



MACIAS & ASSOCIATES, Inc.

LAND SURVEYORS

INTCO-BRISTOL SQUARE
PARTNERSHIP
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)
March 9, 2006

DESCRIPTION FOR PARCEL 5124.01TWSE

DESCRIPTION OF A 0.020 ACRE (871 SQUARE FOOT) TRACT OF LAND OUT OF TRACT A, WILLOW CREEK COMMERCIAL, A SUBDIVISION RECORDED IN VOLUME 86, PAGE 2C, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID TRACT A BEING THAT SAME TRACT DESCRIBED IN A SPECIAL WARRANTY DEED EXECUTED MAY 7, 1992 TO INTCO-BRISTOL SQUARE PARTNERSHIP, RECORDED IN VOLUME 11682, PAGE 1903, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.020 ACRE (871 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (HARN), U.S. Feet, Combined Scale Factor 0.99990001) values of N=10,055,859.31, E=3,117,084.89, on the east right-of-way line of Burleson Road, a varying width right-of-way, and on the west line of said Tract A, for the northwest corner of this tract, from said point, a 1/2" iron rod found on the southeast line of Lot 1, Parker Heights, Section Four, a subdivision recorded in Volume 75, Page 240, Plat Records of Travis County, Texas, at a corner of said Tract A, bears N 08°58'24" W, 155.47 feet;

THENCE, across said Tract A, the following three (3) courses:

- 1) S 57°54'43" E, a distance of 59.17 feet to a 60d nail set for the southeast corner of this tract;
- 2) S 70°00'41" W, a distance of 18.68 feet to a 60d nail set for an angle point;
- 3) N 79°22'57" W, a distance of 27.89 feet to a 60d nail set on the east right-of-way line of Burleson Road and on the west line of said Tract A, for the southwest corner of this tract, from said point, a 1/2" iron rod found on the southeast line of said Tract A, at the west corner of Lot 5, Block B, and at the north corner of Lot 6, Block B, Burleson Road Heights, a subdivision recorded in Volume 6, Page 52, Plat Records of Travis County, Texas, bears S 08°58'24" E, 340.37 feet, and N 43°11'41" E, 42.42 feet;

0.020 Acre (871 Square Feet)
Temporary Working Space Easement

Exhibit "B"
Page 1 of 3

5124.01TWSE

THENCE, N 08°58'24" W, with the east right-of-way line of Burleson Road and the west line of said Tract A, a distance of 33.09 feet to the **POINT OF BEGINNING** and containing 0.020 acre (871 square feet) of land.

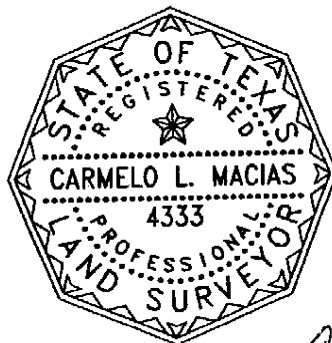
BEARING BASIS NOTE

The coordinates shown are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (HARN). The bearings shown are grid bearings. The coordinates were established from GPS static observations, referenced to the local CORS station "TXAU". Combined Scale Factor = 0.99990001. All distances shown are surface distances.

THE 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 during May 2005 and June, 2005 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 9TH day of March, 2006, A.D.



Macias & Associates, Inc.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

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

REFERENCES

MAPSCO 2003 615X
Austin Grid No. MJ-19

TCAD PARCEL ID NO. 03-0705-0815

MACIAS & ASSOCIATES, INC., PROJECT NO. 190-24-05

0.020 Acre (871 Square Feet)
Temporary Working Space Easement

FIELD NOTES REVIEWED
By: [Signature] Date: 3-10-06
Austin Clean Water Program
Survey Coordinator

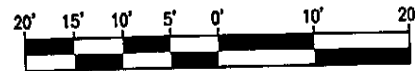
5124.01TWSE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

P.O.B.
N=10,055,859.31
E=3,117,084.89
GRID

BURLESON ROAD
(R.O.W. WIDTH VARIES)

LOT 1
PARKER HEIGHTS
SECTION FOUR
VOL. 75, PG. 240, P.R.T.C.



GRAPHIC SCALE

1"=20'



10' SANITARY SEWER EASEMENT
VOL. 2672, PG. 11, D.R.T.C.

TRACT 'A'
WILLOW CREEK COMMERCIAL
VOL. 86, PG. 20, P.R.T.C.

INTCO-BRISTOL
SQUARE PARTNERSHIP
VOL. 11682, PG. 1903, R.P.R.T.C.
T.C.A.D. NO. 03-0705-0815

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- PL — PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- VOL., PG. VOLUME, PAGE
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION

5124.01TWSE
0.020 ACRE
871 SQ. FT.

S08°58'24"E 155.47'

S57°54'43"E 59.17'

S28°58'24"E 33.09'

N79°22'57"W 27.89'

S70°00'41"W 18.68'

DRAINAGE EASEMENT
VOL. 86, PG. 20, P.R.T.C.

25' BUILDING LINE
VOL. 86, PG. 20, P.R.T.C.

S08°58'24"E 340.37'

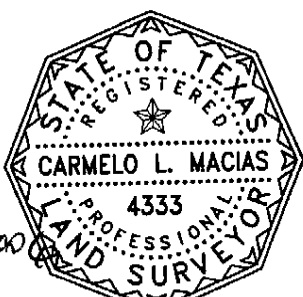
PL N43°11'41"E 42.42'
(N45°07'40"E 162.50')

LOT 5, BLK. B
BURLESON ROAD HEIGHTS
VOL. 6, PG. 52, P.R.T.C.

LOT 6, BLK. B
BURLESON ROAD HEIGHTS
VOL. 6, PG. 52, P.R.T.C.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(HARN) COMBINED SCALE FACTOR = 0.99990001). THE COORDINATES WERE ESTABLISHED FROM GPS STATIC OBSERVATION, REFERENCED TO THE LOCAL CORS STATION "TXAU". ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



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

Date:

Exhibit "B"
Page 3 of 3

DATE: 08-04-05
DRAWN BY: D.MARTINEZ
MAI JOB NO.: 190-24-05
REFERENCE: FBS. 475 & 479

J:\JOBS\DAVCAR\COUNTRY CLUB\1902405\EASEMENTS\5124.01\5124.01TWSE.dwg

MACIAS & ASSOCIATES, INC.

LAND SURVEYORS



5410 SOUTH 1ST STREET

AUSTIN, TEXAS 78745 PH. (512)442-7875

FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET