



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

MARGARET C. QUADLANDER
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)
June 14, 2007

DESCRIPTION FOR PARCEL 5118.17TWSE

DESCRIPTION OF A 0.019 ACRE (829 SQUARE FOOT) TRACT OF LAND OUT OF LOT 2, BLOCK 3, AND THE NORTH 30 FEET OF LOT 3, BLOCK 3, LESS THE SOUTHEAST 10 FEET BY 50 FEET OF SAID NORTH 30 FEET OF LOT 3, BLOCK 3, OAK CLIFF ADDITION, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 81, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 2, BLOCK 3 AND PORTION OF LOT 3, BLOCK 3 BEING THAT SAME TRACT DESCRIBED IN A WARRANTY DEED EXECUTED NOVEMBER 20, 1984 TO MARGARET C. QUADLANDER, RECORDED IN VOLUME 8916, PAGE 395, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.019 ACRE (829 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 3/8" iron pipe found on the west right-of-way line of South 2nd Street, a 40-foot wide right-of-way, and on the east line of said Lot 3, Block 3, at the most easterly southeast corner of said Margaret C. Quadlander tract and at the northeast corner of a tract of land described in a Special Warranty Deed executed January 1, 1988 to Robert L. McIlwain, III, recorded in Volume 10614, Page 902, Real Property Records of Travis County, Texas;

THENCE, with the south line of said Margaret C. Quadlander tract and the north line of said Robert L. McIlwain, III tract, the following three (3) courses:

- 1) N 61°37'48" W, a distance of 50.71 feet to a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found;
- 2) S 28°22'12" W, a distance of 10.36 feet to a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found;
- 3) N 61°37'48" W, a distance of 24.51 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=10,065,598.33, E=3,110,835.55, for the southeast corner and the **POINT OF BEGINNING** of this tract;

THENCE, N 61°37'48" W, continuing with the south line of said Margaret C. Quadlander tract and the north line of said Robert L. McIlwain, III tract, a distance of 10.27 feet to a 60d nail set for the southwest corner of this tract;

THENCE, N 15°06'34" E, across said Lots 2 and 3, a distance of 82.97 feet to a 60d nail set on the north line of said Lot 2 and on the south line of Lot 1, Block 3 of said Oak Cliff Addition, for the northwest corner of this tract;

THENCE, S 61°37'48" E, with the north line of said Lot 2 and the south line of said Lot 1, a distance of 10.27 feet to a calculated point for the northeast corner of this tract;

THENCE, S 15°06'34" W, across said Lots 2 and 3, a distance of 82.97 feet to the **POINT OF BEGINNING** and containing 0.019 acre (829 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.

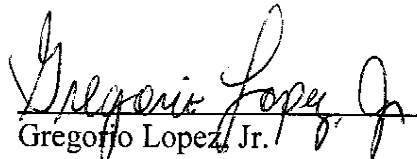
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

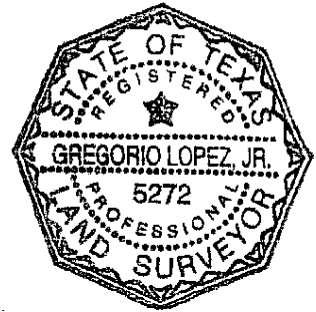
That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

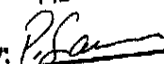


Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



REFERENCES

MAPSCO 2003 614H
Austin Grid No. MH-21
TCAD PARCEL ID NO. 01-0201-0504
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

FIELD NOTES REVIEWED
By:  Date: 6-15-07
Austin Clean Water Program
Survey Coordinator

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N61°37'48"W	10.27'
L2	N15°06'34"E	82.97'
L3	S61°37'48"E	10.27'
L4	S15°06'34"W	82.97'

W 73 FT. OF LOT 4 & W 73 FT.
OF S 20.4 FT OF LOT 3, BLOCK 3
OAK CLIFF ADDITION
VOL. 3, PG. 81, P.R.T.C.

