

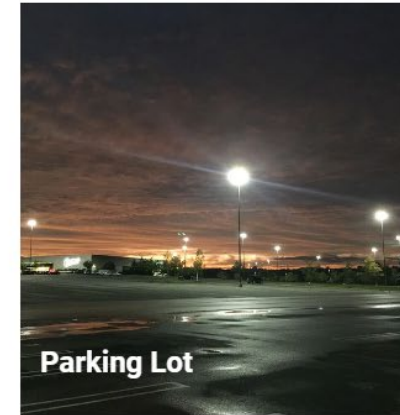
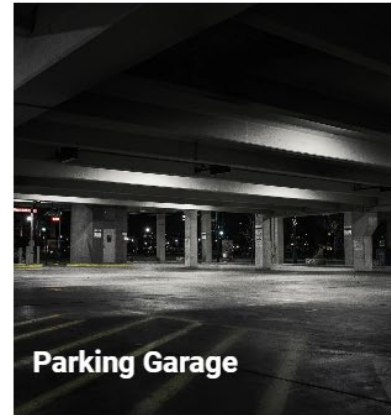
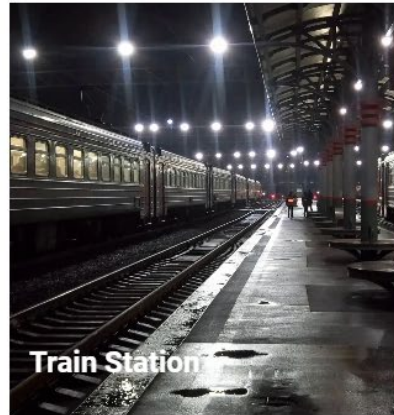
Commercial Corridor Amendment

Supplementary Information on Lighting and Bee Cave Rd. Right-of-Way

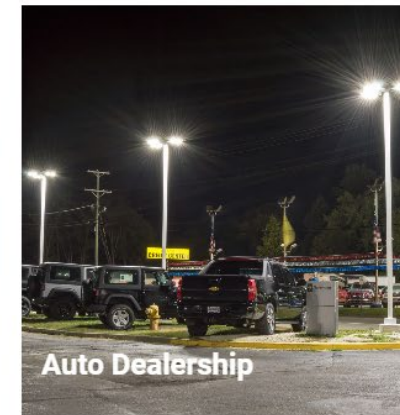
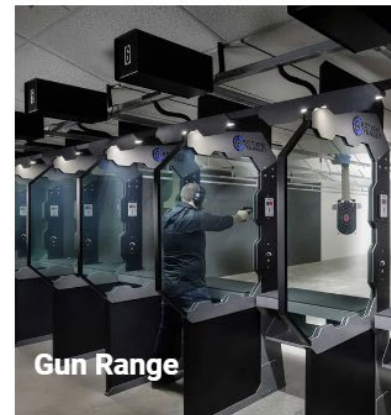
City Council Meeting 5/29/2024

Footcandle Lighting Comparison and Reference

2-10 Foot Candles



10-25 Foot Candles



Maximum Lumens Per Acre

- McDonald Observatory – University of Texas Austin
 - Recommends “Lights should not emit more light than is necessary. The total output should not exceed 50,000 lumens per net acre for businesses or public spaces, or 25,000 lumens per net acre for residential areas. (Add up lumens of each bulb).”
 - <https://mcdonaldobservatory.org/lighting-questions-contact>
- Dark Sky Society – Guidelines for Good Exterior Lighting Plans
 - Recommends “Lumen Cap” of
 - 10,000 lumens per acre for projects in residential zones
 - 25,000 lumens per acre for commercial properties in non-urban commercial zones
 - 50,000 lumens per acre for residential properties in suburban areas
 - 100,000 lumens per acre for residential properties in urban areas
 - <https://www.darksksociety.org/handouts/LightingPlanGuidelines.pdf>

Maximum Lumens Per Acre – Continued

- City of Dripping Springs
 - Residential – 25,000 lumens per acre maximum
 - Commercial – 100,000 lumens per acre maximum
- City of Wimberley
 - Non-residential w/existing residence – 20,000 lumens per acre maximum
 - Non-residential – 40,000 lumens per acre maximum
- City of Horseshoe Bay
 - Residential – 10,000 lumens per acre maximum
 - Commercial – 25,000 lumens per acre; Greater than 25,000 lumens per acre requires special approval
- City of Blanco
 - Residential – 25,000 lumens per acre maximum
 - Non-residential – 100,000 lumens per acre maximum

Maximum Lumens Per Acre – Continued

- Currently proposed at a maximum of 25,000 lumens per acre.
- P&Z recommendation to increase to 100,000 lumens per acre.

STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION

PLANS OF PROPOSED
RIGHT OF WAY PROJECT
R.M. 2244 RIGHT-OF-WAY PROJECT

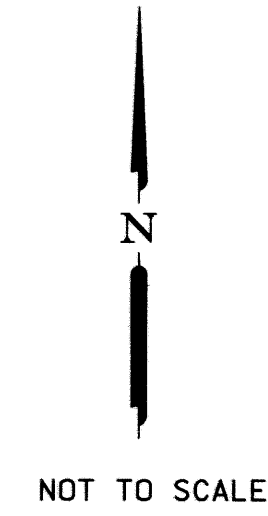
DESIGN	FED. AID DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
GRAPHICS	6			1
CHECKED	STATE	STATE DIST.	COUNTY	
CHECKED	TEXAS		TRAVIS	
CHECKED	CONT.	SECT.	JOB	HIGHWAY NO.
	2102	01	047	R.M. 2244

TRAVIS COUNTY

ACCOUNT NO. 8014-2-II
CSJ NO. 2102-01-047

LIMITS FROM: ROLLINGWOOD DRIVE
TO: LOOP I

NET LENGTH OF PROJECT = 1926.779 METERS = 1.9 KILOMETERS
(= 6321.44 FEET = 1.2 MILES)



NOT TO SCALE



NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00004333.

IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY DIGITAL FILES.

ENGLISH UNITS SHOWN IN PARENTHESIS ARE PROVIDED FOR INFORMATION ONLY.

UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON INFORMATION PROVIDED BY THE INDIVIDUAL UTILITY COMPANIES AND ARE APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT ARE NOT SHOWN.

