

RESOLUTION NO. 20140227-053

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

WHEREAS, the City has attempted to purchase those needed real property interests but has been unable to agree with the owners on the value of the property interest, or the damages, if any; **NOW, THEREFORE**,

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

The city attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City against the owners now having, or who may acquire, an interest in the real property interests necessary to the City, described and located below, for the public uses set out below, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions.

BE IT FURTHER RESOLVED:

The city attorney, or other authorized designee, shall file eminent domain proceedings for:

Owner: Jesco Construction Company, Inc., a/k/a
Jesco Construction, Inc.

Project: Lindshire Lift Station Relief

Public Purpose: A permanent wastewater line easement for the public purpose of placing, constructing, operating, repairing, upgrading, replacing, relocating, decommissioning, and maintaining permanent wastewater line(s) in, along, upon and across the tracts of land described in Exhibit "A," with the right and privilege at all times of having ingress, egress, and regress, in, along, upon, and across such tract of land for the purpose of making additions to, improvement on, repairs to, and/or removal of said wastewater line(s) and associated appurtenances as may reasonably be required in connection therewith, in, along, upon, under, and across said tract of land; the right to clear, cut, fell, remove, and dispose of any and all timber, underbrush, building improvements, and any other obstructions from said tract of land; and the right to enter upon said tract of land in order to move thereon such vehicles, tools, equipment, and persons as the City may deem necessary and convenient to the exercise of its permanent easement rights to be acquired in this proceeding;

a temporary work space easement in, along, upon, and across the land described in Exhibit "B," for the public purpose of permitting the City, its agents, employees, and contractors to enter upon said real property in order to move thereon vehicles, tools, and equipment and do whatever is reasonably necessary to construct the wastewater line(s) in the easement referred to above; and

a temporary staging area and material storage site easement in, along, upon, and across the tract of land described in Exhibit "C," for the public purpose of permitting the City, its agents, employees, and contractors to enter upon said real property in order to work and to move thereon vehicles, tools, and equipment, to assemble and store tools and equipment, to store materials and equipment, the right to enter upon said tract of land in order to move thereon such vehicles, tools, equipment, and persons as the City may deem necessary and convenient to the exercise of its temporary easement rights.

Location:

No physical address

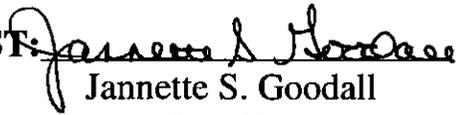
The west line of Lindshire Lane, south of Brantley Bend and terminus of Rocking Horse Road, in the City of Austin, Travis County, Texas

The general route covered by this project includes the area three blocks south of Slaughter Lane on Lindshire Lane and in the general vicinity of the Lindshire Lift Station, located at 10302 Lindshire Lane, next to Bauerle Ranch Park in Austin, Travis county, Texas 78748

Property:

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

ADOPTED: February 27, 2014

ATTEST: 
Jannette S. Goodall
City Clerk



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

JESCO CONSTRUCTION COMPANY, INC
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)

DESCRIPTION FOR PARCEL 4746.01WWE

DESCRIPTION OF A 0.057-ACRE (2,483 SQUARE FEET) TRACT OF LAND IN THE THEODORE BISSELL SURVEY NO. 18, ABSTRACT NO. 3, TRAVIS COUNTY, TEXAS, OUT OF A CALLED 25.102-ACRE TRACT OF LAND, DESCRIBED AS TRACT 1, HAVING BEEN CONVEYED TO JESCO CONSTRUCTION COMPANY, INC. BY WARRANTY DEED WITH VENDOR'S LIEN, DATED APRIL 24, 1996, RECORDED IN VOLUME 12679, PAGE 1099 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.057-ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail set in the south line of said 25.102-acre Tract 1 and in the north line of Lot 1, Block A, Bauerle Ranch, a subdivision recorded in Document No. 200100379 of the Official Public Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet, Combined Scale Factor 0.999947) values of N=10,035,630.56, E=3,083,674.75 for the southeast corner and **POINT OF BEGINNING** of this tract, from which a ½-inch iron rod with plastic cap found in the west Right-of-Way line of Lindshire Lane (60-foot wide Right-of-Way), at the northeast corner of said Lot 1, and the southeast corner of a 0.208-acre tract of land, described as Tract 2, conveyed to Jesco Construction Company, Inc., by said Warranty Deed with Vendor's Lien, Dated April 24, 1996, recorded in Volume 12679, Page 1099 of the Real Property Records of Travis County, Texas, bears N 87°02'27" E, for a distance of 274.88 feet;

