

RESOLUTION NO. 20220929-067

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 uses 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 owner 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 owner now having, or who may acquire, an interest in the real property interests necessary to the City, described below, for the public uses set out below, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions including but not limited to the deposit of funds in the amount awarded by the Court appointed Special Commissioners.

BE IT FURTHER RESOLVED:

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

Owners: Circuit of the Americas, LLC.

Project: Kellam Road Water Pipeline Renewal Project.

Public Use: Ensuring the continued use of safe and reliable service of water lines and fire hydrants.

Location: 0 Elroy Road, Austin, Texas 78617.

The general route of the project is along Kellam Road,
immediately north of Elroy Road.

Property: Described in the attached and incorporated "Exhibit A,"
"Exhibit B" and "Exhibit C."

ADOPTED: September 29, 2022

ATTEST:

Myrna Rios

Myrna Rios
City Clerk

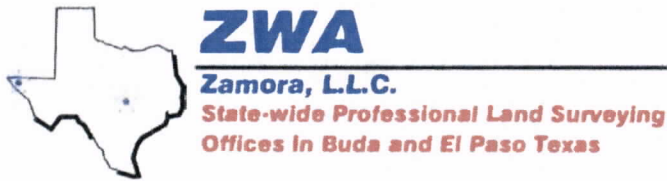


EXHIBIT " A "

**Circuit of the Americas
to
City of Austin
(Water Line Easement)**

LEGAL DESCRIPTION PARCEL 5337.01 W.L.E.

DESCRIPTION OF 0.064 OF AN ACRE (2,810 SQ. FT.) OF LAND, SITUATED IN THE THOMAS B. WESTBROOK SURVEY SECTION NO. 5, ABSTRACT NO. 797 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING OUT OF A 117.208 ACRE TRACT CONVEYED TO CIRCUIT OF THE AMERICAS, LLC IN A SPECIAL WARRANTY DEED DATED JULY 3, 2012 AND RECORDED IN DOCUMENT NUMBER 2012109754, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.064 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 80d nail set on the curving west line of Kellam Road, a variable width right-of-way, having grid coordinates of N=10,027,590.92, E=3,153,091.69 for the most northerly corner hereof, from which a 5/8-inch iron rod with 'ZWA' cap set at the point of curvature on the west line of said Kellam Road, bears along said curve to the left having an arc distance of **49.23** feet, having a radius of **465.00** feet, a central angle **06°03'59"**, and chord bearing **N 05°18'13" E**, for a distance of **49.21** feet;

THENCE, along said curve to the right having an arc distance of **129.60** feet, having a radius of **465.00** feet, a central angle **15°58'08"**, and chord bearing **S 16°19'17" W**, for a distance of **129.18** feet to an 80d nail set for the southeast corner hereof

THENCE, over and across said Circuit of the Americas 117.208 acre tract, the following two (2) courses and distances;

- 1) **N 62°30'10" W**, for a distance of **29.10** feet to an 80d nail set for an exterior corner of the herein described tract;
- 2) **S 72°29'50" W**, for a distance **34.79** feet to an 80d nail set on the east line of a 0.4356 acre tract (Parcel 12) Possession and Use Agreement recorded in Document Number 2020027533 of the Official Public Records of Travis County, Texas, for the southwest corner hereof;

THENCE, **N 11°11'52" E**, with the east line of said Parcel 12, for a distance of **22.87** feet to an 80d nail set for the northwest corner hereof, from which a 1/2-inch iron rod found for the northeast corner of said Parcel 12, bears **N 11°11'52" E**, for a distance of 8.84 feet;

THENCE, continuing over and across said Circuit of the Americas 117.208 acre tract, the following three (3) courses and distances;

- 1) **N 72°36'28" E**, for a distance of **32.11** feet to an 80d nail set for an exterior corner of the herein described tract;
- 2) **S 62°30'10" E**, for a distance of **12.34** feet to an 80d nail set for an exterior corner of the herein described tract;

EXHIBIT "A"

- 3) **N 27°29'50" E**, for a distance of **106.73** feet to the **POINT OF BEGINNING** and containing 0.064 acres (2,810 sq. ft.) of land.

