



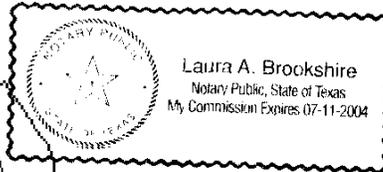
Antonio Celedon  
ANTONIO CELEDON, Grantor

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared **ANTONIO CELEDON**, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 8<sup>th</sup> day of April, 2004.

Laura Brookshire  
Laura Brookshire, Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:  
Attn: Thomas Denney  
City of Austin, Department of Aviation  
ABIA Noise Mitigation Program  
2716 Spirit of Texas Drive  
Austin, Texas 78719

Project # N4062M  
Parcel # 70.0

Exhibit "A"

**LEGAL DESCRIPTION FOR PARCEL 70**

BEING A 0.153 ACRE (6,679 SQUARE FOOT) TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT KNOWN AS "TRACT B" AS DESCRIBED IN LAST WILL AND TESTAMENT TO ANTONIO CELEDON, RECORDED IN CAUSE NUMBER 60873, PROBATE COURT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.153 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ACCOMPANYING SKETCH:

**BEGINNING** at a calculated point in the northwesterly right-of-way line of Towery Lane, a fifty (50) foot-wide right-of-way, also being the east corner of a tract known as "Tract A" as described in Last Will and Testament to Francisco Celedon and Josefa Celedon (deceased), recorded in Cause No. 60873, Probate Court Records of Travis County, Texas, for the south corner of this tract, from said point, a 1/2" iron rod found at the northwest corner of the intersection of McAngus Road, a seventy (70) foot-wide right-of-way and said Towery Lane, bears S28°01'28"W, 128.05 feet;

**THENCE**, N62°23'46"W, with the northeasterly line of said "Tract A", a distance of 133.53 feet to a calculated point in the southeasterly line of Lot A, McAngus Road Addition, a subdivision recorded in Volume 69, Page 28, Plat Records of Travis County, Texas, being also the north corner of said "Tract A", for the west corner of this tract, from said point, a 1/2" iron pipe found in the northeast right-of-way line of said McAngus Road and at the south corner of said Lot A, McAngus Road Addition, bears S27°40'51"W, 127.76 feet;

**THENCE**, N27°40'51"E, with the southeasterly line of said Lot A, a distance of 49.91 feet to a calculated point at the west corner of a tract known as "Tract C" as described in Last Will and Testament to Julio Celedon, Manuela Celedon Bausley and Celestino Celedon, recorded in Cause No. 60873, Probate Court Records of Travis County, Texas, said "Tract C" being out of that same 0.696 acre tract described in a Quitclaim Deed from Julio Celedon and Celestino Celedon to Francisco Celedon, recorded in Volume 12457, Page 242, Real Property Records of Travis County, Texas, for the north corner of this tract, from said point, a 1/2" iron rod found at the north corner of said "Tract C" bears, N27°40'51"E, 49.25 feet;

**THENCE**, S62°26'34"E, with the southwesterly line of said "Tract C", a distance of 133.83 feet to a calculated point at the south corner of said "Tract C", said point being on the northwesterly right-of-way line of Towery Lane, for the east corner of this tract, from said point a 1/2" iron rod found at the east corner of said "Tract C" bears, N28°01'28"E, 48.86 feet.

**THENCE**, S28°01'28"W, with the northwesterly right-of-way line of Towery Lane, a distance of 50.02 feet to the **POINT OF BEGINNING** and containing 0.153 acre (6,679 square feet) of land.

**BEARING BASIS NOTE**

Bearing basis refers to the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983/HARN. Distances are adjusted to surface. Scale factor to convert from surface to grid = 0.99998.

**STATE OF TEXAS**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF TRAVIS**

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 19<sup>th</sup> day of Sept., 2003, A.D.

MACIAS & ASSOCIATES, INC.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745