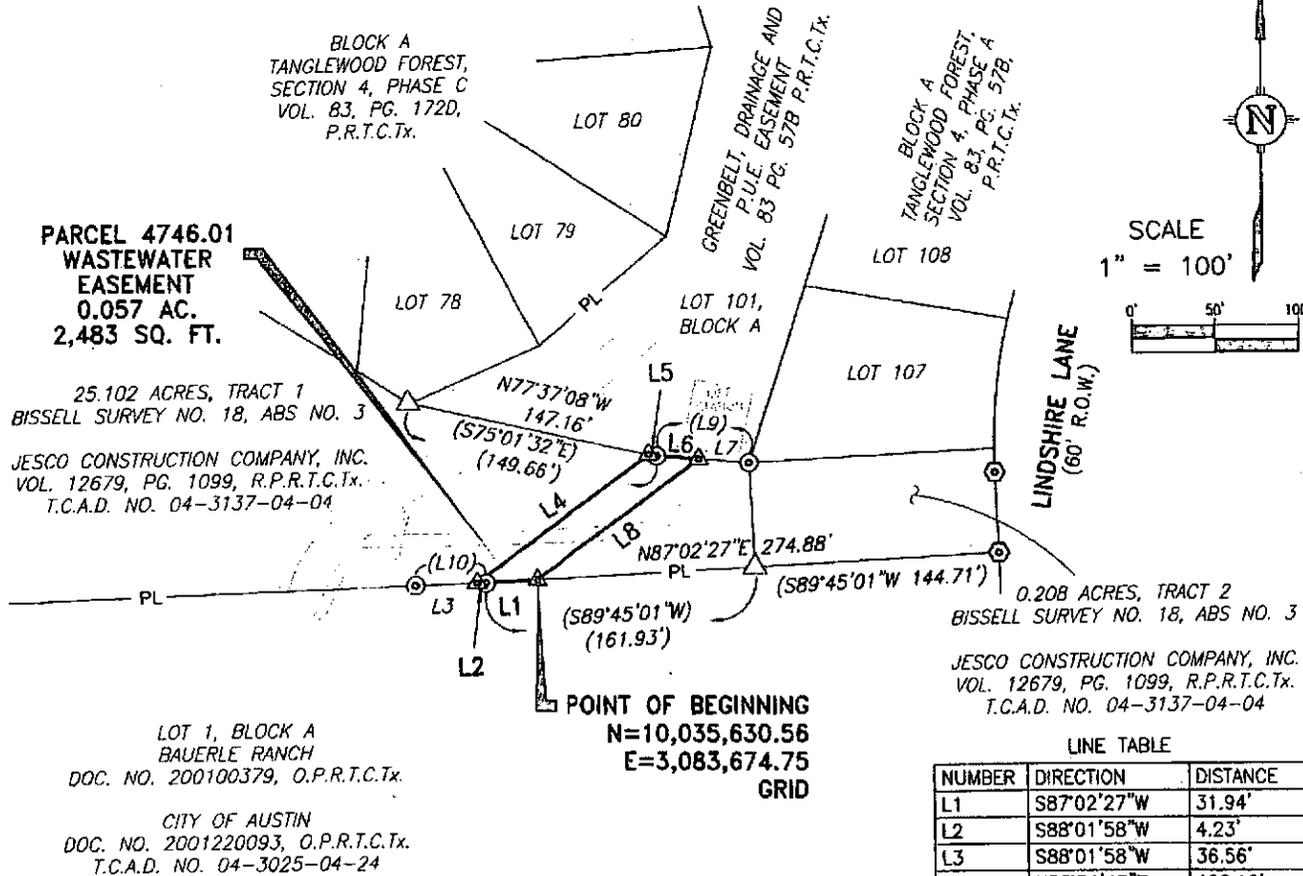
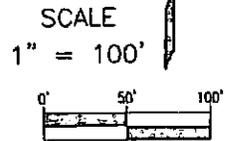
THENCE, with the south line of said Tract 1 and the north line of said Lot 1 the following two (2) courses:

