



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

CITY OF AUSTIN  
TO  
CITY OF AUSTIN  
(TEMPORARY WORKING  
SPACE EASEMENT)  
December 14, 2007

**DESCRIPTION FOR PARCEL 5118.58TWSE**

DESCRIPTION OF A 0.069 ACRE (3,014 SQUARE FOOT) TRACT OF LAND OUT OF LOT 5, BLOCK B 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 0.069 ACRE (3,014 SQUARE FOOT) TRACT ALSO BEING OUT 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; SAID 0.069 ACRE (3,014 SQUARE FOOT) TRACT BEING DESCRIBED AT PART ONE CONTAINING 0.060 ACRE (2,602 SQUARE FEET) AND PART TWO CONTAINING 0.009 ACRE (412 SQUARE FEET) AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART ONE**

**COMMENCING** for reference at a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the intersection of the west right-of-way line of South 2<sup>nd</sup> Street with 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, and at the northeast corner 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;

**THENCE**, N 61°37'48" W, with the south line of said Bouldin Creek Condominiums tract, the south line of said 0.63 acre tract and the north line of said Lot 9, a distance of 208.36 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=10,066,079.87, E=3,110,955.65, for the southeast corner and the **POINT OF BEGINNING** of this tract;

Part 1- 0.060 Acre (2,602 Square Feet)  
Part 2 - 0.009 Acre (412 Square Feet)  
Temporary Working Space Easement

5118.58TWSE

**THENCE**, N 61°37'48" W, continuing with the south line of said 0.63 acre tract and the north line of said Lot 9, a distance of 2.51 feet to a 60d nail set for the southwest corner of this tract;

**THENCE**, across said 0.63 acre tract, the following three (3) courses:

- 1) N 07°06'24" W, a distance of 50.46 feet to a calculated point;
- 2) N 13°16'47" E, a distance of 109.30 feet to a calculated point for the northwest corner of this tract;
- 3) S 76°43'13" E, a distance of 17.70 feet to calculated point on the east line of said 0.63 acre tract and the west line of said Bouldin Creek Condominiums tract, for the northeast corner of this tract, from said point, a punch hole found in concrete on the north line of said Bouldin Creek Condominiums tract and at a common corner of Lots 1 and 2, Paragon Addition, a subdivision recorded in Volume 60, Page 63, Plat Records of Travis County, Texas, bears N 11° 57' 41" E, 55.75 feet, and S 62°21'14" E, 77.24 feet;

**THENCE**, S 11°57'41" W, with the east line of said 0.63 acre tract and the west line of said Bouldin Creek Condominiums tract, a distance of 99.97 feet to a 60d nail set for an angle point;

**THENCE**, S 13°16'47" W, across said 0.63 acre tract, a distance of 57.31 feet to the **POINT OF BEGINNING** and containing 0.060 acre (2,602 square feet) of land.

## **PART TWO**

**COMMENCING** for reference at a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the intersection of the west right-of-way line of South 2<sup>nd</sup> Street with 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, and at the northeast corner 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;

**THENCE**, N 61°37'48" W, with the south line of said Bouldin Creek Condominiums tract, the south line of said 0.63 acre tract and the north line of said Lot 9, a distance of 235.43 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=10,066,092.73, E=3,110,931.84, for the southeast corner and the **POINT OF BEGINNING** of this tract;

Part 1- 0.060 Acre (2,602 Square Feet)  
Part 2 - 0.009 Acre (412 Square Feet)  
Temporary Working Space Easement

5118.58TWSE

**THENCE**, N 61°37'48" W, with the south line of said 0.63 acre tract and the north line of said Lot 9, a distance of 34.36 feet to a 60d nail set for the southwest corner of this tract;

**THENCE**, across said 0.63 acre tract, the following three (3) courses:

- 1) N 64°09'58" E, 29.55 feet to a calculated point for the north corner of this tract;
- 2) S 07°06'24" E, a distance of 29.43 feet to the **POINT OF BEGINNING** and containing 0.009 acre (412 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.

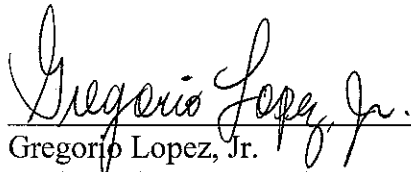
THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

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 14<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 614D  
Austin Grid No. MH-21  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-24-07

Part 1- 0.060 Acre (2,602 Square Feet)  
Part 2 - 0.009 Acre (412 Square Feet)  
Temporary Working Space Easement

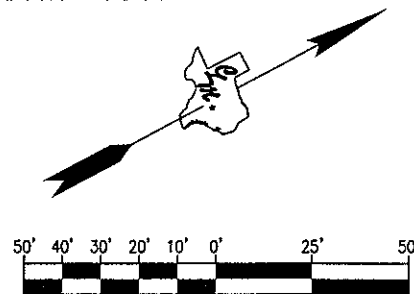
5118.58TWSE

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- △ "X" FOUND IN CONCRETE
- ⊙ PUNCH HOLE IN CONC. FOUND
- ▲ 60D NAIL SET
- ⊗ MAG NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 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
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- D.C.M.T.C. DISTRICT COURT MINUTES OF TRAVIS COUNTY
- ( ) RECORD INFORMATION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N61°37'48"W	2.51'
L2	N07°06'24"W	50.46'
L3	S76°43'13"E	17.70'
L4	S13°16'47"W	57.31'
L5	N61°37'48"W	235.43'
L6	N61°37'48"W	34.36'
L7	N64°09'58"E	29.55'
L8	S07°06'24"E	29.43'



## GRAPHIC SCALE

1"=50'

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

BILLIE L. PASSMORE  
VOL. 5749, PG. 1499, D.R.T.C.

LOT 2  
PARAGON ADDITION  
VOL. 60, PG. 63, P.R.T.C.

H&H TEXAS PARTNERSHIP, LTD.  
DOC. NO. 2005057722, O.P.R.T.C.

0.63 AC. OUT 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.

LOT 9  
ABE WILLIAMS SUBDIVISION  
OF THE JENNIE A. WILLIAMS TRACT  
VOL. 328, PG. 231, D.R.T.C.

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

P.O.B. (PART 2)  
N=10,066,092.73  
E=3,110,931.84  
GRID

P.O.B. (PART 1)  
N=10,066,079.87  
E=3,110,955.65  
GRID

CITY OF AUSTIN  
C/L SANITARY SEWER ESMT.  
UNSPECIFIED WIDTH  
VOL. 448, PG. 591, D.R.T.C.

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

P.O.C.  
1/2" IRON ROD  
WITH PLASTIC  
CAP STAMPED  
"MACIAS & ASSOC." FOUND

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

LOT 1  
PARAGON ADDITION  
VOL. 60, PG. 63, P.R.T.C.

## 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.

DATE: 12-14-07  
DRAWN BY: ALM/ MG  
MAI JOB NO.: 290-24-07  
REFERENCE: F.B. 469 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902407\DWG\5118.58TWSE.dwg

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LAND SURVEYORS

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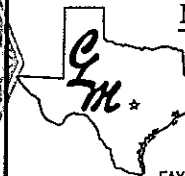
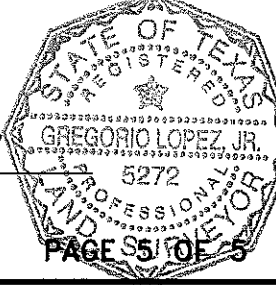
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Gregorio Lopez, Jr. 12-14-07  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 - State of Texas

Date:



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