BEARING BASIS

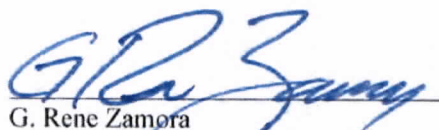
THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

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

That I, G. Rene Zamora, 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 Buda, Hays County, Texas this the 29th day of March, 2022, A.D.

Zamora, L.L.C.
1425 South Loop 4
Buda, Texas 78610
512-295-6201
Tx. Firm No. 10062700


G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

TCAD PID No. R824452
Vesting Deed Doc. No. 2012109754
Revised: 12-7-2021
Revised: 03-29-2022


FIELD NOTES REVIEWED
BY  DATE: 03/29/22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=100'

AUGUST, 2021

TRAVIS COUNTY, TEXAS

M. C. JOINT VENTURE
TRACT II
279.24 ACRE
VOLUME 11921 PAGE 585
O.P.R.T.C.TX.

TRAVIS COUNTY
PARCEL 10
0.9686 ACRE
DOC. NO. 2020114706
O.P.R.T.C.TX.

ELROY ROAD
(R.O.W. VARIES)

POSSESSION AND USE
AGREEMENT
PARCEL 12
0.4356 ACRE
DOC. NO. 2020027533
O.P.R.T.C.TX.

THOMAS B. WESTBROOK SURVEY
SECTION NO. 5, ABSTRACT NO. 797
TRAVIS COUNTY, TEXAS

OLD KELLAM ROAD
(R.O.W. VARIES)

CIRCUIT OF THE
AMERICAS, LLC
117.208 ACRE
DOC. NO. 2012109754
O.P.R.T.C.TX.

TRAVIS COUNTY SLOPE
EASEMENT
0.725 ACRE
DOC. NO. 2012122288
O.P.R.T.C.TX.

P.O.B.
N=10,027,590.92
E=3,153,091.69
(GRID)

W.L.E.
PARCEL 5337.01
0.064 ACRES
(2,810 S.F.)

OVERLAP
0.064 ACRES
INTO SLOPE
EASEMENT

CIRCUIT OF THE AMERICAS
117.208 ACRE
DOC. NO. 2012109754
O.P.R.T.C.TX.

TRAVIS COUNTY SLOPE
EASEMENT
0.725 ACRE
DOC. NO. 2012122288
O.P.R.T.C.TX.

SHEET 3 OF 4

LOCATIONS



ZWA

Zamora, LLC.
Professional Land Surveyors
Texas Firm No. 10082700
1425 South Loop 4 • Suite 78610
Tel: (512) 295-6201 • Fax: (512) 295-6091

PROJECT: 0.064 ACRE TRACT
WATER LINE EASEMENT
JOB NUMBER: 1060-03A-WLE
DATE: AUGUST, 2021
SCALE: 1"= 100'
SURVEYOR: ZAMORA
TECHNICIAN: DMC
DRAWING: 1060-03A-PE.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL
DESCRIPTION OF 0.064 ACRE
TRACT OF LAND SITUATED IN THE
THOMAS B. WESTBROOK SURVEY
TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"

LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD WITH 'ZWA' CAP SET
- △ 80d NAIL SET
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.E. PERMANENT EASEMENT

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N62°30'10"W	29.10'
L2	S72°29'50"W	34.79'
L3	N11°11'52"E	22.87'
L4	N72°36'28"E	32.11'
L5	S62°30'10"E	12.34'
L6	N27°29'50"E	106.73'
L7	N11°11'52"E	8.84'

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	129.60'	15°58'08"	465.00'	S16°19'17"W	129.18'
C2	49.23'	06°03'59"	465.00'	N05°18'13"E	49.21'

NOTE:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CTA2105657 WITH AN EFFECTIVE DATE OF OCTOBER 26, 2021.

