



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

CITY OF AUSTIN
WASTEWATER LINE EASEMENT

LEGAL DESCRIPTION FOR PARCEL 4585.03WE

DESCRIPTION OF A 0.397 ACRE (17,311 SQUARE FOOT) TRACT OF LAND OUT OF THE JAMES P. WALLACE SURVEY IN TRAVIS COUNTY, TEXAS, BEING OUT OF A 6.66 ACRE TRACT OF LAND CONVEYED TO 51ST LIVING, LTD., BY DEED WITHOUT WARRANTY DATED JUNE 16, 2008, AND RECORDED IN DOCUMENT NO. 2008112460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.397 ACRE (17,311 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 in the north line of said 6.66 acre tract, same being the south right-of-way line of East 51st Street (50-foot right-of-way width), having Texas State Plane Grid Coordinate values (Central Zone-4203, NAD83/93 (HARN) U.S. Survey Feet) of N=10,088,359.04 and E=3,119,576.03, for the northeast corner and **POINT OF BEGINNING** of this tract, from which a 2" iron pipe found in the south right-of-way line of said East 51st Street, for the northeast corner of a said 6.66 acre tract, same being the northwest corner of Lot 6, Block 14, J. J. Hegman's Subdivision, a subdivision recorded in Book 3, Page 114, Plat Records of Travis County, Texas, bears South 79°29'01" East, a distance of 450.30 feet;

THENCE over and across said 6.66 acre tract, the following four (4) courses:

1. South 01°04'04" East, a distance of 215.62 feet to a 60d nail set for an angle point;
2. South 04°35'30" West, a distance of 310.73 feet to a 60d nail set for an angle point;
3. South 22°15'14" West, a distance of 220.72 feet to a 60d nail set for an angle point;
4. South 28°05'30" West, a distance of 121.85 feet to a 60d nail set in the south line of said 6.66 acre tract, same being the north line of a 16.16 acre tract out of a 59.66 acre tract described in Volume 3795, Page 2334 of the Deed Records of Travis County, Texas, for the southeast corner of this tract, from which a 1/2" iron pipe found in the west line of Lot 7, Block 12 of said J. J. Hegman's Subdivision, for the common east corner of said 6.66 acre tract and said 16.16 acre tract, bears South 60°26'01" East, a distance of 176.46 feet;

THENCE North 60°26'01" West, with the common line of said 6.66 acre tract and said 16.16 acre tract, a distance of 20.01 feet to a 60d nail set for the southwest corner of this tract, from

which a 2" iron pipe found for the southwest corner of said 6.66 acre tract, same being an interior corner of said 16.16 acre tract, bears North 60°26'01" West, a distance of 39.69 feet;

THENCE over and across said 6.66 acre tract, the following four (4) courses:

1. North 28°05'30" East, a distance of 120.32 feet to a 60d nail set for an angle point;
2. North 22°15'14" East, a distance of 216.59 feet to a 60d nail set for an angle point;
3. North 04°35'30" East, a distance of 306.63 feet to a 60d nail set for an angle point;
4. North 01°04'04" West, a distance of 218.73 feet to a 60d nail set in the south right-of-way line of said East 51st Street, same being the north line of said 6.66 acre tract, for the northwest corner of this tract, from which a 2" iron pipe found in the south right-of-way line of said East 51st Street, for the northwest corner of said 6.66 acre tract, same being the northeast corner of said 16.16 acre tract, bears North 79°29'01" West, a distance of 43.37 feet;

THENCE South 79°29'01" East, with the south right-of-way line of said East 51st Street, and the north line of said 6.66 acre tract, a distance of 20.42 feet to the **POINT OF BEGINNING** and containing 0.397 acre (17,311 square feet) of land.

BEARING BASIS

The bearings shown are based on the Texas State Plane Coordinate System, Central Zone "Grid" NAD83/93(HARN), and were established from City of Austin Reference points K-27-1001 having coordinate values of N=10,092,566.4684, E=3,120,599.3051, and K-26-1001 having coordinate values of N=10,089,354.03, E=3,119,655.60. The combined scale factor (CSF) is 1.00008.

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 15th day of June, 2009, A.D.



