

RESOLUTION NO. 20051215-022

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

WHEREAS, the City of Austin has attempted to purchase those needed real property interests but has been unable to agree with the owner on the fair market value thereof; **NOW, THEREFORE,**

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

That 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 of Austin against the owner now having, or who may acquire, an interest in the real property interests needed by the City, described and located below, for the public purposes set out below, and to take whatever other action may be deemed appropriate to economically effect the needed acquisitions.

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

Owner: Leigh Acres, Ltd.

Project: Govalle 3 - Carson Creek at Montopolis Drive, a portion of the Austin Clean Water Program

Intended Purpose: the permanent wastewater line easement described in the attached Exhibit "A" is necessary to install, operate, maintain, repair, replace, and upgrade permanent wastewater lines and appurtenances thereto, in order to increase and improve the City's ability to provide sanitary sewer services to the public, to prevent leakage from wastewater lines, and to comply with a federal mandate;

the permanent access easement described in the attached Exhibit "B" is needed to access the permanent wastewater line easement described in the attached Exhibit "A" in order to install, inspect, and repair the wastewater lines and appurtenances therein;

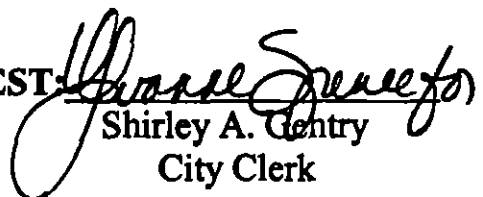
the temporary working space easement described in the attached Exhibit "C" is necessary to install the permanent wastewater lines and appurtenances thereto in the permanent wastewater line easement described in the attached Exhibit "A;" and,

the temporary staging area and material storage site easement described in the attached Exhibit "D" is necessary to stage equipment and store material needed to install and repair the wastewater lines described in the attached Exhibit "A."

Location: 7119 East Ben White Boulevard, Austin, Texas.

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

ADOPTED: December 15, 2005

ATTEST: 
Shirley A. Gentry
City Clerk

Leigh Acres, Ltd.
to the
City of Austin
(For Wastewater Easement)

FIELD NOTES FOR PARCEL 5105.03 WE

ALL OF THAT CERTAIN 0.353-ACRE (15,397 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.353-ACRES BEING COMPRISED OF TWO (2) PARCELS OUT OF A 58.606-ACRE TRACT OR PARCEL OF LAND AS CONVEYED TO LEIGH ACRES, LTD., A TEXAS LIMITED PARTNERSHIP, BY WARRANTY DEED DATED JANUARY 12, 1995, AS RECORDED IN VOLUME 12357, PAGE 889 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Part 1

Commencing for **POINT OF REFERENCE** at a ½" iron rod found at the common southerly corner of Lot 2, and Lot 3, Block A, Bacon Subdivision as recorded in Book 96, Page 279-280 of the Plat Records of Travis County, Texas, also being in the northwesterly line of said Leigh Acres, Ltd. 58.606-acre tract; Thence with the southeast line of said Lot 3, same being the northwest line of said Leigh Acres, Ltd. 58.606-acre tract, S42°27'49"W a distance of 105.03 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.99995348) values of N=10,050,765.757, E=3,127,434.924, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, crossing said Leigh Acres, Ltd. 58.606-acre tract, the following four (4) courses:

- 1) S78°53'27"E a distance of 294.84 feet to a 60d nail set at an angle point of this tract;
- 2) N86°45'53"E a distance of 268.86 feet to a 60d nail set at an angle point of this tract;
- 3) N76°37'23"E a distance of 381.36 feet to a 60d nail set at an angle point of this tract; and

- 4) N60°28'54"E a distance of 268.82 feet to a 60d nail set on a southeasterly line of said Leigh Acres Ltd. 58.606-acre tract, said line also being a northwesterly line of a 39.585-acre tract as conveyed to Catherine Bearden Dorough by Final Order Partitioning Property Between Debtor and Catherine Dorough signed April 15, 1992, in Case No. 90-13540, Adversary Proceeding No. 91-1163FM; to Coney H. Dorough by 1998 Gift Deed to Spouse recorded in Volume 13304, Page 1612 of the Real Property Records of Travis County, Texas, and to the Coney and Catherine Dorough 1998 Descendant's Trust by a 1999 Gift Deed to Trust and a 1998 Gift Deed to Trust recorded respectively in Volume 13363, Page 3223 and Volume 13304, Page 1617, both of the Real Property Records of Travis County, Texas, for the northeast corner of this tract, from which a ½" iron pipe found at an angle point in the southeasterly line of said Leigh Acres, Ltd. 58.606-acre tract, said ½" iron pipe found also being an angle point in the northwesterly line of said 39.585-acre tract, bears N42°37'23"E a distance of 357.00 feet;

THENCE, with said common line of said Leigh Acres Ltd. 58.606-acre tract and said Dorough 39.585-acre tract, S42°37'23"W a distance of 47.88 feet to a 60d nail set on the north line of an existing City of Austin Sanitary Sewer Easement as described in instrument recorded in Volume 4045, Page 1192 of the Deed Records of Travis County, Texas, for the southeast corner of this tract;

THENCE, crossing said Leigh Acres, Ltd. 58.606-acre tract, with the north line of said City of Austin Sanitary Sewer Easement, the following five (5) courses:

- 1) S63°36'23"W a distance of 222.56 feet to a 60d nail set at an angle point of this tract;
- 2) S76°37'23"W a distance of 383.66 feet to a 60d nail set at an angle point of this tract;
- 3) S57°25'23"W a distance of 36.25 feet to a 60d nail set at an angle point of this tract;
- 4) S86°45'53"W a distance of 239.56 feet to a 60d nail set at an angle point of this tract; and
- 5) N78°53'27"W a distance of 309.55 feet to a 60d nail set on said southeasterly line of Lot 3, Block A, Bacon Subdivision, for the southwest corner of this tract;

THENCE, with said common line of said Lot 3, Block A, Bacon Subdivision, and said Leigh Acres Ltd. 58.606-acre tract, N42°27'49"E a distance of 23.42 feet to the **POINT OF BEGINNING** and containing 0.327-acre (14,240 square feet) of land, more or less.

