

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

HOIT K. FRIERSON
AND JOEL C. FRIERSON
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
January 8, 2007

DESCRIPTION FOR PARCEL 5118.09WE

DESCRIPTION OF A 0.043 ACRE (1,869 SQUARE FOOT) TRACT OF LAND OUT OF LOT 17, CONVENIENT COURTS, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 28, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 17 BEING THAT SAME TRACT DESCRIBED IN A GIFT DEED EXECUTED DECEMBER 30, 1996 TO HOIT K. FRIERSON AND JOEL C. FRIERSON, RECORDED IN VOLUME 12842, PAGE 28, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.043 ACRE (1,869 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" iron pipe found on the south right-of-way line of Post Oak Street, a 50-foot wide right-of-way, at the northwest corner of said Lot 17 and at the northeast corner of Lot 16 of said Convenient Courts;

THENCE, with the south right-of-way line of Post Oak Street and the north line of said Lot 17, along a curve to the left having a radius of 923.57 feet, a central angle of $01^{\circ}55'43''$, a chord which bears $S\ 68^{\circ}56'34''\ E$, 31.09 feet, an arc distance of 31.09 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of $N=10,066,686.84$, $E=3,111,088.99$, for the northwest corner and the **POINT OF BEGINNING** of this tract;

THENCE, continuing with the south right-of-way line of Post Oak Street and the north line of said Lot 17, along said curve to the left having a radius of 923.57 feet, a central angle of $01^{\circ}18'24''$, a chord which bears $S\ 70^{\circ}33'38''\ E$, 21.06 feet, an arc distance of 21.06 feet to a 60d nail set for the northeast corner of this tract, from said point, a 1/2" iron rod found at the point of tangency of said curve, bears a chord of $S\ 72^{\circ}49'47''\ E$, 52.08 feet;

THENCE, $S\ 01^{\circ}09'39''\ W$, across said Lot 17, a distance of 79.51 feet to a 60d nail set on the southeast line of said Lot 17 and on the northwest line of Lot 2, Paragon Addition, a subdivision recorded in Volume 60, Page 63, Plat Records of Travis County, Texas, for the southeast corner of this tract;

THENCE, $S\ 44^{\circ}13'56''\ W$, with the southeast line of said Lot 17 and the northwest line of said Lot 2, a distance of 29.29 feet to a 60d nail set for the southwest corner of this tract, from said

0.043 Acre (1,869 Square Feet)
Wastewater Easement

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point, a 5/8" iron rod found at an angle point on the southeast line of said Lot 17 and on the northwest line of said Lot 2, bears S 44°13'56" W, 40.41 feet;

THENCE, N 01°09'39" E, across said Lot 17, a distance of 107.51 feet to the POINT OF BEGINNING and containing 0.043 acre (1,869 square feet) of land.

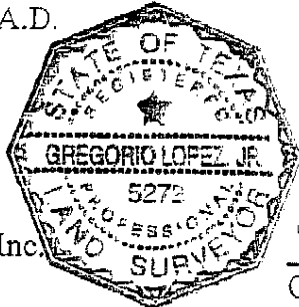
BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

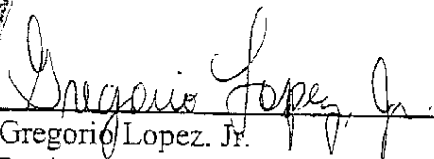
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Gregorio Lopez, Jr., 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 the 10th day of January, 2007, A.D.