*Carmelo L. Macias*

Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 - State of Texas

**REFERENCES**

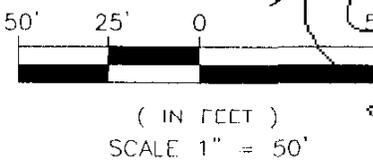
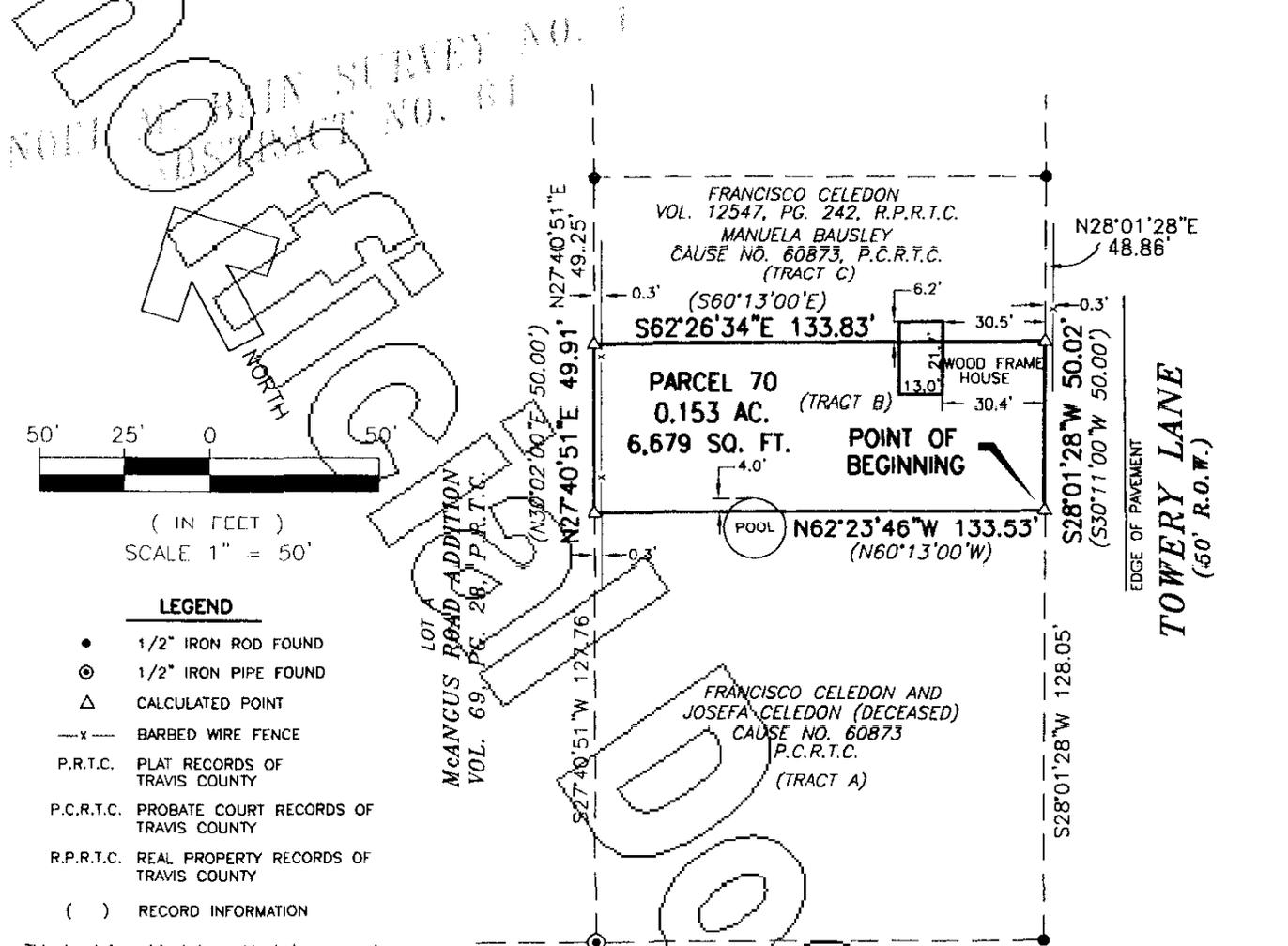
MAPSCO 1999-707  
Austin Grid No. N-12  
TCAD Parcel ID. No. 03-3931-01-25  
MACIAS AND ASSOCIATES, INC. PROJ. NO. 329-70-03



# STANDARD LAND SURVEY

OF

A 0.153 ACRE TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT KNOWN AS "TRACT B" DESCRIBED IN LAST WILL AND TESTAMENT TO ANTONIO CELEDON, RECORDED IN CAUSE NUMBER 60873, PROBATE COURT RECORDS OF TRAVIS COUNTY, TEXAS.



### LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- x— BARBED WIRE FENCE
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- P.C.R.T.C. PROBATE COURT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- ( ) RECORD INFORMATION

This tract is subject to a blanket easement recorded in Volume 1673, Page 425, Deed Records of Travis County, Texas.

The easements recorded in Volume 430, Page 324, Volume 963, Page 638, Volume 1256, Page 48, and Volume 2684, Page 569, Deed Records of Travis County, Texas, do not affect this tract.

**McANGUS ROAD**  
(70' R.O.W.)

ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983/HARN. DISTANCES ARE ADJUSTED TO SURFACE. SCALE FACTOR TO CONVERT FROM SURFACE TO GRID = 0.99998

REV. SEPT. 22, 03

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Commonwealth Land Title Company of Austin, GF No.128289CM, effective date: October 22, 2002.

No portion of this survey is within the 100-year flood plain boundary as shown on the Flood Insurance Rate Map Community - Panel Number 48453C0135, effective date January 19, 2000.

STATE OF TEXAS }  
COUNTY OF TRAVIS }

TO: ANTONIO CELEDON, AND TO CITY OF AUSTIN, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON FIELD MEASUREMENTS AND VISUAL INSPECTION, PHOTOGRAMMETRY TO SHOW IMPROVEMENTS AND OFFICE BOUNDARY ANALYSIS COMPUTATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MACIAS & ASSOCIATES, INC.

*Carmelo L. Macias* Sept 19, '03  
CARMELO L. MACIAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333 DATE

DRAWING FILE: 32970.DWG  
JOB NO.: 329-70-03  
FIELD BOOK F.B.405, PG.12



**MACIAS & ASSOCIATES, INC.**  
LAND SURVEYORS

★ ★ ★ ★ ★  
5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745 PH. (512)442-7875  
FAX (512)442-7876 EMAIL: MACIAS.SURVEY@ATTNLINK.NET

Unofficial's Document

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2004 Apr 13 11:07 AM 2004068148

FERGUSON, \$24.00

DANA DEBEAUIVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS