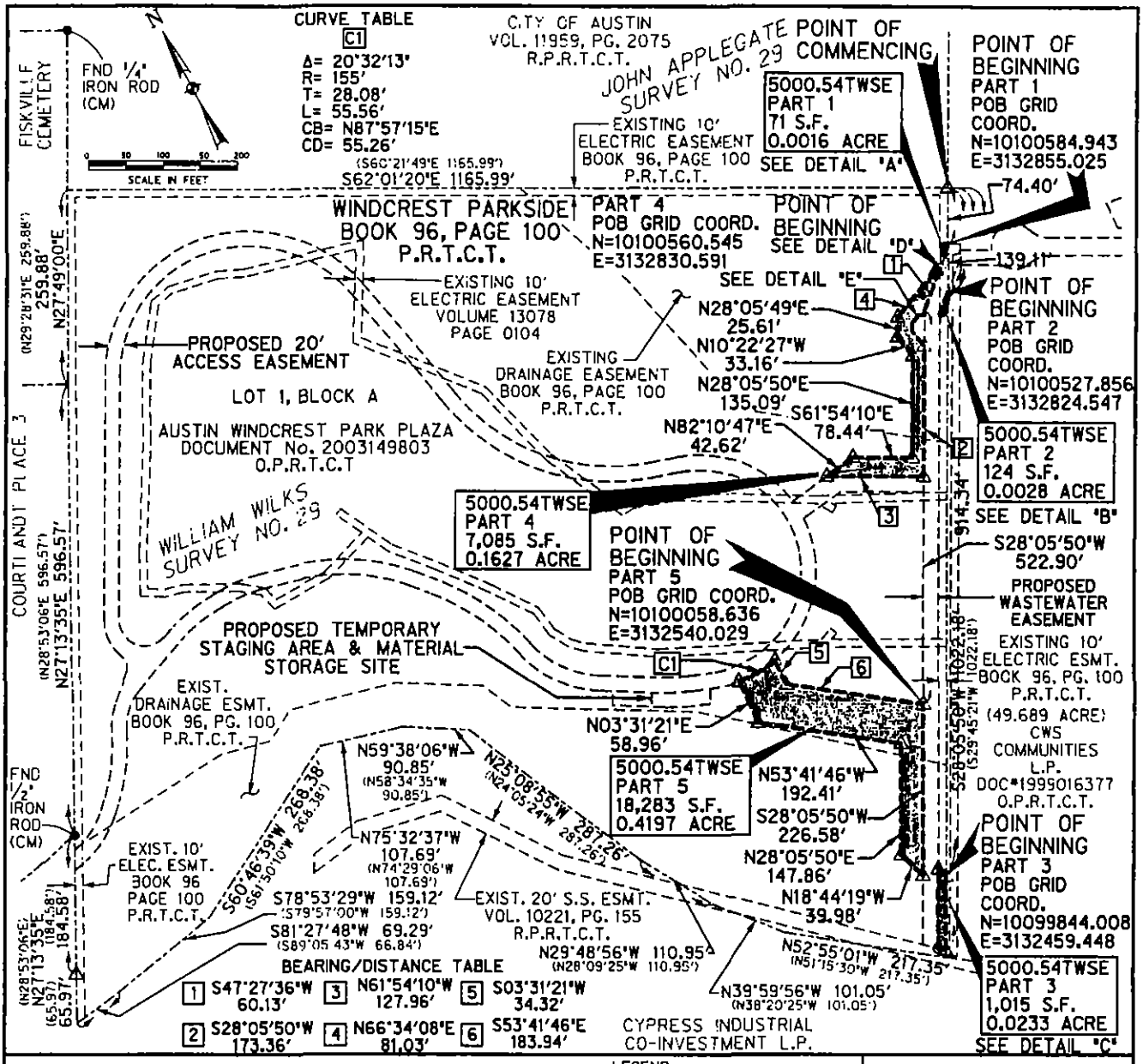


FIELD NOTES REVIEWED
By: _____ Date: 10-28-03
Austin Clean Water Program
Survey Coordinator

Halff Associates, Inc.
1421 Wells Branch Parkway, Suite 104
Austin, Texas 78660
(512) 252-8184

REFERENCES:

