



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

R. SUE LONG
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
January 8, 2007

DESCRIPTION FOR PARCEL 5118.31WE

DESCRIPTION OF A 0.082 ACRE (3,557 SQUARE FOOT) TRACT OF LAND OUT OF A PORTION OF A 30-FOOT WIDE ALLEY AS DEDICATED BY THE SUBDIVISION PLAT OF MRS. A. J. PACE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 186, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PORTION OF SAID 30-FOOT WIDE ALLEY BEING THAT SAME 0.121 ACRE TRACT VACATED AND DESCRIBED IN A QUITCLAIM DEED EXECUTED SEPTEMBER 12, 1994 TO R. SUE LONG, RECORDED IN VOLUME 12272, PAGE 566, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.082 ACRE (3,557 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,064,011.26, E=3,110,338.60, on the north right-of-way line of West Monroe Street, a 60-foot wide right-of-way, at the southwest corner of said 0.121 acre tract and at the southeast corner of Lot 6 of said Mrs. A. J. Pace Subdivision, for the southwest corner of this tract;

THENCE, N 26°42'36" E, with the west line of said 0.121 acre tract, the west line of the vacated portion of said 30-foot wide alley and the east line of said Lot 6, a distance of 179.32 feet to a 1/2" iron pipe found at the northwest corner of said 0.121 acre tract, at the northeast corner of said Lot 6 and at the southeast corner of a tract of land described in a Special Warranty Deed executed October 27, 1979 to Frank J. Sosa ET UX. Olivia G. Sosa, recorded in Volume 6808, Page 1235, Deed Records of Travis County, Texas, for the northwest corner of this tract;

THENCE, S 63°14'52" E, across said 30-foot wide alley, with the north line of said 0.121 acre tract, a distance of 20.00 feet to a 60d nail set for the northeast corner of this tract, from said point, a 1/2" iron rod found on the east line of said 30-foot wide alley and on the east line of Lot 4 of said Mrs. A. J. Pace Subdivision, at the northeast corner of said 0.121 acre tract, bears S 63°14'52" E, 9.67 feet;

THENCE, S 26°42'36" W, across said 0.121 acre tract and the vacated portion of said 30-foot wide alley, a distance of 176.43 feet to a 60d nail set on the north right-of-way line of West Monroe Street and on the south line of said 0.121 acre tract, for the southeast corner of this tract;

THENCE, N 71°27'59" W, with the north right-of-way line of West Monroe Street and the south line of said 0.121 acre tract, a distance of 20.21 feet to the **POINT OF BEGINNING** and containing 0.082 acre (3,557 square feet) of land.

BEARING BASIS NOTE

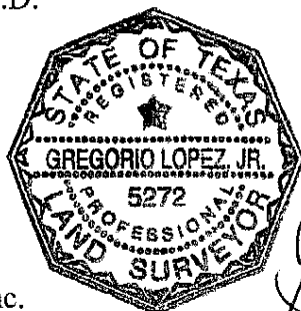
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate 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 the 12th day of January, 2007, A.D.



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

Gregorio Lopez, Jr.
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. 01-0101-0812
MACIAS & ASSOCIATES, INC., PROJECT NO. 290-13-05

FIELD NOTES REVIEWED

By: P. Sam Date: 2-16-07

Austin Clean Water Program
Survey Coordinator

0.082 Acre (3,557 Square Feet)
Wastewater Easement

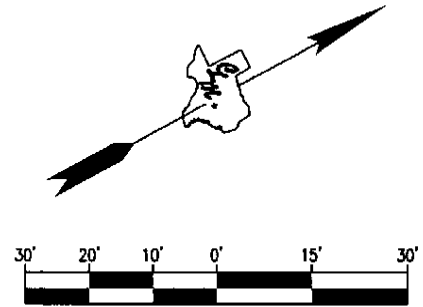
5118.31WE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ▲ 60D NAIL SET
- 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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S63°14'52"E	9.67'
L2	S63°14'52"E	30.46'
(L3)	S60°18'32"E	29.51'
(L4)	N68°20'26"W	30.43'



GRAPHIC SCALE

1"=30'

LOT 6
MRS. A. J. PACE SUBDIVISION
VOL. 2, PG. 186, P.R.T.C.