Part 2

Commencing for POINT OF REFERENCE at a ½" iron rod found at the common southerly corner of Lot 2, and Lot 3, Block A, Bacon Subdivision as recorded in Book 96, Page 279-280 of the Plat Records of Travis County, Texas, said ½" iron rod found also being in the northwest line of said Leigh Acres Ltd. 58.606-acre tract; Thence with the southeast line of said Lot 3, same being the northwest line of said Leigh 58.606-acre tract, S42°27'49"W a distance of 128.45 feet to a calculated point; Thence, crossing said Leigh Acres, Ltd. 58.606-acre tract, the following two (2) courses: S78°53'27"E a distance of 309.55 feet to a calculated point; N86°45'53"E a distance of 270.17 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.99995348) values of N=10,050,704.087, E=3,127,992.574, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, crossing said Leigh Acres Ltd. 58.606-acre tract, the following six (6) courses:

- 1) With the south line of an existing City of Austin 15-foot Sanitary Sewer Easement as recorded in Volume 4045, Page 1192 of the Deed Records of Travis County, Texas, N57°25'23"E a distance of 7.03 feet to a 60d nail set at an angle point of this tract;
- 2) Continuing with said south line of City of Austin 15-foot Sanitary Sewer Easement, N76°37'23"E a distance of 382.84 feet to a 60d nail set at an angle point of this tract;
- 3) Continuing with said south line of City of Austin 15-foot Sanitary Sewer Easement, N63°36'23"E a distance of 47.07 feet to a 60d nail set, for the most easterly corner of this tract;

- 4) S60°28'54"W a distance of 48.34 feet to a 60d nail set at an angle point of this tract;
- 5) S76°37'23"W a distance of 385.97 feet to a 60d nail set at an angle point of this tract; and
- 6) S86°45'53"W a distance of 2.98 feet to the **POINT OF BEGINNING** and containing 0.027-acre (1,157 square feet) of land, more or less.

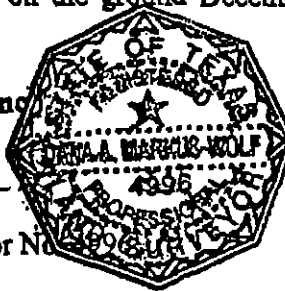
I **HEREBY CERTIFY** that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground December, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.



Dana A. Markus-Wolf

Registered Professional Land Surveyor No. 4998



Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83
Horizontal Grid Coordinates for the reference monuments SOCC AND A740 as
established and published by the Lower Colorado River Authority were used as
the controlling monuments for this survey.

Combined scale factor=0.99995348.