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


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

REFERENCES

MAPSCO 2009 Grid 555L
Austin Grid No. K-26
TCAD PARCEL ID NO. 02-2308-0126
MACIAS & ASSOCIATES, INC., PROJECT NO. 431-07-09

FIELD NOTES REVIEWED

By  Date 6/16/09

Engineering Support Section
Department of Public Works
and Transportation

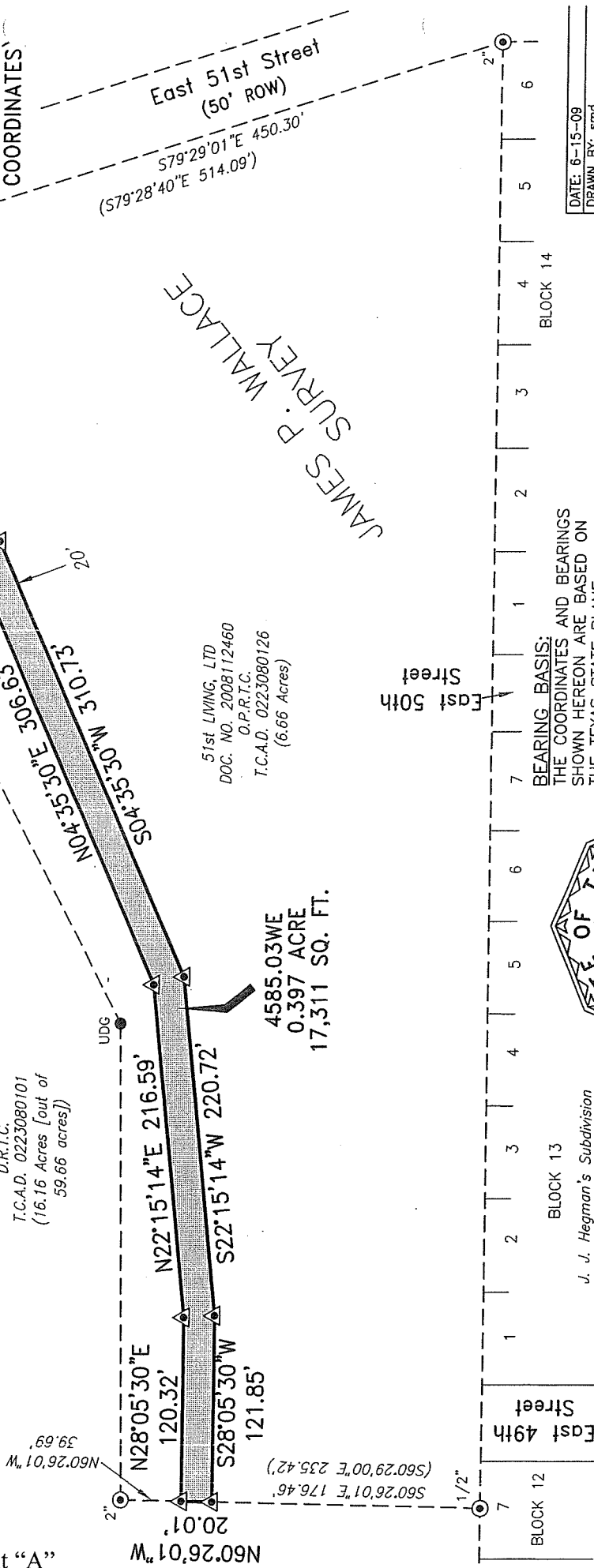
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND			
1/2" IRON ROD FOUND W/PLASTIC CAP STAMPED "UDG"	VOL., PG.	VOLUME, PAGE	
IRON PIPE FOUND (SIZE NOTED)	D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY	
60D NAIL SET	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY	
P.O.B.	P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY	
R.O.W.	()	RECORD INFORMATION	

SCALE : 1"=100'

Board of Regents of
The University of
Texas System
VOL. 3795, PG. 2334
D.R.T.C.
T.C.A.D. 0223080101
(16.16 Acres [out of
59.66 acres])

Exhibit "A"
Page 4 of 4



J. J. Hegman's Subdivision
Book 3, Page 114
P.R.T.C.T.



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

Date:

BEARING BASIS:
THE COORDINATES AND BEARINGS
SHOWN HEREON ARE BASED ON
THE TEXAS STATE PLANE
COORDINATE SYSTEM, (CENTRAL
ZONE, NAD83-93(HARN),
CSF=1,000,000, AND WERE
ESTABLISHED FROM THE CITY OF
AUSTIN REFERENCE POINTS
K-27-1001 HAVING COORDINATE
VALUES OF N=10,092,566.4684
AND E=3,120,599.3051 AND
K-26-1001 HAVING COORDINATE
VALUES OF N=10,089,354.03
AND E= 3,119,655.60.

PAGE 4 OF 4

DATE: 6-15-09
DRAWN BY: smd
WAI JOB NO.: 431-07-09
REFERENCE: F.B. 542/40
J:\JOBS\CAS CONSULTING & SURV\Cheslerfield\4310709\DWG\4595.03 WEDWG

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