

LEGAL DESCRIPTION

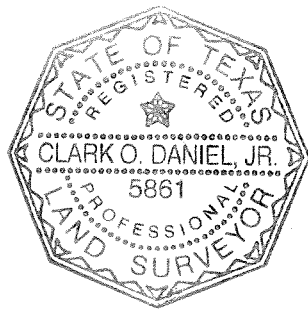
LEGAL DESCRIPTION FOR 0.108 ACRES (4,713 S.F.) OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION LOT 1, BLOCK A, TOWNLAKE PLAZA, A SUBDIVISION OF RECORD IN BOOK 18, PAGE 38 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN 8.28 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY WARRANTY DEED OF RECORD IN VOLUME 2639, PAGE 415 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT CERTAIN PARKLAND DEDICATION DESCRIBED IN ORDINANCE 850502-U OF RECORD IN THE CITY CLERK'S OFFICE OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.108 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point (having grid coordinate values of N=10,062,587.38, E=3,120,142.62) within the interior of said Lot 1, the 8.28 acre tract and Parkland Dedication for the southeast corner of the herein described tract, from which a ½" iron pipe found at a point of curvature in the north right-of-way line of South Lakeshore Boulevard (120' platted right-of-way width) bears South 66°19'08" East, a distance of 193.90 feet, and from said ½" iron pipe found a ½" rebar found in the common dividing line of said Lot 1, Block "A" and Lot 2, Block "A" of said Townlake Plaza bears North 89°54'48" West, a distance of 1029.27 feet to the calculated southerly common corner of said Lots 1 and 2, Block "A" and North 00°05'12" East, a distance of 349.00 feet;

THENCE continuing into the interior of said Lot 1, the 8.28 acre tract and Parkland Dedication with the south, west, north and east lines of the herein described tract, the following six (6) courses and distances:

1. **North 90°00'00" West**, a distance of **60.00** feet to a calculated point for the southwest corner of the herein described tract;
2. **North 00°04'22" West**, a distance of **79.43** feet to a calculated point in the southerly waters edge of Lady Bird Lake as located February 28, 2012, for the northwest corner of the herein described tract;
3. **North 87°02'07" East**, with the southerly waters edge of said Lady Bird Lake, a distance of **20.43** feet to a calculated point for angle point;
4. **South 80°36'11" East**, continuing with the southerly waters edge of Lady Bird Lake, a distance of **27.59** feet to a calculated point for angle point;
5. **North 84°42'17" East**, continuing with the southerly waters edge of Lady Bird Lake, a distance of **12.54** feet to a calculated point for the northeast corner of the herein described tract;
6. **South 00°00'00" East**, a distance of **77.14** feet to the **POINT OF BEGINNING**, containing 0.108 acres of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in February 2012." Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD83 established from VRS GPS observations. The controlling monuments for this project are a Mag nail with washer stamped "COA PUBLIC WORKS" set in the north edge of the concrete sidewalk on the north side of S. Lakeshore Boulevard approximately 230 feet east of the centerline of Town Creek Drive having grid and project coordinate values of N=10,062,448.31 E=3,120,212.85, Elev=443.23 and a ½" rebar with cap stamped "COA PUBLIC WORKS" set located approximately 148 feet east of the east line of Lot 2, Block "A" Townlake Plaza and approximately 160 feet north of the north curb line of S. Lakeshore Boulevard having grid coordinate values of N=10,062,602.46, E=3,119,439.56 Elev=451.57. The lines and distances shown are surface distances.



Clark O. Daniel / *04.05.2012*

Clark O. Daniel, R.P.L.S. No. 5861
Engineering Services Division
Department of Public Works
City of Austin