- 1) S 87°02'27" W, a distance of 31.94 feet to a ½-inch pipe found, for an angle point in the south line of this tract;
- 2) S 88°01'58" W, a distance of 4.23 feet to a 60D nail set for the southwest corner of this tract, from which a ½-inch pipe found in the south line of said Tract 1 and the north line of said Lot 1 bears S 88°01'58" W, for a distance of 36.56 feet;

THENCE, N 53°34'48" E, through the interior of said Tract 1, a distance of 128.16 feet to a 60D nail set in the north line of said Tract 1 and the south line of Lot 101, Block A, Tanglewood Forest, Section Four, Phase A, a subdivision recorded in Volume 83, Page 57B of the Plat Records of Travis County, Texas, for the northwest corner of this tract;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • www.maciasworld.com

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**PARCEL 4746.01
WASTEWATER
EASEMENT
0.057 AC.
2,483 SQ. FT.**

25.102 ACRES, TRACT 1
BISSELL SURVEY NO. 18, ABS NO. 3

JESCO CONSTRUCTION COMPANY, INC.
VOL. 12679, PG. 1099, R.P.R.T.C.Tx.
T.C.A.D. NO. 04-3137-04-04

LOT 1, BLOCK A
BAUERLE RANCH
DOC. NO. 200100379, O.P.R.T.C.Tx.

CITY OF AUSTIN
DOC. NO. 2001220093, O.P.R.T.C.Tx.
T.C.A.D. NO. 04-3025-04-24

POINT OF BEGINNING
N=10,035,630.56
E=3,083,674.75
GRID

0.208 ACRES, TRACT 2
BISSELL SURVEY NO. 18, ABS NO. 3

JESCO CONSTRUCTION COMPANY, INC.
VOL. 12679, PG. 1099, R.P.R.T.C.Tx.
T.C.A.D. NO. 04-3137-04-04

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S87°02'27"W	31.94'
L2	S88°01'58"W	4.23'
L3	S88°01'58"W	36.56'
L4	N53°34'48"E	128.16'
L5	S77°37'08"E	2.50'
L6	S85°22'14"E	27.59'
L7	S85°22'14"E	29.90'
L8	S53°34'48"W	120.49'
(L9)	S82°46'38"E	57.59'
(L10)	N89°30'W	40.81'

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Alliant National Title Insurance Company, Inc., GF No. 201200626, effective date: APRIL 9, 2013.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "E-15-3001" HAVING COORDINATE VALUES OF N=10038967.54, E=3091011.59 COMBINED SCALE FACTOR = 0.999947. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.



LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- △ BOD NAIL SET
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL. PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

J:\JOBS\WESTON\362-10-12 LINDSHIRE.DWG\4746.01\WWE.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★ ★ ★ ★
541D SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (312)442-7875
FAX (512)442-7878 WWW.MACIASWORLD.COM

Todd Blenden 7/1/2013
TODD BLENDE, P.E. Date:
Registered Professional Land Surveyor
No. 6186 - State of Texas

PAGE 3 OF 3

DATE: 5-22-13
DRAWN BY: T.BLENDE,
M&A JOB NO.: 362-10-12
REFERENCE:



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " B "

JESCO CONSTRUCTION COMPANY, INC
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE EASEMENT)