R.M. 2244 Account # 8014-2-II
 CSJ 2102-01-047

C1 Δ - 00°54'07" R - 1678.700m (5507.53') T - 15.214m (43.35') L - 26.427m (86.70') C - 26.427m (86.70') S55°23'51"E	C2 Δ - 03°14'05" R - 601.300m (1972.76') T - 16.978m (55.70') L - 33.947m (111.37') C - 33.942m (111.36') S54°13'52"E	C3 Δ - 04°45'22" R - 601.300m (1972.76') T - 24.972m (81.93') L - 49.915m (163.78') C - 49.900m (163.71') S50°14'08"E	C4 Δ - 07°36'39" R - 153.700m (504.26') T - 10.223m (33.54') L - 20.417m (66.98') C - 20.402m (66.94') S51°39'47"E	C5 Δ - 30°10'12" R - 153.700m (504.26') T - 41.428m (135.92') L - 80.933m (265.53') C - 80.001m (262.47') S70°33'12"E	C6 Δ - 49°46'00" R - 81.787m (268.33') T - 37.935m (124.46') L - 71.039m (233.07') C - 68.827m (225.81') N70°32'38"W	C6 Δ - 49°46'00" R - 268.31' T - 124.45' L - 233.05' C - 225.79' N68°42'W	C7 Δ - 01°36'31" R - 597.290m (1959.61') T - 7.516m (24.66') L - 15.031m (49.31') C - 15.031m (49.31') N46°22'53"W	C7 Δ - 01°28' R - 1895.17' T - 24.28' L - 48.56' C - 48.56' N44°12'W	C8 Δ - 04°56'00" R - 597.290m (1959.61') T - 25.730m (84.42') L - 51.428m (168.73') C - 51.412m (168.67') N49°34'09"W	C8 Δ - 4°46'47" R - 1957.95' L - 169.04' C - 168.98' N47°15'40"W	C9 Δ - 03°48'29" R - 597.290m (1959.61') T - 19.856m (65.14') L - 39.698m (130.24') C - 39.691m (130.22') N53°56'23"W	C9 Δ - 10°32' R - 1895.17' T - 174.69' L - 131.21' C - 131.18' N52°01'W	C10 Δ - 42°44'15" R - 13.055m (42.83') T - 5.108m (16.78') L - 9.738m (31.95') C - 9.514m (31.21') N34°46'37"W	C11 Δ - 68°59'43" R - 13.055m (42.83') T - 8.972m (29.44') L - 15.721m (51.58') C - 14.788m (48.52') N21°05'22"E	C12 Δ - 10°07'53" R - 565.622m (1855.71') T - 50.138m (164.49') L - 100.016m (328.14') C - 99.886m (327.71') S50°43'55"E
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C13 Δ - 08°54'48" R - 115.425m (378.69') T - 8.996m (29.51') L - 17.956m (58.91') C - 17.938m (58.85') S50°04'25"E	C13 R - 368.69' L - 47.91' C - 47.87' S47°53"E	C14 Δ - 00°45'24" R - 115.425m (378.69') T - 0.762m (2.50') L - 1.524m (5.00') C - 1.524m (5.00') S54°54'30"E	C15 Δ - 19°10'43" R - 4.813m (15.79') T - 0.813m (2.67') L - 1.611m (5.28') C - 1.604m (5.26') S26°39'57"W	C16 Δ - 1°02'51" R - 115.425m (378.69') T - 11.162m (36.62') L - 22.255m (73.01') C - 22.221m (72.90') S60°48'38"E	DETAIL 'A' NOT TO SCALE	DETAIL 'B' NOT TO SCALE	DETAIL 'C' NOT TO SCALE	DETAIL 'D' NOT TO SCALE	DETAIL 'E' NOT TO SCALE	DETAIL 'F' NOT TO SCALE	DETAIL 'G' NOT TO SCALE	DETAIL 'H' NOT TO SCALE	DETAIL 'I' NOT TO SCALE
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C17 Δ - 12°12'45" R - 115.425m (378.69') T - 12.348m (40.51') L - 24.603m (80.65') C - 24.556m (80.56') S72°26'26"E	C18 Δ - 49°52'48" R - 115.425m (378.69') T - 53.676m (176.10') L - 100.485m (329.67') C - 97.342m (319.36') S70°33'25"E	C19 Δ - 21°55'24" R - 196.300m (644.03') T - 38.021m (124.74') L - 75.112m (246.43') C - 74.654m (244.927') N84°31'38"W	C20 Δ - 11°39'14" R - 196.300m (644.03') T - 20.033m (65.72') L - 39.927m (130.99') C - 39.859m (130.77') N53°41'04"W	C21 Δ - 01°31'10" R - 558.700m (1833.00') T - 7.409m (24.31') L - 14.817m (48.61') C - 14.817m (48.61') N48°37'02"W	C22 Δ - 06°28'17" R - 558.700m (1833.00') T - 31.585m (103.62') L - 63.103m (207.03') C - 63.070m (206.92') N52°36'46"W	C23 Δ - 11°03'55" R - 350.082m (1148.56') T - 33.910m (111.25') L - 67.610m (221.82') C - 67.505m (221.47') S50°20'15"E
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C24 Δ - 16°57'00" R - 115.425m (378.69') T - 17.199m (56.43') L - 34.147m (112.03') C - 34.022m (111.62') S87°01'19"E	C25 Δ - 16°22'26" R - 5.718m (18.76') L - 0.823m (2.70') T - 1.634m (5.36') C - 1.628m (5.34') N46°08'01"E	C25 Δ - 15°54'08" R - 18.76' L - 5.21' C - 5.19' N47°39'20"E
---	--	---

C26 Δ - 16°22'26" R - 5.718m (18.76') L - 0.823m (2.70') T - 1.634m (5.36') C - 1.628m (5.34') N46°08'01"E	C27 Δ - 15°54'08" R - 18.76' L - 5.21' C - 5.19' N47°39'20"E
--	---

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II MONUMENT FOUND
- ⊙ TYPE II MONUMENT SET
- ⊙ 1/2" PIPE SET UNLESS NOTED
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
- ⊙ 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ 60 D NAIL SET UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- CALCULATED POINT
- FENCE POST
- PROPERTY LINE
- CENTER LINE
- [] RECORD INFORMATION METRIC MAP
- () ENGLISH EQUIVALENT ON METRIC MAP
- () RECORD INFORMATION ENGLISH MAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENT
- X- FENCE
- G- GAS LINE
- P- POWER POLE
- OE- OVERHEAD ELECTRIC LINE
- U/T- TELEPHONE LINE (BURIED)
- WL- WATER LINE
- TL- TRAFFIC LIGHT POLE
- TFP- TELEPHONE POLE
- ESMT- EASEMENT
- D.E.- DRAINAGE EASEMENT
- P.U.E.- PUBLIC UTILITY EASEMENT
- W.W.- WASTEWATER LINE
- H- CONTROL OF ACCESS LINE

NOTES:

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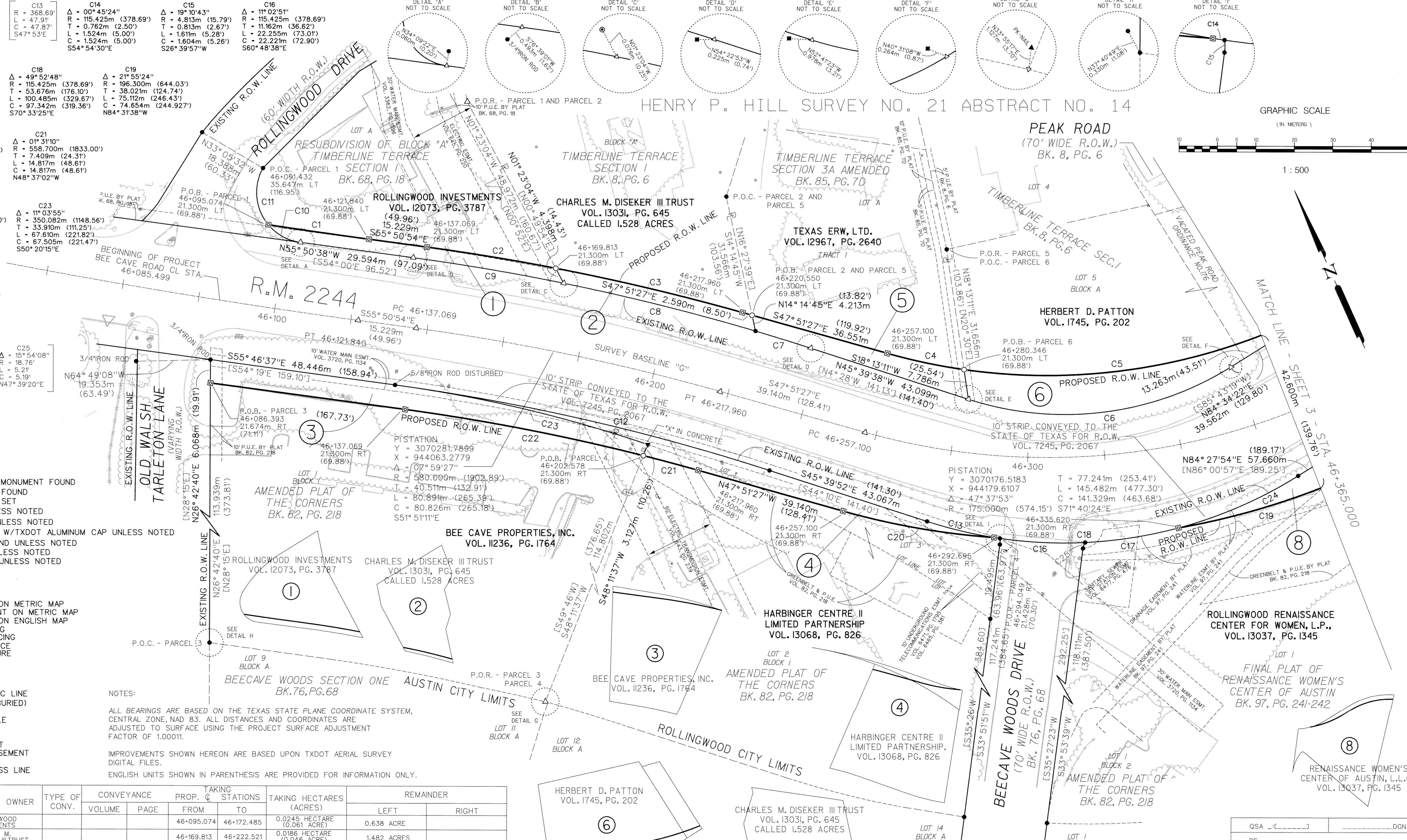
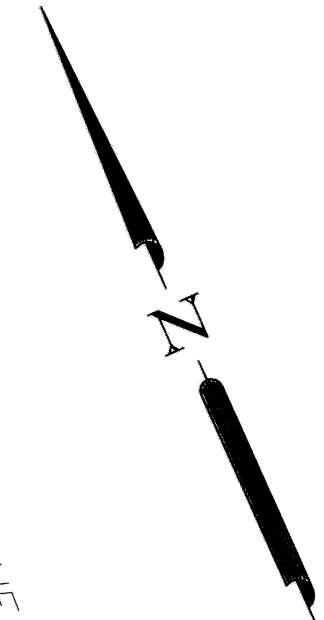
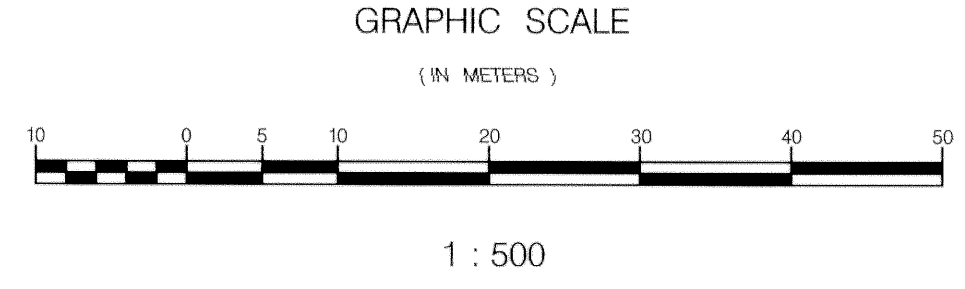
PARCEL NO.	DEED ACREAGE	PROPERTY OWNER	TYPE OF CONV.	CONVEYANCE		TAKING STATIONS		TAKING HECTARES (ACRES)	REMAINDER	
				VOLUME	PAGE	PROP. FROM	TO		LEFT	RIGHT
1	0.699	ROLLINGWOOD INVESTMENTS				46+095.074	46+172.485	0.0245 HECTARE (0.061 ACRE)	0.638 ACRE	
2	1.528	CHARLES M. DISEKER III TRUST				46+169.813	46+222.521	0.0186 HECTARE (0.046 ACRE)	1.482 ACRES	
3	2.75	BEE CAVE PROPERTIES, INC.				46+085.490	46+203.004	0.0620 HECTARE (0.153 ACRE)	2.597 ACRES	
4	3.234	HARBINGER CENTRE II LIMITED PARTNERSHIP				46+202.578	46+292.695	0.0416 HECTARE (0.103 ACRE)	3.131 ACRES	
5	0.772	TEXAS ERW, LTD.				46+220.550	46+282.720	0.0277 HECTARE (0.068 ACRE)	0.704 ACRE	
6	1.28	HERBERT D. PATTON				46+280.346	46+383.133	0.0664 HECTARE (0.164 ACRE)	1.116 ACRES	
8	6.24	ROLLINGWOOD RENAISSANCE CENTER FOR WOMEN, L.P.				46+335.620	46+525.544	0.1451 HECTARE (0.359 ACRE)	5.881 ACRES	

