

MACIAS & ASSOCIATES, Inc.
LAND SURVEYORS

138368CM

Eloisa Saldana
To
City of Austin

LEGAL DESCRIPTION FOR PARCEL 61

BEING A 5.000 ACRE TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 5.00 ACRES AS CONVEYED TO ELOISA SALDANA BY DEED RECORDED IN DOCUMENT NUMBER 2002038114, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ACCOMPANYING SKETCH:

BEGINNING at a 1/2" iron rod found on the southeasterly right-of-way line of Towery Lane, a fifty (50) foot-wide right-of-way, at the west corner of said 5.00 acre tract, for the west corner of this tract;

THENCE, N27°53'30"E, with the southeasterly right-of-way line of Towery Lane, a distance of 455.80 feet to a 1/2" iron rod found at the west corner a 4.6 acre tract conveyed to W. A. Denton and wife, Margie Mae Denton by deed recorded in Volume 5680, Page 1756, Deed Records of Travis County, Texas, for the north corner of this tract;

THENCE, S62°15'53"E, with the southwesterly line of said 4.6 acre tract, a distance of 477.92 feet to a calculated point on the northwesterly line of a private roadway, locally known as Vega Road, at the south corner of said 4.6 acre tract, for the east corner of this tract;

THENCE, S27°54'13"W, with the northwesterly line of Vega Road, a distance of 455.80 feet to a calculated point at the east corner of Lot 2, Vega Subdivision, a subdivision recorded in Volume 91, Page 201, Plat Records of Travis County, Texas, for the south corner of this tract, from said point, a 1/2" iron rod found at the south corner of said Lot 2 bears, S27°54'13"W, 227.71 feet;

THENCE, N62°15'53"W, with the northeasterly line of said Lot 2, a distance of 477.83 feet to the **POINT OF BEGINNING** and containing 5.000 acres 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

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KNOW ALL MEN BY THESE PRESENTS:

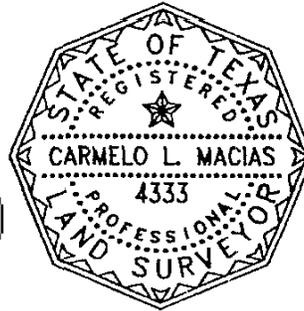
COUNTY OF TRAVIS

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 8TH day of SEPT., 2003, A.D.

