

ORDINANCE NO. 850502-U

AN ORDINANCE DEDICATING CERTAIN CITY OWNED LAND LOCATED ALONG OR NEAR TOWN LAKE AS PARKLAND; RESERVING EASEMENTS FOR EXISTING UTILITIES, DRAINAGE STRUCTURES, STREETS AND RIGHT-OF-WAYS; DEDICATING CERTAIN TRACTS OF LAND AS PARKLAND UPON THE TERMINATION OR CESSATION OF THEIR EXISTING USES; PROVIDING A SEVERANCE CLAUSE; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE (3) SEPARATE DAYS, AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. That certain City owned parcels of land located along or near Town Lake between Tom Miller Dam on the west and Longhorn Dam on the east, three (3) parcels of land north of Bergman and east of Chicon, and south of Riverview, and the strip of land (or island) at south First Street and west First Street, the same being properties described in Exhibit A attached hereto and incorporated herein are dedicated for use as parkland.

PART 2. That certain existing structures, facilities, and right-of-ways presently situated on the above described lands are hereby specifically reserved as perpetual use easements to the City for present and future maintenance, repair, replacement, or enlargement, and all areas immediately adjacent thereto and necessary for access to said easements; the same being described as follows:

- (a) existing utilities, including but not limited to water intake, and lift stations, buffer zones, existing drainage lines and drainage structures, whether or not an easement has been previously dedicated across City owned land;
- (b) existing streets and right-of-ways.

PART 3. That the following tracts of land, the same being described in Exhibit B attached hereto and incorporated herein, shall immediately become parkland upon the termination or cessation of their existing uses:

- (a) Zachary Scott Theater lease and adjacent City-owned land bounded by streets, private properties and tract S-3 dedicated herein.
- (b) Green Water Plant and/or Seaholm Power Plant water intake structures south of West First Street and between tracts N-10 and N-11 herein.
- (c) Holly Street Power Plant and adjacent land used in connection therewith and being located between tracts N-16 and N-17 herein.

PART 4. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

If any provision of this ordinance or the application thereof to any person, act, situation or circumstance is held invalid the remainder of this ordinance and the application of such provision to other persons, facts, situations or circumstances shall not be affected thereby.

PART 5. The rule requiring the reading of ordinances on three (3) separate days is hereby suspended, and this Ordinance shall become effective ten (10) days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED

May 2, 1985

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§
§
§

John Trevino, Jr.
Mayor Pro Tem

APPROVED:

Paul C. Isham
City Attorney

ATTEST:

Betty G. Brown
Deputy City Clerk

FG:mst
2MAY85

EXHIBIT "A"

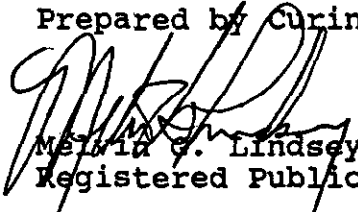
TRACT W-1

A GENERAL DESCRIPTION OF THAT CERTAIN TRACT KNOWN AS RED BUD ISLAND PARK, THAT SAME PROPERTY CONVEYED FROM THE UNIVERSITY OF TEXAS TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 4993, AT PAGE 471, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

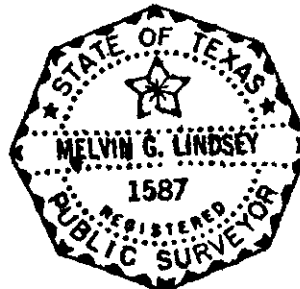
BEING all of that certain tract known as Red Bud Island bounded on the north by the southern guard rail or edge of paving of that certain roadway known as Red Bud Trail, on the west and the east by the waters of Town Lake of the Colorado River.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-21-85



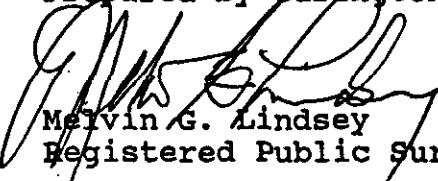
TRACTS S-1 AND S-2

A GENERAL DESCRIPTION OF THAT CERTAIN
PROPERTY CONVEYED FROM A. J. ZILKER TO
THE CITY OF AUSTIN FOR THE CREATION OF
ZILKER PARK.

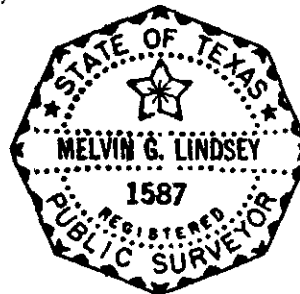
BEING all of that property conveyed from A. J. Zilker to the City of Austin for the creation of Zilker Park bounded on the north by Town Lake of the Colorado River, save and except the right-of-way of MoPac Boulevard and the paved area, including curbs, if any, of Barton Springs Road and the paved area, including curbs, if any, of Rollingwood Drive.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-21-85



TRACT S-3

A GENERAL DESCRIPTION OF THAT CERTAIN TRACT KNOWN AS BUTLER PARK WEST COMPRISED OF PROPERTY CONVEYED TO THE CITY OF AUSTIN BY DEEDS RECORDED IN VOLUME 691 AT PAGE 199 AND IN VOLUME 3270, PAGE 2209, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

BEGINNING at the intersection of the south shore of Town Lake of the Colorado River and the eastern shore of Barton Creek;

THENCE, easterly with said southern shore of Town Lake to the western right-of-way of Lamar Boulevard;

THENCE, southerly with said western right-of-way line of Lamar Boulevard, to the northern line of a 1.93 acre tract at the location of the Kash-Karry Grocery store;

THENCE, westerly and southerly with the northern and western limits of said 1.93 acre tract to the northern right-of-way line of Toomey Road;

THENCE, with said northern right-of-way line of Toomey Road, westerly to the western right-of-way line of Sterzing Street;

THENCE, southerly with the western right-of-way line of Sterzing Street, to the northeast corner of that certain tract conveyed to B. W. Hendrickson by deed recorded in Volume 828, at Page 40, of the Deed Records of Travis County, Texas;

THENCE, with the northern line of said Hendrickson tract in a westerly direction passing the northwest corner of said Hendrickson tract continuing with the northern line of that certain 0.92 acre tract conveyed to David W. Depew by deed recorded in Volume 3694, at Page 91, of the Deed Records of Travis County, Texas, to the northwest corner of said Depew tract;

THENCE, in a southerly direction with the western limits of said Depew tract to the northern curb line of Barton Springs Road;

THENCE, with said northern curb line of Barton Springs Road in a westerly direction to the eastern shore line of Barton Creek;

THENCE, in a northerly direction with the eastern shore of Barton Creek to the PLACE OF BEGINNING.

SAVE AND EXCEPT the following described tract, a portion of which is leased to the Zachary Scott Theatre Center:

BEGINNING, at the intersection of the northerly curb line of the westerly extension of Riverside Drive and the westerly curb line of South Lamar Boulevard for the northeast corner hereof;

THENCE, with the westerly curb line of South Lamar in a southerly direction to the intersection of the southerly curb line of said westerly extension of Riverside Drive;

THENCE, with said southerly curb line of the westerly extension of Riverside Drive in a westerly direction to its intersection of the easterly curb line of the Zachary Scott Theatre Parking Lot;

THENCE, with said easterly curb line of parking lot and the southerly prolongation of said easterly curb line in a southerly direction to the northwest corner of that certain tract conveyed to Richard D. Seiders by deed recorded in Volume 3789, at Page 1036, of the Deed Records of Travis County, Texas;

THENCE, with the northwest line of said Seiders Tract, S 30°-15' W., 262.55 feet to the north line of Toomey Road;

THENCE, leaving the Seiders Tract with the north line of Toomey Road along a left breaking curve 91.25 feet to the west corner of the herein described tract;

THENCE, leaving Toomey Road the following eleven (11) courses:

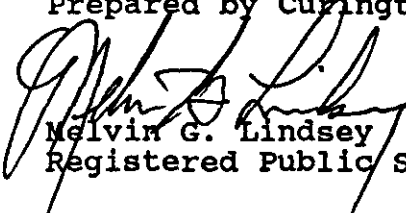
1. N 19°-02' E., 45.49 feet;
2. N 20°-40' E., 54.82 feet;
3. N 28°-33' E., 25.31 feet;
4. N 09°-50' E., 69.17 feet;
5. N 17°-55' E., 17.66 feet;
6. N 09°-09' W., 18.17 feet;
7. S 60°-10' E., 21.33 feet to a point at the westernmost corner of that tract of land described in Ordinance No. 72-0713-E of the City of Austin dated July 13, 1972, same being that tract known as Zachary Scott Theatre Center;
8. N 29°-50' E., 70.5 feet;
9. N 60°-10' W., 33.5 feet;
10. N 29°-50' E., 40.0 feet;
11. S 60°-10' E., to the intersection of the southerly prolongation of the westerly curb line of said Zachary Scott Theatre Parking Lot;

THENCE, with said westerly curb line of Parking Lot northerly and the northerly prolongation of said curb line to its intersection with said northerly curb line of the westerly extension of Riverside Drive;

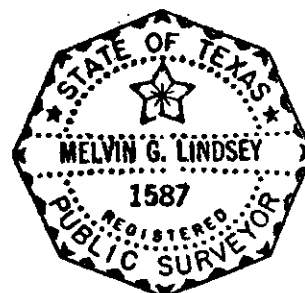
THENCE, with said northerly curb line of the westerly extension of Riverside Drive, easterly to the POINT OF BEGINNING.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 6-7-85
Revised 6-10-85



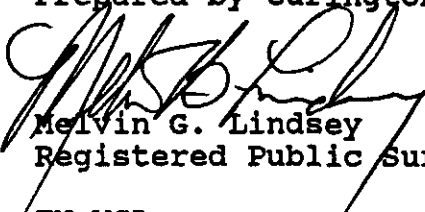
TRACT S-4

A GENERAL DESCRIPTION OF THAT CERTAIN TRACT CONVEYED BY THE BUTLER FAMILY TO THE CITY OF AUSTIN RECORDED IN VOLUME 681, PAGE 199, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

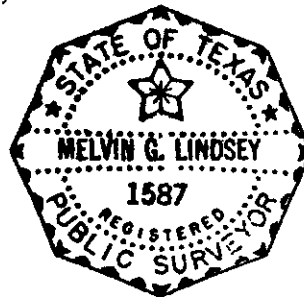
BEING that tract of land bounded on the north by Town Lake of the Colorado River, bounded on the east by the western right-of-way line of the I&GN Railroad, bounded on the south by the northern curb line of Riverside Drive, and bounded on the west by the eastern curb/guard rail line of Lamar Boulevard.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-21-85



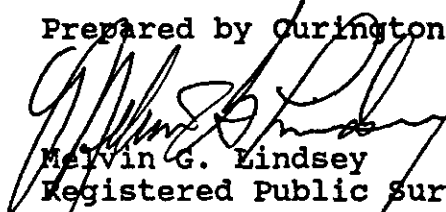
TRACT S-5

A GENERAL DESCRIPTION OF THAT PROPERTY
CONVEYED TO THE CITY OF AUSTIN BY DEED
RECORDED IN VOLUME 1888, PAGE 465, OF THE
DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE
PROPERTY COMMONLY KNOWN TODAY AS
AUDITORIUM SHORES.

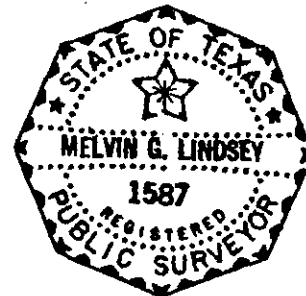
BEING that certain tract of land bounded on the north by the southern limits of Town Lake of the Colorado River, bounded on the east by the curb or guard rail line of South First Street, bounded on the south by the northern curb line of West Riverside Drive, and bounded on the west by the eastern right-of-way line of the I&GN Railroad.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Gurrington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-21-85



TRACT S-6

A GENERAL DESCRIPTION OF THAT TRACT KNOWN AS TRAVIS PARK, THAT CERTAIN TRACT HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 440, AT PAGE 317, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

BEGINNING at the intersection of the south shore of Town Lake of the Colorado River and the western right-of-way line of Interstate Highway 35;

THENCE, in a westerly direction with the south shore of said Town Lake to the eastern limits of Town Lake Square, a subdivision to the City of Austin;

THENCE, with the eastern limits of said Town Lake Square Subdivision, southerly to the northern curb line of East Riverside Drive;

THENCE, easterly with the northerly curb line of said Riverside Drive, crossing Blunn Creek to the top eastern bank of said Blunn Creek;

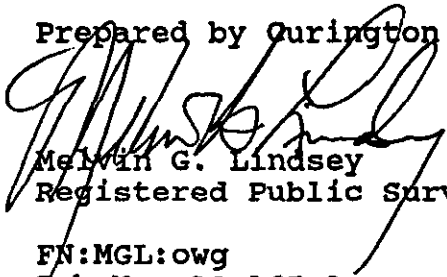
THENCE, with said easterly top bank of Blunn Creek in a northerly direction, continuing along the rear lot line of those lots fronting Edgecliff Terrace and continuing in an easterly direction and then continuing with the northern curb of Edgecliff Terrace to the western limits of that S. W. Development Corporation tract described by deed recorded in Volume 8478, at Page 761, of the Deed Records of Travis County, Texas;

THENCE, continuing northerly and easterly with the west and north line of said S. W. Development Corporation tract to said western right-of-way of Interstate Highway No. 35;

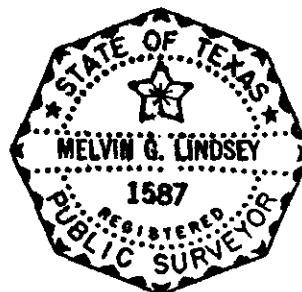
THENCE, northerly with said western right-of-way of Interstate Highway No. 35 to the PLACE OF BEGINNING.

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Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-21-85



TRACT S-7

A GENERAL DESCRIPTION OF THAT CERTAIN TRACT CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 2639, AT PAGE 415, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

BEGINNING, at the intersection of the north curb line of South Lakeshore Boulevard and the western limits of Kassuba Beach Phase 1, a subdivision to the City of Austin, for the southeast corner hereof;

THENCE, with the northern curb line of South Lakeshore Boulevard, westerly for approximately 1120 feet to the western limits of this tract;

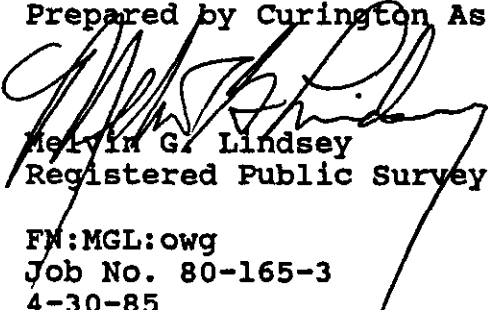
THENCE, northerly to the south shore of Town Lake of the Colorado River for the northwest corner of this tract;

THENCE, with the south shore of Town Lake easterly and southerly to the western line of said Kassuba Beach Phase 1;

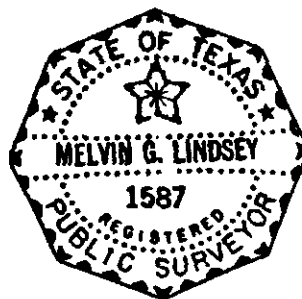
THENCE, southerly with said western line of said Kassuba Beach Phase 1, to the POINT OF BEGINNING.