DESCRIPTION FOR PARCEL 4746.01TWSE

DESCRIPTION OF A 0.150-ACRE (6,555 SQUARE FEET) TRACT OF LAND IN THE THEODORE BISSELL SURVEY NO. 18, ABSTRACT NO. 3, TRAVIS COUNTY, TEXAS, OUT OF A CALLED 25.102 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1, HAVING BEEN CONVEYED TO JESCO CONSTRUCTION COMPANY, INC. BY WARRANTY DEED WITH VENDOR'S LIEN, DATED APRIL 24, 1996, RECORDED IN VOLUME 12679, PAGE 1099 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.150-ACRE TRACT BEING COMPRISED OF TWO (2) PARTS, PART 1 CONTAINING 0.120-ACRE (5,244 SQUARE FEET) OF LAND AND PART 2 CONTAINING 0.030-ACRE (1,311 SQUARE FEET) OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 (0.120-ACRE)

BEGINNING at a 60D nail set in the south line of said 25.102-acre Tract 1 and in the north line of Lot 1, Block A, Bauerle Ranch, a subdivision recorded in Document No. 200100379 of the Official Public Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet, Combined Scale Factor 0.999947) values of N=10,035,630.56, E=3,083,674.75 for the southwest corner and **POINT OF BEGINNING** of this tract, from which a ½-inch pipe found in the south line of said Tract 1 and the north line of said Lot 1 bears S 87°02'27" W, for a distance of 31.94 feet;

THENCE, N 53°34'48" E, through the interior of said Tract 1, a distance of 120.49 feet to a 60D nail set in the north line of said Tract 1 and the south line of Lot 101, Block A, Tanglewood Forest, Section Four, Phase A, a subdivision recorded in Volume 83, Page 57B of the Plat Records of Travis County, Texas, for the northwest corner of this tract, from which a ½-inch pipe found in the north line of said Tract 1 at the south line of said Lot 101 bears N 85°22'14" W, for a distance of 27.59 feet;

THENCE, S 85°22'14" E, with the north line of said Tract 1 and the south line of said Lot 101, a distance of 29.90 feet to a ½-inch pipe found in the north line of said Tract 1 at the common south corner of said Lot 101 and Lot 107, of said Block A, Tanglewood Forest, Section 4, Phase A and the northwest corner of a 0.208-acre tract of land, described as Tract 2, conveyed to Jesco Construction Company, Inc., by said Warranty Deed with Vendor's Lien, Dated April 24, 1996,

recorded in Volume 12679, Page 1099 of the Real Property Records of Travis County, Texas, for the northeast corner of this tract;

THENCE, S 02°48'12" E, with the east line of said Tract 1 and the west line of said Tract 2, a distance of 62.49 feet to a calculated angle point, at the common south corner of said Tract 1 and said Tract 2, also being in the north line of said Lot 1, for the southeast corner of this tract, from which a ½-inch iron rod with plastic cap found in the west Right-of-Way line of Lindshire Lane (60-foot wide Right-of-Way), at the northeast corner of said Lot 1 and the southeast corner of said Tract 2, bears N 87°02'27" E, for a distance of 144.90 feet;

THENCE, S 87°02'27" W, with the south line of said Tract 1 and the north line of said Lot 1, a distance of 129.99 feet to the **POINT OF BEGINNING** and containing 0.120-acre (5,244 square feet) of land.

PART 2 (0.030-ACRE)

BEGINNING at a 60D nail set in the south line of said 25.102-acre Tract 1 and in the north line of Lot 1, Block A, Bauerle Ranch, a subdivision recorded in Document No. 200100379 of the Official Public Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet, Combined Scale Factor 0.999947) values of N=10,035,628.76, E=3,083,638.64 for the southeast corner and **POINT OF BEGINNING** of this tract, from which a ½-inch pipe found in the south line of said Tract 1 and the north line of said Lot 1 bears N 88°01'58" E, for a distance of 4.23 feet;

THENCE, S 88°01'58" W, with the south line of said Tract 1 and the north line of said Lot 1, a distance of 17.68 feet to a calculated point for the southwest corner of this tract, from which a ½-inch pipe found in the south line of said Tract 1 and the north line of said Lot 1, bears S 88°01'58" W, for a distance of 18.88 feet;

THENCE, N 53°34'48" E, through the interior of said Tract 1, a distance of 133.99 feet to a calculated point in the north line of said Tract 1 and the south line of Lot 101, Block A, Tanglewood Forest, Section Four, Phase A, a subdivision recorded in Volume 83, Page 57B of the Plat Records of Travis County, Texas, for the northwest corner of this tract;

