



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT "____"

CITY OF AUSTIN
(TEMPORARY WORK SPACE
EASEMENT - ACCESS)

March 23, 2009

LEGAL DESCRIPTION

DESCRIPTION OF A 0.015 ACRE (658 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT NO. 53, DIVISION "O" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND AS SHOWN ON RILEY'S SUBDIVISION OF BLOCK NO. 7 OUT OF OUTLOT 53 - DIVISION "O", CITY OF AUSTIN, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 140, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 19 CONVEYED IN A DEED DATED APRIL 27, 1959 TO THE CITY OF AUSTIN, RECORDED IN VOLUME 2047, PAGE 399 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.015 ACRE (658 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point having Texas State Plane Coordinate (Central Zone, NAD83/Harn Grid, U.S. Feet) values of N=10,064,871.58, E=3,122,274.32, in the southeast line of a 0.439 acre tract of land, vacated as the right-of-way of Pedernales Street and retained as a drainage, access, floodplain, and public utility easement by Ordinance No. 040729-39, recorded in Document No. 2005143370, Official Public Records of Travis County, Texas, and being in the northwest line of said Lot 19, for the north corner of this tract, from which ½-inch diameter iron rod with plastic cap stamped "LAI" found at the east corner of said 0.439 acre tract, the north corner of said Lot 19, the west corner of Lot 18 of said Riley's Subdivision, and in the southeast right-of-way line of Pedernales Street, a 50-foot wide right-of-way, bears N 20°38'33" E, a distance of 143.40 feet;

THENCE, crossing through the interior of said Lot 19, the following three (3) courses:

- 1) S 58°50'27" E, a distance of 16.15 feet to a calculated point for the east corner of this tract;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876
w w w . m a c i a s w o r l d . c o m

- 2) S 28°34'14" W, a distance of 57.73 feet to a calculated point for the south corner of this tract;
- 3) N 13°49'14" W, a distance of 13.98 feet to a calculated point in the southeast line of the said 0.439 acre tract and in the northwest line of said Lot 19, for the west corner of this tract;

THENCE, N 20°38'33" E, with the southeast line of the said 0.439 acre tract and the northwest line of said Lot 19, a distance of 48.60 feet to the **POINT OF BEGINNING** and containing 0.015 acre (658 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/Harn). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.

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 23rd day of March, 2009, A.D.



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

A handwritten signature in cursive script that reads "Carmelo L. Macias". The signature is written in dark ink and is positioned above a horizontal line.

