



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

---

MARGARET A. QUADLANDER  
TO  
CITY OF AUSTIN  
(TEMPORARY WORKING  
SPACE EASEMENT)  
December 12, 2007

**DESCRIPTION FOR PARCEL 5118.12TWSE**

DESCRIPTION OF A 0.101 ACRE (4,397 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 0.101 ACRE (4,397 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> Street and 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 2<sup>nd</sup> Street and the east line of Lots 9 and 10 of said Abe Williams Subdivision, a distance of 160.00 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=10,065,945.68, E=3,111,119.97, for the southeast corner and the **POINT OF BEGINNING** of this tract;

**THENCE**, across said Lot 9, the following three (3) courses:

- 1) N 16°37'48" W, a distance of 14.14 feet to a calculated point;
- 2) N 61°37'48" W, a distance of 259.79 feet to a calculated point for the southwest corner of this tract;

- 3) N 28°22'12" E, a distance of 30.00 feet to a calculated point 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 and the south line of said 0.63 acre tract, a distance of 20.00 feet to a 60d nail set for a corner of this tract;

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

- 1) S 28°22'12" W, a distance of 15.00 feet to a 60d nail set for an interior corner of this tract;
- 2) S 61°37'48" E, a distance of 249.79 feet to a 60d nail set on the west right-of-way line of South 2<sup>nd</sup> Street and on the east line of said Lot 9, for the northeast corner of this tract, from said point, a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the termination of the west right-of-way line of South 2<sup>nd</sup> Street and at the northeast corner of said Lot 9, bears N 28°22'12" E, 15.00 feet;

**THENCE**, S 28°22'12" W, with the west right-of-way line of South 2<sup>nd</sup> Street and the east line of said Lot 9, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 0.101 acre (4,397 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.

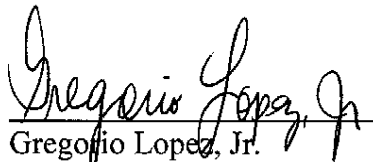
THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 12<sup>th</sup> day of December, 2007, A.D.

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



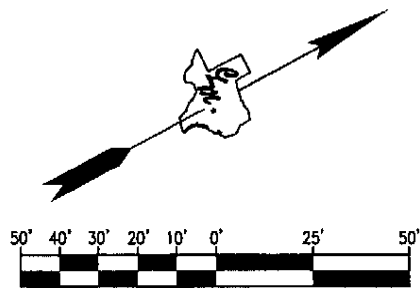
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 – State of Texas



**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 RIGHTER 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.

**CHRISTOPHER STREET**  
(NOT CONSTRUCTED)

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.

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

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

5118.12TWSE  
0.101 ACRE  
4,397 SQ. FT.

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.

N28°22'12"E 30.00'

N61°37'48"W 259.79'

S61°37'48"E 249.79'

S61°37'48"E 249.79'

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

ASPHALT  
DRIVEWAY

PLASTIC CAP  
STAMPED  
"MACIAS & ASSOC."

P.O.B.  
N=10,065,945.68  
E=3,111,119.97  
GRID

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

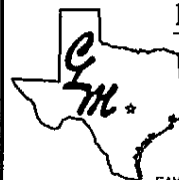
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N61°37'48"W	30.42'
L2	N16°37'48"W	14.14'
L3	S61°37'48"E	20.00'
L4	S28°22'12"W	15.00'
L5	S28°22'12"W	25.00'
L6	N28°22'12"E	15.00'

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

J:\JOBS\BINKLEY-BARFIELD\5 2ND\2902407\DWG\5118.12TWSE.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.* 12-12-07  
 Gregorio Lopez, Jr.  
 Registered Professional Land Surveyor  
 No. 5272 - State of Texas

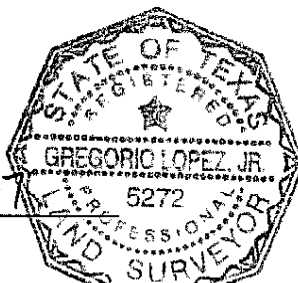
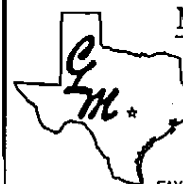


Exhibit "B"

Page 5 of 5

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

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