5105.03 we leigh.doc

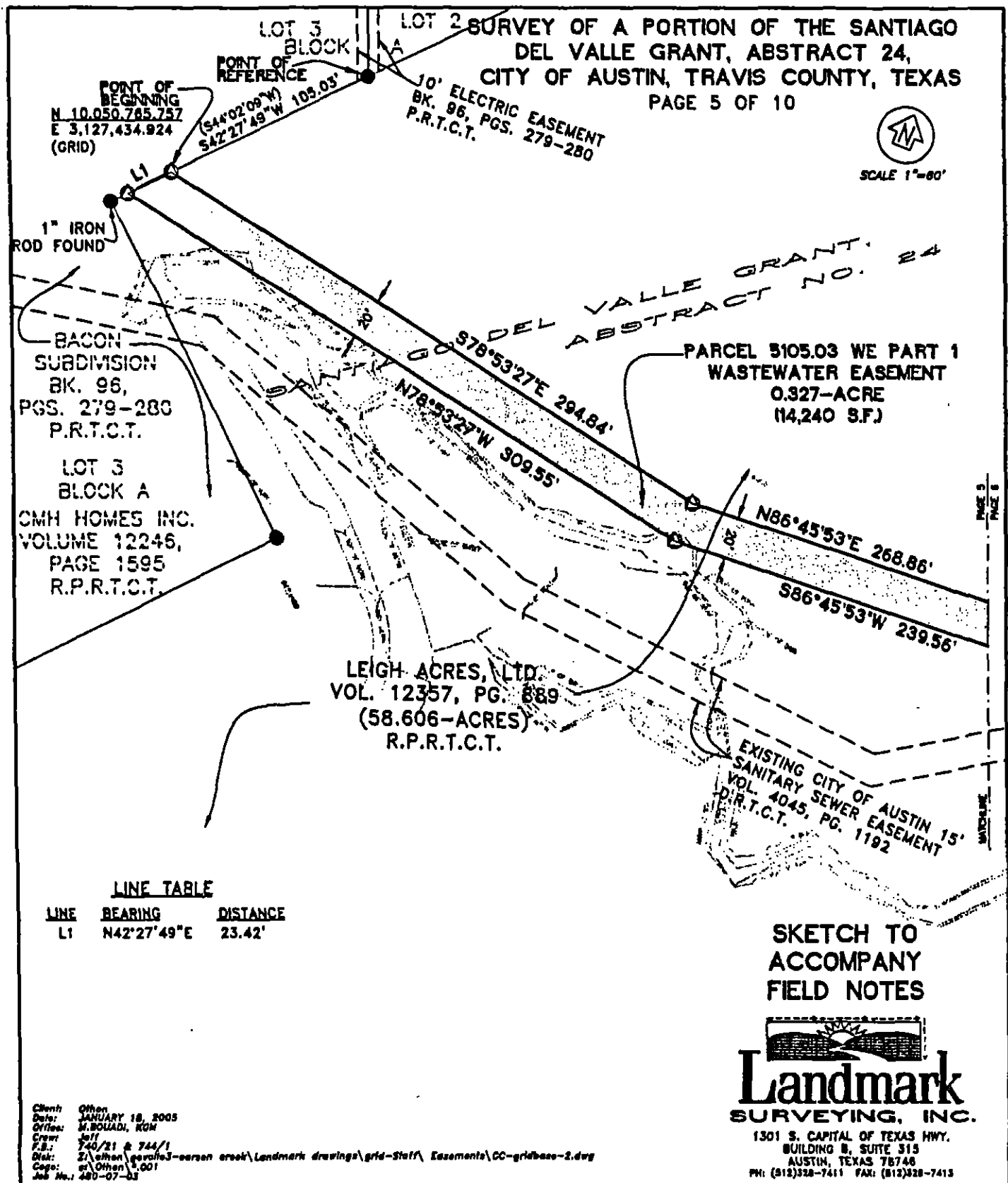
Austin Map No. 646, Grid No. L17

TCAD No. 0315110821

FIELD NOTES REVIEWED

By  Date: 1-21-05

Austin Clean Water Program
Survey Coordinator



SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 6 OF 10

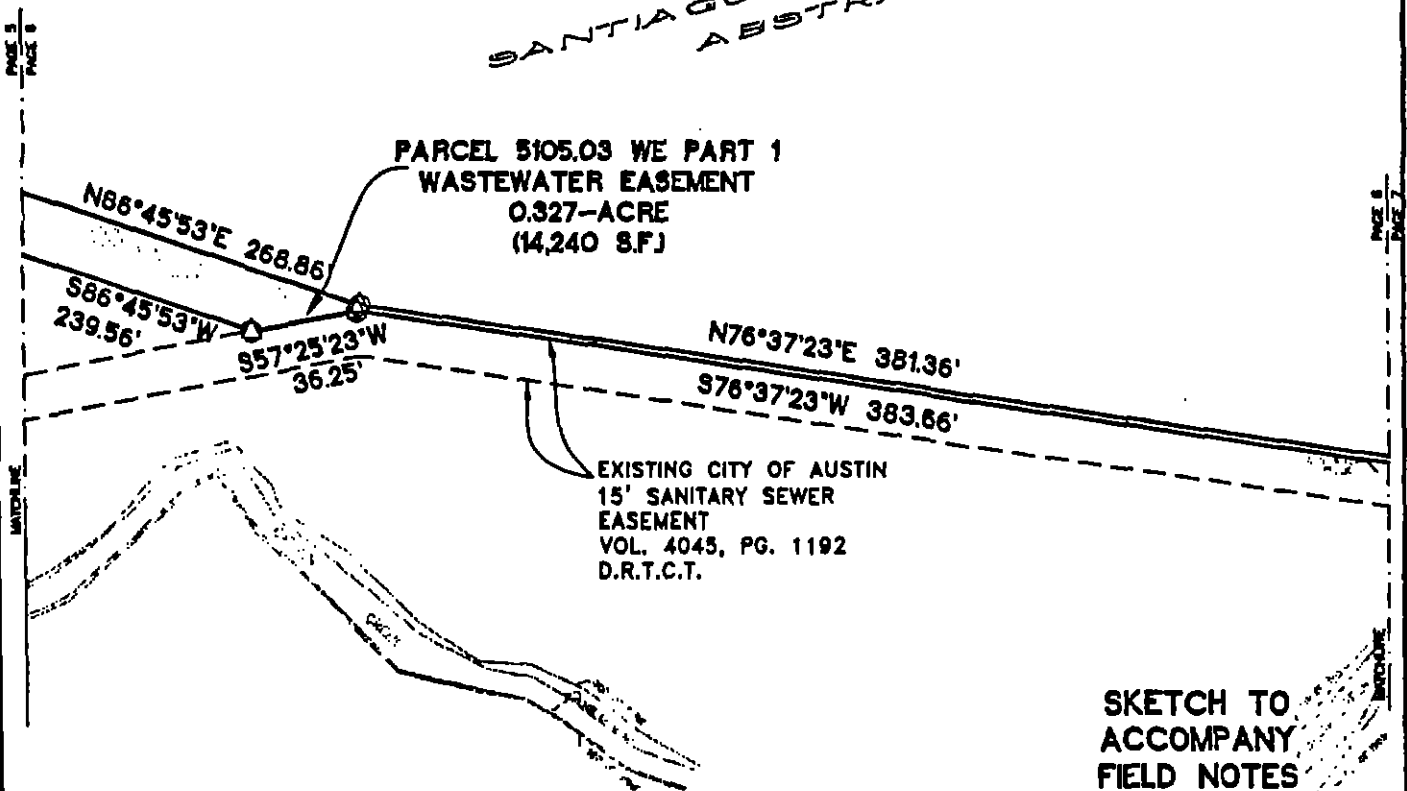


SCALE 1"=80'

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

SANTIAGO DEL VALLE GRANT.
ABSTRACT NO. 24

PARCEL 5105.03 WE PART 1
WASTEWATER EASEMENT
0.327-ACRE
(14,240 S.F.)



SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746

PH: (817)328-7411 FAX: (817)328-7412

Client: Otman
Date: January 18, 2004
Office: M. BOUADI, KCM
Draw: Jeff
F.S.: 740/21 & 744/1
Disk: 2:\otman\govalles-servon creek\Landmark drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cope: a:\Otman\5.001
Job No.: 480-07-03

SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 7 OF 10



SCALE 1"=60'

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

SANTIAGO DEL VALLE GRANT.
ABSTRACT NO. 24

PARCEL 5105.03 WE PART 1
WASTEWATER EASEMENT
0.327-ACRE
(14,240 S.F.)

N42°37'23"E 357.00'

N76°37'23"E
381.36'

N60°28'54"E 268.82'

S63°36'23"W 222.56'

S42°37'23"W 47.88'

S76°37'23"W
383.66'

EXISTING CITY OF AUSTIN
15' SANITARY SEWER
EASEMENT
VOL. 4045, PG. 1192
D.R.T.C.T.

CATHERINE BEARDEN DOROUGH
CASE NO. 90-13540
CONEY H. DOROUGH

VOL. 13304, PG. 1612 (R.P.R.T.C.T.)
CONEY AND CATHERINE DOROUGH
1998 DECENDANTS TRUST
(39.585 ACRES)
VOL. 13363, PG. 3223
(R.P.R.T.C.T.)
VOL. 13304, PG. 1617
(R.P.R.T.C.T.)

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH (512)328-7411 FAX (512)328-7413

Client: Othen
Date: January 18, 2003
Office: M. GOUAD, KGM
Crew: Jeff
F.S.: 740/21 & 744/1
Disk: Z:\othen\gouad3-sansen creek\Landmark drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cage: ac\Othen\1.001
Job No.: 480-07-03

**SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 8 OF 10



SCALE 1"=80'

BACON SUBDIVISION
BK. 96, PGS. 279-280
P.R.T.C.T.

LOT 2
LOT 3

10' ELECTRIC EASEMENT
BK. 96, PGS. 279-280
P.R.T.C.T.
POINT OF
REFERENCE

(S44°02'09"W)
(S42°27'49"W) 137.41'
128.45'

N.T.S.

S78°53'27"E 309.55'

SANTIAGO DEL VALLE GRANT.
ABSTRACT NO. 24

LEIGH ACRES, LTD.
VOL. 12357, PG. 869
(58.608 ACRES)
R.P.R.T.C.T.

N86°45'53"E 270.17'
239.56'

EXISTING 15' SANITARY SEWER
EASEMENT VOL. 4045, PG. 1192
D.R.T.C.T.

POINT OF
BEGINNING
N 10.050.704.087
E 3,127,982.574
(GRID)

N.T.S.

PARCEL 510503 WE PART 2
WASTEWATER EASEMENT
0.027 ACRE
(1,157 S.F.)