TCAD # 02-3421-0608
Austin Grid M-29



NOTE:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 (1993) (HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT 'SEC 6' HAVING GRID COORDINATE VALUES N = 10097911.079, E = 3133285.511 AND REFERENCE POINT "SEC 7' HAVING GRID COORDINATE VALUES N = 10099099.138, E = 3134143.883. COMBINED SCALE FACTOR = 0.9999638238
ALL DISTANCES SHOWN ARE SURFACE DISTANCES

RECORD DATA REFERENCE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF NO. 03-82358

LEGEND

(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
●	½" FOUND IRON ROD (UNLESS NOTED)
○	60D NAIL (UNLESS NOTED)
△	CALCULATED POINT
( )	RECORD INFORMATION
----------	EXISTING PROPERTY LINE
- - - - - -	EXISTING EASEMENT LINE
	AREA OF EASEMENT

Oct 23 2003
STATE OF TEXAS REGISTERED DOUGLAS A. CALHOUN 5619 PROFESSIONAL LAND SURVEYOR

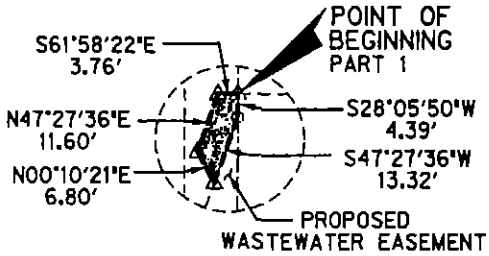
Douglas A. Calhoun

HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
142' WELLS BRANCH PARKWAY, SUITE 104
AUSTIN, TEXAS 78660
(512) 252-8184

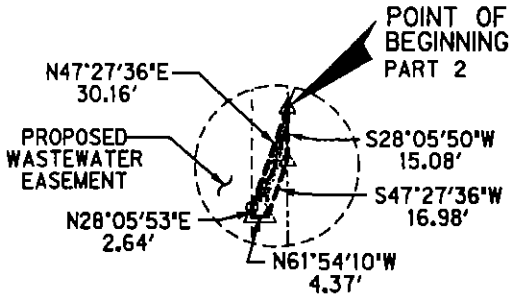
PARCEL 5000.54TWSE
SKETCH TO ACCOMPANY FIELD NOTES

A PORTION OF LOT 1, BLOCK A WINDCREST PARKSIDE SUBDIVISION TRAVIS COUNTY, TEXAS

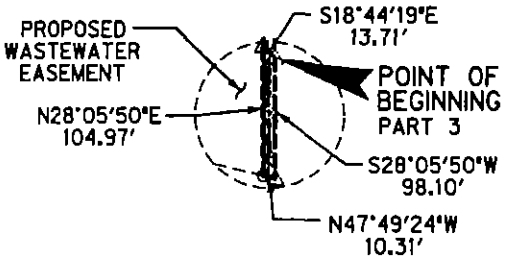
Exhibit "C"



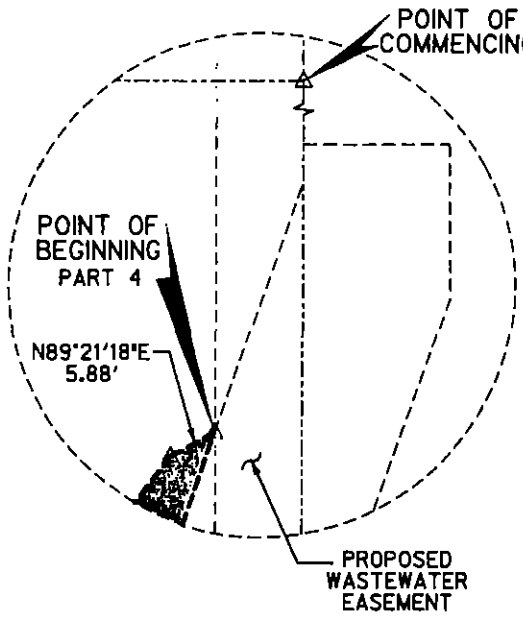
DETAIL "A"
N.T.S.