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Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FM:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-21-85
Revised 6-7-85



TRACT S-8

A GENERAL DESCRIPTION OF THAT TRACT
BORDERING ON TOWN LAKE AT THE
INTERSECTION OF SOUTH LAKESHORE BOULEVARD
AND PLEASANT VALLEY ROAD.

BEGINNING at the intersection of the north curb line of South Lakeshore Boulevard and the eastern limits of Kassuba Beach Phase 1, a subdivision to the City of Austin;

THENCE, with the eastern limits of said Kassuba Beach Phase 1, in a northerly direction to the shores of Town Lake of the Colorado River;

THENCE, with the shore line of said Town Lake, northeasterly and southwesterly around a peninsula;

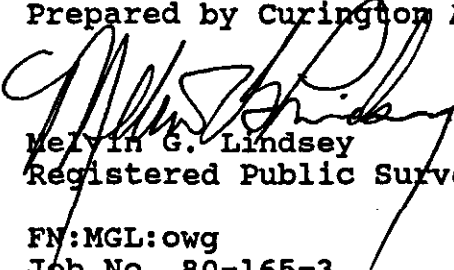
THENCE, southerly and easterly and northerly with the limits of said Town Lake to the western curb/guard rail line of Longhorn Crossing Dam at Pleasant Valley Road;

THENCE, in a southerly direction with the said western curb/guard rail line of Pleasant Valley Road to the northern curb line of said South Lakeshore Boulevard;

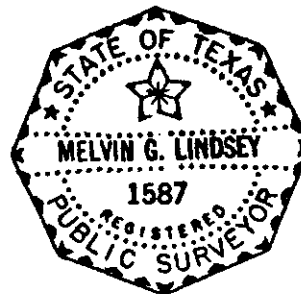
THENCE, westerly with said northern curb line of said South Lakeshore Boulevard to the PLACE OF BEGINNING.

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Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-21-85
Revised 6-10-85



TRACT S-9
LAKESHORE

BEGINNING, at the intersection of the south curb line of South Lakeshore Boulevard and the west curb line of Pleasant Valley Road for the northeast corner hereof;

THENCE, in a southerly direction with the west curb line of Pleasant Valley Road, a distance of approximately 743 feet;

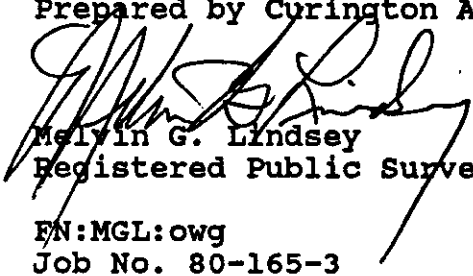
THENCE, westerly with the south boundary of that certain subdivision known as South Lakeshore Addition according to the plat thereof recorded in Book 75, Page 148, Plat Records of Travis County, Texas, to the southwest corner of said subdivision;

THENCE, along the west line of said subdivision, in a northerly direction to the south curb line of South Lakeshore Boulevard;

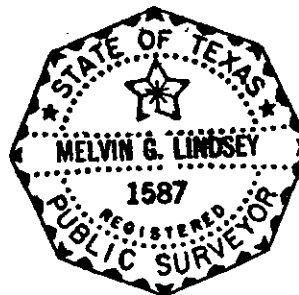
THENCE, in an easterly direction with the said south curb line of South Lakeshore Boulevard to the POINT OF BEGINNING.

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Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
5-23-85
Revised 6-7-85



TRACT N-1

A GENERAL DESCRIPTION OF THAT CERTAIN
TRACT AT THE PRESENT LOCATION OF DEEP
EDDY SWIMMING POOL AND FACILITIES.

BEGINNING at the intersection of the northern bank of Town Lake on the Colorado River and the westerly prolongation of Hearne Street, said point being the approximate southeast corner of that certain University of Texas tract;

THENCE, with the eastern limits of the said University of Texas tract and the westerly prolongation of said Hearne Street in a northerly direction to a point opposite the westerly prolongation of the north line of Lot 8 of Johnson's River Addition for the northwest corner of the herein described tract;

THENCE, crossing Hearne Street with the northern limits of said Lot 8 in a easterly direction to the western curb of Deep Eddy Avenue;

THENCE, with the western curb line of said Deep Eddy Avenue, southerly to the termination of said Deep Eddy Avenue;

THENCE, in an easterly direction across the termination of said Deep Eddy Avenue to the eastern curb line of said Deep Eddy Avenue;

THENCE, with said eastern curb line of Deep Eddy Avenue in a northerly direction to the intersection of Foster Avenue;

THENCE, following the southerly curb line of Foster Avenue in an easterly direction to its intersection with the westerly curb line of West First Street (Stephen F. Austin Drive);

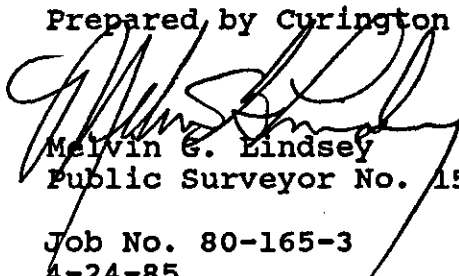
THENCE, following said westerly and southerly curb line of West First Street in a southeasterly direction to its intersection with the westerly right-of-way line of MoPac Boulevard;

THENCE, with the westerly right-of-way line of MoPac Boulevard in a southerly direction to its intersection with said north bank of Town Lake;

THENCE, up the meanders of said Town Lake to the POINT OF BEGINNING.

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Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Public Surveyor No. 1587

Job No. 80-165-3
4-24-85
Revised 5-21-85
Revised 6-7-85



TRACT N-2

A GENERAL DESCRIPTION OF THAT CERTAIN REMAINING PORTION OF THE AMERICAN LEGION TRAVIS POST NO. 76 TRACT CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 2972 AT PAGE 1805 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, NORTH OF WEST FIRST STREET.

BEGINNING at the intersection of the northerly curb line of West First Street (Stephen F. Austin Drive) and the westerly right-of-way line, of MoPac Boulevard, for the southernmost corner of the herein described tract;

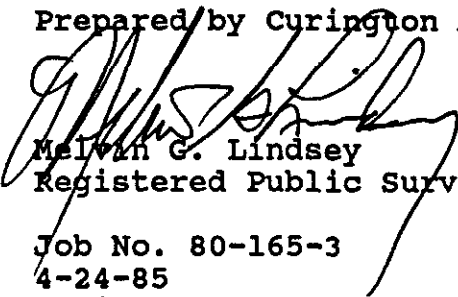
THENCE, with the westerly right-of-way line of MoPac Boulevard in a northerly direction to the northern limits of said American Legion Travis Post No. 76 Tract as conveyed to the City of Austin by Deed recorded in Volume 2972 at Page 1805, of the Deed Records of Travis County, Texas;

THENCE, with the common line between the northern limits of said City of Austin Tract and the remaining American Legion Travis Post No. 76 Tract, a meandering line in a westerly direction to the intersection of the easterly and northerly curb line of West First Street;

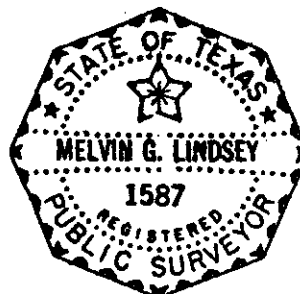
THENCE, in a southerly direction with the easterly and northerly curb line of West First Street to the PLACE OF BEGINNING.

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Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

Job No. 80-165-3
4-24-85
Revised 5-21-85
Revised 6-7-85



TRACT N-3

A GENERAL DESCRIPTION OF THAT CERTAIN TRACT KNOWN AS THE CITY OF AUSTIN HIGH TENNIS CENTER AND THE ADJOINING CITY OF AUSTIN PROPERTIES ON THE NORTH SHORE OF TOWN LAKE OF THE COLORADO RIVER.