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas
Revised March 23, 2009

REFERENCES

MAPSCO 2003 615H
Austin Grid No. K-21
TCAD PARCEL ID NO. 02-0010-0101
MACIAS & ASSOCIATES, L.P., PROJECT NO. 365-08-08

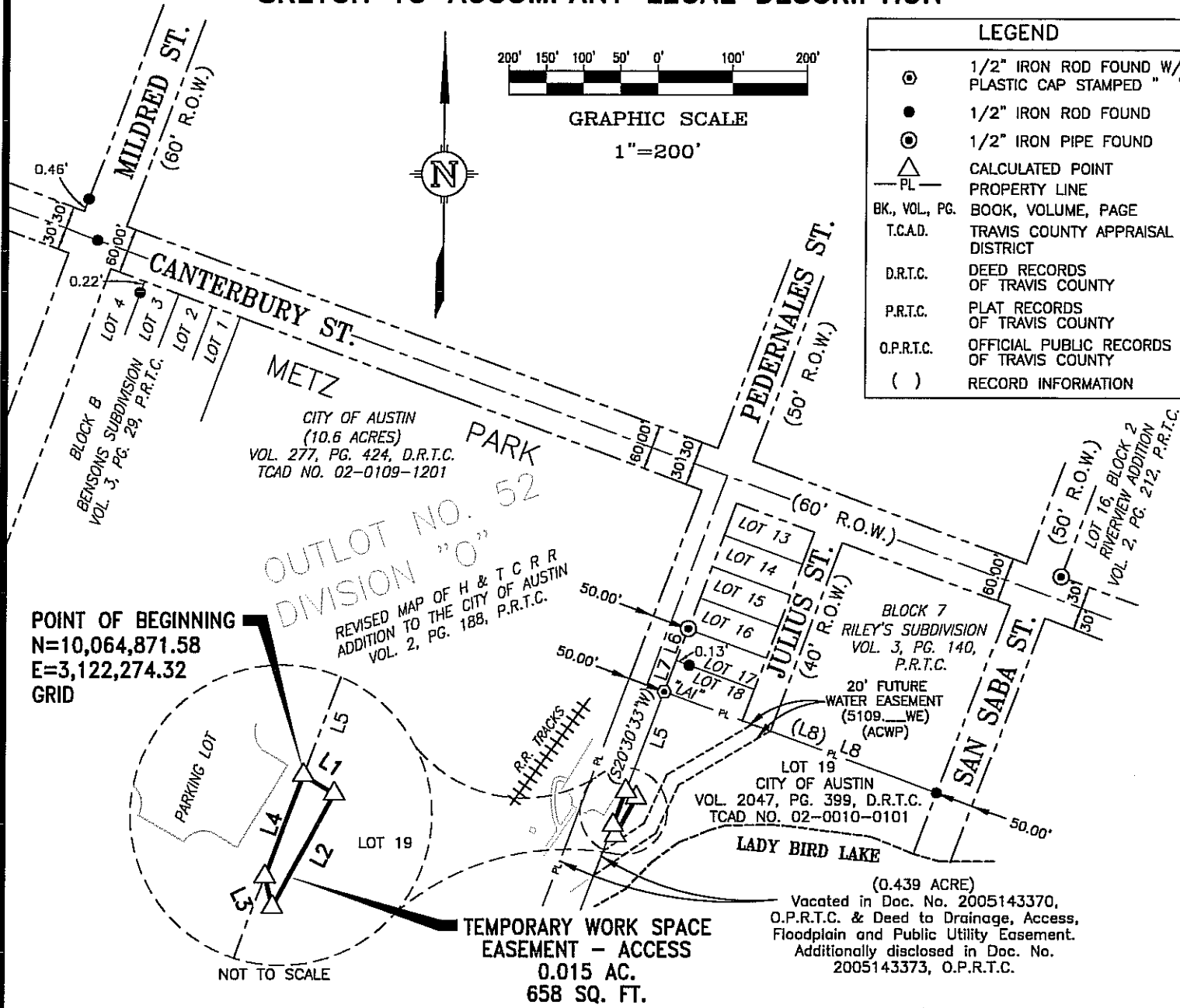
FIELD NOTES REVIEWED

By: Mary Hanks Date 3/25/09

Page 3 of 4

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



| LEGEND | |
|----------------|---|
| ⊙ | 1/2" IRON ROD FOUND W/ PLASTIC CAP STAMPED " |
| ● | 1/2" IRON ROD FOUND |
| ⊙ | 1/2" IRON PIPE FOUND |
| △ | CALCULATED POINT |
| — PL — | PROPERTY LINE |
| BK., VOL., PG. | BOOK, VOLUME, PAGE |
| T.C.A.D. | TRAVIS COUNTY APPRAISAL DISTRICT |
| D.R.T.C. | DEED RECORDS OF TRAVIS COUNTY |
| P.R.T.C. | PLAT RECORDS OF TRAVIS COUNTY |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| () | RECORD INFORMATION |

POINT OF BEGINNING
N=10,064,871.58
E=3,122,274.32
GRID

CITY OF AUSTIN
(10.6 ACRES)
VOL. 277, PG. 424, D.R.T.C.
TCAD NO. 02-0109-1201

OUTLOT NO. 52
DIVISION "O"
REVISED MAP OF H & T C R R
ADDITION TO THE CITY OF AUSTIN
VOL. 2, PG. 188, P.R.T.C.

TEMPORARY WORK SPACE
EASEMENT - ACCESS
0.015 AC.
658 SQ. FT.

(0.439 ACRE)
Vacated in Doc. No. 2005143370,
O.P.R.T.C. & Deed to Drainage, Access,
Floodplain and Public Utility Easement.
Additionally disclosed in Doc. No.
2005143373, O.P.R.T.C.

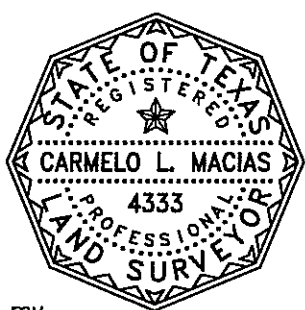
NOT TO SCALE

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC, GF No. 00090298, EFFECTIVE DATE: MARCH 3, 2009.

BEARING BASIS:
ALL BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "EUD 267" HAVING COORDINATE VALUES OF N=10,061,555.69, E=3,118,841.62. ALL DISTANCES SHOWN ARE SURFACE DISTANCES, COMBINED SCALE FACTOR = 1.00011.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.
REVISED MARCH 23, 2009



LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|
| L1 | S58°50'27"E | 16.15' |
| L2 | S28°34'14"W | 57.73' |
| L3 | N13°49'14"W | 13.98' |
| L4 | N20°38'33"E | 48.60' |
| L5 | N20°38'33"E | 143.40' |
| L6 | S20°38'33"W | 44.94' |
| L7 | S20°38'33"W | 45.87' |
| L8 | S69°42'02"E | 391.57' |
| (L8) | --- | 392.00' |

J:\JOBS\AP\LadyBirdLakeDrain\3650808\DWG\METZPARKTWSEACC2.dwg

Carmelo L. Macias 3-23-09 PAGE 4 OF 4
Carmelo L. Macias Date:
Registered Professional Land Surveyor
No. 4333 - State of Texas
DATE: 3-10-09
DRAWN BY: T.BLENDEN, S.I.T.
MAI JOB NO.: 365-08-08
REFERENCE: F.B., PG.

