



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

---

CITY OF AUSTIN  
(SLOPE EASEMENT)

November 25, 2009

**LEGAL DESCRIPTION FOR PARCEL 4622.04 SE**

DESCRIPTION OF A 0.137-ACRE (5,968 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT NO. 65, 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, SAID 0.137-ACRE TRACT BEING A PORTION OF A CALLED 0.764-ACRE TRACT, DESCRIBED IN VOLUME 652, PAGE 423, DEED RECORDS, TRAVIS COUNTY, TEXAS HAVING BEEN CONVEYED TO AUSPRO ENTERPRISES, L.P. IN A WARRANTY DEED EXECUTED OCTOBER 26, 2007, RECORDED IN DOCUMENT NO. 2007197932 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.137-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** on a ½-inch diameter iron rod with a plastic cap stamped "WATERLOO RPLS 4324" found on the intersection point of the southerly right-of-way line of East Cesar Chavez Street (100-foot right-of-way width) and the easterly right-of-way line of Tillery Street (60-foot right-of-way width), being the northwesterly corner of a called 0.42-acre tract of land and a called 0.39-acre tract of land conveyed to Daniel Baladez and Rose Baladez by instrument recorded in Volume 12894, Page 1922 of the Real Property Records of Travis County, Texas, being described in Volume 12636, Page 432 of said Real Property Records; **THENCE** departing said southerly right-of-way line of East Cesar Chavez Street with said easterly right-of-way line of Tillery Street, same being the westerly boundary line of said 0.42-acre tract and said 0.39-acre tract, S20°28'56"W a distance of 110.86 feet to a calculated point; **THENCE** departing said westerly boundary line of the 0.42-acre tract and the 0.39-acre tract, through the right-of-way of said Tillery Street, N69°31'04"W a distance of 60.00 feet to a calculated point in the westerly right-of-way line of Tillery Street, same being the easterly boundary line of the abovementioned 0.764-acre tract conveyed to Auspro Enterprises, L.P., having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet) values of N=10,064,929.80, E=3,125,115.56, for the northeasterly corner and **POINT OF BEGINNING** of this tract;

**THENCE** with said westerly right-of-way line of Tillery Street, same being said easterly boundary line of the 0.764-acre tract, S20°28'56"W, pass at a distance of 171.14 feet a calculated point from which a ½-inch diameter iron rod found on said easterly right-of-way line of Tillery Street, being the southwesterly corner of said 0.42-acre tract and said 0.39-acre tract,

5410 South 1<sup>st</sup> 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

bears S69°31'04"E a distance of 60.00 feet, continuing for a total distance of 178.03 feet to a calculated point for the southeasterly corner of this tract;

THENCE departing said westerly right-of-way line of Tillery Street, through the interior of said 0.764-acre tract, the following four (4) courses and distances:

- 1) S85°29'10"W for a distance of 38.38 feet to a calculated point for the southwesterly corner of this tract, from which a 1-inch diameter iron pipe found in the westerly boundary line of said 0.764-acre tract bears S86°30'55"W a distance of 97.56 feet;
- 2) N20°00'38"E for a distance of 130.19 feet to a calculated angle point;
- 3) N22°28'46"E for a distance of 29.95 feet to a calculated point for the northwesterly corner of this tract,
- 4) N66°02'32"E for a distance of 48.76 feet to the **POINT OF BEGINNING** and containing 0.137 acre (5,968 square feet) of land.

**BEARING BASIS NOTE**

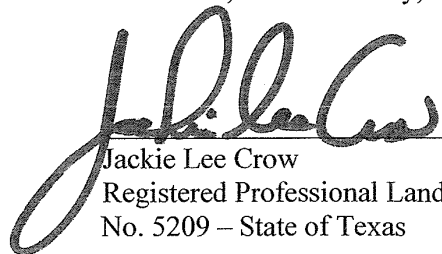
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/HARN). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.

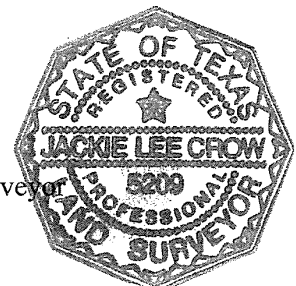
**THE STATE OF TEXAS**     §  
   §     **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF TRAVIS**     §

That I, Jackie, Lee Crow, 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 25th day of November, 2009, A.D.

