



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

BOULDIN SQUARE COMDOMUNIUMS
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)
August 8, 2007

DESCRIPTION FOR PARCEL 5118.30TWSE

DESCRIPTION OF A 0.023 ACRE (1,015 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 0.023 ACRE (1,015 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, SAID 0.023 ACRE (1,015 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 110.07 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,064,434.88, E=3,110,597.11, 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;

0.023 Acre (1,015 Square Feet)
Temporary Working Space Easement

Exhibit "B"
Page 1 of 4

5118.30TWSE

THENCE, across said 0.492 acre tract, the following five (5) courses:

- 1) N 26°46'11" E, a distance of 106.63 feet to a calculated point for the north corner of this tract, from said point, a 1/2" iron rod found on the west right-of-way line of South 1st Street, at the northeast corner of said 0.492 acre tract and at the southeast corner of Lot 13, Block 3 of South Heights, a subdivision recorded in Volume 1, Page 121, Plat Records of Travis County, Texas, bears N 26°46'11" E, 31.40 feet, and S 66°32'48" E, 110.56 feet;
- 2) S 11°09'37" E, a distance of 5.45 feet to a calculated point for an angle point;
- 3) S 28°46'46" W, a distance of 58.59 feet to a calculated point for an interior corner of this tract;
- 4) S 61°02'05" E, a distance of 18.72 feet to calculated point for a corner of this tract;
- 5) S 26°46'11" W, a distance of 43.34 feet to the **POINT OF BEGINNING** and containing 0.023 acre (1,015 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.

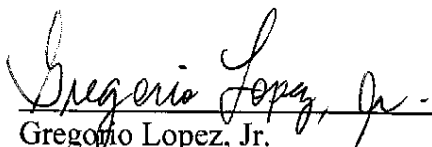
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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 8th day of August, 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

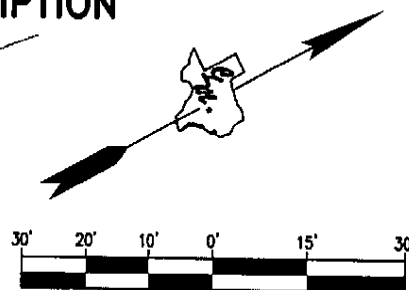
By: B. Sams Date: 8-9-07

Austin Clean Water Program
Survey Coordinator

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOT 22, BLOCK 3
SOUTH HEIGHTS
VOL. 1, PG. 121, P.R.T.C.

CITY OF AUSTIN
10' ENCLOSED STORM SEWER EASEMENT
VOL. 8835, PG. 29, R.P.R.T.C.



GRAPHIC SCALE

1"=30'