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.
1301 S. CAPITAL OF TEXAS HWY.
BUILDING 8, SUITE 313
AUSTIN, TEXAS 78748
PH (512)528-7411 FAX (512)528-7410

Client: Other
Date: JANUARY 18 2009
Office: M/Laughlin, RGM
Crew: Jeff
F.S.: 740/21 & 744/1
Dist: Z:\other\govinfo3-person areas\Landmark drawings\grid-Steff\ Easements\CC-gridbase-2.dwg
Cape: er/Olsen 1,001
Job No.: 490-07-03

SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

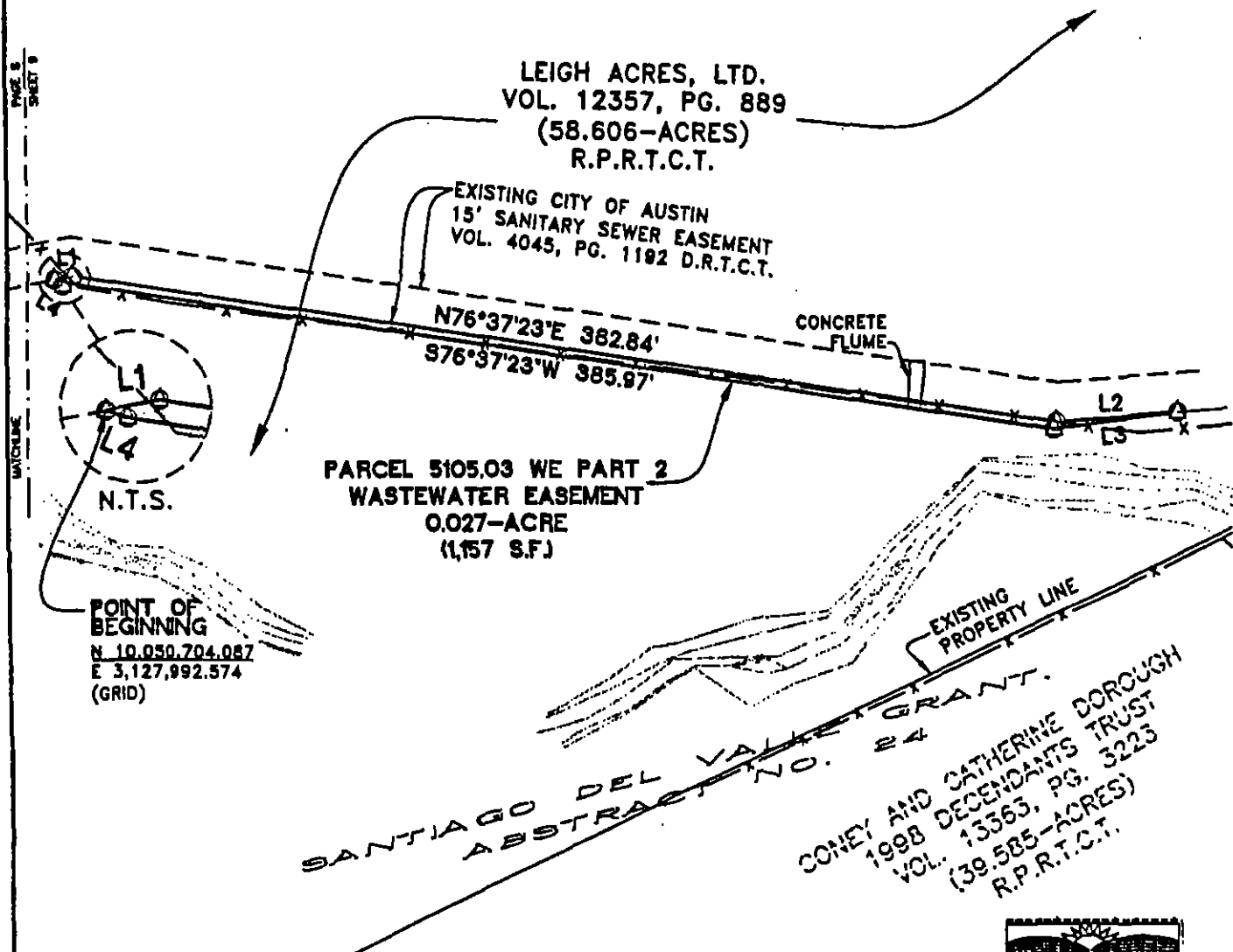
PAGE 9 OF 10



SCALE 1"=80'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N57°25'23"E	7.03'
L2	N63°36'23"E	47.07'
L3	S80°28'54"W	48.34'
L4	S86°45'53"W	2.98'



Client: Other
Date: JANUARY 18, 2003
Office: MTLAUGHIN, RGM
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\other\gevalle3-carson creek\Landmark drawings\grid-Stell\ Easements\CC-gridbase-1.dwg
Cape: a:\Other\001
Job No.: 480-07-03

SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 515
AUSTIN, TEXAS 78748
PH: (512)328-7411 FAX: (512)328-7413

**SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

**PAGE 10 OF 10
PARCEL 5105.03 WE**

COMMITMENT NOTE:

All easements of which I have knowledge and those recorded easements furnished by Chicago Title Insurance Company according to Commitment No. 44-908-80-2405166, effective October 28, 2004 are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

RESTRICTIVE COVENANTS AND EASEMENTS

1. An electric and telephone easement granted to City of Austin as recorded in Volume 3267, Page 472 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.
2. An electric and telephone lines and systems easement granted to City of Austin as recorded in Volume 4012, Page 230, and Volume 4408, Page 2339 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.
3. A judgement for a 50' easement, in favor of the United States of America, as recorded in Volume 723, Page 229 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.
4. A sanitary sewer line easement granted to City of Austin as recorded in Volume 4045, Page 1192 and in Volume 4377, Page 182 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.
5. An electric and telephone lines and systems easement granted to City of Austin as recorded in Volume 4408, Page 2339 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.

BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
SODC AND A740 AS PUBLISHED BY THE LCRA,
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

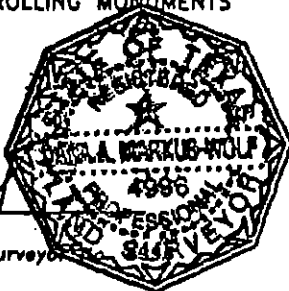
AS SURVEYED BY
LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf
Registered Professional Land Surveyor

DATE : December 17, 2004

REVISED: JANUARY 18, 2005

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.



LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- △ 600 NAIL SET
- △ CALCULATED POINT
(NOT ESTABLISHED
ON GROUND)
- () RECORD INFORMATION
- BREAK IN SCALE
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas
- O.P.R.T.C.T. Official Public Records
Travis County, Texas
- R.P.R.T.C.T. Real Property Records
Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748

PH: (512)328-7411 FAX: (512)328-7413

Client: Othon, Inc.
Date: January 18, 2004
Office: M. BOUADI, KOM
Draw: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\OTHON\gavalla3-Corson\Landmark Drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cage: or Othon\1.001
Job No.: 480-07-05

Leigh Acres, LTD.
to the
City of Austin
(Access Easement)

FIELD NOTES FOR PARCEL 5105.03 AE

ALL OF THAT CERTAIN 0.243-ACRE (10,570 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.243-ACRE OUT OF A 58.606-ACRE TRACT OR PARCEL OF LAND AS CONVEYED TO LEIGH ACRES, LTD., A TEXAS LIMITED PARTNERSHIP BY WARRANTY DEED RECORDED IN VOLUME 12357, PAGE 889 DATED JANUARY 12, 1995, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, SAID 0.243-ACRE BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found on the south right-of-way line of State Highway 71 – East Ben White Boulevard (200-foot right-of-way) having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.99995348) values of N=10,051,858.876 E=3,128,580.462, said 1/2" iron pipe found being the northwest corner of a 39.585-acre tract as conveyed to Catherine Bearden Dorough by Final Order Partitioning Property Between Debtor and Catherine Dorough signed April 15, 1992, in Case No. 90-13540, Adversary Proceeding No. 91-1163FM; to Coney H. Dorough by 1998 Gift Deed to Spouse recorded in Volume 13304, Page 1612 of the Real Property Records of Travis County, Texas, and to the Coney and Catherine Dorough 1998 Descendant's Trust by 1999 Gift Deed to Trust and 1998 Gift Deed to Trust recorded in Volume 13363, Page 3223 and Volume 13304, Page 1617, respectively, both of the Real Property Records of Travis County, Texas, said ½" iron pipe found also being the northeast corner of said Leigh Acres, Ltd. 58.606-acre tract for the northeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, with the common line of said Dorough 39.585-acre tract and said Leigh Acres, Ltd. 58.606-acre tract, the following three (3) courses:

- 1) S21°45'51"E a distance of 290.40 feet to a calculated point;

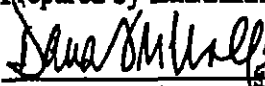

- 2) S21°36'13"E a distance of 410.58 feet to a ½" iron pipe found at the southeast corner of said Leigh Acres, Ltd. 58.606-acre tract, same being an angle point in the northwesterly line of said Dorrough 39.585-acre tract, for the southeast corner of this tract; and
- 3) S42°37'23"W a distance of 16.66 feet to a calculated point on the south line of said 58.606-acre tract, for the southwest corner of this tract,

THENCE, leaving the northwest line of said Dorrough 39.585-acre tract, crossing said Leigh Acres, Ltd. 58.606-acre tract, the following two (2) courses:

- 1) N21°36'13"W a distance of 417.81 feet to a calculated point; and
- 2) N21°45'51"W a distance of 290.43 feet to a calculated point on the aforementioned south right-of-way line of State Highway 71, same being the north line of said Leigh Acres, Ltd. 58.606-acre tract, for the northwest corner of this tract;

THENCE with said south right-of-way line of State Highway 71, same being the north line of said Leigh Acres, Ltd. 58.606-acre tract, N68°25'37"E a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.243-acre (10,570 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground December, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.

Dana A. Markus-Wolf
Registered Professional Land Surveyor No. 4996
Revised: August 2, 2006


Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83
Horizontal Grid Coordinates for the reference monuments SOCC AND A740 as established and published by the Lower Colorado River Authority were used as the controlling monuments for this survey. Combined scale factor=0.99995348.

final5105.03 AE leigh_rev2.doc
Austin Map No. 646, Grid No. L17
TCAD No. 0315110821

FIELD NOTES REVIEWED

By:  Date: 8-4-06

Austin Clean Water Program
Survey Coordinator

**SURVEY OF A PORTION OF THE
SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

**EAST BEN WHITE BOULEVARD
(STATE HIGHWAY 70 (200' ROW))**



SCALE 1"=100'

PAGE 3 OF 4

BACON SUBMISSION
BK. 98, PGS. 279-280
P.R.T.C.T.

LOT 1

OVERHEAD
ELECTRIC LINE
4' DIA. BILLBOARD
SIGN ON WOOD POLE

ELECTRIC
POWER POLE

POINT OF
BEGINNING
N 10,051.858.878
E 3,128,580.482
(GRID)

POINT OF
REFERENCE

LEIGH ACRES, LTD.
DOC. NO. 1999015016
(1.0-ACRE)
O.P.R.T.C.T.

CONEY & CATHERINE
DOROUGH
VOL. 2129, PG. 236
(1.0-ACRE)
D.R.T.C.T.

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

SANTIAGO DEL VALLE GRANT
ABSTRACT NO. 24

CATHERINE BEARDEN DOROUGH
CASE NO. 90-13540
CONEY H. DOROUGH
VOL. 13304, PG. 1612 (R.P.R.T.C.T.)
CONEY AND CATHERINE DOROUGH
1998 DECENDANT'S TRUST
VOL. 13363, PG. 3223
(R.P.R.T.C.T.)
VOL. 13304, PG. 1617
(R.P.R.T.C.T.)
(39.585-ACRES)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N68°25'37"E	18.00'
L2	S42°57'23"W	18.86'

NOTE
FOR RESTRICTIVE COVENANTS AND EASEMENTS,
LEGEND, AND BEARING BASIS,
SEE SHEET 4 OF 4.

PARCEL 5105.03 AE
ACCESS EASEMENT
0.243-ACRE
(10,570 S.F.)

EXISTING
PROPERTY LINE

**SKETCH TO
ACCOMPANY
FIELD NOTES**

**Landmark
SURVEYING, INC.**

1801 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 310
AUSTIN, TEXAS 78748
PH (512) 222-2411 FAX (512) 222-2412

Client: Other, Inc.
Date: May 11, 2005 (revised: August 2, 2005)
Office: KGL, srl
Crew: Jeff
F.S.: 740/21 & 744/1
Dlsk: Z:\OTHON\goville3-Carson\Landmark Drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Coper: at Other, Inc.
Job No.: 480-07-03

**SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

**PAGE 4 OF 4
PARCEL 5105.03 AE**

COMMITMENT NOTE:

All easements of which I have knowledge and those recorded easements furnished by Chicago Title Insurance Company according to Commitment No. 44-908-80-2405166, effective October 28, 2004 are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

RESTRICTIVE COVENANTS AND EASEMENTS

1. An electric and telephone easement granted to City of Austin as recorded in Volume 3267, Page 472 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easement.
2. An electric and telephone lines and systems easement granted to City of Austin as recorded in Volume 4012, Page 230, and Volume 4408, Page 2339 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easements.
3. A judgement for a 50' easement, in favor of the United States of America, as recorded in Volume 723, Page 229 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easements.
4. A sanitary sewer line easement granted to City of Austin as recorded in Volume 4045, Page 1192 and in Volume 4377, Page 182 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easements.
5. An electric and telephone lines and systems easement granted to City of Austin as recorded in Volume 4408, Page 2339 of the Deed Records of Travis County, Texas DOES NOT AFFECT the proposed easements.

BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
S0CC AND A740 AS PUBLISHED BY THE LCRA,
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- △ 800 NAIL SET
- △ CALCULATED POINT
(NOT ESTABLISHED
ON GROUND)
- () RECORD INFORMATION
- √ BREAK IN SCALE
- P.R.T.C.T. Plot Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas
- O.P.R.T.C.T. Official Public Records
Travis County, Texas
- R.P.R.T.C.T. Real Property Records
Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

AS SURVEYED BY
LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf
Dana A. Markus-Wolf
Registered Professional Land Surveyor
DATE: December 17, 2004
REVISED: August 2, 2005

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

Client: Office, Inc.
Date: 12/17/2005
Surveyor: DAW, SH
Project: 240/21 & 244/1
Sheet: 240/21 (STATION) private J-Corson/Landmark Breverage/grid-Start/ Easements/CO-grid-240-244/1
Supervisor: 240/21 (STATION) private J-Corson/Landmark Breverage/grid-Start/ Easements/CO-grid-240-244/1
Job No.: 480-87-81

Landmark
SURVEYING, INC.
1301 E. CAPITAL OF TEXAS HWY.
BUILDING 8, SUITE 318
AUSTIN, TEXAS 78748
PH (512) 328-7411 FAX (512) 328-7413

Leigh Acres, LTD.
to the
City of Austin
(Temporary Working Space Easement)

FIELD NOTES FOR PARCEL 5105.03 TWSE

ALL OF THAT CERTAIN 0.423-ACRE (18,409 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.423-ACRE OUT OF A 58.606-ACRE TRACT OR PARCEL OF LAND AS CONVEYED TO LEIGH ACRES, LTD., A TEXAS LIMITED PARTNERSHIP, BY WARRANTY DEED DATED JANUARY 12, 1995 AND RECORDED IN VOLUME 12357, PAGE 889 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing for POINT OF REFERENCE at a ½" iron rod found at the common southerly corner of Lot 2 and Lot 3, Block A, Bacon Subdivision, as recorded in Book 96, Pages 279-280 of the Plat Records of Travis County, Texas, also being in the northwesterly line of said Leigh Acres, Ltd. 58.606-acre tract; Thence with the southeasterly line of said Lot 3, same being the northwesterly line of said Leigh Acres, Ltd. 58.606-acre tract, S42°27'49"W a distance of 87.46 feet to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined Scale Factor 0.99995348) values of N=10,050,778.714, E=3,127,446.782, for the most northerly corner and POINT OF BEGINNING of the herein described tract of land;

THENCE, crossing said Leigh Acres, Ltd. 58.606-acre tract, the following four (4) courses:

- 1) S78°53'27"E a distance of 283.82 feet to a calculated point at an angle point of this tract;**
- 2) N86°45'53"E a distance of 265.64 feet to a calculated point at an angle point of this tract;**
- 3) N76°37'23"E a distance of 377.90 feet to a calculated point at an angle point of this tract;**

- 4) N60°28'54"E a distance of 313.25 feet to a calculated point on the southeasterly line of said Leigh Acres Ltd. 58.606-acre tract, said line also being a northwesterly line of a 39.585-acre tract as conveyed to Catherine Bearden Dorrough by Final Order Partitioning Property Between Debtor and Catherine Dorrough signed April 15, 1992, in Case No. 90-13540, Adversary Proceeding No. 91-1163FM, to Coney H. Dorrough by 1998 Gift Deed to Spouse recorded in Volume 13304, Page 1612 of the Real Property Records of Travis County, Texas, and to the Coney and Catherine Dorrough 1998 Descendant's Trust by a 1999 Gift Deed to Trust and a 1998 Gift Deed to Trust recorded in Volume 13363, Page 3223 and Volume 13304, Page 1617 respectively, both of the Real Property Records of Travis County, Texas, for the northeast corner of this tract;

THENCE, with said common line of said Leigh Acres Ltd. 58.606-acre tract and said Dorrough 39.585-acre tract, S42°37'23"W a distance of 48.91 feet to a 60d nail set in the north line of a proposed wastewater easement, for the southeast corner of this tract;

THENCE, crossing said Leigh Acres, Ltd. 58.606-acre tract and with the north line of said proposed wastewater easement, the following four (4) courses:

- 1) S60°28'54"W a distance of 268.82 feet to a 60d nail set at an angle point of this tract,
- 2) S76°37'23"W a distance of 381.36 feet to a 60d nail set at an angle point of this tract,
- 3) S86°45'53"W a distance of 268.86 feet to a 60d nail set at an angle point of this tract,
- 4) N78°53'27"W a distance of 294.84 feet to a 60d nail set on the common line of said Lot 3, Block A, Bacon Subdivision and said Leigh Acres Ltd. 58.606-acre tract, for the southwest corner of this tract;

THENCE, with said common line, N42°27'49"E a distance of 17.57 feet to the **POINT OF BEGINNING** and containing 0.423-acre (18,409 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground December, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.

Dana A. Markus-Wolf

Dana A. Markus-Wolf

Registered Professional Land Surveyor No. 4996



Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83 Horizontal Grid Coordinates for the reference monuments SOCC AND A740 as established and published by the Lower Colorado River Authority were used as the controlling monuments for this survey. Combined scale factor=0.99995348.

final5105.03 twse leigh_rev1.doc

Austin Map No. 646, Grid No. L17

TCAD No. 0315110821

FIELD NOTES REVIEWED

By: *RS* Date: 7-27-05

Austin Clean Water Program
Survey Coordinator

SURVEY OF A PORTION OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 4 OF 6



SCALE 1"=80'

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

PARCEL 5105.03 TWSE
TEMPORARY WORKING SPACE
EASEMENT
0.423-ACRE
(18,409 SF)

EXISTING CITY OF AUSTIN 15'
SANITARY SEWER EASEMENT
VOL. 4045, PG. 1192
D.R.T.C.T.

POINT OF BEGINNING - PART 1
N 10.050.778.714
E 3,127,448.782
(GRID)

POINT OF REFERENCE

LOT 3
BLOCK

LOT 2

1"

L2

10' ELECTRIC EASEMENT
BK. 96, PGS. 279-280
P.R.T.C.T.

S78°53'27"E 289.82'
N78°53'27"W 294.84'

BACON
SUBDIVISION
BK. 96,
PGS. 279-280
P.R.T.C.T.