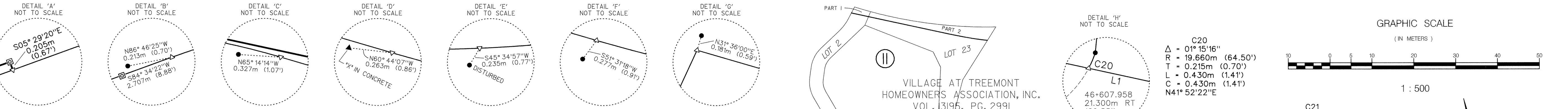


4029 Capital of Texas Highway, So.
Brooks Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-6975
Fax: (512) 328-3029

R.M. 2244 RIGHT OF WAY WIDENING PROJECT

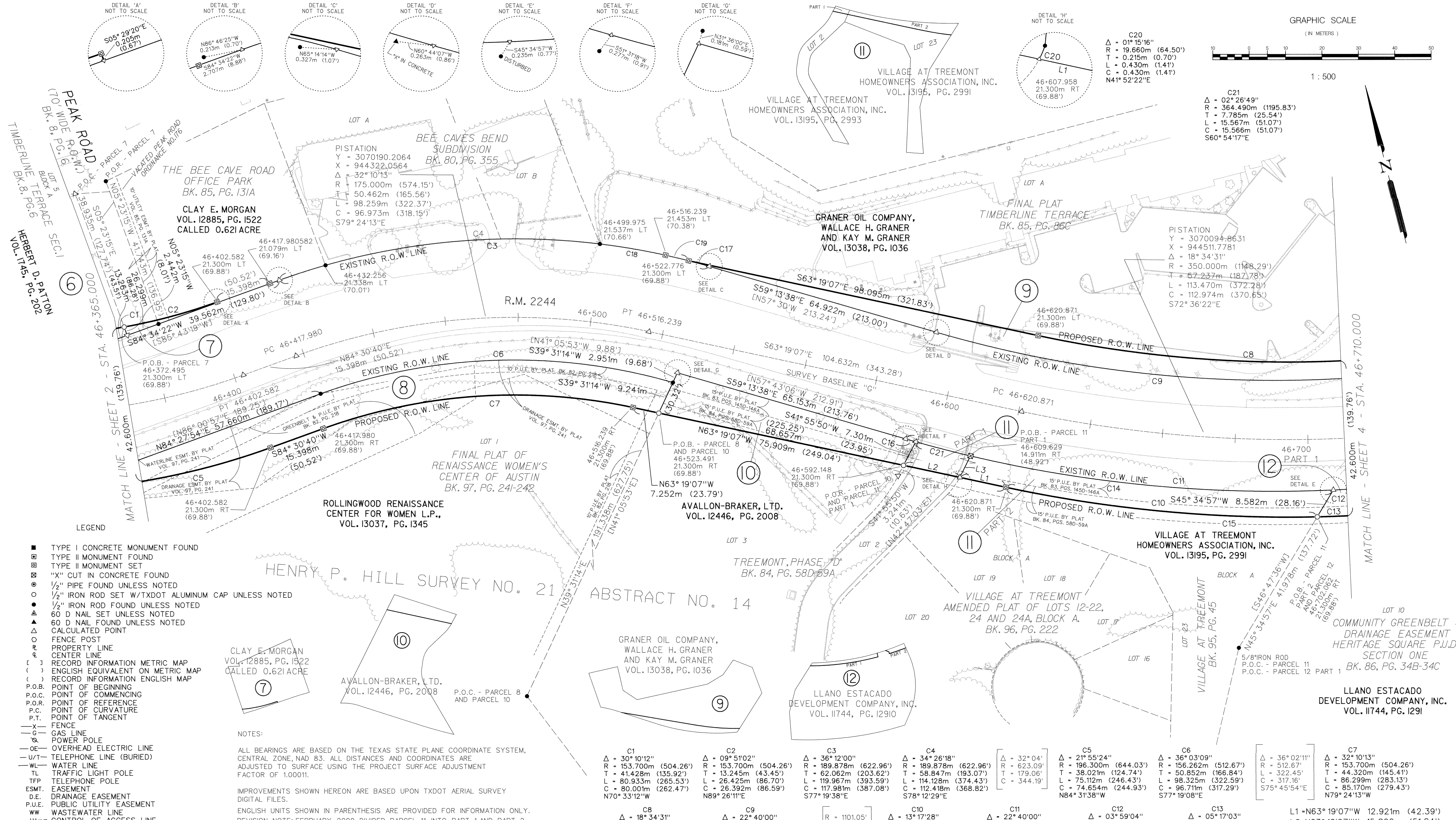
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RF - []	[]	[]	[]
FED.RD. DIV.RD.	FEDERAL AID PROJECT NO.	SHEET NO.	
		02	
STATE	DIST.	COUNTY	
TEXAS	AUSTIN	TRAVIS	
CONT.	SECT.	JOB	HIGHWAY NO.
2102	01	047	R.M. 2244





C20
 $\Delta = 01^{\circ} 15' 16''$
 $R = 19.660m (64.50')$
 $T = 0.215m (0.70')$
 $L = 0.430m (1.41')$
 $C = 0.430m (1.41')$
 $N41^{\circ} 52' 22'' E$

C21
 $\Delta = 02^{\circ} 26' 49''$
 $R = 364.490m (1195.83')$
 $T = 7.785m (25.54')$
 $L = 15.567m (51.07')$
 $C = 15.566m (51.07')$
 $S60^{\circ} 54' 17'' E$



- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
 - ▣ TYPE II MONUMENT FOUND
 - TYPE II MONUMENT SET
 - ⊗ "X" CUT IN CONCRETE FOUND
 - 1/2" PIPE FOUND UNLESS NOTED
 - 1/2" IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
 - ▲ 1/2" IRON ROD FOUND UNLESS NOTED
 - △ 60 D NAIL SET UNLESS NOTED
 - ▲ 60 D NAIL FOUND UNLESS NOTED
 - △ CALCULATED POINT
 - FENCE POST
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NOTES:

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REVISION NOTE: FEBRUARY 2000, DIVIDED PARCEL 11 INTO PART 1 AND PART 2