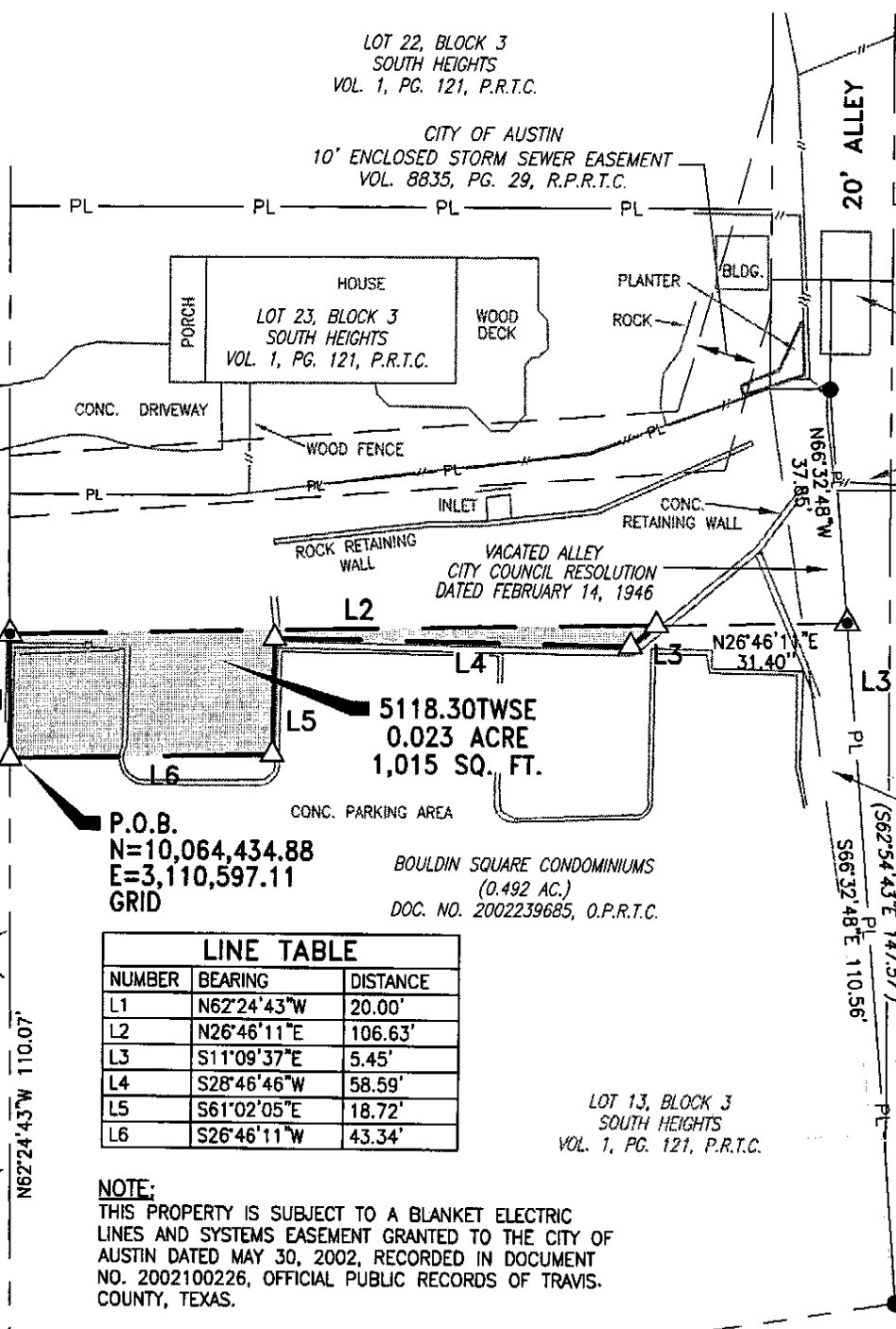
LOT 10, BLOCK 3
SOUTH HEIGHTS
VOL. 1, PG. 121, P.R.T.C.

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

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

BOULDIN SQUARE CONDOMINIUMS
(0.017 AC.)
DOC. NO. 2002216314,
O.P.R.T.C.

WEST ELIZABETH STREET
(60' R.O.W.)
(N57°49'13"W 249.02')
(N62°24'43"W 110.07')



5118.30TWS
0.023 ACRE
1,015 SQ. FT.

P.O.B.
N=10,064,434.88
E=3,110,597.11
GRID

BOULDIN SQUARE CONDOMINIUMS
(0.492 AC.)
DOC. NO. 2002239685, O.P.R.T.C.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N62°24'43"W	20.00'
L2	N26°46'11"E	106.63'
L3	S11°09'37"E	5.45'
L4	S28°46'46"W	58.59'
L5	S61°02'05"E	18.72'
L6	S26°46'11"W	43.34'

NOTE:
THIS PROPERTY IS SUBJECT TO A BLANKET ELECTRIC
LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF
AUSTIN DATED MAY 30, 2002, RECORDED IN DOCUMENT
NO. 2002100226, OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS.

P.O.C.

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

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.

LEGEND	
●	1/2" IRON ROD FOUND
▲	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
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

DATE: 8-8-07
DRAWN BY: J. PARKER
MAJ JOB NO.: 290-22-07
REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902207\DWG\5118.30TWS.dwg

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



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Gregorio Lopez, Jr.
August 8, 2007
Gregorio Lopez, Jr.
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No. 5272 - State of Texas

Exhibit "B"
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