THENCE, S 77°37'08" E, with the north line of said Tract 1 and the south line of said Lot 101, a distance of 13.29 feet to a 60D nail set in the north line of said Tract 1 and the south line of said Lot 101, for the northeast corner of this tract, from which a ½-inch pipe found in the north line of said Tract 1 and the south line of said Lot 101 bears S 77°37'08" E, for a distance of 2.50 feet;

THENCE, S 53°34'48" W, through the interior of said Tract 1, a distance of 128.16 feet to the **POINT OF BEGINNING** and containing 0.030-acre (1,311 square feet) of land.

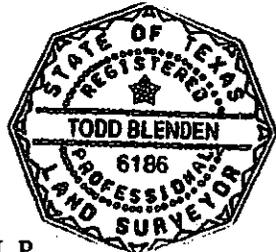
BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/HARN Combined Scale Factor 0.999947). Project control points were established from City of Austin reference point "E-15-3001" having coordinate values of N=10,038,967.54, E=3,091,011.59. Distances shown herein are surface.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 3rd day of July, 2013, A.D.



Todd Blenden

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

Todd Blenden
Registered Professional Land Surveyor
No. 6186 – State of Texas

REFERENCES

MAPSCO 2009 672R
Austin Grid No. D-14
TCAD PARCEL ID NO. 04-3137-04-04
MACIAS & ASSOCIATES, L.P., PROJECT NO. 362-10-12

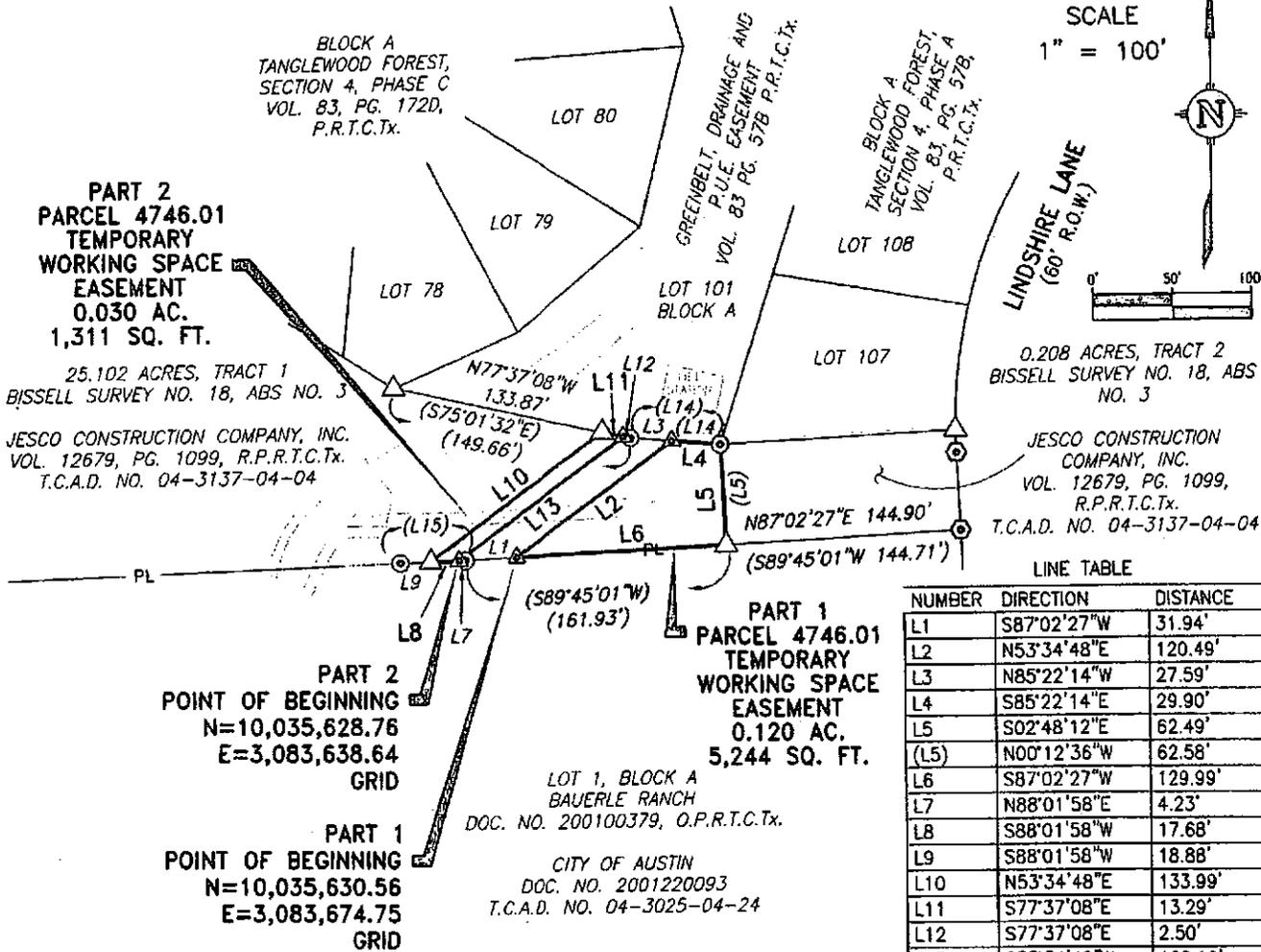
FIELD NOTES REVIEWED

BY: *Allyson Danks* DATE: *7/22/13*

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE
1" = 100'



0.208 ACRES, TRACT 2
BISSSELL SURVEY NO. 18, ABS
NO. 3

JESCO CONSTRUCTION
COMPANY, INC.
VOL. 12679, PG. 1099, R.P.R.T.C.Tx.
T.C.A.D. NO. 04-3137-04-04

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S87°02'27"W	31.94'
L2	N53°34'48"E	120.49'
L3	N85°22'14"W	27.59'
L4	S85°22'14"E	29.90'
L5	S02°48'12"E	62.49'
(L5)	N00°12'36"W	62.58'
L6	S87°02'27"W	129.99'
L7	N88°01'58"E	4.23'
L8	S88°01'58"W	17.68'
L9	S88°01'58"W	18.88'
L10	N53°34'48"E	133.99'
L11	S77°37'08"E	13.29'
L12	S77°37'08"E	2.50'
L13	S53°34'48"W	128.16'