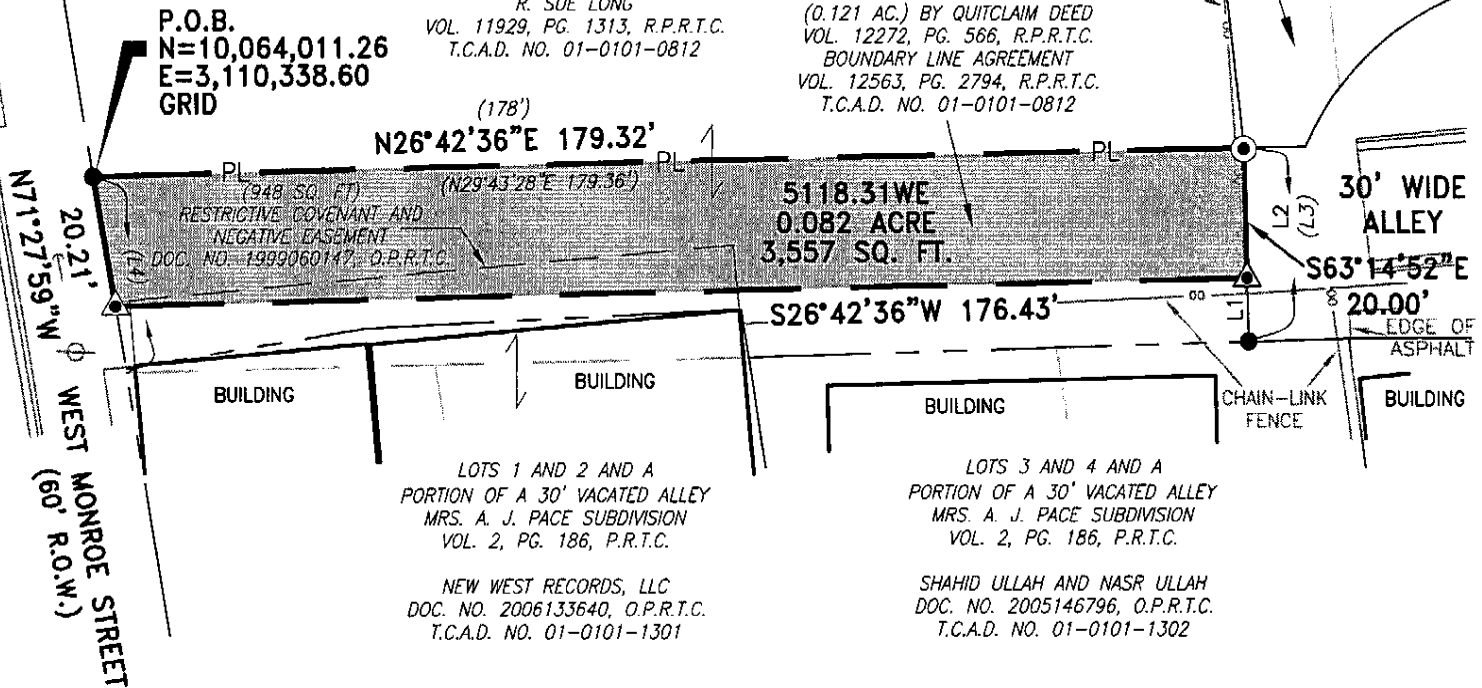
R. SUE LONG
VOL. 11929, PG. 1313, R.P.R.T.C.
T.C.A.D. NO. 01-0101-0812

PORTION OF A 30' VACATED ALLEY
MRS. A. J. PACE SUBDIVISION
VOL. 2, PG. 186, P.R.T.C.

R. SUE LONG
(0.121 AC.) BY QUITCLAIM DEED
VOL. 12272, PG. 566, R.P.R.T.C.
BOUNDARY LINE AGREEMENT
VOL. 12563, PG. 2794, R.P.R.T.C.
T.C.A.D. NO. 01-0101-0812

PORTION OF LOT 12 AND A
PORTION OF A 16' VACATED ALLEY
MRS. A. J. PACE SUBDIVISION
VOL. 2, PG. 186, P.R.T.C.

FRANK J. SOSA, ET UX, OLIVIA G. SOSA
VOL. 6808, PG. 1235, D.R.T.C.
T.C.A.D. NO. 01-0101-0825



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.

DATE: 1-11-07
DRAWN BY: JEP
MAI JOB NO.: 290-13-05
REFERENCE: F.B. 469 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2901305\DWG\5118.31WE.dwg

MACIAS & ASSOCIATES, INC.
LAND SURVEYORS

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5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET

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

Date:

Exhibit "A"
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