C1 $\Delta = 30^{\circ} 10' 12''$ R = 153.700m (504.26') T = 41.428m (135.92') L = 80.933m (265.53') C = 80.001m (262.47') N70° 33' 12" W	C2 $\Delta = 09^{\circ} 51' 02''$ R = 153.700m (504.26') T = 13.245m (43.45') L = 26.425m (86.70') C = 26.392m (86.59') N89° 26' 11" E	C3 $\Delta = 36^{\circ} 12' 00''$ R = 189.878m (622.96') T = 62.062m (203.62') L = 119.967m (393.59') C = 117.981m (387.08') S77° 19' 38" E	C4 $\Delta = 34^{\circ} 26' 18''$ R = 189.878m (622.96') T = 58.847m (193.07') L = 114.128m (374.43') C = 85.939m (281.95') S78° 12' 29" E	C5 $\Delta = 21^{\circ} 55' 24''$ R = 196.300m (644.03') T = 38.021m (124.74') L = 75.112m (246.43') C = 143.257m (470.00') N84° 31' 38" W	C6 $\Delta = 36^{\circ} 03' 09''$ R = 156.262m (512.67') T = 50.852m (166.84') L = 98.325m (322.59') C = 96.711m (317.29') S77° 19' 08" E	C7 $\Delta = 32^{\circ} 10' 13''$ R = 153.700m (504.26') T = 44.320m (145.41') L = 86.299m (283.13') C = 85.170m (279.43') N79° 24' 13" W
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PARCEL NO.	DEED ACREAGE	PROPERTY OWNER	TYPE OF CONV.	CONVEYANCE		TAKING STATIONS		REMAINDER	
				VOLUME	PAGE	FROM	TO	LEFT	RIGHT
6	1.28	HERBERT D. PATTON				46+280.346	46+383.133	0.0664 HECTARE (0.164 ACRE)	1.116 ACRES
7	0.621	CLAY E. MORGAN				46+372.495	46+402.582	0.0025 HECTARE (0.006 ACRE)	0.615 ACRE
8	6.24	ROLLINGWOOD RENAISSANCE CENTER FOR WOMEN, L.P.				46+335.620	46+525.544	0.1451 HECTARE (0.359 ACRE)	5.881 ACRES
9	4.604	GRANER OIL COMPANY, WALLACE H. GRANER AND KAY M. GRANER				46+522.776	46+740.327	0.0992 HECTARE (0.223 ACRE)	4.381 ACRES
10	2.246	AVALLON-BRAKER, LTD.				46+523.491	46+592.148	0.0851 HECTARE (0.161 ACRE)	2.085 ACRES
11 PART 1	0.42	VILLAGE AT TREMONT HOMEOWNERS ASSOCIATION, INC.				46+592.148	46+609.629	0.0105 HECTARE (0.026 ACRE)	0.394 ACRE
11 PART 2	1.096	VILLAGE AT TREMONT HOMEOWNERS ASSOCIATION, INC.				46+607.958	46+706.458	0.0670 HECTARE (0.166 ACRE)	0.930 ACRE
12 PART 1	4.747	LLANO ESTACADO DEVELOPMENT COMPANY, INC.				46+702.062	46+807.298	0.0870 HECTARE (0.215 ACRE)	4.532 ACRES

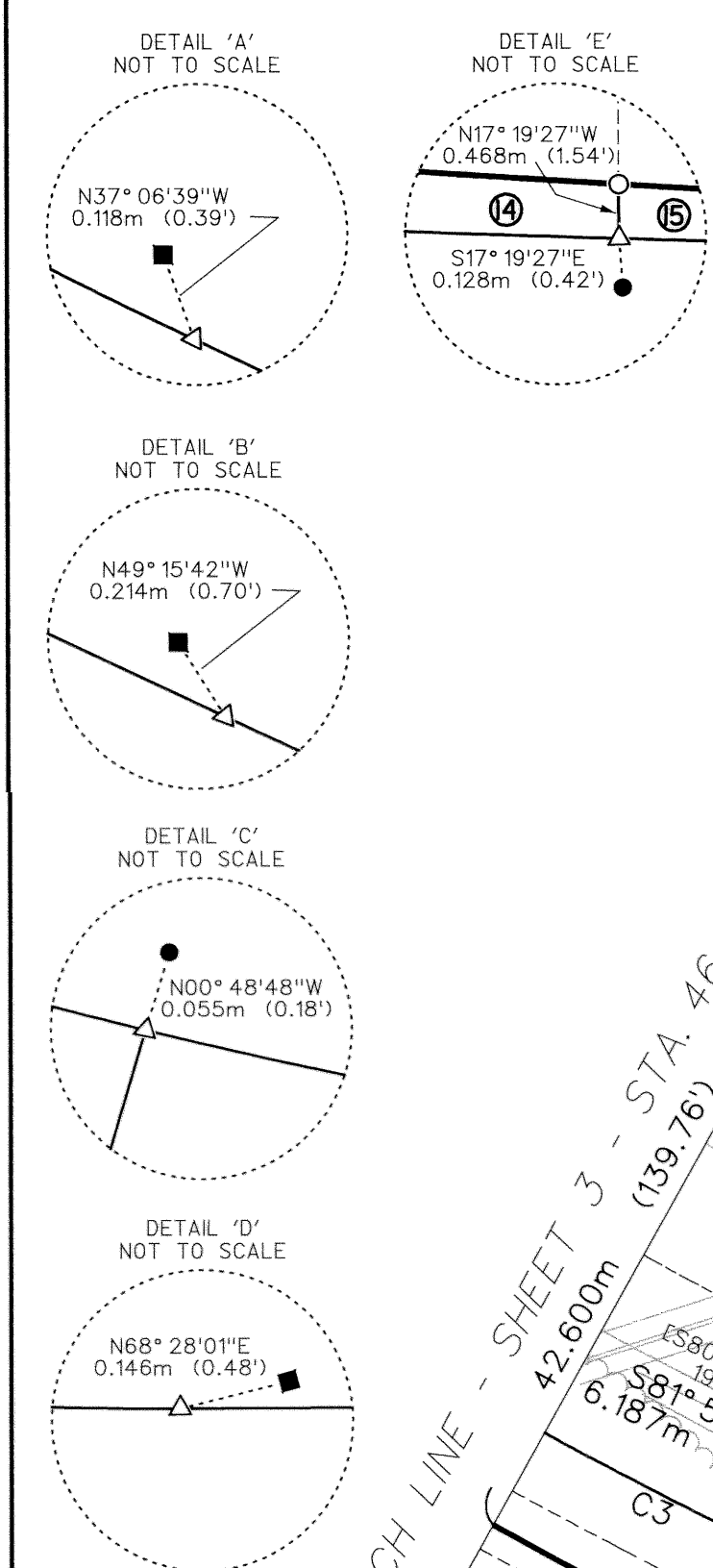


4029 Capital of Texas Highway, Ste. Brodie Oaks Professional Plaza, Suite 125 Austin, Texas 78704 (512) 447-0576 Fax: (512) 326-3029

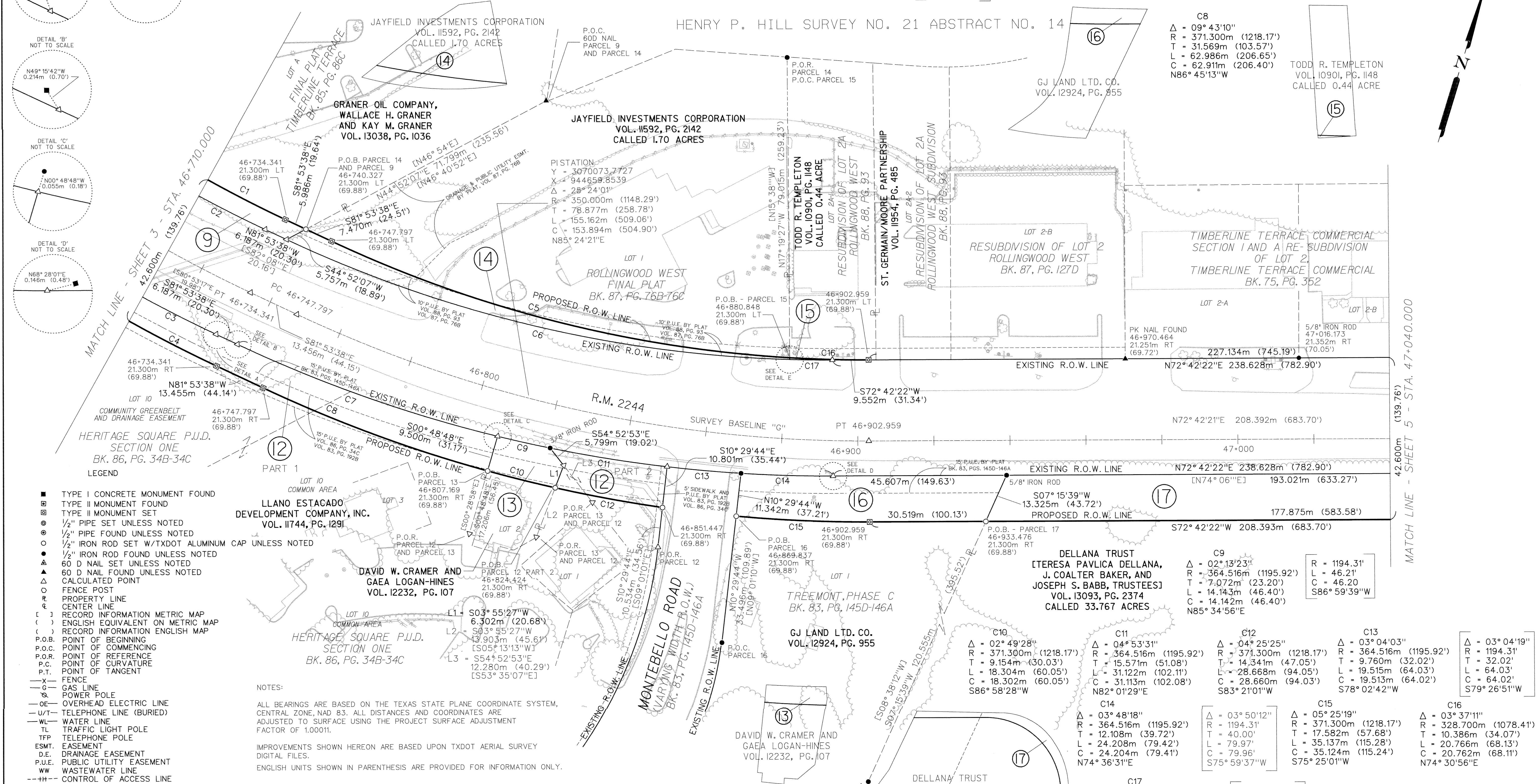
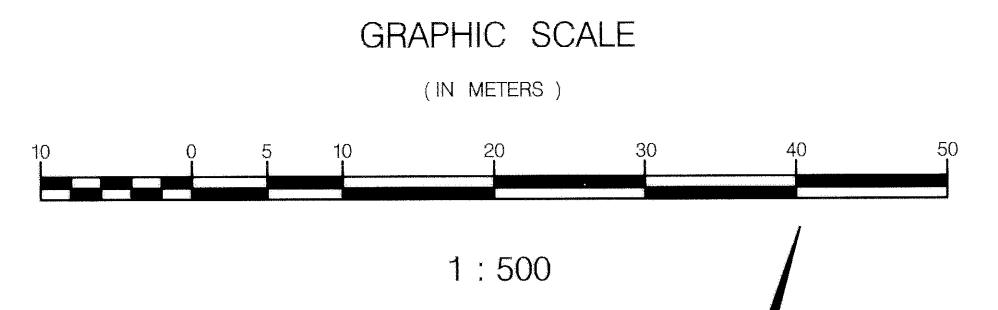
R.M. 2244 RIGHT OF WAY WIDENING PROJECT

