



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT "___"

CITY OF AUSTIN
RIGHT-OF-WAY

December 12, 2008

LEGAL DESCRIPTION

DESCRIPTION OF A 0.157 ACRE (6,824 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, BULL CREEK PARK, A SUBDIVISION RECORDED IN VOLUME 77, PAGE 72-73, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING THE SUBDIVISION OF A CALLED 48.147 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY WARRANTY DEEDS DATED OCTOBER 6, 1971, RECORDED IN VOLUME 4180, PAGE 2260, DATED MARCH 22, 1972, RECORDED IN VOLUME 4290, PAGE 966, DATED APRIL 20, 1972, RECORDED IN VOLUME 4337, PAGE 54, DATED NOVEMBER 16, 1972, RECORDED IN VOLUME 4489, PAGE 2388 AND DATED AUGUST 14, 1973, RECORDED IN VOLUME 4719, PAGE 372, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.157 ACRE (6,824 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set on a curve of the existing southeast right-of-way line of Lakewood Drive, a 60-foot wide right-of-way, and the northwest line of said Lot 1, Bull Creek Park subdivision and having Texas State Plane Grid Coordinates (Central Zone-4203, NAD83 (HARN) U.S. Survey Feet) of N=10,105,881.261 and E=3,099,353.804 for the west corner and **POINT OF BEGINNING** of this tract, from said point a 1/2" threaded bolt found at a point of curvature of a non-tangent curve on said southeast right-of-way line of Lakewood Drive, being the southwest corner of said Lot 1 of Bull Creek Park subdivision and in the north line of Lot 2, Lakewood Park, Section 1, a subdivision recorded in Volume 9, Page 107, Plat Records of Travis County Texas, bears along a curve to the right having a radius of 1383.52 feet, a central angle of 03° 05' 48", a chord which bears S 42° 08' 05" W, 74.77 feet, an arc distance of 74.77 feet;

THENCE, with said existing southeast right-of-way line of Lakewood Drive and said northwest line of said Lot 1, Bull Creek Park subdivision, the following two (2) courses:

- 1) With a curve to the left having a radius of 1383.52 feet, a central angle of 04° 33' 41", a chord which bears N 38° 18' 20" E, 110.11 feet, an arc distance of 110.14 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set at a point of tangency, from which a 1/2" iron rod found at a point of curvature on the northwest right-of-way line of said Lakewood Drive bears N 54° 07' 00" W, 60.19 feet;

- 2) N 35° 57' 01" E, a distance of 417.75 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set for the north corner of this tract, from which a 1/2" round headed bolt found at a point of curvature of said right-of-way bears N 35° 57' 01" E, 334.49 feet;

THENCE, with the proposed southeast right-of-way line of Lakewood Drive, across said Lot 1, Bull Creek Park subdivision, the following four (4) courses:

- 1) S 54° 02' 59" E, a distance of 12.92 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set for the east corner of this tract;
- 2) S 35° 57' 01" W, a distance of 417.75 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set at a point of curvature of a curve to the right;
- 3) With said curve to the right having a radius of 1396.44 feet, a central angle of 04° 32' 27", a chord which bears S 38° 17' 42" W, 110.64 feet, an arc distance of 110.67 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set at a point of non-tangency for the south corner of this tract;
- 4) N 51° 42' 05" W, a distance of 12.93 feet to the **POINT OF BEGINNING** and containing 0.157 acre (6,824 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone-4203, NAD83). Project control points were established from reference station "A257" having grid coordinate values of N=10,109,191.61, E=3,093,502.34 and "H-32-4003" having grid coordinate values of N=10,112,564.927, E=3,105,084.521.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, 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 the 12TH day of December, 2008, A.D.



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

Carmelo L. Macias
Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

MAPSCO 2003 494&524
Austin Grid No. G-30
TCAD PARCEL ID NO. 01-4211-0301
MACIAS & ASSOCIATES, INC., PROJECT NO. 79-56-07

FIELD NOTES REVIEWED

By: *Alfred Sandoval* Date *12/30/08*

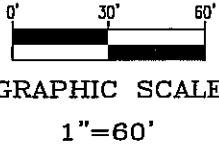
Page 3 of 3

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

HORIZONTAL CONTROL:

ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983/HARN AND WERE ESTABLISHED FROM REFERENCE STATION "A257" HAVING GRID COORDINATES OF N=10109191.61 FEET AND E=3093502.34 FEET AND REFERENCE STATION "H-32-4003" HAVING GRID COORDINATES OF N=10112564.927 FEET AND E=3105084.521 FEET.



