



MACIAS & ASSOCIATES, Inc.
LAND SURVEYORS

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

DESCRIPTION FOR PARCEL 5124.01WE

DESCRIPTION OF A 0.108 ACRE (4,706 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 0.108 ACRE (4,706 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=10,055,826.63, E=3,117,089.25, 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, 188.56 feet;

THENCE, across said Tract A, the following ten (10) courses:

- 1) S 79°22'57" E, a distance of 27.89 feet to a 60d nail set for an angle point;
- 2) N 70°00'41" E, a distance of 139.91 feet to a 60d nail set for an angle point;
- 3) N 79°51'30" E, a distance of 105.76 feet to a 60d nail set for an angle point;
- 4) N 56°59'55" E, a distance of 25.97 feet to a 60d nail set on the south line of a 10-foot wide sanitary sewer easement recorded in Volume 2672, Page 11, Deed Records of Travis County, Texas, for an angle point;
- 5) N 84°34'36" E, with the south line of said 10-foot wide sanitary sewer easement, a distance of 21.11 feet to a 60d nail set on the northwest line of a 10-foot wide sanitary sewer easement recorded in Volume 2524, Page 102, Deed Records of Travis County, Texas, for the northeast corner of this tract;

0.108 Acre (4,706 Square Feet)
Wastewater Easement

Exhibit "A"
Page 1 of 5

5124.01WE

- 6) S 27°20'36" W, with the northwest line of said 10-foot wide sanitary sewer easement, a distance of 10.57 feet to a 60d nail set for the southeast 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 2, Block B, and at the north corner of Lot 3, Block B, Burleson Road Heights, a subdivision recorded in Volume 6, Page 52, Plat Records of Travis County, Texas, bears S 62°39'24" E, 10.00 feet, and S 27°20'36" W, 241.32 feet;
- 7) S 56°59'55" W, a distance of 38.53 feet to a 60d nail set for an angle point;
- 8) S 79°51'30" W, a distance of 107.50 feet to a 60d nail set for an angle point;
- 9) S 70°00'41" W, a distance of 142.72 feet to a 60d nail set for an angle point;
- 10) N 79°22'57" W, a distance of 26.66 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 of said Burleson Road Heights, bears S 08°58'24" E, 324.45 feet, and N 43°11'41" E, 42.42 feet;

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 15.92 feet to the **POINT OF BEGINNING** and containing 0.108 acre (4,706 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 §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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

FIELD NOTES REVIEWED

By: [Signature] Date: 3-10-06

Austin Clean Water Program
Survey Coordinator

0.108 Acre (4,706 Square Feet)
Wastewater Easement

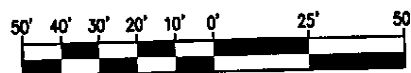
5124.01WE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

CENTERLINE 100' POWER LINE
EASEMENT

5' PUBLIC
UTILITY EASEMENT
VOL. 6, PG. 52, P.R.T.C.



GRAPHIC SCALE

1"=50'

100' POWER LINE EASEMENT
VOL. 86, PG. 2C, P.R.T.C.
VOL. 649, PG. 472, D.R.T.C.
VOL. 1487, PG. 245, D.R.T.C.

TRACT 'A'
WILLOW CREEK COMMERCIAL
VOL. 86, PG. 2C, 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

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

7.5' P.U.E.
VOL. 86, PG. 2C, P.R.T.C.

40' DRAINAGE
EASEMENT
VOL. 6, PG. 52, P.R.T.C.

5124.01WE
0.108 ACRE
4,706 SQ. FT.

CONC. CURB
AND GUTTER

LOT 7, BLK. A
BURLESON ROAD
HEIGHTS
VOL. 6, PG. 52,
P.R.T.C.

SEE DETAIL
PG. 5 OF 5

BENJAMIN ST.
(50' R.O.W.)

10' SANITARY
SEWER EASEMENT
VOL. 2524, PG. 102, D.R.T.C.

DRAINAGE EASEMENT
VOL. 86, PG. 2C, P.R.T.C.

LOT 1, BLK. B
BURLESON ROAD HEIGHTS
VOL. 6, PG. 52, P.R.T.C.

5' PUBLIC
UTILITY EASEMENT
VOL. 6, PG. 52, P.R.T.C.

LOT 2, BLK. B
BURLESON ROAD HEIGHTS
VOL. 6, PG. 52, P.R.T.C.

LOT 3, 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.

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

LINE TABLE

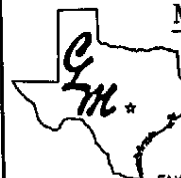
NUMBER	Bearing	Distance
L1	S79°22'57"E	27.89'
L2	N56°59'55"E	25.97'
L3	N84°34'36"E	21.11'
L4	S27°20'36"W	10.57'
L5	S56°59'55"W	38.53'
L6	N79°22'57"W	26.66'
L7	N08°58'24"W	15.92'
L8	N43°11'41"E	42.42'
L9	S62°39'24"E	10.00'

Exhibit "A"
Page 4 of 5

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\5124.01WE.dwg

MACIAS & ASSOCIATES, INC.
LAND SURVEYORS



5410 SOUTH 1ST STREET

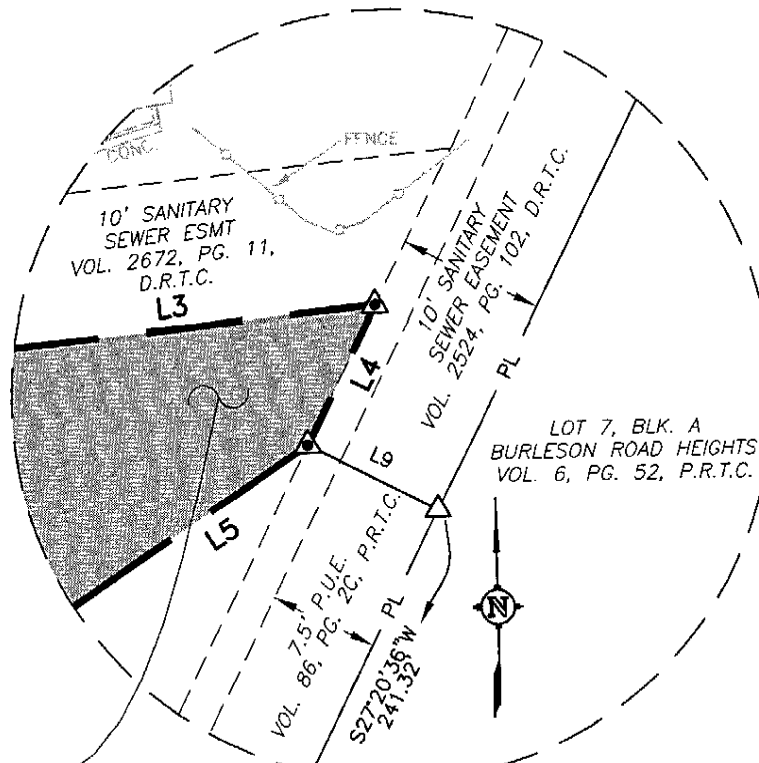
AUSTIN, TEXAS 78745 PH. (512)442-7875

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION



TRACT "A"
WILLOW CREEK COMMERCIAL
VOL. 86, PG. 2C, 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

DETAIL
NOT TO SCALE

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 Mar 9, 2006

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

Date:

Exhibit "A"
Page 5 of 5

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

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

MACIAS & ASSOCIATES, INC.

LAND SURVEYORS



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