



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT "____"

CITY OF AUSTIN
(DRAINAGE EASEMENT)

March 23, 2009

LEGAL DESCRIPTION

DESCRIPTION OF A 0.766 ACRE (33,389 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 OF 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 0.766 ACRE (33,389 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83/Harn Grid, U.S. Feet) values of N=10,065,410.85, E=3,122,014.00, in the southwest right-of-way line of Canterbury Street, a 60-foot wide right-of-way and in the northeast line of the remainder of the said 10.6 acre tract, for the northeast corner of this tract, from which a 60d nail set at the intersection of the southwest right-of-way line of said Canterbury Street 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 S 69°32'28" E, a distance of 383.72 feet;

THENCE, crossing through the interior of the remainder of the said 10.6 acre tract, the following three (3) courses:

- 1) S 09°33'19" W, a distance of 203.16 feet to a 60d nail set for an angle point in the easterly line of this tract;

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- 2) S 51°12'09" E, a distance of 291.65 feet to a 60d nail set for an angle point in the easterly line of this tract;
- 3) S 13°49'14" E, a distance of 119.33 feet to a 60d nail set 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 the southeast line of the said remainder of the 10.6 acre tract, for an angle point in the easterly line of this tract, from which the said 60d nail set at the intersection of the said southwest right-of-way line of Canterbury Street with the said northwest right-of-way line of Pedernales Street, 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 389.86 feet;

THENCE, S 20°38'33" W, with the said northwest line of said 0.439 acre tract and the southeast line of the said remainder of the 10.6 acre tract a distance of 88.36 feet to a 60d nail set, for the south corner of this tract;

THENCE, crossing through the interior of the remainder of the said 10.6 acre tract, the following three (3) courses:

- 1) N 13°49'14" W, a distance of 175.27 feet to a 60d nail set for an angle point in the westerly line of this tract;
- 2) N 51°12'09" W, a distance of 304.04 feet to a 60d nail set for an angle point in the westerly line of this tract;
- 3) N 09°33'19" E, a distance of 242.10 feet to a 60d nail set in the said southwest right-of-way line of Canterbury Street and in the said northeast line of the remainder of the 10.6 acre tract, for the northwest corner of this tract, from which a ½-inch diameter iron rod found near the north common corner of Lot 3 and Lot 4, Block B, Bensons Subdivision, a subdivision recorded in Volume 3, Page 29 of the Plat Records of Travis County, Texas, bears N 69°32'28" W, a distance of 363.86 feet and S 20°27'32" E, a distance of 0.22 feet;

THENCE, S 69°32'28" E, with the said southwest right-of-way line of Canterbury Street and the northeast line of the said remainder of the 10.6 acre tract, a distance of 50.92 feet to the **POINT OF BEGINNING** and containing 0.766 acre (33,389 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

