



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

BOULDIN SQUARE CONDOMINIUMS
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
June 14, 2007

DESCRIPTION FOR PARCEL 5118.30WE

DESCRIPTION OF A 0.066 ACRE (2,859 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, BLOCK C OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID PARTITION BEING RECORDED IN BOOK U, PAGE 78, DISTRICT COURT MINUTES OF TRAVIS COUNTY, TEXAS; SAID 0.066 ACRE (2,859 SQUARE FOOT) TRACT BEING OUT OF A 0.492 ACRE TRACT DESCRIBED IN THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR BOULDIN SQUARE CONDOMINIUMS EXECUTED SEPTEMBER 25, 2002, RECORDED IN DOCUMENT NO. 2002239685, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF A 0.017 ACRE TRACT DESCRIBED IN THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR BOULDIN SQUARE CONDOMINIUMS EXECUTED SEPTEMBER 25, 2002, RECORDED IN DOCUMENT NO. 2002216314, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.017 ACRE TRACT BEING OUT OF A VACATED PORTION OF A 20-FOOT WIDE ALLEY, SAID ALLEY BEING VACATED BY RESOLUTION DATED FEBRUARY 14, 1946 BY THE CITY COUNCIL OF THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS; SAID 0.066 ACRE (2,859 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 rod found at the intersection of the west right-of-way line of South 1st Street, a 60-foot wide right-of-way, with the north right-of-way line of West Elizabeth Street, a 60-foot wide right-of-way, at the southeast corner of said 0.492 acre tract;

THENCE, N 62°24'43" W, with the north right-of-way line of West Elizabeth Street and the south line of said 0.492 acre tract, a distance of 130.07 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=10,064,444.14, E=3,110,579.38, for the southeast corner and the **POINT OF BEGINNING** of this tract;

THENCE, N 62°24'43" W, continuing with the north right-of-way line of West Elizabeth Street and the south line of said 0.492 acre tract, a distance of 20.00 feet to a 60d nail set for the southwest corner of this tract;

THENCE, across said 0.492 acre tract, said 0.017 acre tract and the vacated portion of said 20-foot wide alley, the following two (2) courses:

- 1) N 26°46'11" E, a distance of 129.56 feet to a 60d nail set for an interior corner of this tract;
- 2) N 61°51'06" W, a distance of 17.91 feet to a 60d nail set on the west line of said 0.017 acre tract and on the west line of the vacated portion of said 20-foot wide alley, for a corner of this tract, from said point, a 1/2" iron rod with plastic cap found at an angle point on the south line of the vacated portion of said 20-foot wide alley, at the northwest corner of said 0.492 acre tract, at the southwest corner of said 0.017 acre tract and at the northeast corner of Lot 23, Block 3, South Heights, a subdivision recorded in Volume 1, Page 121, Plat Records of Travis County, Texas, bears S 28°03'28" W, 4.44 feet;

THENCE, N 28°03'28" E, with the west line of said 0.017 acre tract and the west line of the vacated portion of said 20-foot wide alley, a distance of 5.56 feet to a 1/2" iron rod found at the northwest corner of said 0.017 acre tract, for the northwest corner of this tract;

THENCE, S 66°32'48" E, continuing across the vacated portion of said 20-foot wide alley, with the north line of said 0.017 acre tract, a distance of 37.85 feet to a 60d nail set for the northeast corner of this tract, from said point, a 1/2" iron rod found on the west right-of-way line of South 1st Street, a 60-foot wide right-of-way, at the east corner of said 0.017 acre tract, the northeast corner of said 0.492 acre tract and at the southeast corner of Lot 13, Block 3 of said South Heights, bears S 66°32'48" E, 110.56 feet;

THENCE, S 26°46'11" W, across said 0.017 acre tract, the vacated portion of said 20-foot wide alley and said 0.492 acre tract, a distance of 138.03 feet to the **POINT OF BEGINNING** and containing 0.066 acre (2,859 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.