BEGINNING at the northwest corner of that certain tract conveyed to the Austin Independent School District by deed recorded in Volume 2458, at Page 7, of the Deed Records of Travis County, Texas, said point being the northeast corner of the City of Austin High Tennis Center Subdivision as recorded in Book 76, at Page 118, of the Plat Records of Travis County, Texas;

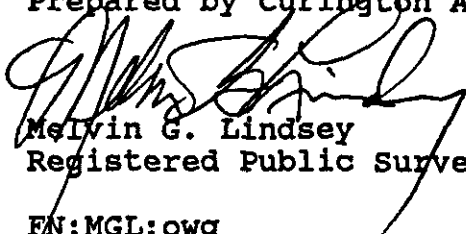
THENCE, southerly with the western line of said Austin Independent School District Tract to the shores of Town Lake;

THENCE, westerly with the shores of Town Lake of the Colorado River to its intersection with the eastern right-of-way line of MoPac Boulevard;

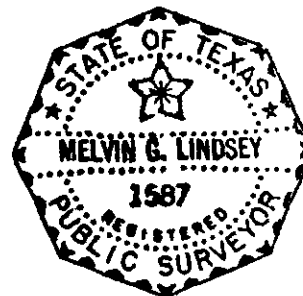
THENCE, northeasterly with the right-of-way of MoPac Boulevard to the POINT OF BEGINNING, save and except West First Street (Stephen F. Austin Drive).

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Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85



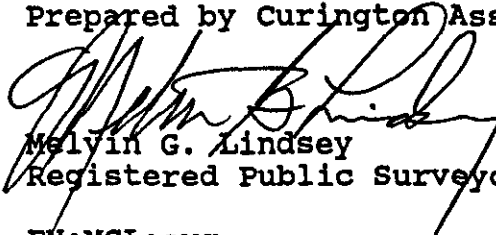
TRACT N-4

A GENERAL DESCRIPTION OF THAT CERTAIN
SANDY BEACH RESERVE ON THE NORTH SHORE OF
TOWN LAKE IMMEDIATELY WEST OF LAMAR
BOULEVARD.

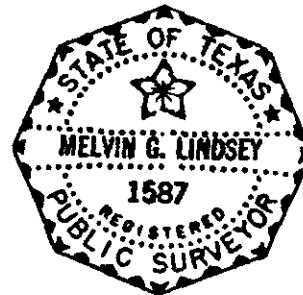
BEING that certain tract of land bounded on the south by the north shores of Town Lake of the Colorado River, bounded on the east by the west curb line/guard rail of South Lamar Boulevard, bounded on the north by the south curblineline of West First Street, and the West First Street Frontage Road, bounded on the west and north also by that certain tract conveyed to the Austin Independent School District for the location of Stephen F. Austin High School, said tract conveyed by deed recorded in Volume 2458, at Page 7, of the Deed Records of Travis County, Texas.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85



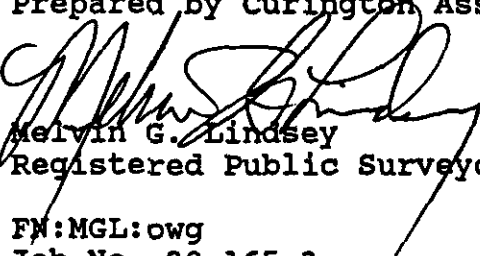
TRACT N-5

A GENERAL DESCRIPTION OF THAT PORTION OF
THE SAND BEACH RESERVE NORTH OF WEST
FIRST STREET WEST OF B. R. REYNOLDS
DRIVE.

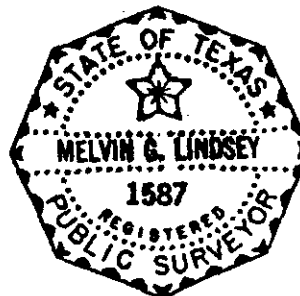
BEING that certain tract bounded on the south by the north curb line of West First Street and the West First Street Frontage Road, bounded on the east by the western curb line of B. R. Reynolds Drive, bounded on the north by that certain tract occupied by the Young Men's Christian Association facilities, also bounded on the north by the northern limits of that certain tract leased to the Humane Society of Austin, also bounded on the north by approximately 275 feet of the southern limits of the I&GN Railroad right-of-way, and also bounded on the north by that certain tract conveyed to the Austin Rapid Transit Railroad Company, and thence with the prolongation of the southern limits of said Austin Rapid Transit Railway Company tract westerly to the intersection of the northern curb line of said West First Street.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FM:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85



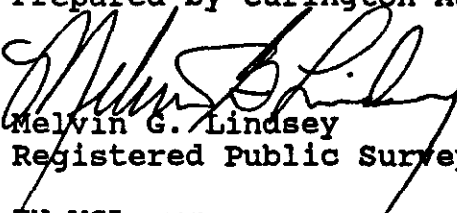
TRACT N-6

A GENERAL DESCRIPTION OF A PORTION OF THE
SAND BEACH RESERVE, CREATED BY VARIOUS
STREETS IMMEDIATELY WEST OF LAMAR
BOULEVARD.

BEING that certain tract of land bounded on the south by the
north curb line of West First Street, bounded on the west and
north by the east and south curb line of B. R. Reynolds Drive,
and bounded on the east by the west curb line of North Lamar
Boulevard.

The foregoing general description was prepared from records
available and does not purport to be an actual survey on the
ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85



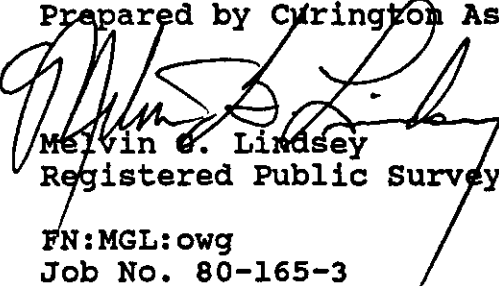
TRACT N-7

A GENERAL DESCRIPTION OF A PORTION OF THE
SAND BEACH RESERVE CREATED BY VARIOUS
STREETS EAST OF LAMAR BOULEVARD.

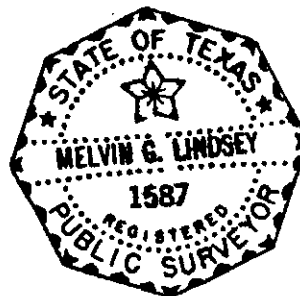
BEING that certain tract of land bounded on the south by the north curb line of West First Street, on the northeast by the south and west curb line of West First Street access to Lamar Boulevard, and on the west by the east curb line of Lamar Boulevard.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85



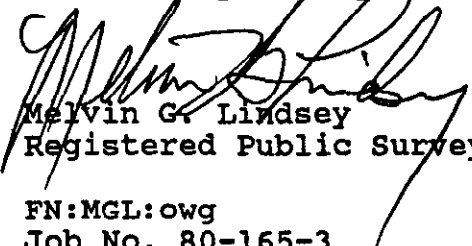
TRACT N-8

A GENERAL DESCRIPTION OF THAT CERTAIN
TRACT OF LAND ON THE SHORES OF TOWN LAKE
OF THE COLORADO RIVER WEST OF THE I&GN
RAILROAD.

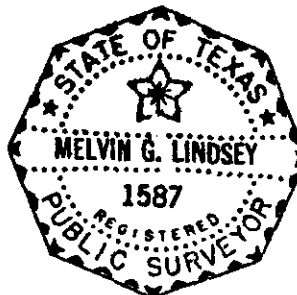
BEING that certain tract of land bounded on the north by the southern curb line of West First Street, bounded on the west by the curb/guard rail line of Lamar Boulevard, bounded on the south by the north shores of Town Lake on the Colorado River, bounded on the east by the western right-of-way line of the I&GN Railroad,

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85



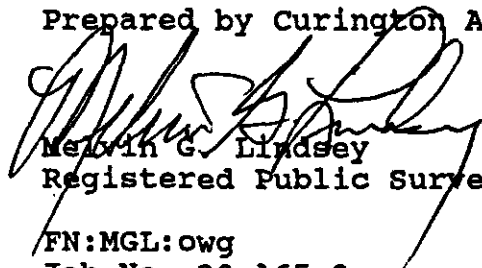
TRACT N-9

A GENERAL DESCRIPTION OF A PORTION OF THE
SAND BEACH RESERVE NORTH OF WEST FIRST
STREET, EAST OF THE I&GN RAILROAD.