EFFECTIVE DATE: OCTOBER 26, 2021 REVISED FOR NEW TITLE COMMITMENT. ISSUED: DATED NOVEMBER 2, 2021.

META DATA:

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

G. Rene Zamora
G. RENE ZAMORA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5682



SHEET 4 OF 4

LOCATIONS



ZWA

Zamora, LLC.
Professional Land Surveyors
Texas Firm No. 10082700
1425 South Loop 4 • Buena, Texas 78010
Tel (512) 295-6201 • Fax (512) 295-6091

PROJECT: 0.064 ACRE TRACT
WATER LINE EASEMENT
JOB NUMBER: 1060-03A-WLE
DATE: AUGUST, 2021
SCALE: 1" = 100'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 1060-03A-1E.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL
DESCRIPTION OF 0.064 ACRE
TRACT OF LAND SITUATED IN THE
THOMAS B. WESTBROOK SURVEY
TRAVIS COUNTY, TEXAS

**ZWA****Zamora, L.L.C.****State-wide Professional Land Surveying
Offices in Buda and El Paso Texas****EXHIBIT " B "**

**Circuit of the Americas
to
City of Austin
(Temporary Work Space Easement #1)**

LEGAL DESCRIPTION PARCEL 5337.01 T.W.S.E. #1

DESCRIPTION OF 0.209 OF AN ACRE (9,111 SQ. FT.) OF LAND, SITUATED IN THE THOMAS B. WESTBROOK SURVEY SECTION NO. 5, ABSRACT NO. 797 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING OUT OF A 117.208 ACRE TRACT CONVEYED TO CIRCUIT OF THE AMERICAS, LLC IN A SPECIAL WARRANTY DEED DATED JULY 3, 2012 AND RECORDED IN DOCUMENT NUMBER 2012109754, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 80d nail set on the west right-of-way line of Kellam Road, a variable width right-of-way, having grid coordinates of N=10,028,032.90, E=3,153,091.80 for the northwest corner hereof, from which a 1/2-inch iron rod found on the east line of Old Kellam Road, a variable width right-of-way, being also on the west line of said Circuit of the Americas 117.208 acre tract, bears **N 87°43'46" W**, for a distance of **67.68** feet;

THENCE, with the west right of way of said Kellam Road, the following three (3) courses and distances;

- 1) **S 87°43'46" E**, for a distance of **20.00** feet to a 5/8-inch iron rod with 'ZWA' cap set, for the northeast corner of the herein described tract;
- 2) **S 02°16'14" W**, for a distance **392.50** feet to a 5/8-inch iron rod with 'ZWA' cap set at the beginning of a curve to the right;
- 3) along said curve to the right having an arc distance of **49.23** feet, having a radius of **465.00** feet, a central angle **06°03'59"**, and chord bearing **S 05°18'13" W**, for a distance of **49.21** feet to an 80d nail set for the southeast corner hereof;

THENCE, over and across said Circuit of the Americas 117.208 acre tract, the following two (2) courses and distances;

- 1) **S 27°29'50" W**, for a distance of **40.82** feet to an 80d nail set for the southwest corner hereof;
- 2) **N 02°16'14" E**, for a distance of **478.57** feet to the **POINT OF BEGINNING** and containing 0.209 acres (9,111 sq. ft.) of land.

EXHIBIT "B"

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

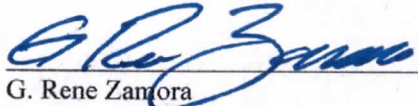
KNOW ALL MEN BY THESE PRESENTS:

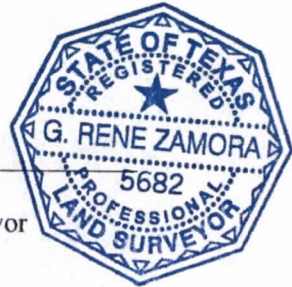
§

That I, G. Rene Zamora, 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 Buda, Hays County, Texas this the 18th day of October, 2021, A.D.


