



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

JOSEPH M. CALDERONI
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)
June 14, 2007

DESCRIPTION FOR PARCEL 5118.56TWSE

DESCRIPTION OF A 0.059 ACRE (2,590 SQUARE FOOT) TRACT OF LAND OUT OF LOT 8, BLOCK 3, SOUTH HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 121, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 8 BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED APRIL 15, 2005 TO JOSEPH M. CALDERONI, RECORDED IN DOCUMENT NO. 2005066683, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.059 ACRE (2,590 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point on the south right-of-way line of West Gibson Street, a 60-foot wide right-of-way, at the northeast corner of said Lot 8 and at the northwest corner of Lot 9, Block 3 of said South Heights, from said point, a 1/2" iron pipe found on the north right-of-way line of West Gibson Street, at a common corner of Lots 13 and 14, Block 2 of said South Heights, bears S 62°20'40" E, 46.76 feet, and N 27°39'20" E, 60.00 feet;

THENCE, N 62°20'40" W, with the south right-of-way line of West Gibson Street and the north line of said Lot 8, a distance of 17.50 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=10,064,750.30, E=3,110,588.57, for the northeast corner and the **POINT OF BEGINNING** of this tract;

THENCE, S 28°11'30" W, across said Lot 8, a distance of 129.58 feet to a 60d nail set on the north line of a 20-foot wide alley and on the south line of said Lot 8, for the southeast corner of this tract;

THENCE, N 61°56'32" W, with the north line of said 20-foot wide alley and the south line of said Lot 8, a distance of 20.00 feet to a calculated point for the southwest corner of this tract;

THENCE, N 28°11'30" E, across said Lot 8, a distance of 129.44 feet to a calculated point on the south right-of-way line of West Gibson Street and on the north line of said Lot 8, for the northwest corner of this tract, from said point, a 3/8" iron pipe found on the north right-of-way line of West Gibson Street, at a common corner of Lots 9 and 10, Block 2 of said South Heights, bears N 62°20'40" W, 100.85 feet, and N 27°39'20" E, 60.00 feet;

0.059 Acre (2,590 Square Feet)
Temporary Working Space Easement

Exhibit "B"
Page 1 of 4

5118.56TWSE

THENCE, S 62°20'40" E, with the south right-of-way line of West Gibson Street and the north line of said Lot 8, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.059 acre (2,590 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.

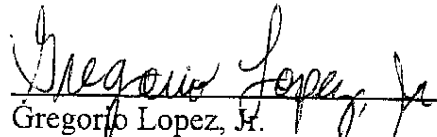
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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 14th day of June, 2007, A.D.

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


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



REFERENCES

MAPSCO 2003 614H
Austin Grid No. MH-21
TCAD PARCEL ID NO. 01-0101-1025
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

FIELD NOTES REVIEWED

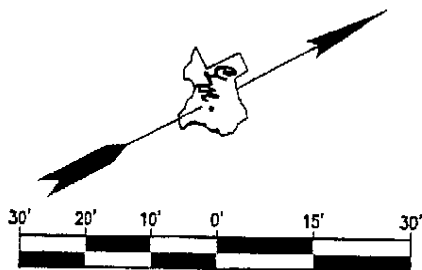
By: R. San Date: 6-15-07

Austin Clean Water Program
Survey Coordinator

0.059 Acre (2,590 Square Feet)
Temporary Working Space Easement

5118.56TWSE

SKETCH ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=30'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S28°11'30"W	129.58'
L2	N61°56'32"W	20.00'
L3	N28°11'30"E	129.44'
L4	S62°20'40"E	20.00'

CITY OF AUSTIN
10' ENCLOSED STORM SEWER ESMT.
VOL. 1785, PG. 161, D.R.T.C.

CHAIN LINK FENCE

(128.00')

GATE

5118.56TWSE
0.059 ACRE
2,590 SQ. FT.

JOSEPH M. CALDERONI
DOC. NO. 2005066683, O.P.R.T.C.

WOOD FENCE

(128.00')

STORM WILET

WOOD FENCE

CITY OF AUSTIN
10' OPEN DRAINAGE DITCH OR ENCLOSED
STORM SEWER EASEMENT
VOL. 8787, PG. 502, R.P.R.T.C.

LOT 9, BLOCK 3
SOUTH HEIGHTS
VOL. 1, PG. 121, P.R.T.C.
ASPHALT PARKING AREA

LOT 10, BLOCK 3
AND A PORTION OF A 20' VACATED ALLEY
SOUTH HEIGHTS
VOL. 1, PG. 121, P.R.T.C.

ANTHONY VILLEGAS AND C. J. VILLEGAS
VOL. 10246, PG. 692, R.P.R.T.C.
DENISE VILLEGAS
DOC. NO. 2006080662, O.P.R.T.C.

SOUTH PORTION OF LOTS 11,
12 AND 13, BLOCK 3
AND A PORTION OF
A 20' VACATED ALLEY
SOUTH HEIGHTS
VOL. 1, PG. 121, P.R.T.C.

C.J. VILLEGAS,
ANTHONY TOM VILLEGAS
AND LAWRENCE VILLEGAS
DOC. NO. 1999051760,
O.P.R.T.C.
DENISE VILLEGAS
DOC. NO. 2006051430
O.P.R.T.C.

CENTRAL PORTION OF LOTS 11,
12 AND 13, BLOCK 3
SOUTH HEIGHTS
VOL. 1, PG. 121, P.R.T.C.

C.J. VILLEGAS AND WIFE,
GUDELIA VILLEGAS
VOL. 5482, PG. 1845, D.R.T.C.

NORTH 50 FEET OF LOTS 11,
12 AND 13, BLOCK 3 SOUTH HEIGHTS
VOL. 1, PG. 121, P.R.T.C.

C.J. VILLEGAS AND WIFE, GUDIELIA VILLEGAS
VOL. 4906, PG. 1198, D.R.T.C.

N27°39'20"E 60.00'

N62°20'40"W 100.85'

WEST GIBSON STREET
(60' R.O.W.)

P.O.B.
N=10,064,750.30
E=3,110,588.57
GRID

P.O.C.

N27°39'20"E 60.00'

(46.33')

(46.33')

LOT 9
BLOCK 2

LOT 10
BLOCK 2

SOUTH HEIGHTS
VOL. 1, PG. 121, P.R.T.C.

LOT 13
BLOCK 2

LOT 14
BLOCK 2

20' ALLEY

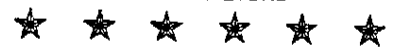
SOUTH 1ST STREET
(60' R.O.W.)

Exhibit "B"
Page 3 of 4

DATE: 6-14-07
DRAWN BY: J. PARKER
MAI JOB NO.: 290-22-07
REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2802207\DWG\5118.56TWSE.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 : ACCOMPANY LEGAL DESCRIPTION

LEGEND	
●	1/2" IRON ROD FOUND
⊙	1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
▲	60D NAIL SET
△	CALCULATED POINT
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
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

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.
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 Registered Professional Land Surveyor
 No. 5272 - State of Texas

Exhibit "B"
 Page 4 of 4

DATE: 6-14-07
 DRAWN BY: J. PARKER
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 REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902207\DWG\5118.56TWSE.dwg

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 LAND SURVEYORS

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