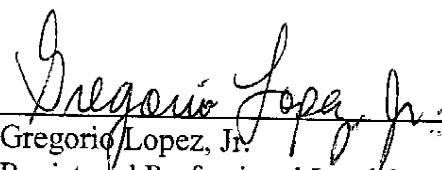
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

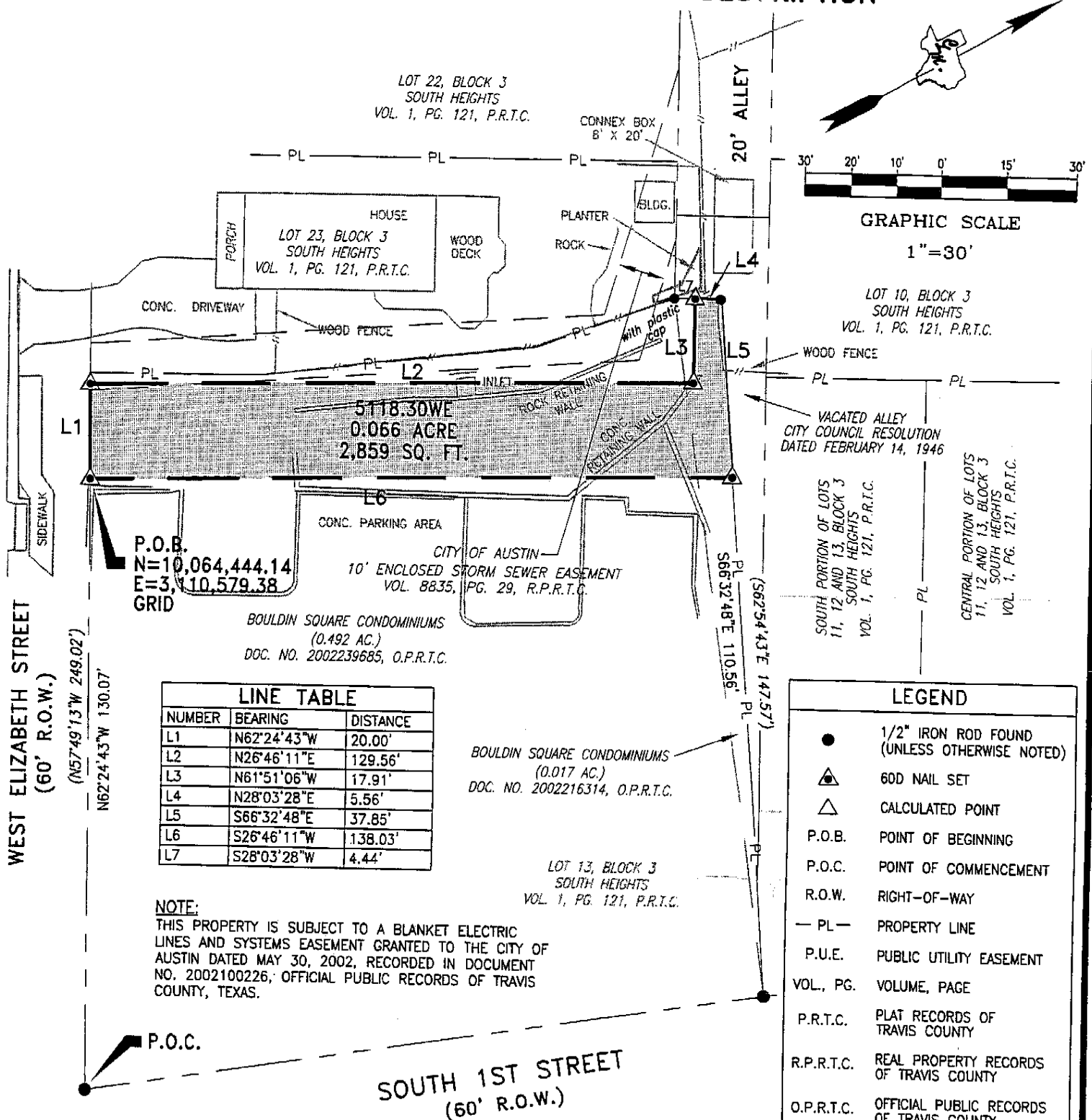
MAPSCO 2003 614H
Austin Grid No. MH-21
TCAD PARCEL ID NO. 01-0101-1402 through 1409
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

FIELD NOTES REVIEWED

By: P. S. [Signature] Date: 6-15-07

Austin Clean Water Program
Survey Coordinator

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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

MACIAS & ASSOCIATES, INC.
LAND SURVEYORS

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Exhibit "A"
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