QSA []	[]	[]	[]
RF -	[]	[]	[]
FED. RD. DIV. RD.	FEDERAL AID PROJECT NO.	SHEET NO.	
		03	
STATE	DIST.	COUNTY	
TEXAS	AUSTIN	TRAVIS	
CONT.	SECT.	JOB	HIGHWAY NO.
2102	01	047	R.M. 2244

REVISED 01-14-00



C1	C2	C3	C4	C5	C6	C7
Δ = 18°34'31" R = 328.700m (1078.41') T = 53.754m (176.36') L = 106.565m (349.62') C = 106.099m (348.09') S72°36'22"E	Δ = 22°40'00" R = 334.010m (1095.83') T = 66.944m (219.63') L = 132.137m (433.52') C = 131.277m (430.70') N70°33'38"W	Δ = 03°59'04" R = 364.490m (1195.83') T = 12.679m (41.60') L = 25.347m (83.16') C = 25.342m (83.14') S79°54'06"E	Δ = 05°17'03" R = 371.300m (1218.17') T = 17.134m (56.21') L = 34.244m (112.35') C = 34.232m (112.31') N79°15'06"W	Δ = 21°46'50" R = 328.700m (1078.41') T = 63.240m (207.48') L = 124.954m (409.95') C = 124.202m (407.49') N87°12'57"E	Δ = 24°12'45" R = 1060.03' T = 227.37' L = 447.96' C = 444.62' N88°07'12"E	Δ = 23°28'43" R = 334.036m (1095.92') T = 69.415m (227.74') L = 136.881m (449.08') C = 135.925m (445.95') S86°22'01"W



- TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II MONUMENT FOUND
- TYPE II MONUMENT SET
- ⊙ 1/2" PIPE SET UNLESS NOTED
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ 60 D NAIL SET UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
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- () RECORD INFORMATION METRIC MAP
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- OE- OVERHEAD ELECTRIC LINE
- UT- TELEPHONE LINE (BURIED)
- WL- WATER LINE
- TL- TRAFFIC LIGHT POLE
- TFP- TELEPHONE POLE
- ESMT- EASEMENT
- D.E.- DRAINAGE EASEMENT
- P.U.E.- PUBLIC UTILITY EASEMENT
- WW- WASTEWATER LINE
- +H- CONTROL OF ACCESS LINE

LLANO ESTACADO
 DEVELOPMENT COMPANY, INC.
 VOL. I1744, PG. I291

DAVID W. CRAMER AND
 GAEA LOGAN-HINES
 VOL. I2232, PG. I07

DELLANA TRUST
 TERESA PAVLICA DELLANA,
 J. COALTER BAKER, AND
 JOSEPH S. BABB, TRUSTEES
 VOL. I3093, PG. 2374
 CALLED 33.767 ACRES

NOTES:
 ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
 CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES ARE
 ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT
 FACTOR OF 1.00011.
 IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY
 DIGITAL FILES.
 ENGLISH UNITS SHOWN IN PARENTHESIS ARE PROVIDED FOR INFORMATION ONLY.

PARCEL NO.	DEED ACREAGE	PROPERTY OWNER	TYPE OF CONV.	CONVEYANCE		TAKING		REMAINDER	
				VOLUME	PAGE	PROP. FROM	STATIONS TO	LEFT	RIGHT
9	4.604	GRANER OIL COMPANY, WALLACE H. GRANER AND KAY M. GRANER		46-522.776	46-740.327	0.0902 HECTARE (0.223 ACRES)		4.381 ACRES	
12 PART 1	4.747	LLANO ESTACADO DEVELOPMENT COMPANY, INC.		46-702.062	46-807.298	0.0870 HECTARE (0.215 ACRES)			4.532 ACRES
12 PART 2	4.747	LLANO ESTACADO DEVELOPMENT COMPANY, INC.		46-820.981	46-869.837	0.0295 HECTARE (0.073 ACRES)			4.674 ACRES
13	1.222	DAVID W. CRAMER AND GAEA LOGAN-HINES		46-807.169	46-825.302	0.0173 HECTARE (0.043 ACRES)			1.179 ACRES
14	1.70	JAYFIELD INVESTMENTS CORPORATION		46-736.881	46-880.879	0.0345 HECTARE (0.085 ACRES)		1.62 ACRES	
15	0.44	TODD R. TEMPLETON		46-880.848	46-902.959	0.0004 HECTARE (0.001 ACRES)		0.439 ACRES	
16	1.754	GJ LAND LTD. CO.		46-869.837	46-939.014	0.0809 HECTARE (0.200 ACRES)			1.554 ACRES
17	33.767	DELLANA TRUST		46-933.476	47-568.267	0.8114 HECTARE (2.005 ACRES)			31.762 ACRES



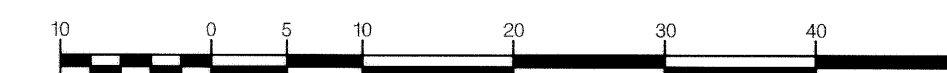
R.M. 2244 RIGHT OF WAY
 WIDENING PROJECT

FED. RD. DIV. RD.	FEDERAL AID PROJECT NO.	SHEET NO.	
		04	
STATE	DIST.	COUNTY	
TEXAS	AUSTIN	TRAVIS	
CONT.	SECT.	JOB	HIGHWAY NO.
2102	01	047	R.M. 2244