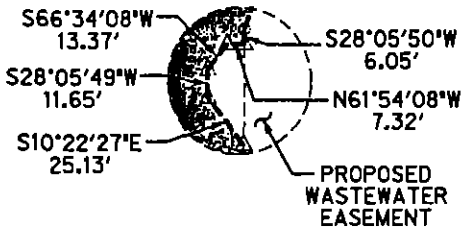
DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.



DETAIL "E"
N.T.S.

NOTE:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 (1993) (HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT 'SEC 6' HAVING GRID COORDINATE VALUES N = 10097911.079, E = 3133285.511 AND REFERENCE POINT 'SEC 7' HAVING GRID COORDINATE VALUES N = 10099099.138, E = 3134143.883. COMBINED SCALE FACTOR = 0.9999638238 ALL DISTANCES SHOWN ARE SURFACE DISTANCES

RECORD DATA REFERENCE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF NO. 03-82358

LEGEND

(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
●	½" FOUND IRON ROD (UNLESS NOTED)
O	60D NAIL (UNLESS NOTED)
△	CALCULATED POINT
( )	RECORD INFORMATION
----------	EXISTING PROPERTY LINE
- - - - -	EXISTING EASEMENT LINE
	AREA OF EASEMENT

Oct 23 2003
STATE OF TEXAS
REGISTERED
DOUGLAS A. CALHOUN
5619
PROFESSIONAL
LAND SURVEYOR

Douglas A. Calhoun

HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
1421 WELLS BRANCH PARKWAY, SUITE 104
AUSTIN, TEXAS 78660
(512) 252-8184

PARCEL 5000.54TWSE
SKETCH TO ACCOMPANY FIELD NOTES

A PORTION OF
LOT 1, BLOCK A
WINDCREST PARKSIDE SUBDIVISION
TRAVIS COUNTY, TEXAS

Exhibit "C"

Austin Windcrest Park Plaza
Limited Partnership
to
City of Austin
Lot 1, Block A
Windcrest Parkside Subdivision
(Temporary Staging Area and
Material Storage Site)
Little Walnut Creek North
CIP# 4926.026

FIELD NOTES FOR PARCEL 5000.54TSAAMSS

BEING A 0.0555-ACRE (2,418 SQUARE FEET) TRACT OF LAND OUT OF AND A PART OF THE WILLIAM WILKS SURVEY NO. 29 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK A, WINDCREST PARKSIDE SUBDIVISION IN THE CITY OF AUSTIN, RECORDED IN BOOK 96, PAGE 100 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO AUSTIN WINDCREST PARK PLAZA LIMITED PARTNERSHIP, BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN DOCUMENT No. 2003149803 OF THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0555-ACRE (2,418 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a calculated point for the northeast corner of said Lot 1, Block A, Windcrest Parkside Subdivision, said point being along the northwest property line of a 49.689 acre tract of land conveyed to CWS Communities, LP, by deed recorded in Document No. 1999016377 of the Official Public Records of Travis County, Texas;

THENCE South 28 degrees 05 minutes 50 seconds West, along the common line between said Lot 1, Block A and said 49.689 acre tract, a distance of 78.79 feet to a 60D nail set for a corner;

THENCE South 47 degrees 27 minutes 36 seconds West, departing said common line over and across said Lot 1, Block A, a distance of 90.48 feet to a 60D nail set for a corner;

THENCE South 28 degrees 05 minutes 50 seconds West, continuing over and across said Lot 1, Block A, a distance of 241.20 feet to a calculated point for a corner;

THENCE North 61 degrees 54 minutes 10 seconds West, continuing over and across said Lot 1, Block A, a distance of 109.54 feet to a calculated point for a corner;

THENCE South 82 degrees 10 minutes 47 seconds West, continuing over and across said Lot 1, Block A, a distance of 60.81 feet to a calculated point on a circular curve to the right having a radius of 155.00 feet, whose chord bears South 55 degrees 53 minutes 21 seconds West, a distance of 253.50 feet;

THENCE Southwesterly, continuing over and across said Lot 1, Block A and along said curve to the right, through a central angle of 109 degrees 43 minutes 16 seconds, an arc length of 296.82 feet to a calculated point for the point of tangency;