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

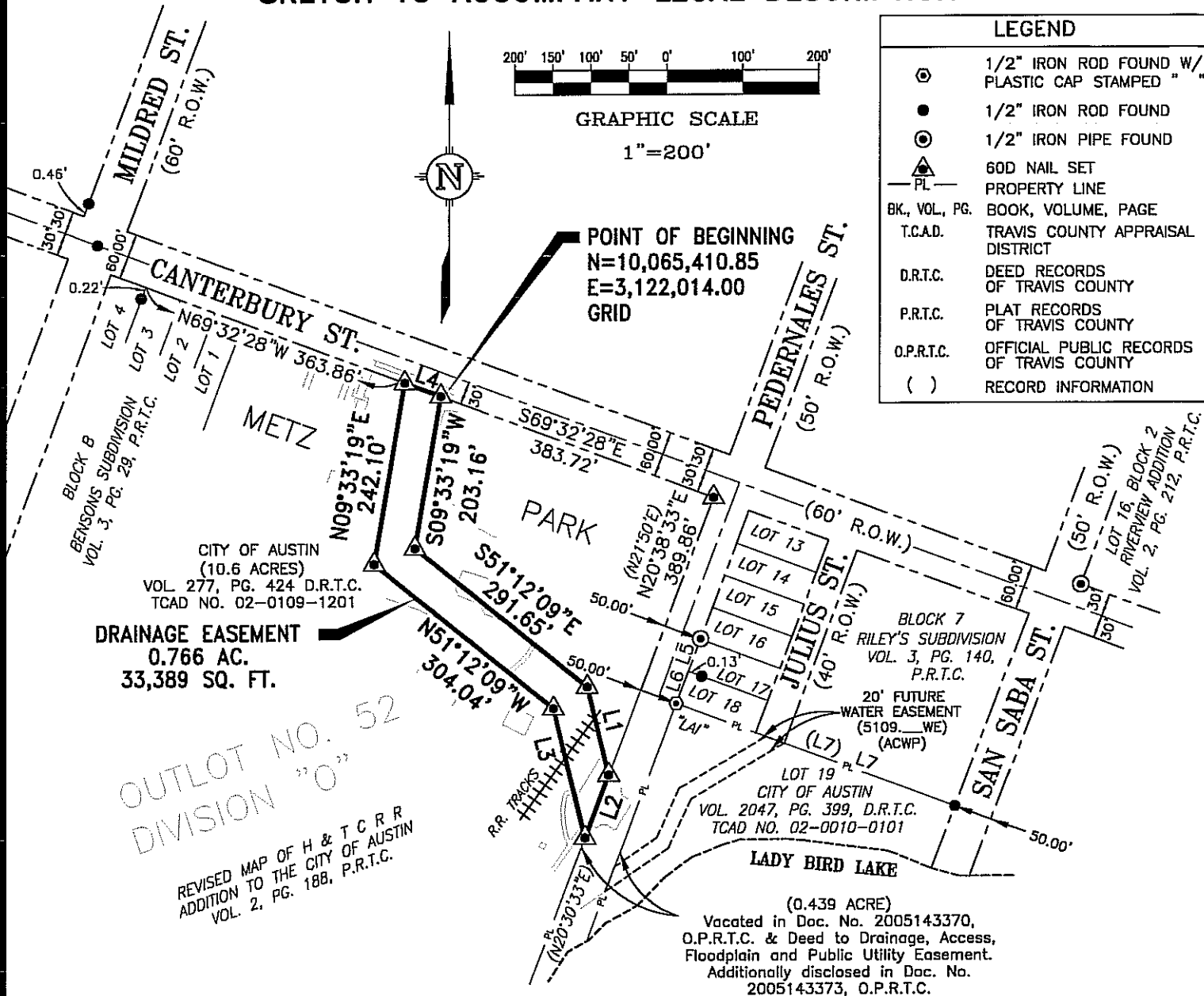
FIELD NOTES REVIEWED

By: Mary Hawkins Date 3/25/09

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Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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	S13°49'14"E	119.33'
L2	S20°38'33"W	88.36'
L3	N13°49'14"W	175.27'
L4	S69°32'28"E	50.92'
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

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

PAGE 4 OF 4

DATE: 3-9-09
DRAWN BY: T.BLENDEEN, S.I.T.
MAI JOB NO.: 365-08-08
REFERENCE: F.B., PG.

J:\JOBS\AP\Lady Bird Lake Drain\3650808\DWG\METZ PARK DE.dwg



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LAND SURVEYORS



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EXHIBIT "____"

CITY OF AUSTIN
(DRAINAGE EASEMENT)

March 23, 2009

LEGAL DESCRIPTION

DESCRIPTION OF A 0.002 ACRE (67 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 0.002 ACRE (67 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83/Harn Grid, U.S. Feet) values of N=10,064,826.10, E=3,122,257.18, 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 192.00 feet;

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

- 1) S 13°49'14" E, a distance of 13.98 feet to a 60d nail set for the east corner of this tract;
- 2) S 76°10'46" W, a distance of 9.60 feet to a 60d nail set in the said southeast line of the 0.439 acre tract and in the said northwest line of Lot 19, 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, N 20°38'33" E, with the said southeast line of the 0.439 acre tract and the said northwest line of Lot 19, a distance of 16.96 feet to the **POINT OF BEGINNING** and containing 0.002 acre (67 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.