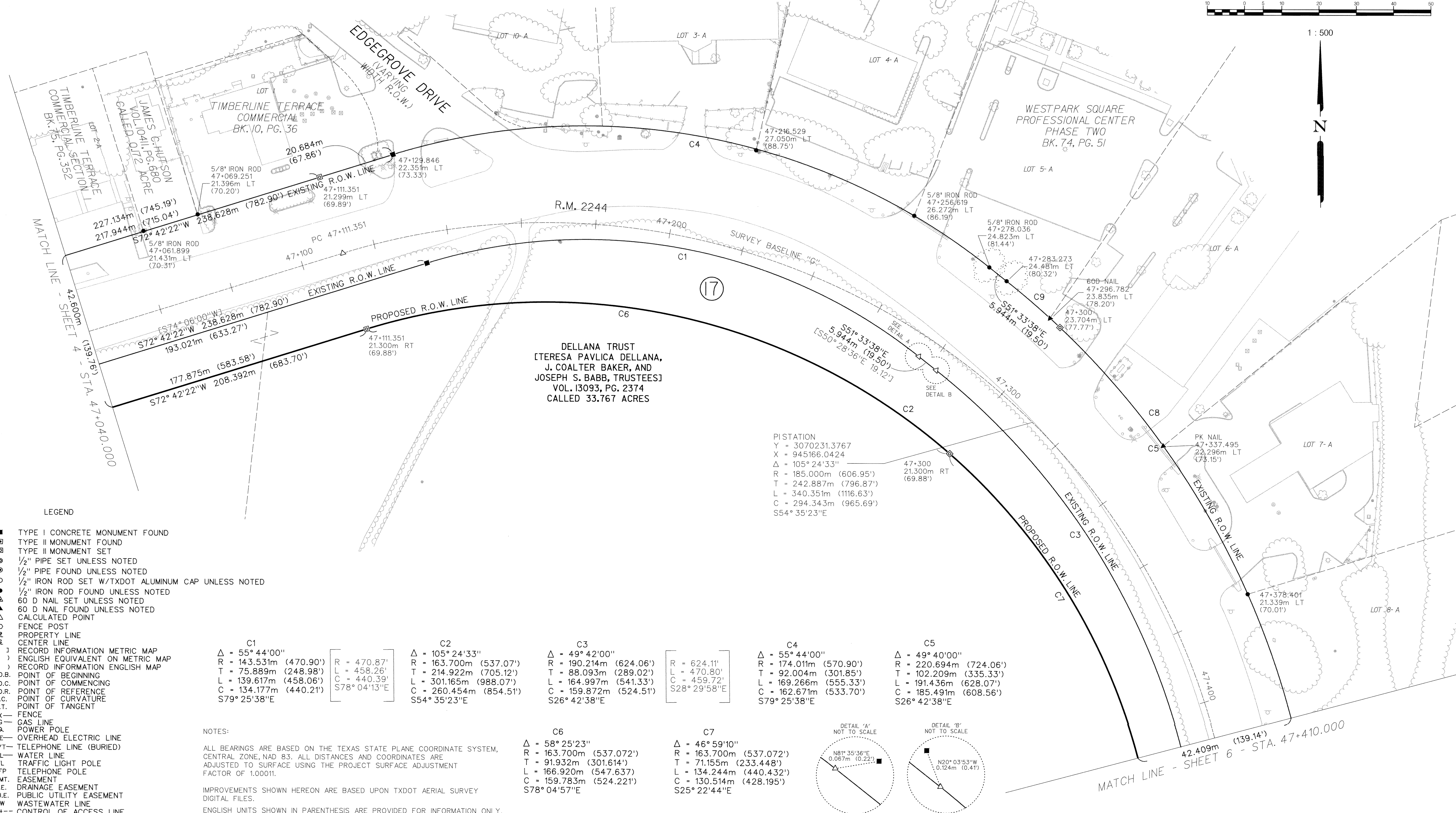
HENRY P. HILL SURVEY NO. 21 ABSTRACT NO. 14

GRAPHIC SCALE

(IN METERS)



1 : 500



DELLANA TRUST
TERESA PAVLICA DELLANA,
J. COALTER BAKER, AND
JOSEPH S. BABB, TRUSTEES
VOL. 13093, PG. 2374
CALLED 33.767 ACRES

PISTATION
Y = 3070231.3767
X = 945166.0424
Δ = 105° 24' 33"
R = 185.000m (606.95')
T = 242.887m (796.87')
L = 340.351m (1116.63')
C = 294.343m (965.69')
S54° 35' 23"E

LEGEND

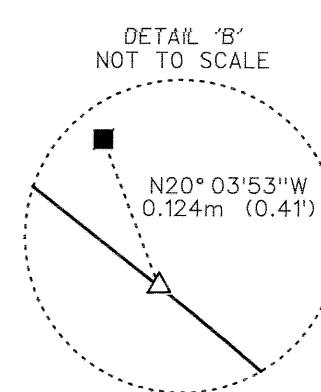
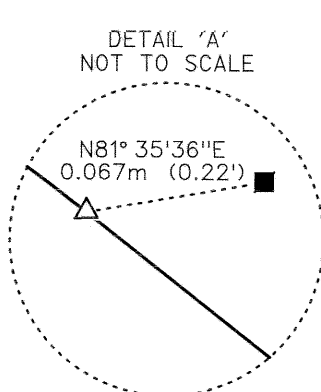
- TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II MONUMENT FOUND
- TYPE II MONUMENT SET
- ⊙ 1/2" PIPE SET UNLESS NOTED
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ 60 D NAIL SET UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- FENCE POST
- PROPERTY LINE
- CENTER LINE
- [] RECORD INFORMATION METRIC MAP
- () ENGLISH EQUIVALENT ON METRIC MAP
- () RECORD INFORMATION ENGLISH MAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENT
- X- FENCE
- G- GAS LINE
- S- POWER POLE
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- WW- WASTEWATER LINE
- HH- CONTROL OF ACCESS LINE

Curve	Δ	R	T	L	C
C1	55° 44' 00"	143.531m (470.90')	75.889m (248.98')	139.617m (458.06')	134.177m (440.21')
C2	105° 24' 33"	163.700m (537.07')	214.922m (705.12')	301.165m (988.07')	260.454m (854.51')
C3	49° 42' 00"	190.214m (624.06')	88.093m (289.02')	164.997m (541.33')	159.872m (524.51')
C4	55° 44' 00"	174.011m (570.90')	92.004m (301.85')	169.266m (555.33')	162.671m (533.70')
C5	49° 40' 00"	220.694m (724.06')	102.209m (335.33')	191.436m (628.07')	185.491m (608.56')
C6	58° 25' 23"	163.700m (537.07')	91.932m (301.614')	166.920m (547.637')	159.783m (524.221')
C7	46° 59' 10"	163.700m (537.07')	71.155m (233.448')	134.244m (440.432')	130.514m (428.195')
C8	44° 02' 07"	220.694m (724.06')	89.245m (292.80')	169.617m (556.48')	165.473m (542.89')
C9	4° 54' 34"	220.694m (724.06')	9.461m (31.04')	18.910m (62.04')	18.905m (62.02')

NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.

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PARCEL NO.	DEED ACREAGE	PROPERTY OWNER	TYPE OF CONV.	CONVEYANCE		TAKING STATIONS		TAKING HECTARES (ACRES)	REMAINDER	
				VOLUME	PAGE	FROM	TO		LEFT	RIGHT
17	33.767	DELLANA TRUST				46+933.476	47+568.267	0.8114 HECTARE (2.005 ACRES)		31.762 ACRES

Curve	Δ	R	T	L	C
C8	44° 02' 07"	220.694m (724.06')	89.245m (292.80')	169.617m (556.48')	165.473m (542.89')
C9	4° 54' 34"	220.694m (724.06')	9.461m (31.04')	18.910m (62.04')	18.905m (62.02')