THENCE North 69 degrees 15 minutes 01 second West, continuing over and across said Lot 1, Block A, a distance of 5.12 feet to a calculated point for a corner, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (1993) (HARN), U.S. Feet, Combined Scale Factor 0.9999638238) values of N=10100210.092, E=3132301.151, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 29 degrees 20 minutes 26 seconds West, continuing over and across said Lot 1, Block A, a distance of 19.86 feet to a calculated point on circular curve to the right having a radius of 370.27 feet, whose chord bears North 66 degrees 10 minutes 38 seconds West, a distance of 59.26 feet;

THENCE Southwesterly, continuing over and across said Lot 1, Block A and along said curve to the right, through a central angle of 09 degrees 10 minutes 45 seconds, an arc length of 59.32 feet to a calculated point at the end of said curve;

THENCE North 60 degrees 03 minutes 34 seconds West, continuing over and across said Lot 1, Block A, a distance of 68.08 feet to a calculated point for a corner;

THENCE North 28 degrees 53 minutes 05 seconds East, continuing over and across said Lot 1, Block A, a distance of 18.77 feet to a calculated point for a corner;

THENCE South 59 degrees 46 minutes 27 seconds East, continuing over and across said Lot 1, Block A, a distance of 54.11 feet to a calculated point for the point of curvature of a circular curve to the left having a radius of 300.00 feet, whose chord bears South 64 degrees 30 minutes 44 seconds East, a distance of 49.56 feet;

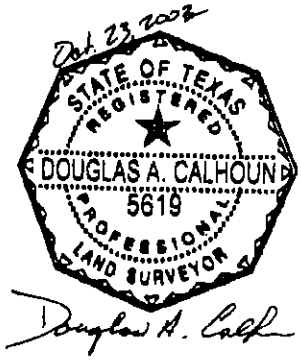
THENCE Southeasterly, continuing over and across said Lot 1, Block A and along said curve to the left, through a central angle of 09 degrees 28 minutes 34 seconds, an arc length of 49.62 feet to a calculated point for the point of tangency;

THENCE South 69 degrees 15 minutes 01 second East, continuing over and across said Lot 1, Block A, a distance of 23.93 feet to the POINT OF BEGINNING, containing 0.0555 acre (2,418 square feet) of land more or less.

Exhibit "D"

BASIS OF BEARING:

The bearings described herein are Texas State Plane grid bearings (Texas Central Zone, NAD83 (1993) (HARN), Combined Scale Factor 0.9999638238). Project Reference Control Points are City of Austin reference points "SEC 6" having grid coordinate values N=10097911.079, E=3133285.511, and "SEC 7" having grid coordinate values N=10099099.138, E=3134143.883. For surface coordinates, multiply grid coordinates by an adjustment factor of 1.0000362.