LOT 3
BLOCK A

LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°37'23"W	48.91' (SEE SHEET 6 OF 6)
L2	N42°27'49"E	17.57'

TITLE COMMITMENT NOTE:
A title commitment was
not reviewed for the
purpose of this survey.

BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAVD 88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
SOGC AND A740 AS PUBLISHED BY THE LCRA
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

Client: [redacted]
Date: JANUARY 18, 2005 (revised July 28, 2008)
Office: M. BOWMAN, RDM, INC.
Drawn: [redacted]
P.L.: 200/21 & 244/1
Sheet: 21 of 21 (includes 3-carbon creek/Landmark drawings/grid-Staff, Beaumont/GO-gridBase-3.dwg)
Checked: [redacted]
Job No.: 480-07-03

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- ▲ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION
- BREAK IN SCALE
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Dead Records Travis County, Texas
- O.P.R.T.C.T. Official Public Records Travis County, Texas
- R.P.R.T.C.T. Real Property Records Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

**SKETCH TO
ACCOMPANY
FIELD NOTES**

**Landmark
SURVEYING, INC.**

1301 E. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78745
PH: (512)328-7411 FAX: (512)328-7415

**SURVEY OF A PORTION OF THE
SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 5 OF 6



SCALE 1"=60'

TITLE COMMITMENT NOTE:

A title commitment was NOT REVIEWED for the purpose of this survey.

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- ⊙ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION
- └ BREAK IN SCALE
- P.R.T.C.T. Plat Records, Travis County, Texas
- D.R.T.C.T. Dead Records, Travis County, Texas
- O.P.R.T.C.T. Official Public Records, Travis County, Texas
- R.P.R.T.C.T. Real Property Records, Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

**SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24**

**PARCEL 5105.03 TWSE
TEMPORARY WORKING SPACE
EASEMENT
0.423-ACRE
(18,409 S.F.)**

N86°45'53"E 265.64'
S86°45'53"W 268.86'

N76°37'23"E 377.90'

S76°37'23"W 381.36'

**EXISTING CITY OF AUSTIN
15' SANITARY SEWER EASEMENT
VOL. 4045, PG. 1192
D.R.T.C.T.**

BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAD 83 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
SOCC AND A740 AS PUBLISHED BY THE LCRA
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

**SKETCH TO
ACCOMPANY
FIELD NOTES**

**Landmark
SURVEYING, INC.**

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 818
AUSTIN, TEXAS 78748
PH (512) 328-7411 FAX (512) 328-7412

Client: Leigh Acres, Ltd.
Survey: JANUARY 18, 2005 (revised July 28, 2005)
Office: M. B. QUAD, KCM, BRL
Drawn: J.E.L.
F.S.L.: 740/21 & 744/1
Check: J.E.L.
Custodian: J.E.L.
Job No.: 480-07-03

**SURVEY OF A PORTION OF THE
SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 6 OF 6



SCALE 1"=80'

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- △ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- () RECORD INFORMATION
- BREAK IN SCALE
- P.R.T.C.T. Plat Records Travis County, Texas
- O.R.T.C.T. Deed Records Travis County, Texas
- O.P.R.T.C.T. Official Public Records Travis County, Texas
- R.P.R.T.C.T. Real Property Records Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAVD 83 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
BOCC AND A740 AS PUBLISHED BY THE LCRA
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°37'23"W	48.81'

LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.

TITLE COMMITMENT NOTE:

A title commitment was
NOT REVIEWED for the
purpose of this survey.

SANTIAGO DEL VALLE GRANT.
ABSTRACT NO. 24

PARCEL 5105.03 TWSE
TEMPORARY WORKING SPACE
EASEMENT
0.423-ACRE
(18,409 S.F.)

PAGE 5
PAGE 6

SECTION 36

SECTION 36

**SKETCH TO
ACCOMPANY
FIELD NOTES**

AS SURVEYED BY
LANDMARK SURVEYING, INC.

Dana A. Markus-Wolf

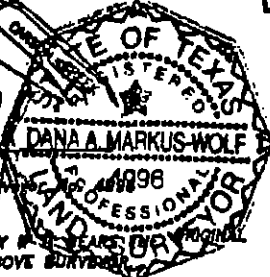
Dana A. Markus-Wolf
Registered Professional Land Surveyor No. 45998

DATE: December 17, 2004

REVISED: JULY 25, 2005

THIS SURVEY PLAT IS VALID ONLY IN TEXAS

SIGNATURE AND SEAL OF THE ABOVE SURVEYOR



EXISTING CITY OF AUSTIN
15' SANITARY SEWER
EASEMENT
VOL. 4045, PG. 1192
D.R.T.C.T.

CATHERINE BEARDEN DOROUGH
CASE NO. 90-13540
CONEY H. DOROUGH
VOL. 13304, PG. 1612 (R.P.R.T.C.T.)
CONEY AND CATHERINE DOROUGH
1998 DECENDANTS TRUST
39.585 ACRES
VOL. 13363, PG. 3223
(R.P.R.T.C.T.)
VOL. 13304, PG. 1617
(R.P.R.T.C.T.)



**Landmark
SURVEYING, INC.**
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 316
AUSTIN, TEXAS 78748
PH (512) 538-7411 FAX (512) 538-7412

Client: Other
Date: JANUARY 18, 2005 (revised July 25, 2005)
Officer: M. BOUAD, RDM, SRL
Drawn: J.E.
F.S.: 740/21 & 744/1
Scale: 2" = 100' (vertical) 1" = 80' (horizontal)
Notes: 2) Other: general - person work; Landmark drawings; grid - Staff; Easements; CD - grid base - J.dog
Drawn: 25/05/05
Job No.: 480-07-01

Leigh Acres, LTD.
to the
City of Austin
(Temporary Staging Area and Material
Storage Site Easement)

