



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

MARGARET A. QUADLANDER
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
December 14, 2007

DESCRIPTION FOR PARCEL 5118.12WE

DESCRIPTION OF A 0.086 ACRE (3,747 SQUARE FOOT) TRACT OF LAND OUT OF LOT 9, ABE WILLIAMS SUBDIVISION OF THE JENNIE A. WILLIAMS TRACT, A SUBDIVISION RECORDED IN VOLUME 328, PAGE 231, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 9 BEING THAT SAME TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED NOVEMBER 25, 1980 TO MARGARET A. QUADLANDER, RECORDED IN VOLUME 7232, PAGE 1798, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.086 ACRE (3,747 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 on the east right-of-way line of South 2nd Street, a varying width right-of-way, at the southwest corner of Lot 5 of said Abe Williams Subdivision and at the northwest corner of Lot 14, Block 1, Oak Cliff Subdivision, a subdivision recorded in Volume 3, Page 81, Plat Records of Travis County, Texas;

THENCE, N 61°37'48" W, across South 2nd Street, a distance of 30.42 feet to a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found on the west right-of-way line of South 2nd Street, at the southeast corner of Lot 10 of said Abe Williams Subdivision;

THENCE, N 28°22'12" E, with the west right-of-way line of South 2nd Street and the east line of Lots 9 and 10 of said Abe Williams Subdivision, a distance of 185.00 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=10,065,967.67, E=3,111,131.84, for the southeast corner and the **POINT OF BEGINNING** of this tract;

THENCE, across said Lot 9, the following two (2) courses:

- 1) N 61°37'48" W, a distance of 249.79 feet to a 60d nail set for the southwest corner of this tract;

- 2) N 28°22'12" E, a distance of 15.00 feet to a 60d nail set on the north line of said Lot 9 and on the south line of a 0.63 acre tract described in a Parkland Dedication Deed executed May 10, 1983 to the City of Austin, recorded in Volume 8137, Page 253, Deed Records of Travis County, Texas, for the northwest corner of this tract;

THENCE, S 61°37'48" E, with the north line of said Lot 9, the south line of said 0.63 acre tract and the south line of Bouldin Creek Condominiums, a condominium regime established by Condominium Declaration executed February 9, 1984, recorded in Volume 8443, Page 1, Deed Records of Travis County, Texas, a distance of 249.79 feet to a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the termination of the west right-of-way line of South 2nd Street, at the northeast corner of said Lot 9, for the northeast corner of this tract;

THENCE, S 28°22'12" W, with the west right-of-way line of South 2nd Street and the east line of said Lot 9, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.086 acre (3,747 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.

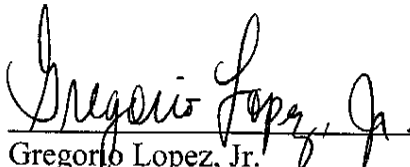
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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 December, 2007, A.D.

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



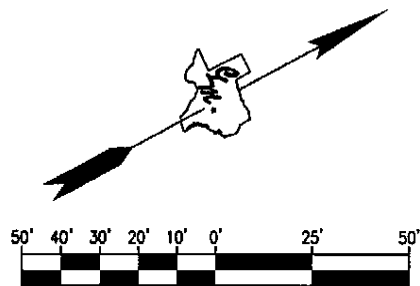
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



REFERENCES

MAPSCO 2003 614H
Austin Grid No. MH-21
TCAD PARCEL ID NO. 01-0201-0611
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-24-07

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=50'

LOT 2 & N 30 FT. OF LOT 3, BLOCK 3
LESS THE S.E. 10 FT. X 50 FT. OF LOT 3
OAK CLIFF ADDITION
VOL. 3, PG. 81, P.R.T.C.

MARGARET C. QUADLANDER
VOL. 8916, PG. 395, R.P.R.T.C.

E 50 FT. OF S 30.4 FT.
OF LOT 3, BLOCK 3
OAK CLIFF ADDITION
VOL. 3, PG. 81, P.R.T.C.

ROBERT L. MCILWAIN, JR.
AND WIFE, JOAN MCILWAIN
VOL. 7780, PG. 159, D.R.T.C.
AND ROBERT L. MCILWAIN, III
VOL. 10614, PG. 902, R.P.R.T.C.

S. 15 FT. OF LOT 2 AND
ALL OF LOT 3, BLOCK 4
OAK CLIFF ADDITION
VOL. 3, PG. 81, P.R.T.C.

AMY RICHTER AND
MARTINE LEE TORRES-APONTE
VOL. 10553, PG. 129,
R.P.R.T.C.

S28°22'12"W 287.44'

SOUTH 2ND STREET
(40' R.O.W.)

LOT 1
JUDY FRANKLIN
SUBDIVISION
VOL. 55, PG. 79,
P.R.T.C.

LOT 10,
ABE WILLIAMS SUBDIVISION
VOL. 328, PG. 231 D.R.T.C.

LOTS 1 THRU 5, BLOCK 2
OAK CLIFF ADDITION
VOL. 3, PG. 81,
P.R.T.C.

CITY OF AUSTIN
CENTERLINE OF SANITARY SEWER ESMT.
(UNSPECIFIED WIDTH)
VOL. 448, PG. 588, D.R.T.C.

LOT 9
ABE WILLIAMS SUBDIVISION
VOL. 328, PG. 231, D.R.T.C.

MARGARET A. QUADLANDER
VOL. 7232, PG. 1798, D.R.T.C.

0.63 AC. OF LOT 5, BLK. B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

CITY OF AUSTIN
VOL. 8137, PG. 253,
D.R.T.C.

CITY OF AUSTIN
CENTERLINE OF SANITARY
SEWER ESMT.
(UNSPECIFIED WIDTH)
VOL. 448, PG. 591,
D.R.T.C.

BUILDING

5118.12WE
0.086 ACRE
3,747 SQ. FT.

N61°37'48"W 249.79'

S61°37'48"E 249.79'

BOULDIN CREEK CONDOMINIUMS
VOL. 8443, PG. 1, D.R.T.C.

ASPHALT
DRIVEWAY

CHRISTOPHER STREET
(NOT CONSTRUCTED)

COPELAND STREET
(NOT CONSTRUCTED)

3/8"

S28°22'12"W 270.46'

PLASTIC CAP
STAMPED
"MACIAS & ASSOC."

LOT 14, BLOCK 1
OAK CLIFF ADDITION
VOL. 3, PG. 81, P.R.T.C.

P.O.C.

LOT 5
ABE WILLIAMS SUBDIVISION
VOL. 328, PG. 231 D.R.T.C.

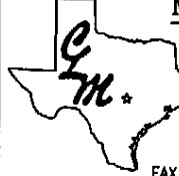
P.O.B.
N=10,065,967.67
E=3,111,131.84
GRID

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N61°37'48"W	30.42'
L2	N28°22'12"E	15.00'
L3	S28°22'12"W	15.00'

DATE: 12-14-07
DRAWN BY: ALM/ MG
MAJ JOB NO.: 290-24-07
REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902407\DWG\5118.12WE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS



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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	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
VOL., PG.	VOLUME, PAGE
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
D.C.M.T.C.	DISTRICT COURT MINUTES OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY 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. 12-14-07
 Gregorio Lopez, Jr.
 Registered Professional Land Surveyor
 No. 5272 - State of Texas



Exhibit "A"
 Page 5 of 5

DATE: 12-14-07
DRAWN BY: ALM/ MG
MAI JOB NO.: 290-24-07
REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902407\DWG\5118.12WE.dwg

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