



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT "____"

CITY OF AUSTIN
(TEMPORARY WORK SPACE
EASEMENT – JUNCTION BOX)

March 23, 2009

LEGAL DESCRIPTION

DESCRIPTION OF A 0.066 ACRE (2,882 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 0.066 ACRE (2,882 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=10,064,829.21, E=3,122,204.93, 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 478.22 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 59.46 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 three (3) courses:

- 1) N 68°40'56" W, a distance of 39.68 feet to a calculated point for the west corner of this tract;
- 2) N 26°33'54" E, a distance of 102.01 feet to a calculated point for the north corner of this tract;
- 3) S 13°49'14" E, a distance of 51.52 feet to the **POINT OF BEGINNING** and containing 0.066 acre (2,882 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 §
§
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 23rd day of March, 2009, 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
Revised March 23, 2009

REFERENCES

MAPSCO 2003 615H
Austin Grid No. K-21
TCAD PARCEL ID NO. 02-0109-1201
MACIAS & ASSOCIATES, L.P., PROJECT NO. 365-08-08

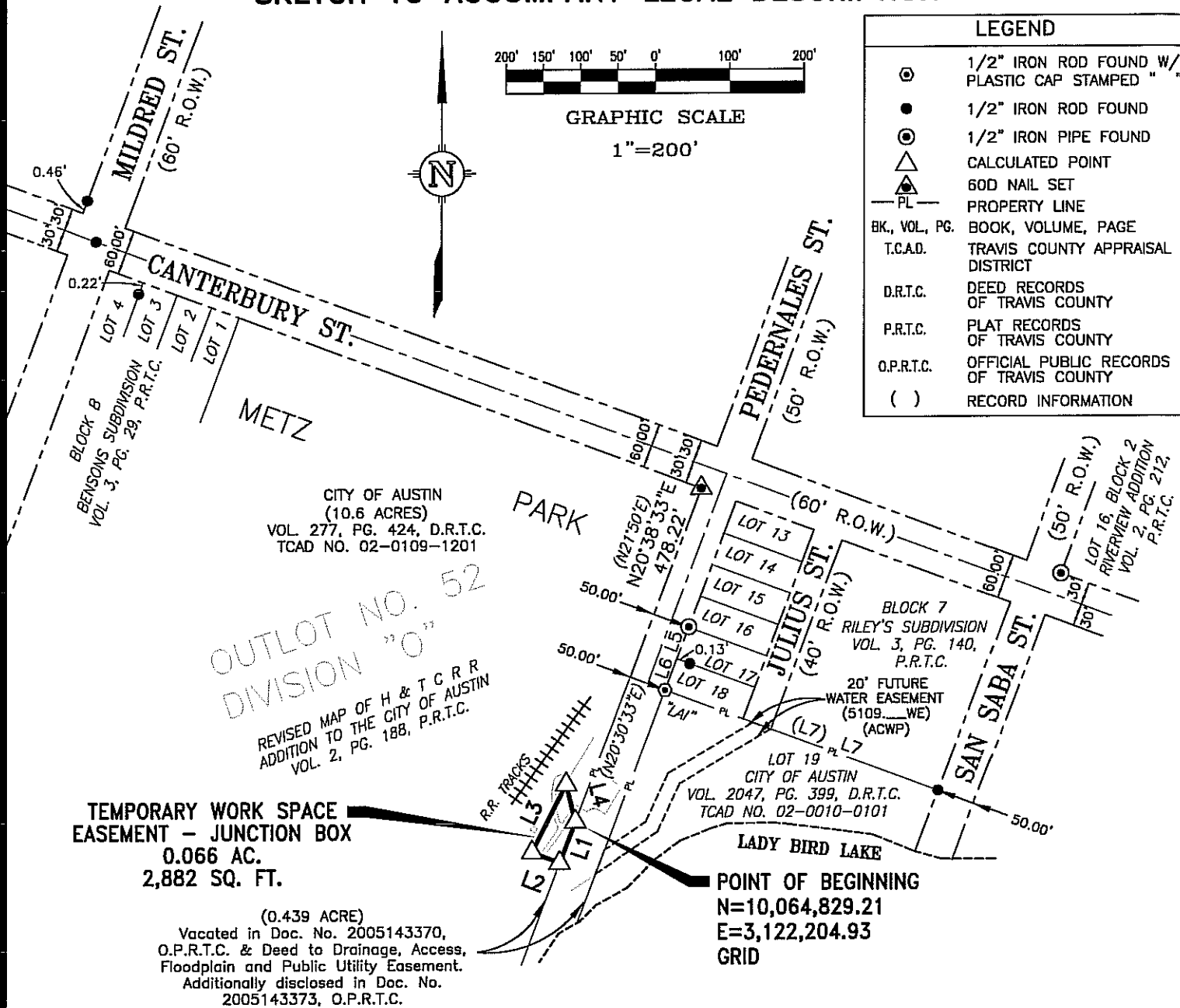
FIELD NOTES REVIEWED

By: *Mary Ann* Date *3/26/09*

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Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

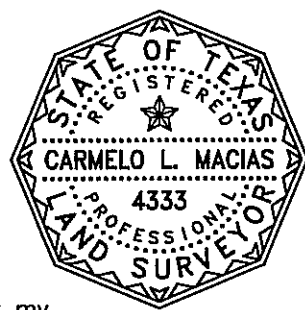


THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC, GF No. 00090298, EFFECTIVE DATE: MARCH 3, 2009.

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 | S20°38'33"W | 59.46' |
| L2 | N68°40'56"W | 39.68' |
| L3 | N26°33'54"E | 102.01' |