JOSIE ELLEN CHAMPION
VOL. 4189, PG. 77
(0.998 AC.)
T.C.A.D. NO. 01-4211-0407

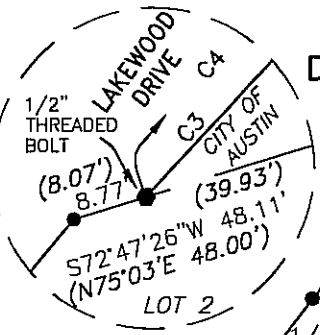
PROPOSED R.O.W.
6,824 SQUARE FEET
0.157 ACRES

LOT 1
BULL CREEK
PARK
VOL. 77, PG.
72-73, P.R.T.C.T.

BULL CREEK

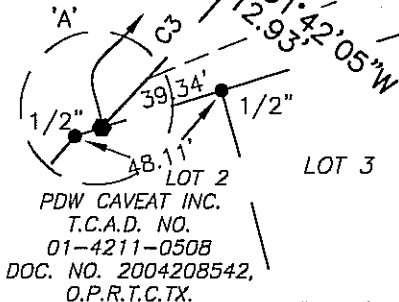
BRUCE K. &
ROBERTA F. SPEYER
VOL. 12823, PG. 1064
(3.350 AC.)
T.C.A.D. NO. 01-4211-0409

DETAIL
'A'



POINT
OF BEGINNING
N=10,105,881.261
E=3,099,353.804

SEE
DETAIL
'A'



LOT 3

LAKEWOOD PARK
SECTION 1
VOL. 9, PG. 107,
P.R.T.C.T.

LAKEWOOD OFFICE
PARK
VOL. 87, PG. 43C,
P.R.T.C.T.

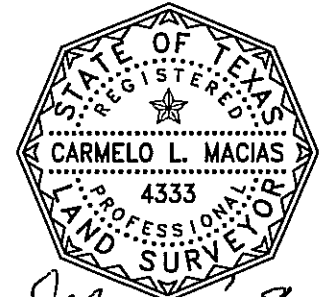
POINT OF
CURVATURE
1/2" ROUND
HEADED BOLT
S54°02'59"E
12.92'

DRAINAGE
EASEMENT
VOL. 77,
PG. 72-73,
P.R.T.C.T.

LEGEND

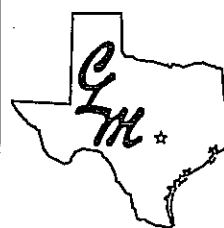
- IRON ROD FOUND SIZE NOTED BULL CREEK
- BOLT FOUND
- ⊙ 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MACIAS & ASSOC." SET
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

CITY OF AUSTIN
T.C.A.D. NO. 01-4211-0301



Carmelo L. Macias Dec. 12, 08
Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 - State of Texas
Date:

NUMBER	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	04°33'41"	1383.52'	110.14'	110.11'	N38°18'20"E
C2	04°32'27"	1396.44'	110.67'	110.64'	S38°17'42"W
C3	03°05'48"	1383.52'	74.77'	74.77'	S42°08'05"W
C4	07°39'29"	1383.52'	184.92'	184.78'	N39°51'15"E
(C4)	(07°39'20")	(1383.52')	(184.86')	(184.72')	(N42°07'14"E)



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LAND SURVEYORS
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5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745
PH. (512)442-7875 FAX (512)442-7876
WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT "___"

CITY OF AUSTIN
STAGING AREA

December 12, 2008

LEGAL DESCRIPTION

DESCRIPTION OF A 0.065 ACRE (2,832 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, BULL CREEK PARK, A SUBDIVISION RECORDED IN VOLUME 77, PAGE 72-73, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING THE SUBDIVISION OF A CALLED 48.147 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY WARRANTY DEEDS DATED OCTOBER 6, 1971, RECORDED IN VOLUME 4180, PAGE 2260, DATED MARCH 22, 1972, RECORDED IN VOLUME 4290, PAGE 966, DATED APRIL 20, 1972, RECORDED IN VOLUME 4337, PAGE 54, DATED NOVEMBER 16, 1972, RECORDED IN VOLUME 4489, PAGE 2388 AND DATED AUGUST 14, 1973, RECORDED IN VOLUME 4719, PAGE 372, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.065 ACRE (2,832 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" threaded bolt found at a point of curvature of a non-tangent curve to the left on the existing southeast right-of-way line of Lakewood Drive, a right-of-way of varying width, being the southwest corner of the above mentioned Lot 1 of Bull Creek Park subdivision and in the north line of Lot 2, Lakewood Park, Section 1, a subdivision recorded in Volume 9, Page 107, Plat Records of Travis County Texas;

THENCE, with said existing southeast right-of-way line of said Lakewood Drive and the northwest line of said Lot 1, Bull Creek Park, along said curve to the left having a radius of 1383.52 feet, a central angle of 03° 05' 48", a chord which bears N 42° 08' 05" E, 74.77 feet, an arc distance of 74.77 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set at an angle point for a corner of the proposed southeast right-of-way line of said Lakewood Drive;

THENCE, with said proposed southeast right-of-way line of Lakewood Drive, across said Lot 1, Bull Creek Park subdivision, the following two (2) courses:

- 1) S 51° 42' 05" E, a distance of 12.92 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set at a non-tangent point curvature of a curve to the left for a corner of said proposed southeast right-of-way;
- 2) With said curve to the left having a radius of 1396.44 feet, a central angle of 04° 32' 27", a chord which bears N 38° 17' 42" E, 110.64 feet, an arc distance of 110.67 to a 1/2" iron

rod with plastic cap stamped "Macias & Assoc." set having Texas State Plane Grid Coordinates (Central Zone-4203, NAD83 (HARN) U.S. Survey Feet) of N=10,105,960.084 and E=3,099,432.518, for the southwest corner and **POINT OF BEGINNING** of this tract;

THENCE, across said Lot 1, Bull Creek Park subdivision, the following two (2) courses:

- 1) N 35° 57' 01" E, a distance of 109.81 feet to a 1/2" iron rod with plastic cap stamped "Macias & Assoc." set at a point of non-tangency of a curve to the right, for the northeast corner of this tract, from which a 1/2" round headed bolt found at the point of curvature on the existing southeast right-of-way line of said Lakewood Drive bears N 35° 57' 01" E, 307.94 feet, N 54° 02' 59" W, 12.92 feet and N 35° 57' 01" E, 334.49 feet;
- 2) With said curve and to the right having a radius of 60.00 feet, a central angle of 132° 25' 38", a chord which bears S 35° 57' 01" W, 109.81 feet, an arc distance of 138.68 feet, to the **POINT OF BEGINNING** and containing 0.065 acre (2,832 square feet) of land.

BEARING BASIS NOTE

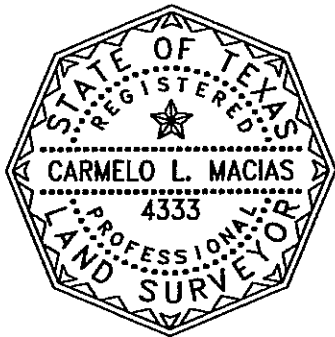
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THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

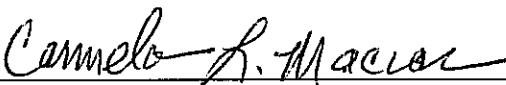
KNOW ALL MEN BY THESE PRESENTS:

That I, Carmelo L. Macias, 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 the 12th day of December, 2008, A.D.



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


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Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

MAPSCO 2003 494&524
Austin Grid No. G-30
TCAD PARCEL ID NO. 01-4211-0301
MACIAS & ASSOCIATES, INC., PROJECT NO. 79-56-07

FIELD NOTES REVIEWED

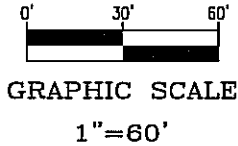
By:  Date 12/30/08

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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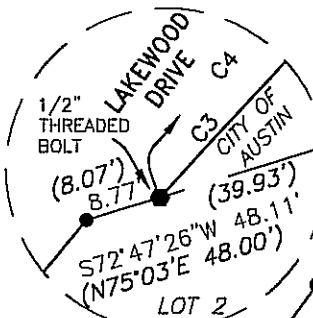
PROPOSED R.O.W.
6,824 SQUARE FEET
0.157 ACRES

LOT 1
BULL CREEK PARK
VOL. 77, PG.
72-73, P.R.T.C.T.

LEGEND

- IRON ROD FOUND
- SIZE NOTED BULL CREEK
- BOLT FOUND
- ⊙ 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MACIAS & ASSOC." SET
- R.O.W. RIGHT-OF-WAY
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- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

DETAIL 'A'



POINT OF BEGINNING
N=10,105,960.084
E=3,099,432.518

POINT OF COMMENCEMENT
N=10,105,825.818
E=3,099,303.646

SEE
DETAIL
'A'

LOT 2
PDW CAVEAT INC.
T.C.A.D. NO.
01-4211-0508
DOC. NO. 2004208542,
O.P.R.T.C.T.

LOT 3

LAKEWOOD PARK
SECTION 1
VOL. 9, PG. 107,
P.R.T.C.T.

NUMBER	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	04°33'41"	1383.52'	110.14'	110.11'	N38°18'20"E
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(C4)	(07°39'20")	(1383.52')	(184.86')	(184.72')	(N42°07'14"E)
C5	132°25'38"	60.00'	138.68'	109.81'	S35°57'01"W

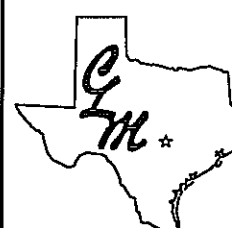
PROPOSED
STAGING AREA
2,832 SQUARE FEET
0.065 ACRES

CITY OF AUSTIN
T.C.A.D. NO. 01-4211-0301



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Registered Professional Land Surveyor
No. 4333 - State of Texas

Date:



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