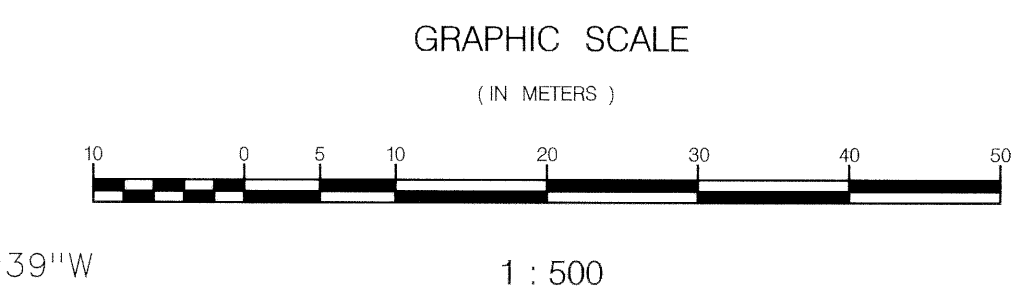


4029 Capital of Texas Highway, So.
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Fax: (512) 328-3029

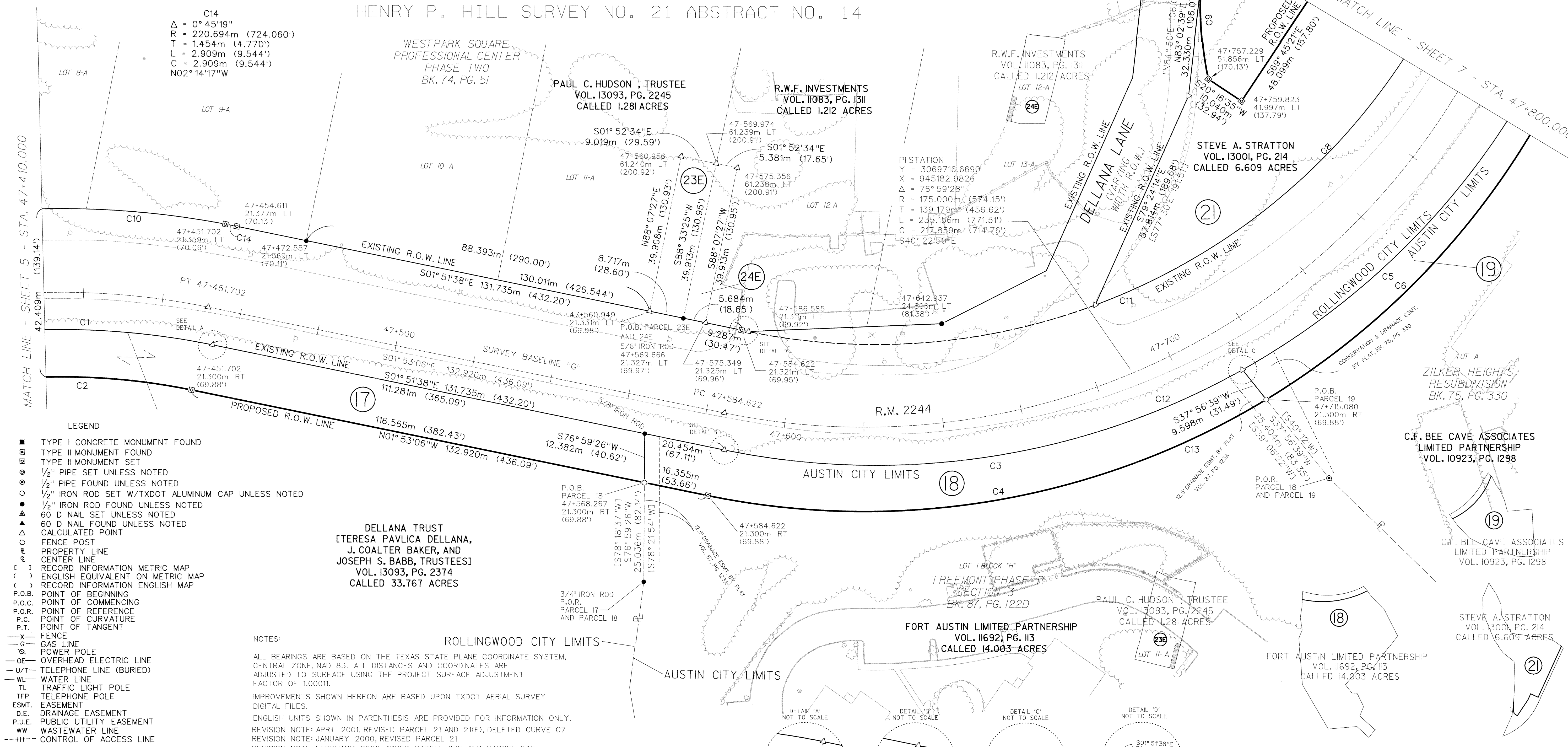
R.M. 2244 RIGHT OF WAY
WIDENING PROJECT

QSA		DGN	
RF			
FED. RD. DIV. RD.	FEDERAL AID PROJECT NO.	SHEET NO.	
		05	
STATE	DIST.	COUNTY	
TEXAS	AUSTIN	TRAVIS	
CONT.	SECT.	JOB	HIGHWAY NO.
2102	01	047	R.M. 2244

C1 Δ = 49° 42'00" R = 190.214m (624.06') T = 88.093m (289.02') L = 164.997m (541.33') C = 159.872m (524.51') S26° 42'38"E	C2 Δ = 105° 24'33" R = 163.700m (537.07') T = 214.922m (705.12') L = 301.165m (988.07') C = 260.454m (854.51') N54° 35'23"W	C3 Δ = 40° 47'34" R = 189.878m (622.96') T = 70.602m (231.63') L = 135.188m (443.53') C = 132.350m (434.22') S22° 15'25"E	C4 Δ = 42° 42'45" R = 196.300m (644.03') T = 76.756m (251.82') L = 146.336m (480.10') C = 142.971m (469.06') N23° 14'29"W	C5 Δ = 36° 12'26" R = 189.878m (622.96') T = 62.075m (203.66') L = 119.990m (393.67') C = 118.004m (387.15') S60° 45'25"E	C6 Δ = 34° 16'43" R = 196.300m (644.03') T = 60.537m (198.61') L = 117.441m (385.30') C = 115.698m (379.59') N61° 44'13"W
C8 Δ = 45° 00'38" R = 159.398m (522.96') T = 66.042m (216.67') L = 125.220m (410.83') C = 122.025m (400.34') N56° 21'19"W	C9 Δ = 18° 22'47" R = 87.501m (287.08') T = 14.156m (46.44') L = 28.069m (92.09') C = 27.949m (91.70') S73° 50'50"W	C10 Δ = 49° 40'00" R = 220.694m (724.06') T = 102.209m (335.33') L = 191.436m (628.07') C = 185.491m (608.56') S26° 42'38"E	C11 Δ = 77° 00'00" R = 159.398m (522.96') T = 126.791m (415.98') L = 214.215m (702.80') C = 198.455m (651.10') S40° 21'38"E	C12 Δ = 77° 00'00" R = 189.878m (622.96') T = 151.036m (495.52') L = 255.178m (837.20') C = 236.404m (775.60') N40° 21'38"W	C13 Δ = 76° 59'28" R = 196.300m (644.03') T = 156.119m (512.20') L = 263.778m (865.41') C = 244.375m (801.75') N40° 22'50"W



HENRY P. HILL SURVEY NO. 21 ABSTRACT NO. 14



- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
 - TYPE II MONUMENT FOUND
 - ⊙ TYPE II MONUMENT SET
 - 1/2" PIPE SET UNLESS NOTED
 - 1/2" PIPE FOUND UNLESS NOTED
 - 1/2" IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - ▲ 60 D NAIL SET UNLESS NOTED
 - ▲ 60 D NAIL FOUND UNLESS NOTED
 - △ CALCULATED POINT
 - FENCE POST
 - PROPERTY LINE
 - CENTER LINE
 - [] RECORD INFORMATION METRIC MAP
 - () ENGLISH EQUIVALENT ON METRIC MAP
 - () RECORD INFORMATION ENGLISH MAP
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 - P.O.C. POINT OF COMMENCING
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 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENT
 - FENCE
 - GAS LINE
 - POWER POLE
 - OE OVERHEAD ELECTRIC LINE
 - U/T TELEPHONE LINE (BURIED)
 - WL WATER LINE
 - TL TRAFFIC LIGHT POLE
 - TFP TELEPHONE POLE
 - ESMT. EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - WW WASTEWATER LINE
 - -- -- CONTROL OF ACCESS LINE

DELLANA TRUST
[TERESA PAVLICA DELLANA,
J. COALTER BAKER, AND
JOSEPH S. BABB, TRUSTEES]
VOL. 13093, PG. 2374
CALLED 33.767 ACRES

NOTES:

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REVISION NOTE: APRIL 2001, REVISED PARCEL 21 AND 21(E), DELETED CURVE C7

REVISION NOTE: JANUARY 2000, REVISED PARCEL 21

REVISION NOTE: FEBRUARY 2000, ADDED PARCEL 23E AND PARCEL 24E

PARCEL NO.	DEED ACREAGE	PROPERTY OWNER	TYPE OF CONV.	CONVEYANCE		TAKING		REMAINDER		
				VOLUME	PAGE	FROM STATIONS	TO STATIONS	TAKING HECTARES (ACRES)	LEFT	RIGHT
17	33.782	DELLANA TRUST				46+933.476	47+568.267	0.814 HECTARE (2.005 ACRES)		31.762 ACRES
18	14.003	FORT AUSTIN LIMITED PARTNERSHIP				47+565.878	47+715.080	0.1775 HECTARE (0.439 ACRES)		13.564 ACRES
19	5.67	C.F. BEE CAVE ASSOCIATES				47+713.913	47+848.332	0.1049 HECTARE (0.259 ACRES)		5.411 ACRES
21	6.609	STEVE A. STRATTON				47+788.970	47+969.132	0.4124 HECTARE (1.019 ACRES)	5.590 ACRES	
23E	1.281	PAUL C. HUDSON TRUSTEE				47+560.949	47+569.974	0.0354 HECTARE (0.088 ACRES)	1.193 ACRES	
24E	1.212	R.W.F. INVESTMENTS				47+569.666	47+575.356	0.0221 HECTARE (0.055 ACRES)	1.157 ACRES	