| L4 | S13°49'14"E | 51.52' |
| L5 | S20°38'33"W | 44.94' |
| L6 | S20°38'33"W | 45.87' |
| L7 | S69°42'02"E | 391.57' |
| (L7) | -- | 392.00' |

Carmelo L. Macias 3-23-09

PAGE 4 OF 4

Carmelo L. Macias
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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CITY OF AUSTIN
(TEMPORARY WORK SPACE
EASEMENT – JUNCTION BOX)

March 23, 2009

LEGAL DESCRIPTION

DESCRIPTION OF A 0.004 ACRE (188 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 0.004 ACRE (188 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=10,064,810.23, E=3,122,251.21, 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 northwest corner of this tract, from which ½-inch diameter iron rod with plastic cap stamped "LAI" found at the east corner of the said 0.439 acre tract, at the north corner of said Lot 19, at the west corner of Lot 18 of said Riley's Subdivision, and in the southeast line of Pedernales Street, a 50-foot wide right-of-way, bears N 20°38'33" E, a distance of 208.96 feet;

THENCE, crossing through the interior of said Lot 19, the following two (2) courses:

- 1) N 76°10'46" E, a distance of 9.60 feet to a calculated point for the northeast 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

- 2) S 29°09'03" W, a distance of 53.48 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 south 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 47.46 feet to the **POINT OF BEGINNING** and containing 0.004 acre (188 square feet) of land.

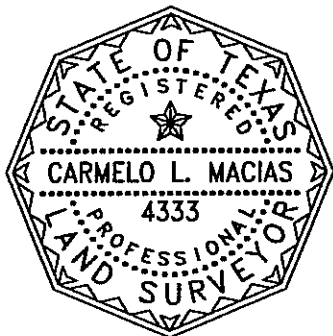
BEARING BASIS NOTE

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THE STATE OF TEXAS §
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Revised March 23, 2009