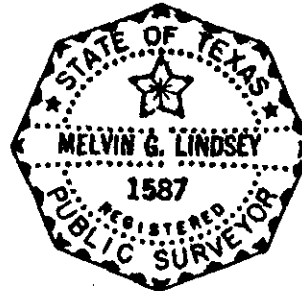
BEING that certain tract of land bounded on the north by the westerly prolongation of the southerly line of Jetco Partners International Resubdivision One, by said southerly line of Jetco Partners International Resubdivision One and the southerly line of that certain tract owned by John P. Watson, Trustee, according to the deed thereof recorded in Volume 8742, Page 172, of the Deed Records of Travis County, Texas, and bounded on the east by the western right-of-way of the I&GN Railroad, and bounded on the south by the northern curb line of West First Street and the West First Street access to Lamar Boulevard, and bounded on the west by the eastern curb line of Lamar Boulevard, save and except 13,391 square feet for a street dedication within the herein described tract.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 6-7-85



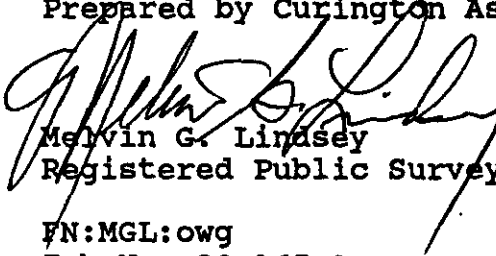
TRACT N-10

A GENERAL DESCRIPTION OF THAT CERTAIN
TRACT OF LAND ON THE NORTH SHORES OF TOWN
LAKE OF THE COLORADO RIVER EAST OF THE
I&GN RAILROAD RIGHT-OF-WAY.

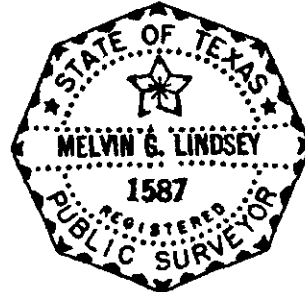
BEING that certain tract of land bounded on the north by the south curb line of West First Street, bounded on the east by a line 200 feet from the Intake Structure of the Green Water Treatment Plant, bounded on the south by the shores of Town Lake on the Colorado River, and bounded on the west by the eastern right-of-way line of the I&GN Railroad.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85
Revised 6-7-85



TRACT N-11

A GENERAL DESCRIPTION OF THAT CERTAIN
TRACT OF LAND ON THE NORTH SHORE OF TOWN
LAKE OF THE COLORADO RIVER AT THE MOUTH
OF SHOAL CREEK.

BEGINNING, at a point on the west bank of Shoal Creek and the southern curb line of West First Street;

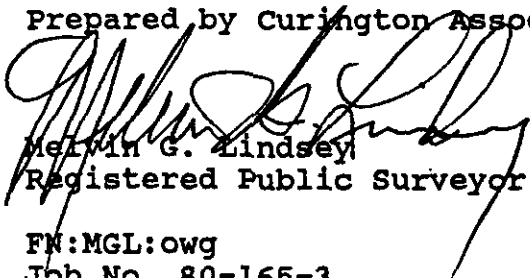
THENCE, along the banks of Shoal Creek in a southerly and easterly direction, rounding the point of the peninsula and continuing along the southern banks of the peninsula in a westerly direction to a point 200 feet from the Green Water Plant intake structure situated on Town Lake;

THENCE, in a northeasterly direction, maintaining a line 200 feet from and parallel to the east line of said water intake structure to the southern curb line of West First Street;

THENCE, east along the southern curb line of West First Street to the PLACE OF BEGINNING.

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Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FM:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85



TRACT N-12

A GENERAL DESCRIPTION OF THAT CERTAIN
TRACT OF LAND BORDERING THE NORTH SHORE
OF TOWN LAKE OF THE COLORADO RIVER WEST
TO SOUTH FIRST STREET.

BEGINNING, at a point at the top of the eastern bank of Shoal Creek and the southern curb line of West First Street;

THENCE, continuing along the curb line of West First Street to a curve beginning the southbound lane of South First Street;

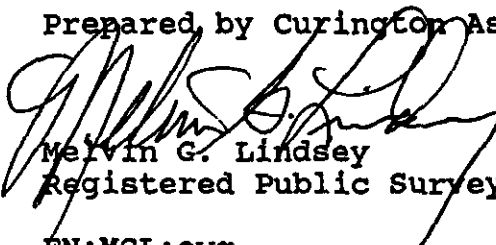
THENCE, continuing with said curve and curb/guard rail line of South First Street to the northern shoreline of Town Lake on the Colorado River;

THENCE, in a westerly direction to the east bank of Shoal Creek;

THENCE, in a northerly direction along the east bank of Shoal Creek to the PLACE OF BEGINNING.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85



TRACT N12-A

BEGINNING, at a point being the northerly prolongation of the centerline of South First Street on the north bank of the Colorado River on Town Lake, said point also being the most southerly point of a landscaped island, lying between the southbound and northbound lanes of said South First Street;

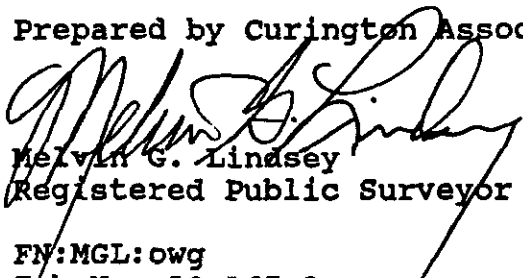
THENCE, in a northeasterly direction along the curb of said landscaped island to the northeast corner hereof;

THENCE, in a westerly direction along the south curb of West First Street to a point being the northwest corner hereof;

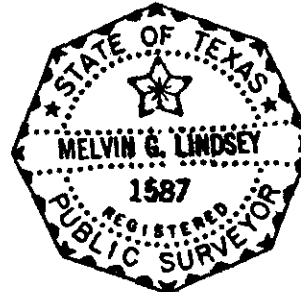
THENCE, in a southeasterly direction along the back of the curb to the PLACE OF BEGINNING.

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Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
06-07-85
Revised 6-10-85



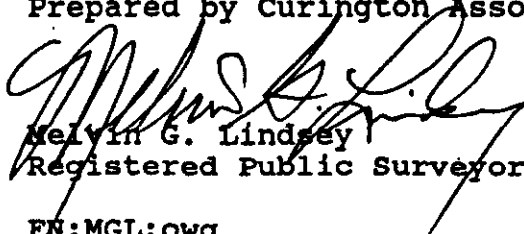
TRACT N-13

A GENERAL DESCRIPTION OF THAT CERTAIN
TRACT OF LAND LOCATED ON THE NORTH SHORE
OF TOWN LAKE OF THE COLORADO RIVER
BETWEEN CONGRESS AVENUE AND SOUTH FIRST
STREET.