MACIAS & ASSOCIATES, L.P.
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AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM



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LAND SURVEYORS

EXHIBIT "____"

CITY OF AUSTIN
(TEMPORARY WORK SPACE
EASEMENT – ACCESS)

March 23, 2009

LEGAL DESCRIPTION

DESCRIPTION OF A 0.016 ACRE (715 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT NO. 52, DIVISION "O" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND AS SHOWN ON THE REVISED MAP OF H & T C R R ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 188, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 10.6 ACRE TRACT DESCRIBED IN A DEED DATED NOVEMBER 18, 1915 TO THE CITY OF AUSTIN, RECORDED IN VOLUME 277, PAGE 424 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.016 ACRE (715 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point having Texas State Plane Coordinate (Central Zone, NAD83/Harn Grid, U.S. Feet) values of N=10,065,024.86, E=3,122,278.63, in the northwest line of a 0.439 acre tract of land, vacated as the right-of-way of Pedernales Street and retained as a drainage, access, floodplain, and public utility easement by Ordinance No. 040729-39, recorded in Document No. 2005143370, Official Public Records of Travis County, Texas, and being in the southeast line of the remainder of the said 10.6 acre tract, for the east corner of this tract, from which a 60d nail set at the intersection of the southwest right-of-way line of Canterbury Street, a 60-foot wide right-of-way, with the northwest right-of-way line of Pedernales Street, a 50-foot wide right-of-way, also being at the east corner of the said remainder of the 10.6 acre tract, bears N 20°38'33" E, a distance of 269.15 feet;

THENCE, S 20°38'33" W, with the northwest line of the said 0.439 acre tract and the southeast line of the remainder of the said 10.6 acre tract, a distance of 120.71 feet, to a calculated point for the south corner of this tract;

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w w w . m a c i a s w o r l d . c o m

THENCE, crossing through the interior of the remainder of the said 10.6 acre tract, the following five (5) courses:

- 1) N 13°49'14" W, a distance of 30.43 feet to a calculated point for the west corner of this tract;
- 2) N 31°33'30" E, a distance of 1.04 feet to a calculated point for a corner of this tract;
- 3) S 56°55'45" E, a distance of 10.82 feet to a calculated point for an interior corner of this tract;
- 4) N 22°04'31" E, a distance of 96.96 feet to a calculated point for the north corner of this tract;
- 5) S 69°08'44" E, a distance of 4.04 feet to the **POINT OF BEGINNING** and containing 0.016 acre (715 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/Harn). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.

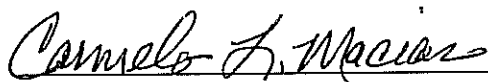
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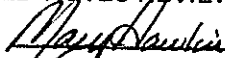
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512-442-7875


Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas
Revised March 23, 2009

REFERENCES

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Austin Grid No. K-21
TCAD PARCEL ID NO. 02-0109-1201
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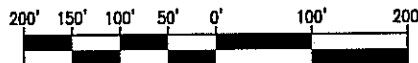
FIELD NOTES REVIEWED

By:  Date 3/25/09

Page 3 of 4

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Department of Public Works
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