Zamora, L.L.C.
1425 South Loop 4
Buda, Texas 78610
512-295-6201
Tx. Firm No. 10062700


G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

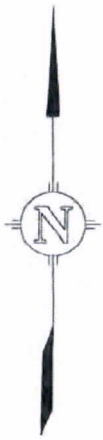
TCAD PID No. R824452
Vesting Deed Doc. No. 2012109754
Revised: 12-7-2021

FIELD NOTES REVIEWED
BY  DATE: 12/08/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "B"

THOMAS B. WESTBROOK SURVEY
SECTION NO. 5, ABSTRACT NO. 797
TRAVIS COUNTY, TEXAS



GRAPHIC SCALE

1"=100'

AUGUST, 2021

TRAVIS COUNTY, TEXAS

M. C. JOINT VENTURE
TRACT II
279.24 ACRE
VOLUME 11921 PAGE 585
O.P.R.T.C.TX.

TRAVIS COUNTY
PARCEL 10
0.9686 ACRE
DOC. NO. 2020114706
O.P.R.T.C.TX.

ELROY ROAD
(R.O.W. VARIES)

POSSESSION AND USE
AGREEMENT
PARCEL 12
0.4356 ACRE
DOC. NO. 2020027533
O.P.R.T.C.TX.

OLD KELLAM ROAD
(R.O.W. VARIES)

CIRCUIT OF THE AMERICAS, LLC
117.208 ACRE
DOC. NO. 2012109754
O.P.R.T.C.TX.

TRAVIS COUNTY SLOPE
EASEMENT
0.725 ACRE
DOC. NO. 2012122288
O.P.R.T.C.TX.

SIDEWALK

CURB & GUTTER

P.O.B.
N=10,028,032.90
E=3,153,091.80
(GRID)

T.W.S.E. #1
PARCEL 5337.01
0.209 ACRES
(9,111 S.F.)

OVERLAP
0.209 ACRES
INTO SLOPE
EASEMENT

L3

L1

CURB & GUTTER

SIDEWALK

N02°16'14"E 478.57'

S02°16'14"W 392.50'

KELLAM ROAD
(R.O.W. VARIES)

C1

L2

CIRCUIT OF THE AMERICAS
EASEMENT
117.208 ACRE
DOC. NO. 2012109754
O.P.R.T.C.TX.

TRAVIS COUNTY SLOPE
EASEMENT
0.423 ACRE
DOC. NO. 2012122288
O.P.R.T.C.TX.

SHEET 3 OF 4

LOCATIONS



ZWA

Zamora, LLC
Professional Land Surveyors
Texas Firm No. 10062700
1425 South Loop 4 • Suite, Texas 78610
Tel (512) 295-6201 • Fax (512) 295-6091

PROJECT: 0.209 ACRE TRACT

JOB NUMBER: 1060-03A-TCE-1

DATE: AUGUST, 2021

SCALE: 1" = 100'

SURVEYOR: ZAMORA

TECHNICIAN: DWC

DRAWING: 1060-03A-TCE1.dwg

FIELDNOTES:

PARTYCHIEF:

FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL
DESCRIPTION OF 0.209 ACRE
TRACT OF LAND SITUATED IN THE
THOMAS B. WESTBROOK SURVEY
TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "B"

LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD WITH 'ZWA' CAP SET
- △ 80d NAIL SET
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S87°43'46"E	20.00'
L2	S27°29'50"W	40.82'
L3	N87°43'46"W	67.68'

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	49.23'	6°03'59"	465.00'	S05°18'13"W	49.21'

NOTE:

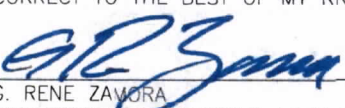
THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CTA2105657 WITH AN EFFECTIVE DATE OF OCTOBER 26, 2021

EFFECTIVE DATE: OCTOBER 26, 2021 REVISED FOR NEW TITLE COMMITMENT. ISSUED: DATED NOVEMBER 2, 2021.