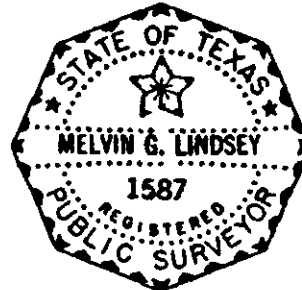
BEING that certain tract of land bounded on the south by the north shore of Town Lake of the Colorado River, bounded on the east by the westerly curb/guard rail of Congress Avenue, bounded on the north by the southerly curb line of West First Street, and curving from West First Street to South First Street along the curb-guard rail to the north shore of Town Lake for the western limits of the herein described tract;

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85



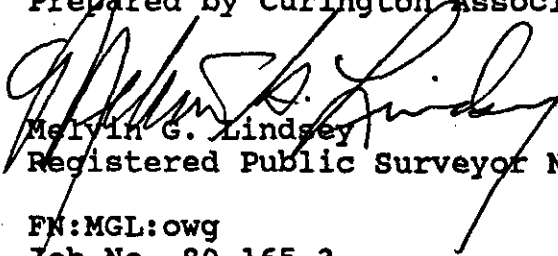
TRACT N-14

A GENERAL DESCRIPTION OF THAT TRACT OF
LAND ON THE NORTH SHORE OF TOWN LAKE OF
THE COLORADO RIVER IMMEDIATELY EAST OF
CONGRESS AVENUE.

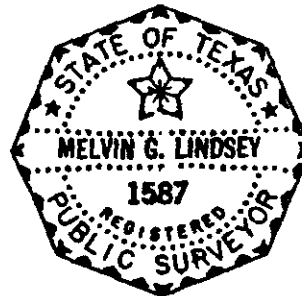
BEING that certain tract of land bounded on the south by the north shore of Town Lake of the Colorado River, bounded on the east by the high bank of Waller Creek, bounded on the north by that certain property conveyed to Robert Barnstone, Trustee, by deed recorded in Volume 7850 at Page 57 of the Deed Records of Travis County, Texas, and the southern curb line of Willow Street, and bounded on the west by the east curb/guard rail line of Congress Avenue.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FM:MGL:owg
Job No. 80-165-3
4-30-85



TRACT N-15

A GENERAL DESCRIPTION OF A PORTION OF THE
SAND BEACH RESERVE AREA IMMEDIATELY WEST
OF INTERSTATE HIGHWAY 35 AND CERTAIN
ADJOINING CITY PROPERTIES.

BEGINNING at the intersection of the western right-of-way line of Interstate Highway 35 and the north shore of Town Lake of the Colorado River;

THENCE, with said western right-of-way line of Interstate Highway 35 in a northerly direction to the intersection of a vacated street known as Waterfront Street;

THENCE, westerly with said centerline of vacated Waterfront Street to the centerline of vacated San Marcos Street;

THENCE, northerly with the centerline of said vacated San Marcos Street to the southern limits of the Towers of Town Lake Condominiums Subdivision to the City of Austin;

THENCE, with the southern and western limits of the Towers of Town Lake Condominiums Subdivision westerly and northerly to the easterly prolongation of the southern curb line of Cummings Street;

THENCE, with the southern curb line of said Cummings Street westerly to the eastern curb line of Rainey Street;

THENCE, southerly with said eastern curb line of Rainey Street 40 feet;

THENCE, crossing said Rainey Street 40 feet to the westerly curb line of said Rainey Street;

THENCE, northerly with the western curb line of said Rainey Street to the intersection of the easterly prolongation of the south line of Lot 24, Block 3, of Bridgeview Addition;

THENCE, with the northern line of said Lot 24 westerly crossing a vacated alley to the northeast corner of Lot 7, Block 3, of said Bridgeview Addition;

THENCE, northerly with the western line of said vacated alley to the northeast corner of Lot 15, Block 3, of said Bridgeview Addition;

THENCE, westerly with the northern limits of said Lot 15 and the prolongation of said northern limits of the eastern side of an existing Hike and Bike Trail maintained by the City of Austin Parks and Recreation Department;

THENCE, northerly with the eastern limits of said Hike and Bike Trail to the southern limits of The Villas on Town Lake Condominium Subdivision;

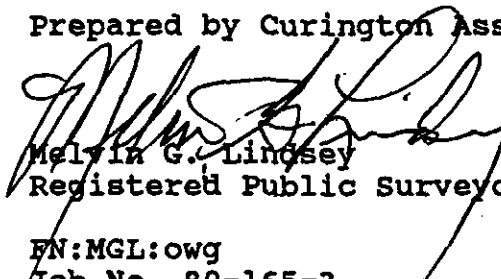
THENCE, westerly with the southern limits of The Villas on Town Lake Subdivision and the prolongation of said southern limits to the top bank of Waller Creek;

THENCE, southerly with the top bank of Waller Creek to the north shore of Town Lake of the Colorado River;

THENCE, with the north shore of Town Lake of the Colorado River in a southerly and easterly direction to the PLACE OF BEGINNING.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey

Registered Public Surveyor No. 1587

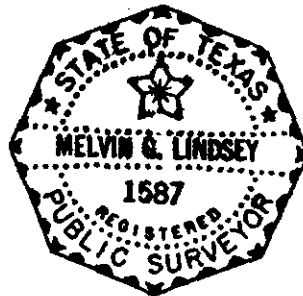
FN:MGL:owg

Job No. 80-165-3

4-30-85

Revised 5-22-85

Revised 6-7-85



A GENERAL DESCRIPTION OF THAT TRACT OF
LAND ON THE NORTH SHORE OF TOWN LAKE EAST
OF INTERSTATE 35 (FESTIVAL BEACH).

BEGINNING at the intersection of the eastern right-of-way line of Interstate Highway 35 and the north shore of Town Lake of the Colorado River;

THENCE, with the north shore of Town Lake downstream in an easterly direction to the intersection of the western limits of the Holly Street Power Plant Fuel Storage Yard as fenced and enclosed by a chain link fence;

THENCE, with said chain link fence enclosure in a northerly direction to the southern curb line of River View Street;

THENCE, westerly with the southern curb line of River View Street to the eastern curb line of Canadian Street;

THENCE, southerly with the easterly curb line of Canadian Street to its convergence with the southerly curb line of Bergman Avenue, continuing westerly with the southern curb line of Bergman Avenue to the eastern curb line of Chicon Street;

THENCE, continuing across Chicon Street to the westerly curb line of said Chicon Street;

THENCE, northerly with said western curb line of Chicon Street to the southern limits of Lot 27, Town Lake Addition, a subdivision to the City of Austin;

THENCE, westerly with the southern limits of said Lot 27 and the southern limits of Lot 19 of said Town Lake Addition to Salina Street, continuing across Salina Street to the western curb line of Salina Street;

THENCE, in a northerly direction with the said western curb line of Salina Street to the south line of Lot 4, of said Town Lake Addition;

THENCE, westerly with the south line of said Lot 4 to the eastern limits of Lot 5, Chalmers Addition, a subdivision to the City of Austin;

THENCE, southerly and westerly with the eastern and southern limits of said Lot 5 to Chalmers Avenue, and continuing across Chalmers Avenue with the southern limits of Lot 26 of said Chalmers Addition to the common line between Martin Park and that certain tract owned by the Austin Independent School District for the location of Martin Junior High School;

THENCE, continuing westerly with said common line to the eastern curb line of Comal Street;

THENCE, southerly with the eastern line of said Comal Street to the northern limits of the Festival Beach Park Road;

THENCE, westerly with the northern limits of said Festival Beach Park Road to the western curb line of Comal Street, said point being the southeast corner of the Rebekah Baines Johnson Health Center Addition to the City of Austin, a subdivision of record in Book 82, at Page 362, of the Plat Records of Travis County, Texas;

THENCE, in a northerly direction, along the west curb line of Comal Street, approximately 247 feet to a point;

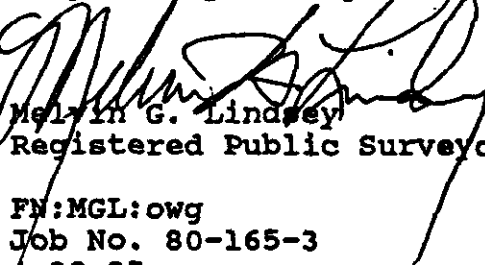
THENCE, westerly and northerly with the northern limits of said Rebekah Baines Johnson Health Center Addition, save and except 2.445 acres for the Health Care Office Area out of the Rebekah Baines Johnson Health Center Addition, to the eastern curb line of Waller Street;

THENCE, southerly with the eastern curb line of said Waller Street to the intersection of the eastern right-of-way line of said Interstate 35;

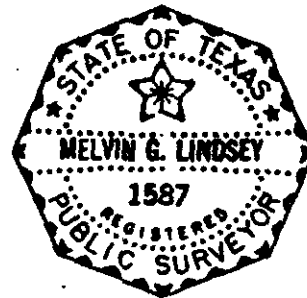
THENCE, southerly with said eastern right-of-way line of Interstate 35 to the PLACE OF BEGINNING.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FM:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-22-85



TRACT N-17

A GENERAL DESCRIPTION OF THAT CERTAIN
TRACT OR TRACTS OF LAND ON THE NORTH BANK
OF TOWN LAKE IMMEDIATELY WEST OF LONGHORN
CROSSING DAM.