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


Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas

FIELD NOTES REVIEWED

By: P. Sam Date: 1/19/07

Austin Clean Water Program
Survey Coordinator

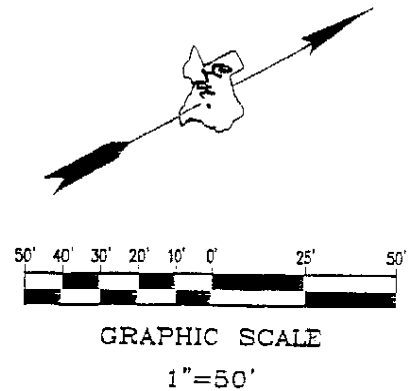
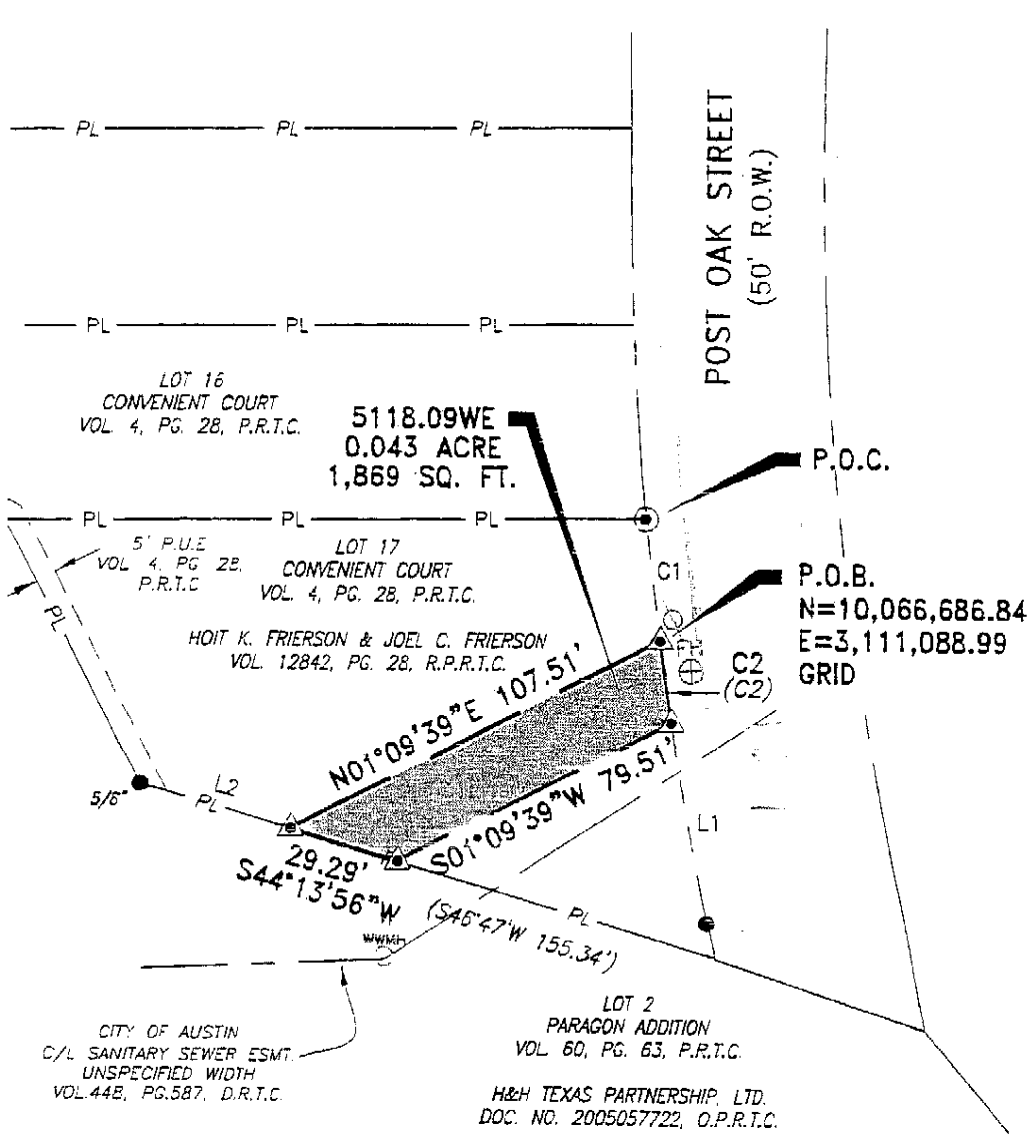
REFERENCES

MAPSCO 2003 614D
Austin Grid No. MH-21
TCAD PARCEL ID NO. 01-0201-0229
MACIAS & ASSOCIATES, INC., PROJECT NO. 290-13-06

0.043 Acre (1,869 Square Feet)
Wastewater Easement

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SKETCH ACCOMPANY LEGAL DESCRIPTION



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	1/2" IRON PIPE FOUND
▲	60D NAIL SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
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
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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S72°49'47"E	52.08'
L2	S44°13'56"W	40.41'

CURVE TABLE				
NO.	DELTA	RADIUS	ARC	CHORD
C1	01°55'43"	923.57'	31.09'	S68°56'34"E 31.09'
C2	01°18'24"	923.57'	21.06'	S70°33'38"E 21.06'
(C2)	-----	923.57'	104.34'	S70°33'38"E 104.31'

BEARING BASIS:
 THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

Gregorio Lopez Jr. Jan 10, 2007
 Date: _____
 Registered Professional Land Surveyor
 c. 5272 - State of Texas

DATE: 1-9-07
 DRAWN BY: ALM
 MAJ JOB NO.: 190-34-06
 REFERENCE: F.B. 469 & 472
 \\J:\JOBS\BINKLEY-BARFIELD\52ND\2901305\DWG\5118.09WE.dwg

MACIAS & ASSOCIATES, INC.
 LAND SURVEYORS
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