META DATA:

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


G. RENE ZAMORA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5682



SHEET 4 OF 4

LOCATIONS



ZWA
Zamora, LLC
Professional Land Surveyors
Texas Firm No. 10062700
1425 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax: (512) 295-6091

PROJECT: 0.209 ACRE TRACT
T.C.E.
JOB NUMBER: 1060-03A-TCE-1
DATE: AUGUST, 2021
SCALE: 1" = 100'
SURVEYOR: ZAMORA
TECHNICIAN: DWG
DRAWING: 1060-03A-TCE-1.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL
DESCRIPTION OF 0.209 ACRE
TRACT OF LAND SITUATED IN THE
THOMAS B. WESTBROOK SURVEY
TRAVIS COUNTY, TEXAS

**ZWA****Zamora, L.L.C.****State-wide Professional Land Surveying
Offices in Buda and El Paso Texas****EXHIBIT " C "**

**Circuit of the Americas
to
City of Austin
(Temporary Work Space Easement #2)**

LEGAL DESCRIPTION PARCEL 5337.01 T.W.S.E. #2

DESCRIPTION OF 0.049 OF AN ACRE (2,126 SQ. FT.) OF LAND, SITUATED IN THE THOMAS B. WESTBROOK SURVEY SECTION NO. 5, ABSTRACT NO. 797 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING OUT OF A 117.208 ACRE TRACT CONVEYED TO CIRCUIT OF THE AMERICAS, LLC IN A SPECIAL WARRANTY DEED DATED JULY 3, 2012 AND RECORDED IN DOCUMENT NUMBER 2012109754, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.049 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 80d nail set, having grid coordinates of N=10,027,469.91, E=3,152,996.40 on the east line of a 0.4356 acre tract (Parcel 12) Possession and Use Agreement recorded in Document Number 2020027533 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron rod found for the northeast corner of said Parcel 12, bears **N 11°11'52" E**, for a distance of **31.71** feet;

THENCE, over and across said Circuit of the Americas 117.208 acre tract, the following four (4) courses and distances;

- 1) **N 72°29'50" E**, for a distance of **34.79** feet to an 80d nail set for an exterior corner of the herein described tract;
- 2) **S 62°30'10" E**, for a distance **26.84** feet to an 80d nail set for the northeast corner hereof;
- 3) **S 27°29'50" W**, for a distance **11.56** feet to an 80d nail set at the beginning of a curve to the right, for an exterior corner of the herein described tract
- 4) along said curve to the right having an arc distance of **69.31** feet, having a radius of **49.50** feet, a central angle **80°14'00"**, and chord bearing **S 67°26'32" W**, for a distance of **63.79** feet to an 80d nail set on the east line of said Parcel 12, for the southwest corner hereof;

THENCE, **N 11°11'52" E**, with the east line of said Parcel 12, for a distance of **37.36** feet to the **POINT OF BEGINNING** and containing 0.049 acres (2,126 sq. ft.) of land.

EXHIBIT "C"

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

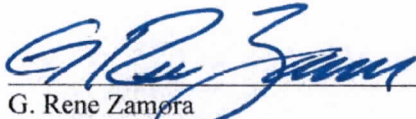
KNOW ALL MEN BY THESE PRESENTS:

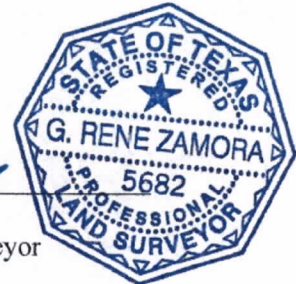
§

That I, G. Rene Zamora, 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 Buda, Hays County, Texas this the 18th day of October, 2021, A.D.