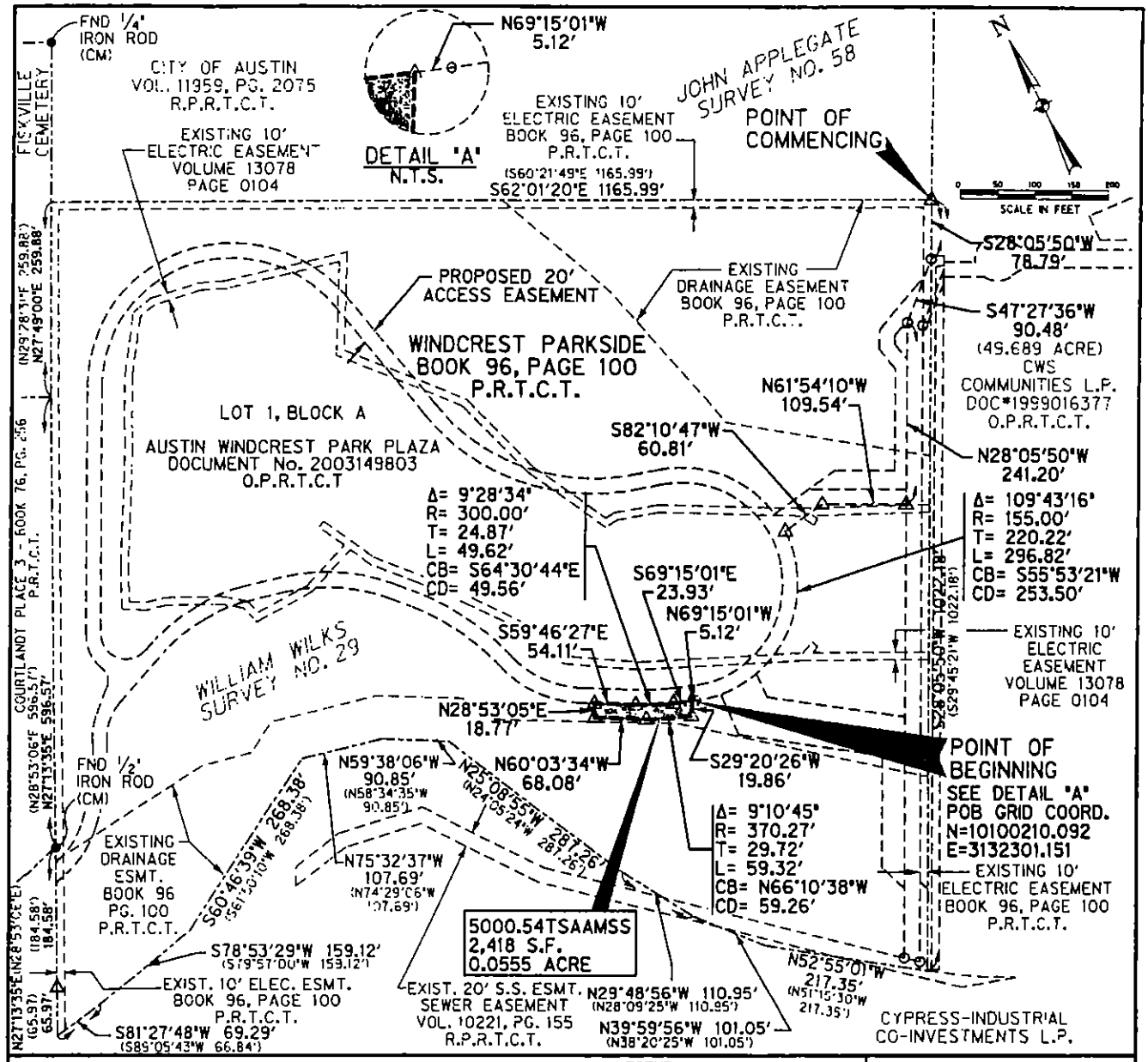


FIELD NOTES REVIEWED
By: _____ Date: 10-28-03
Austin Clean Water Program
Survey Coordinator

Halff Associates, Inc.
1421 Wells Branch Parkway, Suite 104
Austin, Texas 78660
(512) 252-8184

REFERENCES:

TCAD # 02-3421-0608
Austin Grid M-29



NOTE:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 (1993) (HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT 'SEC 6' HAVING GRID COORDINATE VALUES N = 10097911.079, E = 3133285.511 AND REFERENCE POINT 'SEC 7' HAVING GRID COORDINATE VALUES N = 10099099.138, E = 3134143.883. COMBINED SCALE FACTOR = 0.9999638238 ALL DISTANCES SHOWN ARE SURFACE DISTANCES

RECORD DATA REFERENCE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF NO. 03-82358

LEGEND

(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
●	½" FOUND IRON ROD (UNLESS NOTED)
O	60D NAIL (UNLESS NOTED)
△	CALCULATED POINT
( )	RECORD INFORMATION
----------	EXISTING PROPERTY LINE
- - - - -	EXISTING EASEMENT LINE
▬▬	AREA OF EASEMENT

Oct 23 2003
STATE OF TEXAS REGISTERED DOUGLAS A. CALHOUN 5619 PROFESSIONAL LAND SURVEYOR
Douglas A. Calhoun

HALFF ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • SURVEYORS
1421 WELLS BRANCH PARKWAY, SUITE 104
AUSTIN, TEXAS 78660
(512) 252-8184

PARCEL 5000.54TSAAMSS
SKETCH TO ACCOMPANY FIELD NOTES

A PORTION OF LOT 1, BLOCK A WINDCREST PARKSIDE SUBDIVISION TRAVIS COUNTY, TEXAS

PAGE 4 OF 4

Exhibit "D"