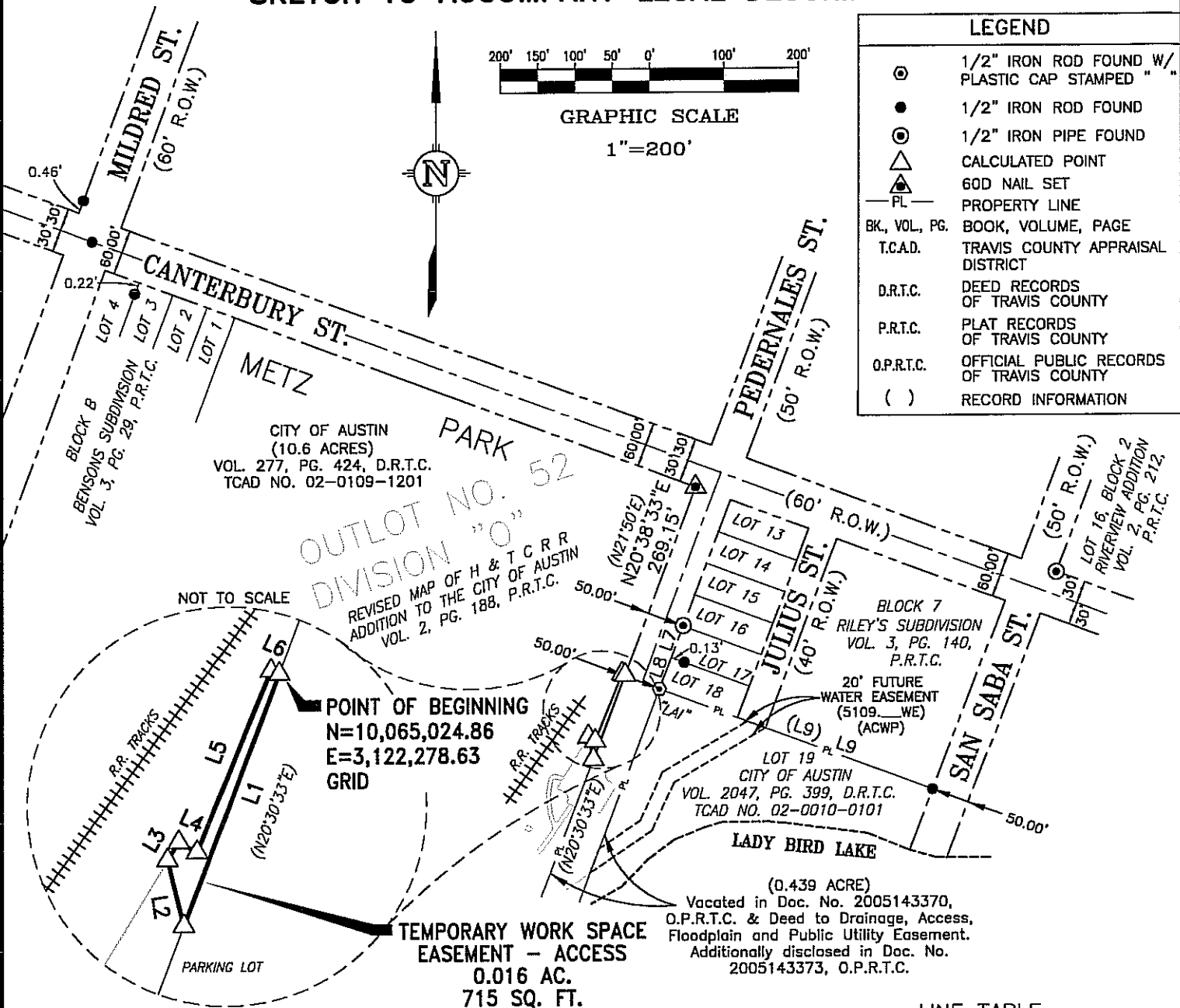
GRAPHIC SCALE

1"=200'



LEGEND

| | |
|----------------|---|
| ⊙ | 1/2" IRON ROD FOUND W/ PLASTIC CAP STAMPED " " |
| ● | 1/2" IRON ROD FOUND |
| ⊙ | 1/2" IRON PIPE FOUND |
| △ | CALCULATED POINT |
| ▲ | 60D NAIL SET |
| — PL — | PROPERTY LINE |
| BK., VOL., PG. | BOOK, VOLUME, PAGE |
| T.C.A.D. | TRAVIS COUNTY APPRAISAL DISTRICT |
| D.R.T.C. | DEED RECORDS OF TRAVIS COUNTY |
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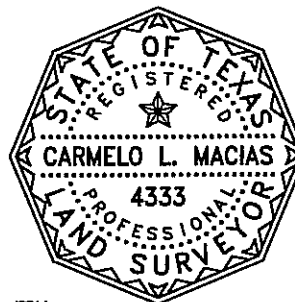
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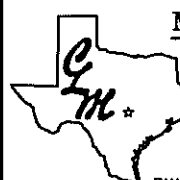
| NUMBER | DIRECTION | DISTANCE |
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| L1 | S20°38'33"W | 120.71' |
| L2 | N13°49'14"W | 30.43' |
| L3 | N31°33'30"E | 1.04' |
| L4 | S56°55'45"E | 10.82' |
| L5 | N22°04'31"E | 96.96' |
| L6 | S69°08'44"E | 4.04' |
| L7 | S20°38'33"W | 44.94' |
| L8 | S20°38'33"W | 45.87' |
| L9 | S69°42'02"E | 391.57' |
| (L9) | --- | 392.00' |

Carmelo L. Macias 3-23-09 PAGE 4 OF 4

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

DATE: 3-10-09
DRAWN BY: T.BLENDEN, S.I.T.
MAI JOB NO.: 365-08-08
REFERENCE: F.B., PG.

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LAND SURVEYORS

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