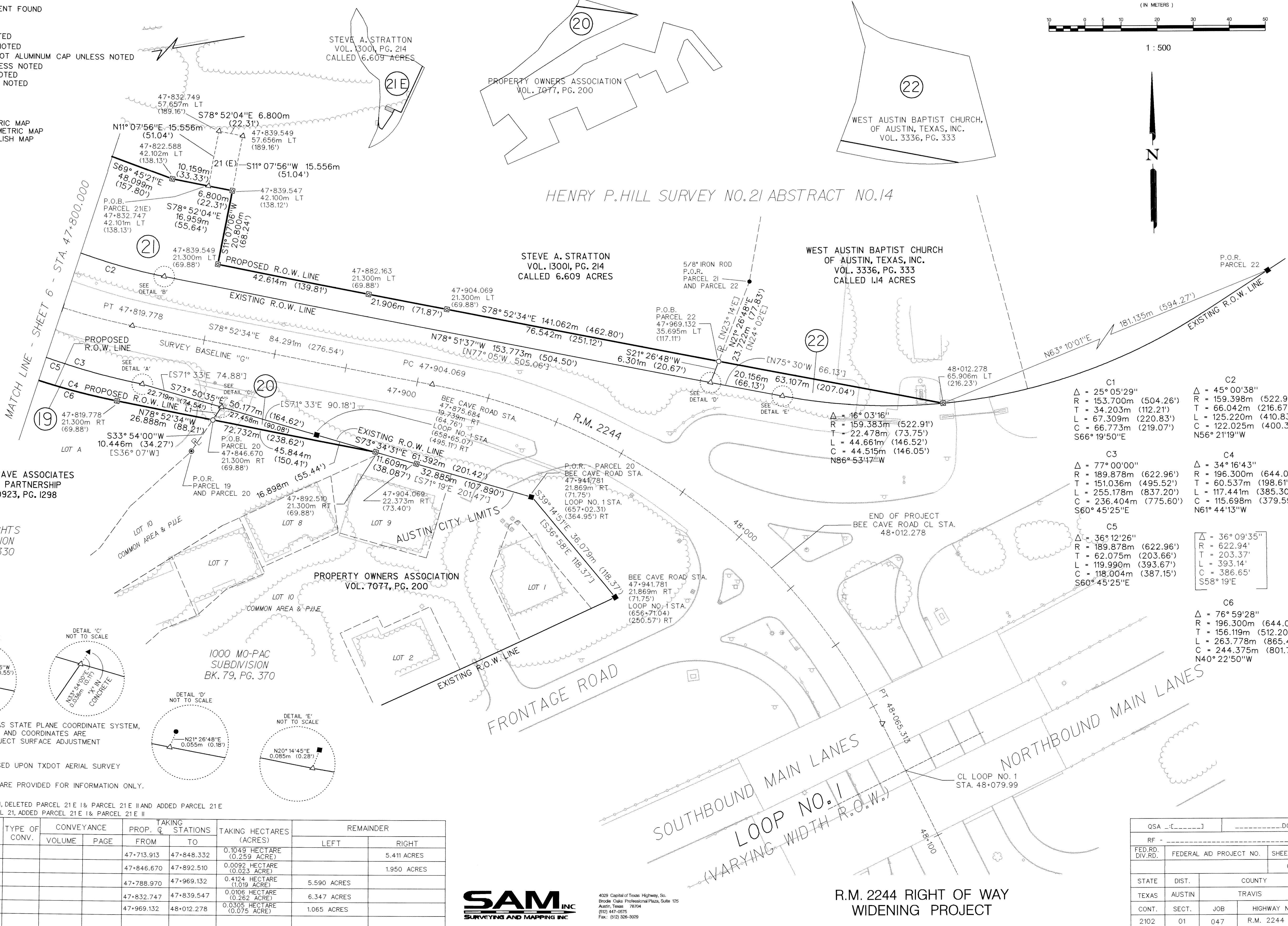
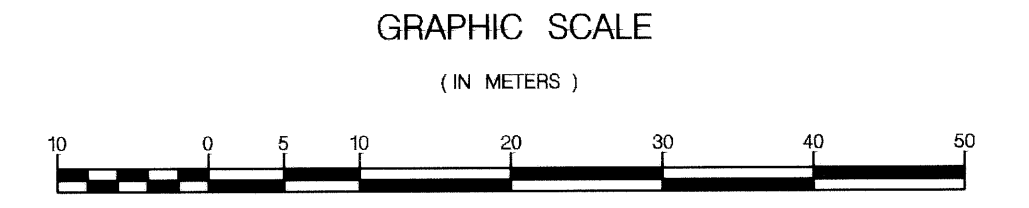
4029 Capital of Texas Highway, Ste. B001
Austin, Texas 78704
(512) 447-0675
Fax: (512) 909-3029

R.M. 2244 RIGHT OF WAY WIDENING PROJECT

QSA []	[]	[]	[]
RF	[]	[]	[]
FED. RD. DIV. RD.	FEDERAL AID PROJECT NO.	SHEET NO.	
		06	
STATE	DIST.	COUNTY	
TEXAS	AUSTIN	TRAVIS	
CONT.	SECT.	JOB	HIGHWAY NO.
2102	01	047	R.M. 2244

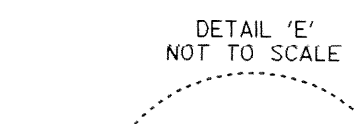
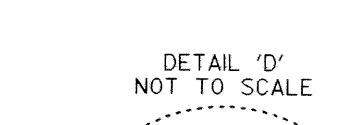
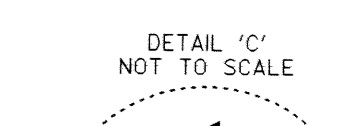
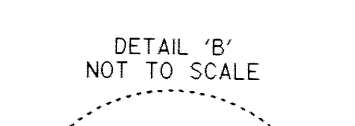
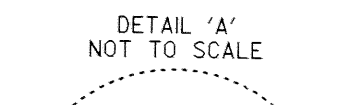
LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II MONUMENT FOUND
- ⊙ TYPE II MONUMENT SET
- ⊙ 1/2" PIPE SET UNLESS NOTED
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ 60 D NAIL SET UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- FENCE POST
- ⊕ PROPERTY LINE
- ⊕ CENTER LINE
- [] RECORD INFORMATION METRIC MAP
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- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
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- P.T. POINT OF TANGENT
- X- FENCE
- G- GAS LINE
- P- POWER POLE
- OE- OVERHEAD ELECTRIC LINE
- U/T- TELEPHONE LINE (BURIED)
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- TFP- TELEPHONE POLE
- ESMT- EASEMENT
- D.E- DRAINAGE EASEMENT
- P.U.E- PUBLIC UTILITY EASEMENT
- WW- WASTEWATER LINE
- +H- CONTROL OF ACCESS LINE



- L1
S33° 54' 01" W
4.306m (14.13')
- L2
S65° 50' 40" E
39.788m (130.54')
- L3
S65° 50' 40" E
7.389m (24.24')

- C1
Δ = 25° 05' 29"
R = 153.700m (504.26')
T = 34.203m (112.21')
L = 67.309m (220.83')
C = 66.773m (219.07')
S66° 19' 50" E
- C2
Δ = 45° 00' 38"
R = 159.398m (522.96')
T = 66.042m (216.67')
L = 125.220m (410.83')
C = 122.025m (400.34')
N56° 21' 19" W
- C3
Δ = 77° 00' 00"
R = 189.878m (622.96')
T = 151.036m (495.52')
L = 255.178m (837.20')
C = 236.404m (775.60')
S60° 45' 25" E
- C4
Δ = 34° 16' 43"
R = 196.300m (644.03')
T = 60.537m (198.61')
L = 117.441m (385.30')
C = 115.698m (379.59')
N61° 44' 13" W
- C5
Δ = 36° 12' 26"
R = 189.878m (622.96')
T = 62.075m (203.66')
L = 119.990m (393.67')
C = 118.004m (387.15')
S60° 45' 25" E
- C6
Δ = 76° 59' 28"
R = 196.300m (644.03')
T = 156.119m (512.20')
L = 263.778m (865.41')
C = 244.375m (801.75')
N40° 22' 50" W



NOTES:
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REVISION NOTE: APRIL 2001, REVISED PARCEL 21, DELETED PARCEL 21E I & PARCEL 21E II AND ADDED PARCEL 21E
 REVISION NOTE: JANUARY 2000, REVISED PARCEL 21, ADDED PARCEL 21E I & PARCEL 21E II

PARCEL NO.	DEED ACREAGE	PROPERTY OWNER	TYPE OF CONV.	CONVEYANCE		TAKING STATIONS		TAKING HECTARES (ACRES)	REMAINDER	
				VOLUME	PAGE	FROM	TO		LEFT	RIGHT
19	5.67	C.F. BEE CAVE ASSOCIATES LTD.				47-713.913	47-848.332	0.1049 HECTARE (0.259 ACRE)		5.411 ACRES
20	1.973	1000 MOPAC HOME OWNERS ASSOCIATION				47-846.670	47-892.510	0.0092 HECTARE (0.023 ACRE)		1.950 ACRES
21	6.609	STEVE A. STRATTON				47-788.970	47-969.132	0.4124 HECTARE (1.019 ACRE)	5.590 ACRES	
21 E	6.609	STEVE A. STRATTON				47-832.747	47-839.547	0.0106 HECTARE (0.262 ACRE)	6.347 ACRES	
22	1.14	WEST AUSTIN BAPTIST CHURCH				47-969.132	48-012.278	0.0305 HECTARE (0.075 ACRE)	1.065 ACRES	



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 (512) 447-0575
 Fax: (512) 328-9029

R.M. 2244 RIGHT OF WAY WIDENING PROJECT

QSA		DGN	
RF			
FED.RD. DIV.RD.	FEDERAL AID PROJECT NO.	SHEET NO.	
		07	
STATE	DIST.	COUNTY	
TEXAS	AUSTIN	TRAVIS	
CONT.	SECT.	JOB	HIGHWAY NO.
2102	01	047	R.M. 2244