(L14)	S82°46'38"E	57.59'
(L15)	N89°30'W	41.81'

LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- ▲ 80D NAIL SET
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL. PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Alliant National Title Insurance Company, Inc., GF No. 201200626, effective date: APRIL 9, 2013.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "E-15-3001" HAVING COORDINATE VALUES OF N=10038967.54, E=3091011.59 COMBINED SCALE FACTOR = 0.999947. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.



Todd Blenden 7/3/2013
TODD BLENDE N Date:
Registered Professional Land Surveyor
No. 6186 - State of Texas

PAGE 4 OF 4
DATE: 5-22-13
DRAWN BY: T.BLENDE N
MAJ JOB NO.: 362-10-12
REFERENCE:

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS
★ ★ ★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " C "

JESCO CONSTRUCTION COMPANY, INC
TO
CITY OF AUSTIN
(TEMPORARY STAGING AREA AND
MATERIAL STORAGE SITE EASEMENT)

DESCRIPTION FOR PARCEL 4746.01TSAAMSSE

DESCRIPTION OF A 0.207-ACRE (9,038 SQUARE FEET) TRACT OF LAND IN THE THEODORE BISSELL SURVEY NO. 18, ABSTRACT NO. 3, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 0.208 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2, HAVING BEEN CONVEYED TO JESCO CONSTRUCTION COMPANY, INC. BY WARRANTY DEED WITH VENDOR'S LIEN, DATED APRIL 24, 1996, RECORDED IN VOLUME 12679, PAGE 1099 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.207-ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with plastic cap found in the west Right-of-Way line of Lindshire Lane (60-foot wide Right-of-Way), at the southeast corner of said Tract 2 and the northeast corner of Lot 1, Block A, Bauerle Ranch, a subdivision recorded in Document No. 200100379 of the Official Public Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet, Combined Scale Factor 0.999947) values of N=10,035,644.75, E=3,083,949.27 for the southeast corner and **POINT OF BEGINNING** of this tract;