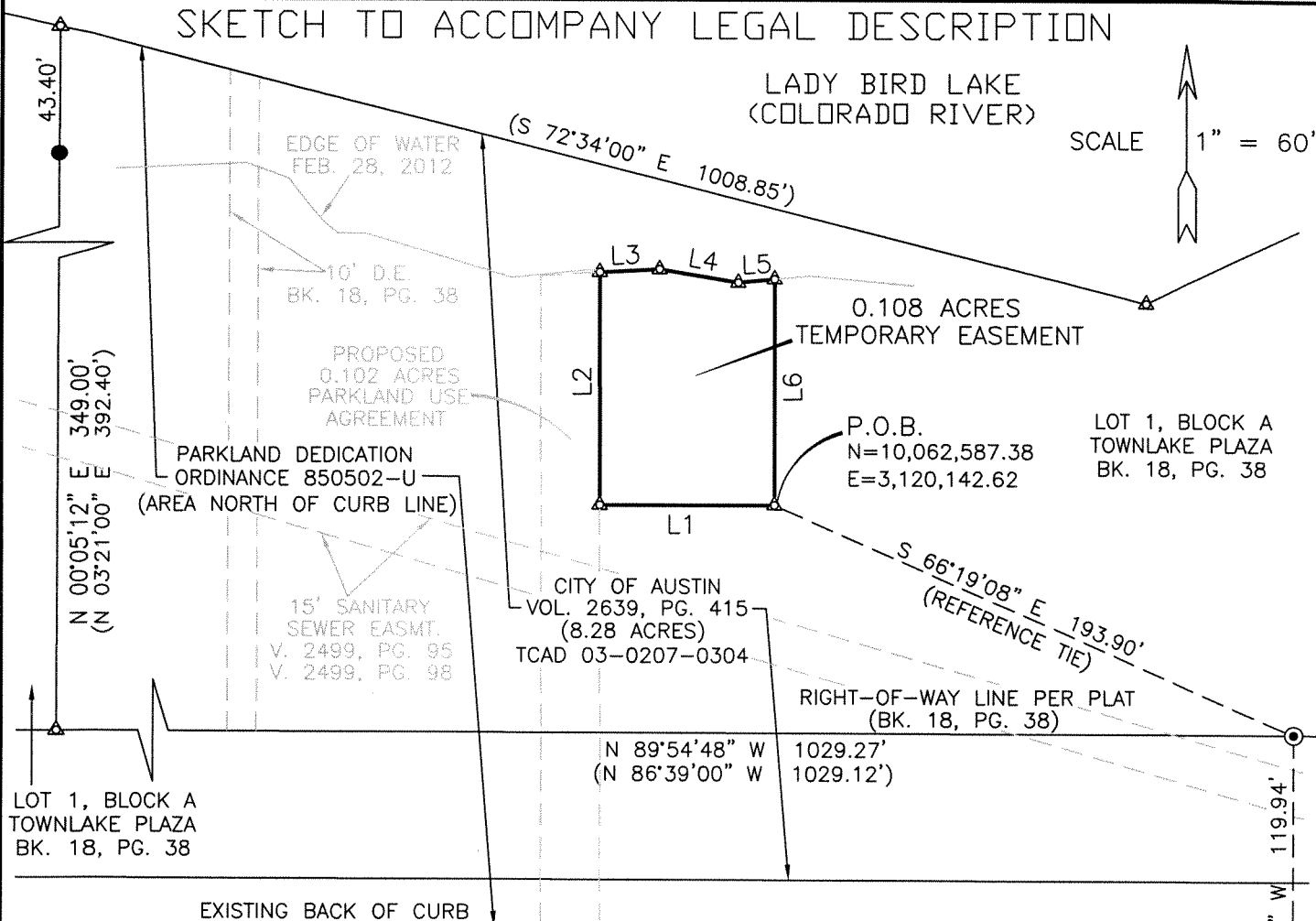
REFERENCES

TCAD Parcel No. 03-0207-0304
Austin Grid K-20
TEMPORARY_EASEMENT.rtf

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LADY BIRD LAKE
(COLORADO RIVER)

SCALE 1" = 60'



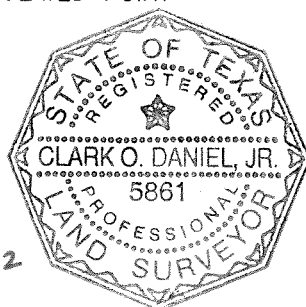
SOUTH LAKESHORE BOULEVARD

LEGEND

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ▲ CALCULATED POINT

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 90°00'00" W	60.00'
L2	N 00°04'22" W	79.43'
L3	N 87°02'07" E	20.43'
L4	S 80°36'11" E	27.59'
L5	N 84°42'17" E	12.54'
L6	S 00°00'00" E	77.14'



CLARK O. DANIEL, JR.
STATE OF TEXAS RPLS NO. 5861
BEARING BASIS: GRID BEARINGS - TEXAS STATE PLANE COORDINATE NAD83, CENTRAL ZONE

DATE

PUBLIC WORKS DEPARTMENT
QUALITY AND STANDARDS MANAGEMENT DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



PROJECT NAME: LAKESHORE
DATE : APRIL 5, 2012
SCALE: 1" = 60'
FILE: TEMPORARY EASEMENT
DRAWN BY : COD
PAGE: 1 OF 1