REFERENCES

MAPSCO 2003 615H

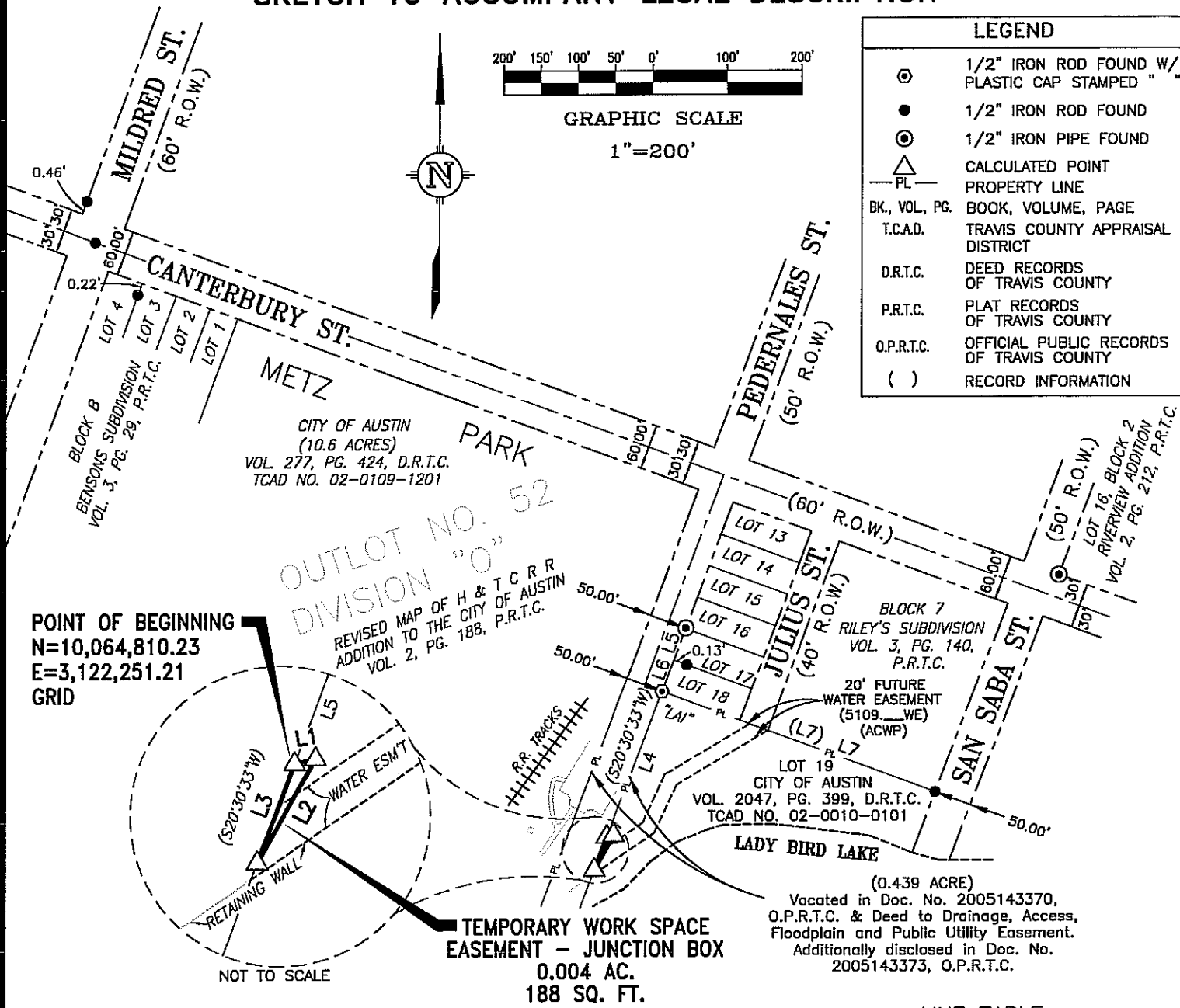
Austin Grid No. K-21

TCAD PARCEL ID NO. 02-0010-0101

FIELD NOTES REVIEWED MACIAS & ASSOCIATES, L.P., PROJECT NO. 365-08-08

By: *Maya Hawkins* Date *3/25/09*

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



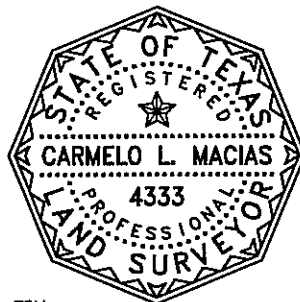
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STATE OF TEXAS }
 COUNTY OF TRAVIS }

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 REVISED: MARCH 23, 2009

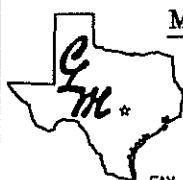


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| L2 | S29°09'03"W | 53.48' |
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DATE: 3-10-09
 DRAWN BY: T.BLENDEEN, S.I.T.
 MAI JOB NO.: 365-08-08
 REFERENCE: F.B., PG.

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