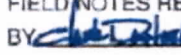
Zamora, L.L.C.
1425 South Loop 4
Buda, Texas 78610
512-295-6201
Tx. Firm No. 10062700


G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

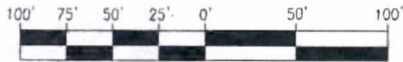
TCAD PID No. R824452
Vesting Deed Doc. No. 2012109754
Revised: 12-7-2021

FIELD NOTES REVIEWED
BY  DATE: 12/09/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "C"

THOMAS B. WESTBROOK SURVEY
SECTION NO. 5, ABSTRACT NO. 797
TRAVIS COUNTY, TEXAS



GRAPHIC SCALE

1"=100'

AUGUST, 2021
TRAVIS COUNTY, TEXAS

M. C. JOINT VENTURE
TRACT II
279.24 ACRE
VOLUME 11921 PAGE 585
D.R.T.C.TX.

TRAVIS COUNTY
PARCEL 10
0.9686 ACRE
DOC. NO. 2020114706
O.P.R.T.C.TX.

OLD KELLAM ROAD
(R.O.W. VARIES)

CIRCUIT OF THE AMERICAS, LLC
117.208 ACRE
DOC. NO. 2012109754
O.P.R.T.C.TX.

TRAVIS COUNTY SLOPE
EASEMENT
0.725 ACRE
DOC. NO. 2012122288
O.P.R.T.C.TX.

ELROY ROAD
(R.O.W. VARIES)

POSSESSION AND USE
AGREEMENT
PARCEL 12
0.4356 ACRE
DOC. NO. 2020027533
O.P.R.T.C.TX.

CURB &
GUTTER

SIDEWALK

CIRCUIT OF THE AMERICAS
117.208 ACRE
DOC. NO. 2012109754
O.P.R.T.C.TX.

KELLAM ROAD
(R.O.W. VARIES)

TRAVIS COUNTY SLOPE
EASEMENT
0.423 ACRE
DOC. NO. 2012122288
O.P.R.T.C.TX.

CURB &
GUTTER

SIDEWALK

P.O.B.
N=10,027,469.91
E=3,152,996.40
(GRID)

OVERLAP
0.049 ACRES
INTO SLOPE
EASEMENT

T.W.S.E. #2
PARCEL 5337.01
0.049 ACRES
(2.126 S.F.)

SHEET 3 OF 4

LOCATIONS



ZWA

Zamora, L.L.C.
Professional Land Surveyors
Texas Firm No. 10062700
1425 South Loop 4 • Buena Vista, Texas 78610
Tel: (512) 295-6201 • Fax: (512) 295-6091

PROJECT: 0.049 ACRE TRACT
T.C.E.
JOB NUMBER: 1060-03A-TCE-2
DATE: AUGUST, 2021
SCALE: 1"= 100'
SURVEYOR: ZAMORA
TECHNICIAN: DWG
DRAWING: 1060-03A-TCE-2.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL
DESCRIPTION OF 0.049 ACRE
TRACT OF LAND SITUATED IN THE
THOMAS B. WESTBROOK SURVEY
TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "C"

LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD WITH 'ZWA' CAP SET
- △ 80d NAIL SET
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N72°29'50"E	34.79'
L2	S62°30'10"E	26.84'
L3	S27°29'50"W	11.56'
L4	N11°11'52"E	37.36'
L5	N11°11'52"E	31.71'

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	69.31'	80°14'00"	49.50'	S67°26'32"W	63.79'

NOTE:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CTA2105657 WITH AN EFFECTIVE DATE OF OCTOBER 26, 2021

EFFECTIVE DATE: OCTOBER 26, 2021 REVISED FOR NEW TITLE COMMITMENT. ISSUED: DATED NOVEMBER 2, 2021.

META DATA:

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

G. RENE ZAMORA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5682



SHEET 4 OF 4

LOCATIONS



ZWA

Zamora, LLC.
Professional Land Surveyors
Texas Firm No. 10062700
1425 South Loop 4 • Buena Vista, Texas 78610
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PROJECT: 0.049 ACRE TRACT
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