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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. 02-0010-0101
MACIAS & ASSOCIATES, L.P., PROJECT NO. 365-08-08

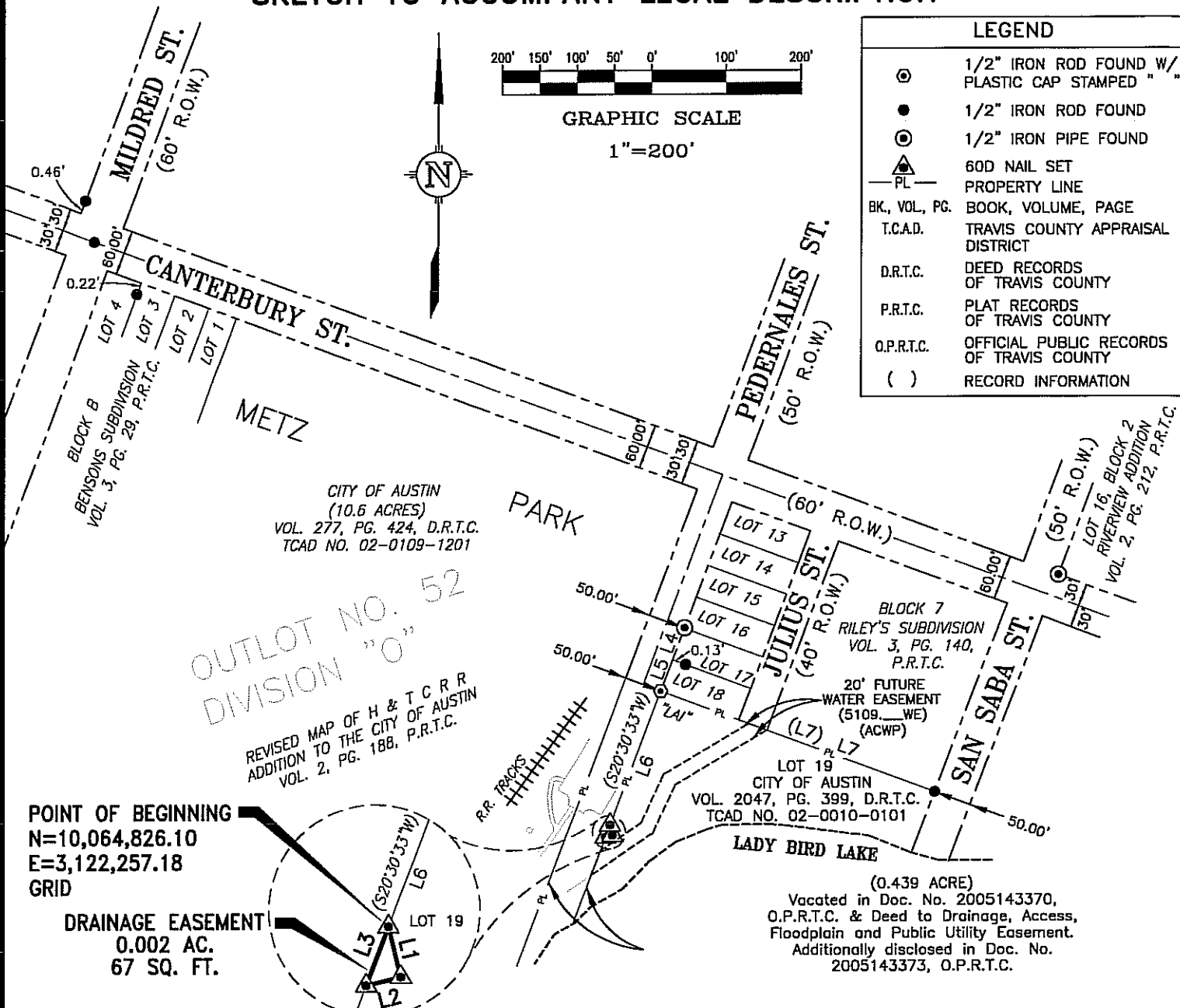
FIELD NOTES REVIEWED

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

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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 }

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REVISED: MARCH 23, 2009



LINE TABLE

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(L7)	---	392.00'

Carmelo L. Macias 3-23-09

PAGE 3 OF 3

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

DATE: 3-9-09
DRAWN BY: T.BLENDE, S.I.T.
MAI JOB NO.: 365-08-08
REFERENCE: F.B., PG.

J:\JOBS\AP\Lady Bird Lake Drain\3650808\DWG\METZ PARK DE2.dwg

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