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

  
Jackie Lee Crow  
Registered Professional Land Surveyor  
No. 5209 – State of Texas



**REFERENCES**

MAPSCO 2009 615H

Austin Grid No. K-21

TCAD PARCEL ID NO. 02-0012-0103

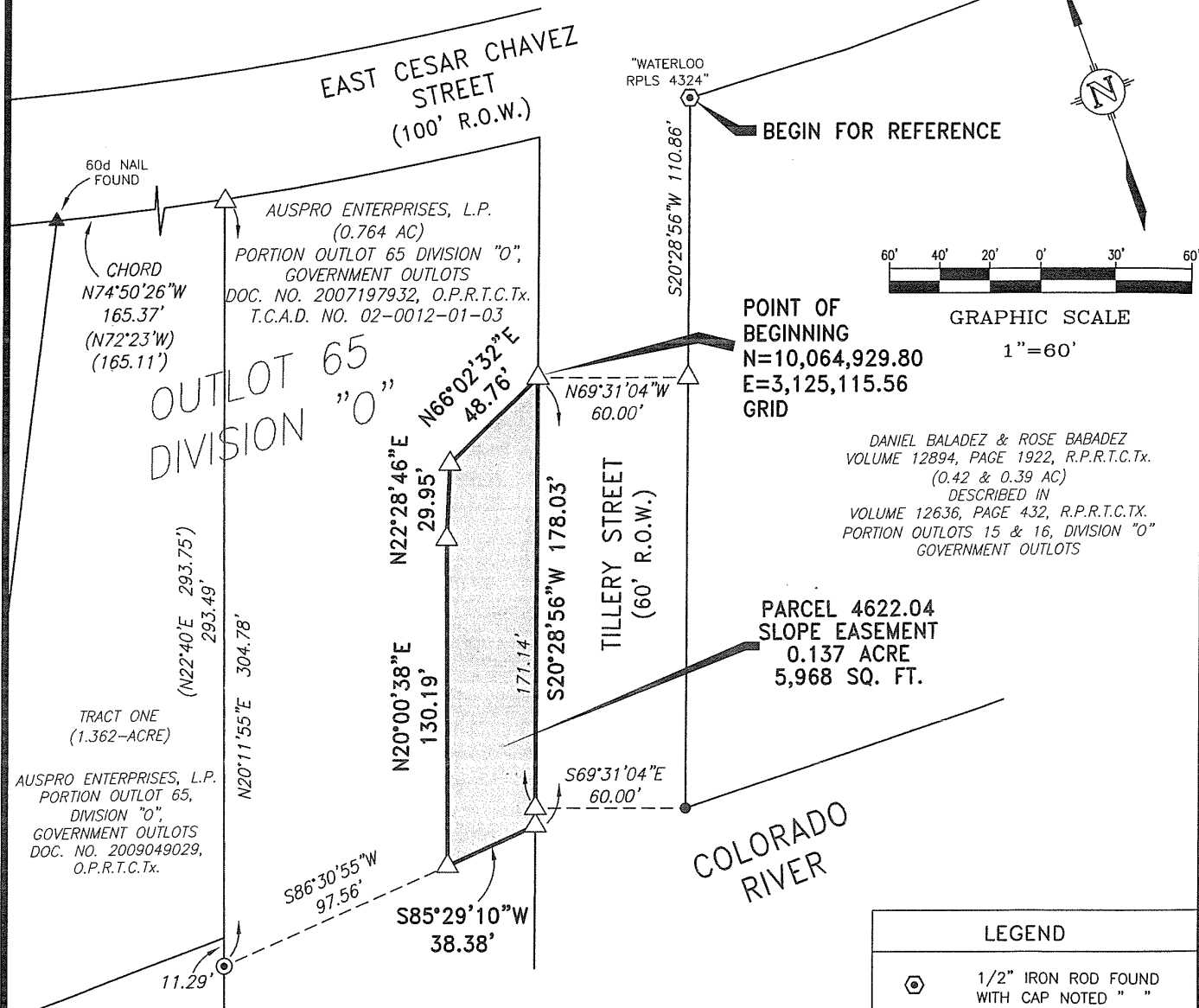
MACIAS & ASSOCIATES, L.P., PROJECT NO. 87-13-09

FIELD NOTES REVIEWED

By:  Date 12-02-2009

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.

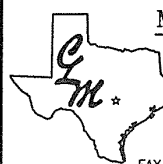
STATE OF TEXAS }  
COUNTY OF TRAVIS }

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.



*Jackie Lee Crow* 11/25/2009  
Jackie Lee Crow Date: 11-25-09  
Registered Professional Land Surveyor Drawn By: T.BLENDEN, S.I.T.  
No. 5209 — State of Texas MAI JOB NO.: 87-13-09  
REFERENCE: F.B., PG.

J:\JOBS\AECOM\87-13-09 TILLERY STREET OUTFALL\DWG\4622.04 SE.DWG



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

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