MACIAS & ASSOCIATES, INC.
5410 South 1st Street
Austin, Texas 78745

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



REFERENCES

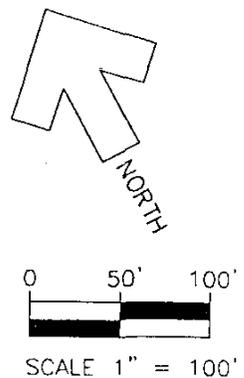
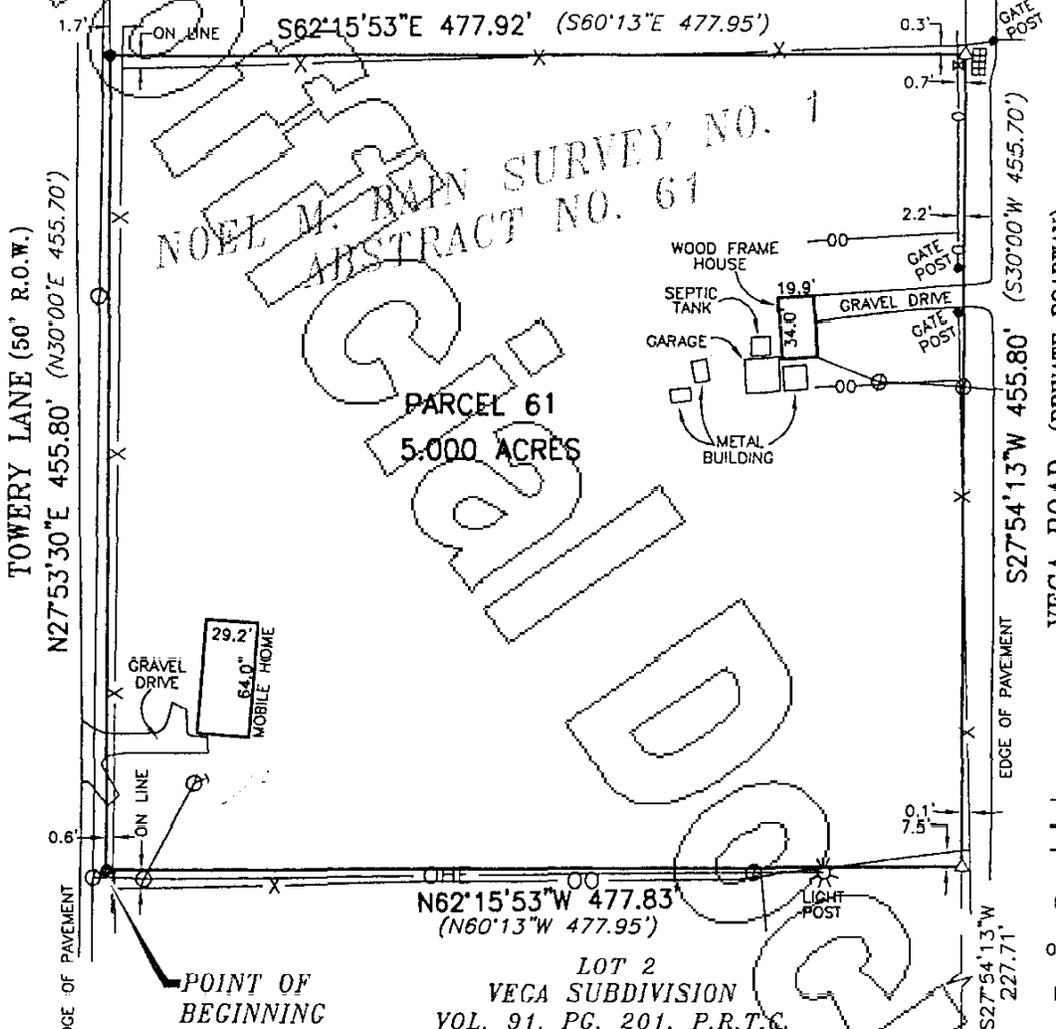
MAPSCO 2003-707
Austin Grid No. N-12
TCAD Parcel ID. No. 03-8931-01-22
MACIAS AND ASSOCIATES, INC. PROJ. NO. 329-61-03

LAND TITLE SURVEY

OF

A 5.000 ACRE TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 5.00 ACRES AS CONVEYED TO ELOISA SALDANA BY DEED RECORDED IN DOCUMENT NUMBER 2002038114, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

W. A. DENTON AND WIFE, MARGIE MAE DENTON
(4.6 AC.)
VOL. 5680, PG. 1756, D.R.T.C.



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 983, Page 638, Volume 1256, Page 48, Volume 1359, Page 264 and Volume 2684, Page 569, Deed Records of Travis County, Texas, do not affect this tract.

LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ UTILITY POLE
- SMOOTH WIRE FENCE
- ⊞— CHAIN LINK FENCE
- x— BARBED WIRE FENCE
- OHE OVERHEAD ELECTRIC
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION

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.138368CM, effective date: October 22, 2002.

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

No portion of this survey is within the 100-year flood plain boundary as shown on the Flood Insurance Rate Map Community - Panel Number 484530133-F, effective date January 19, 2000.

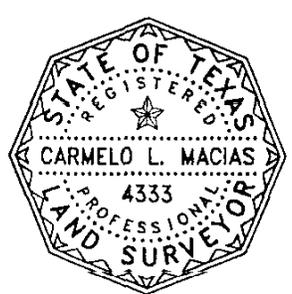
STATE OF TEXAS }
COUNTY OF TRAVIS }

TO: ELOISA SALDANA, CITY OF AUSTIN AND TO
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 8, '03
CARMELO L. MACIAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333 DATE

DRAWING FILE: 32961.DWG
JOB NO.: 329-61-03
FIELD BOOK F.B.404, PG.55



MACIAS & ASSOCIATES, INC.
LAND SURVEYORS

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AUSTIN, TEXAS 78745 PH. (512) 442-7876
FAX (512) 442-7876 EMAIL: MACIASURV@CARTHLINK.NET

Unofficial

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 May 04 01:14 PM 2004084137

EVANSK \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

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