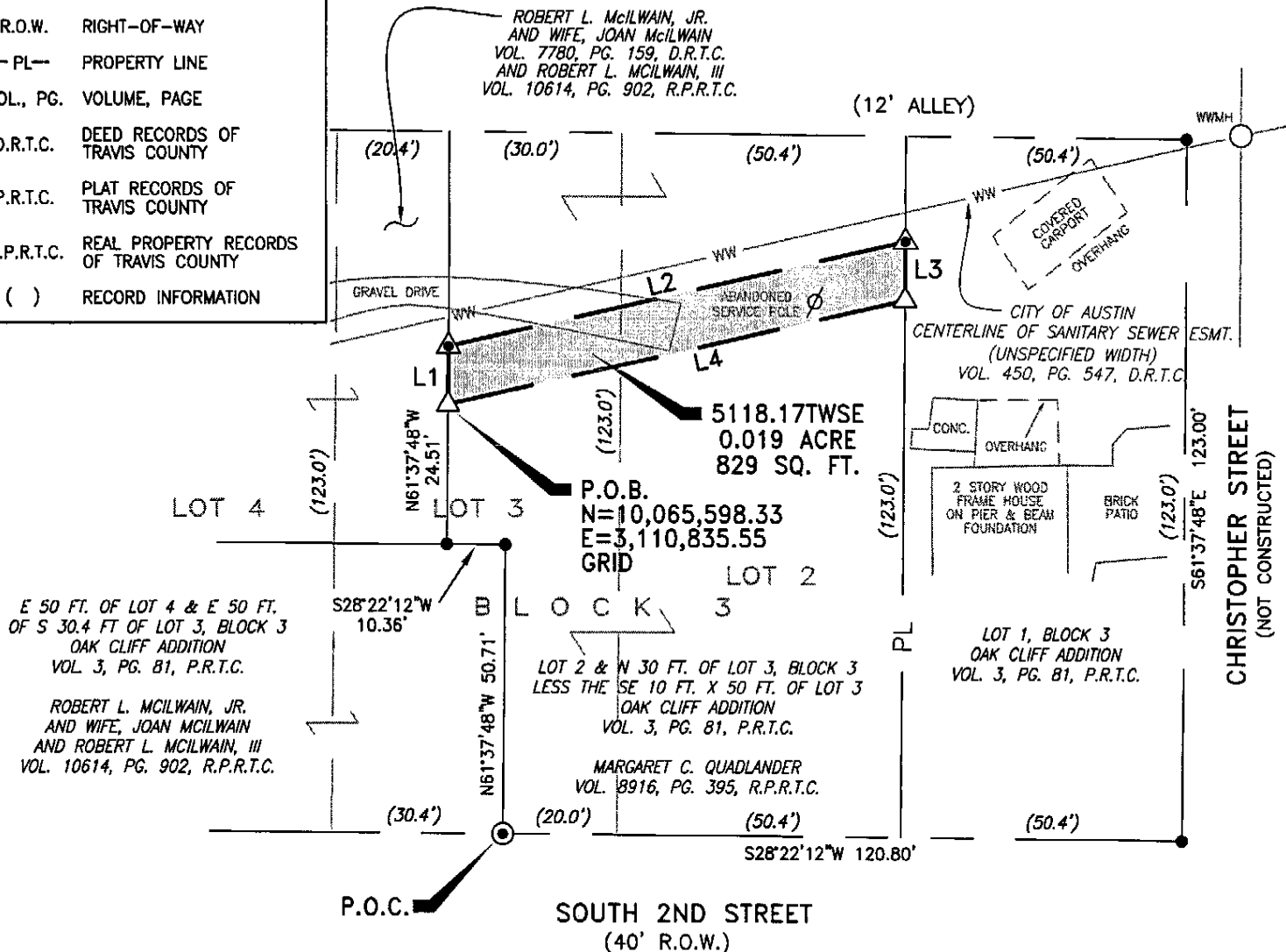
ROBERT L. McILWAIN, JR.
AND WIFE, JOAN McILWAIN
VOL. 7780, PG. 159, D.R.T.C.
AND ROBERT L. MCILWAIN, III
VOL. 10614, PG. 902, R.P.R.T.C.

(12' ALLEY)

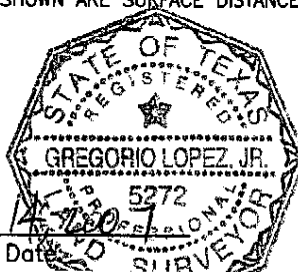
GRAPHIC SCALE

1"=30'

●	1/2" IRON ROD WITH PLASTIC CAP STAMPED "MACIAS & ASSOC." FOUND
◎	3/8" IRON PIPE 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
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
()	RECORD INFORMATION



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

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902207\DWG\5118.17TWSE.dwg

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

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

Exhibit "D"
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