BEGINNING, at the intersection of the south curb line of Canterbury Street and the western curb line of Pleasant Valley Road;

THENCE, in a southerly direction with the western curb/guard rail line of said Pleasant Valley Road to the northern limits of Town Lake of the Colorado River;

THENCE, with the shoreline of Town Lake in a westerly direction and southerly direction to a peninsula man-made to aid in the cooling operation of the Holly Street Power Plant;

THENCE, continuing with the shore line around said peninsula in a easterly and thence westerly direction back to the main shore line of said Town Lake;

THENCE, leaving said shore line in a westerly direction to the fenced enclosure of said Holly Street Power Plant, said fenced enclosure being marked by a chain link fence;

THENCE, with said chain link fence in a northerly direction approximately 220 feet to all corner of said chain link fence enclosure, said corner being on the northern curb line of the easterly prolongation of Holly Street, said fenced enclosure marking the southern limits of Metz Park;

THENCE, with said chain link fence westerly approximately 240 feet;

THENCE, with the western limits of said Metz Park in a northerly direction to the termination of an interior fence marking the separation of Metz Park and that portion of City property used for the Canterbury Lift Station site;

THENCE, with said fence marking the separation of said Lift Station site and Metz Park westerly and northerly to the southern curb line of Canterbury Street;

THENCE, easterly with the southern curb line of Canterbury Street to the western curb line of Pedernales Street;

THENCE, southerly approximately 270 feet with said western curb line of Pedernales Street;

THENCE, crossing Pedernales Street and continuing easterly with the southern limits of the A. V. Riley Subdivision to the western limits of San Saba Street and continuing across San Saba Street to the eastern curb line of said San Saba Street;

THENCE, with the eastern curb line of said San Saba Street, northerly to the southern limits of River View Addition, a subdivision to the City of Austin, said southern limits being located on the top bluff line of the Colorado River;

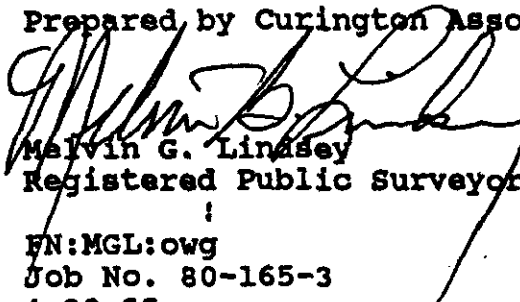
THENCE, easterly along said southern limits of River View Addition and the top bluff of Colorado River to the southeast corner of Lot 10 of said River View Addition;

THENCE, northerly with the eastern limits of said Lot 10 to the southern curb line of said Canterbury Street;

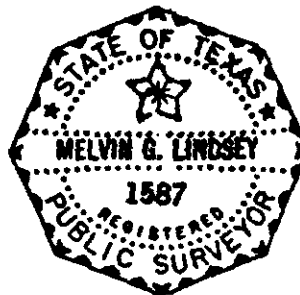
THENCE, easterly with said southern curb line of Canterbury Street to the PLACE OF BEGINNING.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Marvin G. Lindsey
Registered Public Surveyor No. 1587

FN:MGL:owg
Job No. 80-165-3
4-30-85
Revised 5-21-85



TRACT N-18
EXPANSION OF FESTIVAL BEACH

BEING ALL OF LOTS 8 THROUGH 16, BLOCK 3,
BERGMAN VALLEY VIEW ADDITION.

BEGINNING at the northeast corner of Lot 9, Block 3, Bergman Valley Addition, and the westerly curb line of Canadian Street;

THENCE, west along the rear lot lines of said Lots 9 through 16 to the easterly curb line of Anthony Street;

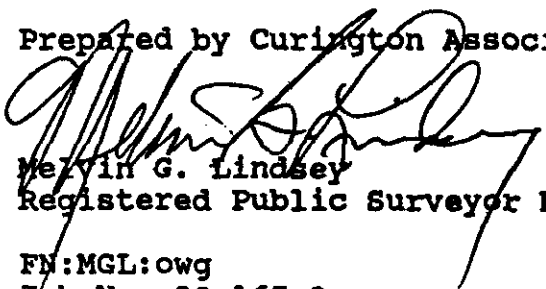
THENCE, south along the easterly curb line of Anthony Street to Bergman Avenue;

THENCE, east along the northerly curb line of Bergman Avenue to the curb line of Canadian Avenue;

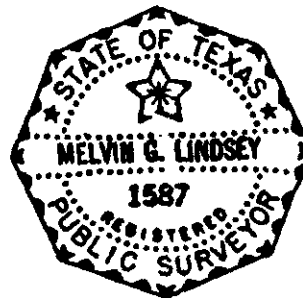
THENCE, north along the westerly curb line of Canadian Avenue to the POINT OF BEGINNING.

The foregoing general description was prepared from records available and does not purport to be an actual survey on the ground or a survey prepared in the office from deed records.

Prepared by Curington Associates, Inc.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FM:MGL:owg
Job No. 80-165-3
5-23-85
Revised 6-10-85



TRACT N-19
EXPANSION OF FESTIVAL BEACH

BEGINNING, at the northeast corner of Lot 2, Block 4, Bergman Valley View Addition;

THENCE, in a westerly direction along the rear lot lines of Lots 1 and 2, Block 4, Bergman Valley View Addition, to a point on the eastern curb line of Lynn Street;

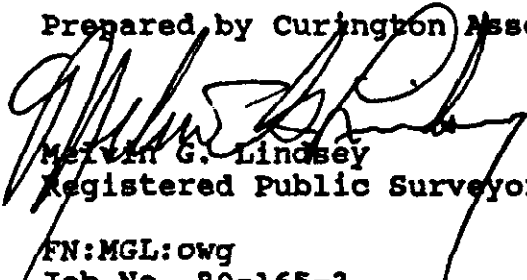
THENCE, in a southerly direction with the curb line of Lynn Street to, a point of intersection of Lynn Street and Bergman Avenue;

Thence, in an easterly direction along the northerly curb of Bergman Avenue to a point approximately 10 feet south of the southeast corner of Lot 2, Block 4, Bergman Valley View Addition;

THENCE, along the east property line of said Lot 2 in a northerly direction to the PLACE OF BEGINNING.

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TRACT N-20
EXPANSION OF FESTIVAL BEACH

BEING ALL OF LOTS 1 THRU 4, BLOCK 7,
BERGMAN VALLEY VIEW ADDITION AND A
10'X274.80' STRIP OF ADJACENT ALLEY
VACATED BY ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF AUSTIN.