THENCE, S 87°02'27" W, with the south line of said Tract 2 and the north line of said Lot 1, a distance of 144.90 feet to a calculated point at the common south corner of said Tract 2 and a called 25.102-acre tract of land, described as Tract 1, conveyed to Jesco Construction Company, Inc., by said Warranty Deed with Vendor's Lien, Dated April 24, 1996, recorded in Volume 12679, Page 1099 of the Real Property Records of Travis County, Texas, for the southwest corner of this tract, from which a ½-inch pipe found in the north line of said Lot 1 and the south line of said Tract 1, bears S 87°02'27" W, for a distance of 161.93 feet;

THENCE, N 02°48'12" W, with the west line of said Tract 2 and the east line of said Tract 1, a distance of 62.49 feet to a ½-inch pipe found at the common north corner of said Tract 2 and said Tract 1 and at the common south corner of Lot 101 and Lot 107, of Block A, Tanglewood Forest, Section 4, Phase A, a subdivision recorded in Volume 83, Page 57B of the Plat Records of Travis County, Texas, for the northwest corner of this tract;

THENCE, N 87°11'48" E, with the north line of said Tract 2 and the south line of said Lot 107, a distance of 145.53 feet to a calculated point in the west Right-of-Way line of said Lindshire Lane, at the northeast corner of said Tract 2 and the southeast corner of said Lot 107, for the northeast corner of this tract,

THENCE, with the east line of said Tract 2 and the west Right-of-Way line of said Lindshire Lane the following two (2) courses:

- 1) With the arc of a curve to the left having a radius of 330.00 feet, an arc length of 14.05 feet, a delta angle of 02°26'23", and a chord which bears S 01°16'24" E, a chord length of 14.05 feet;
- 2) S 02°29'35" E, a distance of 48.05 feet to the POINT OF BEGINNING and containing 0.207-acre (9,038 square feet) of land.

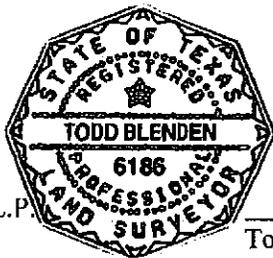
BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/HARN Combined Scale Factor 0.999947). Project control points were established from City of Austin reference point "E-15-3001" having coordinate values of N=10,038,967.54, E=3,091,011.59. Distances shown herein are surface.

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 3rd day of July, 2013, A.D.



Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

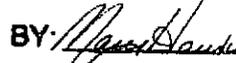


Todd Blenden
Registered Professional Land Surveyor
No. 6186 – State of Texas

REFERENCES

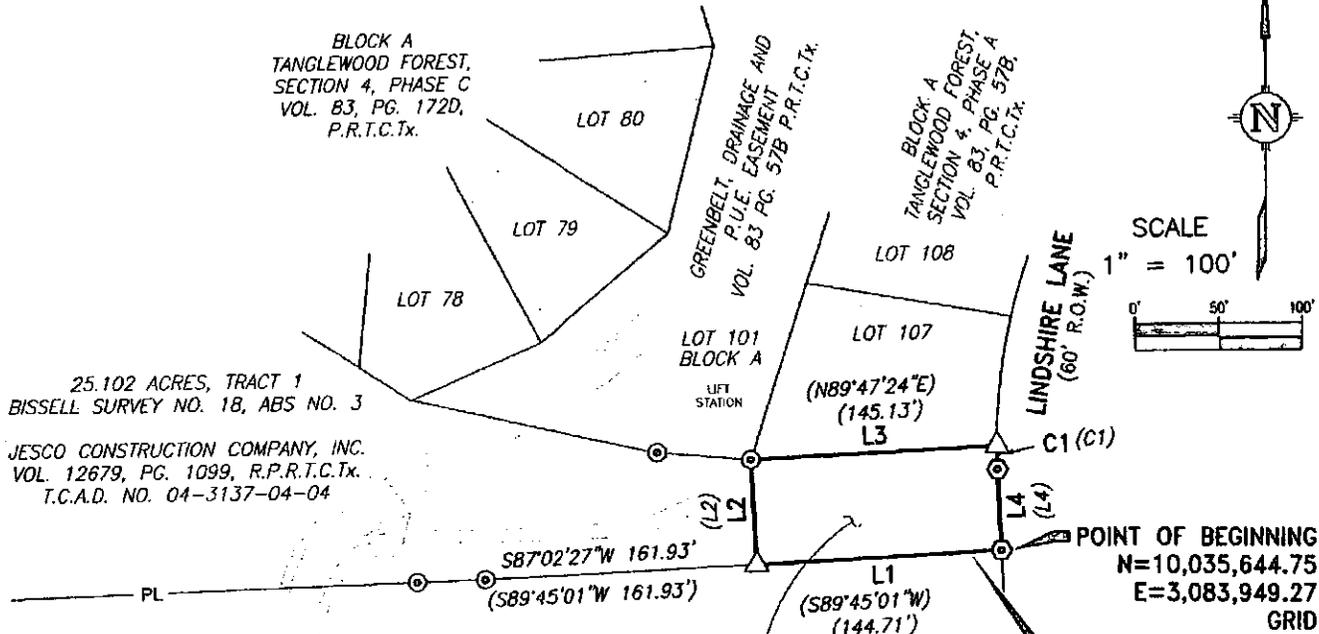
MAPSCO 2009 672R
Austin Grid No. D-14
TCAD PARCEL ID NO. 04-3137-04-04

MACIAS & ASSOCIATES, L.P., PROJECT NO. 362-10-12

FIELD NOTES REVIEWED
BY:  DATE: 7/22/13

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



25.102 ACRES, TRACT 1
BISSELL SURVEY NO. 18, ABS NO. 3

JESCO CONSTRUCTION COMPANY, INC.
VOL. 12679, PG. 1099, R.P.R.T.C.Tx.
T.C.A.D. NO. 04-3137-04-04

LOT 1, BLOCK A
BAUERLE RANCH
DOC. NO. 200100379, O.P.R.T.C.Tx.

CITY OF AUSTIN
DOC. NO. 2001220093, O.P.R.T.C.Tx.
T.C.A.D. NO. 04-3025-04-24

0.208 ACRES, TRACT 2
BISSELL SURVEY NO. 18, ABS
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JESCO CONSTRUCTION
COMPANY, INC.
VOL. 12679, PG. 1099,
R.P.R.T.C.Tx.
T.C.A.D. NO. 04-3137-04-04

POINT OF BEGINNING
N=10,035,644.75
E=3,083,949.27
GRID

PARCEL 4746.01
TEMPORARY STAGING
AREA AND MATERIAL
STORAGE SITE
EASEMENT
0.207 AC.
9,038 SQ. FT.

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	330.00'	14.05'	02°26'23"	S01°16'24"E	14.05'
(C1)	330.00'	14.17'	02°27'39"	S00°04'36"W	14.17'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S87°02'27"W	144.90'
L2	N02°48'12"W	62.49'
(L2)	N00°12'36"W	62.58'
L3	N87°11'48"E	145.53'
L4	S02°29'35"E	48.05'
(L4)	S00°11'49"W	48.32'

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Alliant National Title Insurance Company, Inc., GF No. 201200626, effective date: APRIL 9, 2013.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "E-15-3001" HAVING COORDINATE VALUES OF N=10038967.54, E=3091011.59 COMBINED SCALE FACTOR = 0.999947. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.



LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED " "
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

Todd Blenden 7/3/2013
TODD BLENDE N Date:
Registered Professional Land Surveyor
No. 6186 - State of Texas

PAGE 3 OF 3
DATE: 5-22-13
DRAWN BY: T.BLENDE N
MAJ JOB NO.: 362-10-12
REFERENCE:

J:\JOBS\WESTON\362-10-12 LANDSHIRE\DWG\4746.01TSSAE.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS
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