FIELD NOTES FOR PARCEL 5105.03 TSAAMSS

ALL OF THAT CERTAIN 0.459-ACRE (20,000 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.459-ACRE BEING OUT OF A 58.606-ACRE TRACT OR PARCEL OF LAND AS CONVEYED TO LEIGH ACRES, LTD., A TEXAS LIMITED PARTNERSHIP BY WARRANTY DEED DATED JANUARY 12, 1995 AND RECORDED IN VOLUME 12357, PAGE 889 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing for POINT OF REFERENCE at a ½" iron pipe found on the south right-of-way line of State Highway 71-East Ben White Boulevard (200-foot right-of-way width), said 1/2" iron pipe found being the northwest corner of a 39.585-acre tract as conveyed to Catherine Bearden Dorough by Final Order Partitioning Property Between Debtor and Catherine Dorough signed April 15, 1992, in Case No. 90-13540, Adversary Proceeding No. 91-1163FM; to Coney H. Dorough by 1998 Gift Deed to Spouse recorded in Volume 13304, Page 1612 of the Real Property Records of Travis County, Texas, and to the Coney and Catherine Dorough 1998 Descendant's Trust by 1999 Gift Deed to trust and a 1998 Gift Deed to Trust recorded in Volume 13363, Page 3223 and Volume 13304, Page 1617 respectively, both of the Real Property Records of Travis County, Texas, said ½" iron pipe found also being the northeast corner of said Leigh Acres, Ltd. 58.606-acre tract; Thence, leaving said south right-of-way line of State Highway 71, with the common line of said Dorough 39.585-acre tract and said Leigh Acres, Ltd. 58.606-acre tract, S21°45'51"E a distance of 290.40 feet to a calculated point and S21°36'13"E a distance of 410.58 feet to a ½" iron pipe found at the southeast corner of said 58.606-acre tract, same being an angle point in the northwesterly line of said 39.585-acre tract; Thence, continuing with said common line, S42°37'23"W a distance of 16.66 feet to a calculated point on the south line of said 58.606-acre tract, same point being in the westerly line of a proposed access easement; Thence, crossing said 58.606-acre tract, with said westerly line of proposed access easement, N21°36'13"W a distance of 46.08 feet to a calculated point, having Texas State Plane Coordinate (Texas Central Zone, NAD83/93 HARN, U.S. Feet, Combined

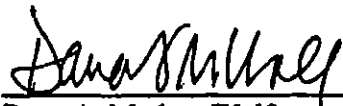
Scale Factor 0.99995348) values of N=10,051,228.846, E=3,128,787.823, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, continuing to cross said Leigh Acres, LTD. 58.606-acre tract, the following four (4) courses:

- 1) S68°23'47"W a distance of 200.00 feet to a calculated point for the southwest corner of this tract;
- 2) N21°36'13"W a distance of 100.00 feet to a calculated point for the northwest corner of this tract;
- 3) N68°23'47"E a distance of 200.00 feet to a calculated point in the westerly line of the aforementioned proposed access easement for the northeast corner of this tract; and
- 4) With the west line of said proposed access easement, S21°36'13"E a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.459-acre (20,000 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground December, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.



Dana A. Markus-Wolf

Registered Professional Land Surveyor No. 4996



Bearing Basis: Texas State Plane Coordinates, Central Zone 4203, NAD '83 Horizontal Grid Coordinates for the reference monuments SOCC AND A740 as established and published by the Lower Colorado River Authority were used as the controlling monuments for this survey. Combined scale factor=0.99995348.

5105.03 tsamss leigh.doc

Austin Map No. 646, Grid No. L17

TCAD No. 0315110821

FIELD NOTES REVIEWED
By:  Date: 1-27-05

Austin Clean Water Program
Survey Coordinator

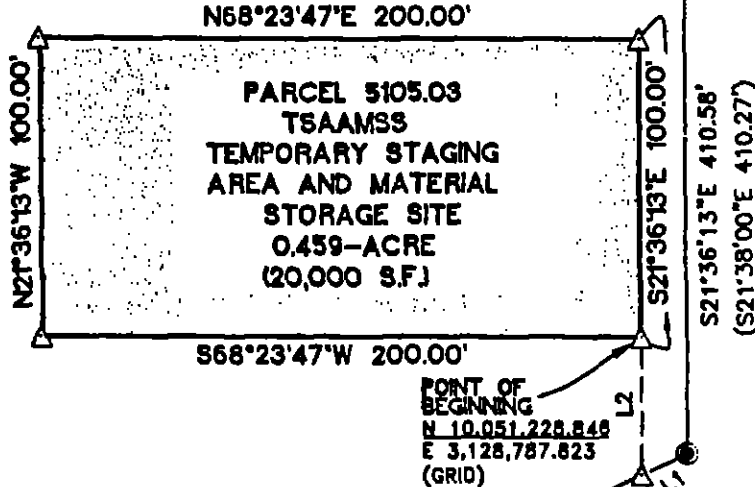
**SURVEY OF A PORTION OF THE
SANTIAGO DEL VALLE GRANT, ABSTRACT 24,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 3 OF 3

**EAST BEN WHITE BOULEVARD
(STATE HIGHWAY 71) (200' ROW)**



**SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24**



**LEIGH ACRES, LTD.
VOL. 12357, PG. 889
(58.606-ACRES)
R.P.R.T.C.T.**

**(39.585 ACRES)
CATHERINE BEARDEN DOROUGH CASE NO. 90-13540
CONEY H. DOROUGH VOL. 13304, PG. 1612 (R.P.R.T.C.T.)
CONEY AND CATHERINE DOROUGH 1998 DECEDENTS TRUST
VOL. 13363, PG. 3223 (R.P.R.T.C.T.)
VOL. 13304, PG. 1617 (R.P.R.T.C.T.)**

LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°37'23"W	16.88'
L2	N21°36'13"W	46.08'

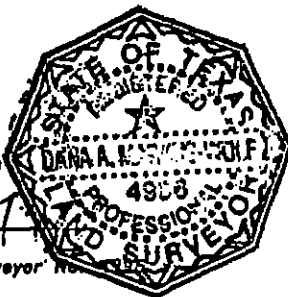
BEARING BASIS NOTE:

NAD 83
COORDINATE SYSTEM (GRID)
TEXAS CENTRAL (4203)
COMBINED SCALE FACTOR 0.99995348
NAD 83 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR
SODC AND A740 AS PUBLISHED BY THE LCRA
WERE USED AS THE CONTROLLING MONUMENTS
FOR THIS SURVEY.

TITLE COMMITMENT NOTE:

A title commitment was
NOT REVIEWED for the
purpose of this survey.

**AS SURVEYED BY
LANDMARK SURVEYING, INC.**



Dana A. Markus-Wolf
Registered Professional Land Surveyor No. 4358

DATE : December 17, 2004

REVISED: January 18, 2005

**THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.**

Client: Othen
Date: January 18, 2005
Office: M. BOUADI, 708
Crew: Jeff
F.B.: 740/21 & 744/1
Disk: Z:\othen\gevalle3-carson creek\Landmark drawings\grid-Staff\ Easements\CC-gridbase-2.dwg
Cape: a:\othen\8.001
Job No.: 480-07-03

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- ▲ NAIL SET
- △ CALCULATED POINT
(NOT ESTABLISHED
ON GROUND)
- () RECORD INFORMATION
- BREAK IN SCALE
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas
- O.P.R.T.C.T. Official Public Records
Travis County, Texas
- R.P.R.T.C.T. Real Property Records
Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

**SKETCH TO
ACCOMPANY
FIELD NOTES**

**Landmark
SURVEYING, INC.**
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH (512)228-7411 FAX (512)228-7415