BEGINNING, at the southwest corner of Lot One at the curb line of the intersection of Chicon Street and Bergman;

THENCE, in an easterly direction along the northerly curb line of Bergman Street to the curb line at the intersection of Lynn Street;

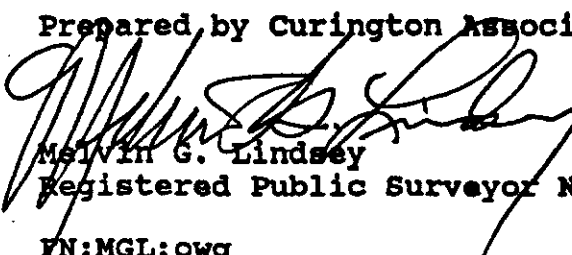
THENCE, in a northerly direction along the westerly curb line of Lynn Street to 10 feet past the northeastern corner of Lot 4;

THENCE, in a westerly direction to the curb line of Lot 1 at said Chicon Street;

THENCE, in a southerly direction along the easterly curb line of said Chicon Street to POINT OF BEGINNING.

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EXHIBIT "B"

**FIELD NOTES
HOLLY STREET POWER PLANT**

**DESCRIPTION OF THAT CERTAIN TRACT OR
PARCEL OF LAND COMMONLY KNOWN AS THE
HOLLY STREET POWER PLANT LOCATED ON THE
NORTH BANK OF TOWN LAKE OF THE COLORADO
RIVER;**

BEGINNING, at a point of the intersection of the southerly right-of-way line of Holly Street and the westerly right-of-way line of Pedernales (not on the ground) for the northeast corner hereof;

THENCE, along the southerly right-of-way line of Holly Street in an easterly direction to the northeast corner of Lot 6, Block A, Driving Park Addition No. 2, according to the map or plat of said subdivision of record in Book 2, Page 240, of the Travis County Plat Records for the northwest corner hereof;

THENCE, in a southerly direction along the common lot line between Lots 5 and 6, Block A, of said Driving Park Addition No. 2, a distance of approximately 140.5 feet to the southwest corner of said Lot 5;

THENCE, with the southerly prolongation of the common lot line between Lots 5 and 6, Block A, a distance of 15 feet to the northwest corner of Lot 28, Block A, Driving Park Addition No. 2;

THENCE, southerly along the common lot line of Lots 28 and 27 to the southwest corner of Lot 26, Block A;

THENCE, along the northern right-of-way line of Haskell Street and the southern lot line of Lots 28 thru 32, Block A, of the Driving Park Addition No. 2 in an easterly direction to the southeast corner of said Lot 32;

THENCE, southerly along the east termination of Haskell Street a distance of approximately 60 feet to the northeast corner of Lot 1, Block B, Driving Park Addition No. 2;

THENCE, in a westerly direction along the southern right-of-way line of Haskell Street and the northern lot lines of Lots 1 thru 5 to the northwest corner of Lot 5, Block B, of said Driving Park Addition No. 2;

THENCE, in a southerly direction along the west line of said Lot 5 to the southwest corner of Lot 5, Driving Park Addition No. 2;

THENCE, continuing in a southerly direction with the southerly prolongation of the west boundary of Lot 5, a distance of 15 feet to the northwest corner of Lot 28, Block B, Driving Park Addition No. 2;

THENCE, continuing in a southerly direction along the west boundary lot line of said Lot 28, Block B, to the southwest corner of Lot 28 and the north right-of-way line of Riverview Street;

THENCE, along the northern right-of-way line of Riverview Street and the southerly lot lines of Lots 28 thru 32, Block B, Riverview Addition No. 2, said point also being the easterly termination of Riverview Street;

THENCE, in a southerly direction with the chain link fence being the westerly boundary of the Holly Street Power Plant fuel storage yard to a point on the North Bank of Town Lake of the Colorado River;

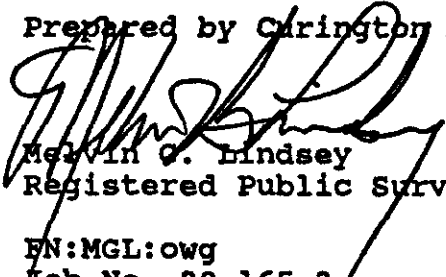
THENCE, in a northerly and easterly direction with the meanders of the shoreline of Town Lake to a point on the south shore line of a man-made peninsula;

THENCE, leaving said shoreline in a westerly direction to the most easterly fenced enclosure of said Holly Street Power Plant, said fenced enclosure being marked by a chain link fence;

THENCE, with said chain link fence in a northerly direction to the southern boundary line of Holly Street and same being the PLACE OF BEGINNING.

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06-07-85
Revised 7-10-85



DESCRIPTION OF WATER INTAKE STRUCTURE SITE
LOCATED ON THE NORTH BANK OF TOWN LAKE OF THE COLORADO RIVER

BEGINNING, at the eastern right-of-way line of the Missouri Pacific Railroad and the southern curb line of West First Street for the northwest corner hereof;

THENCE, in a southerly direction to the north shoreline of Town Lake;

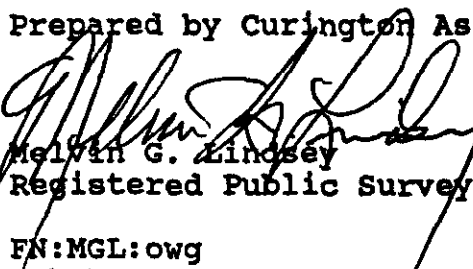
THENCE, in an easterly direction along the north shore line of Town Lake to a point being 200 feet east of the most easterly water intake structure situated upon the herein described tract;

THENCE, in a northerly direction to the south curb line of West First Street for the northeast corner hereof;

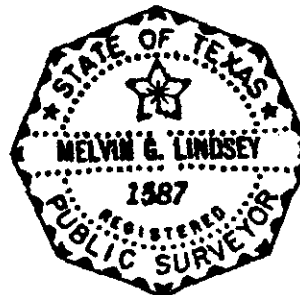
THENCE, in a westerly direction along the south curb line of West First Street to the POINT OF BEGINNING.

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5-23-85



DESCRIPTION OF ZACHARY SCOTT THEATRE CENTER TRACT

BEGINNING, at the intersection of the northerly curb line of the westerly extension of Riverside Drive and the westerly curb line of South Lamar Boulevard for the northeast corner hereof;

THENCE, with the westerly curb line of South Lamar in a southerly direction to the intersection of the southerly curb line of said westerly extension of Riverside Drive;

THENCE, with said southerly curb line of the westerly extension of Riverside Drive in a westerly direction to its intersection of the easterly curb line of the Zachary Scott Theater Parking Lot;

THENCE, with said easterly curb line of parking lot and the southerly prolongation of said easterly curb line in a southerly direction to the northwest corner of that certain tract conveyed to Richard D. Seiders by deed recorded in Volume 3789, at Page 1036, of the Deed Records of Travis County, Texas;

THENCE, with the northwest line of said Weiders Tract, S 30° - 15' W., 262.55 feet to the north line of Toomey Road;

THENCE, leaving the Seiders Tract with the north line of Toomey Road along a left breaking curve 91.25 feet to the west corner of the herein described tract;

THENCE, leaving Toomey Road the following eleven (11) courses:

1. N 19° - 02' E., 45.49 feet;
2. N 20° - 40' E., 54.82 feet;
3. N 28° - 33' E., 25.31 feet;
4. N 09° - 50' E., 69.17 feet;
5. N 17° - 55' E., 17.66 feet;
6. N 09° - 09' E., 18.17 feet;
7. S 60° - 10' E., 21.33 feet to a point at the westernmost corner of that tract of land described in Ordinance No. 72-0713-E of the City of Austin dated July 13, 1972, same being that tract known as Zachary Scott Theater Center;
8. N 29° - 50' E., 70.5 feet;
9. N 60° - 10' E., 33.5 feet;
10. N 29° - 50' E., 40.0 feet;
11. S 60° - 10' E., to the intersection of the southerly prolongation of the westerly curb line of said Zachary Scott Theater Parking Lot;

THENCE, with said westerly curb line of Parking Lot northerly and the northerly prolongation of said curb line to its intersection with said northerly curb line of the westerly extension of Riverside Drive;

THENCE, with said northerly curb line of the westerly extension of Riverside Drive, easterly to the POINT OF BEGINNING.

