



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

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CITY OF AUSTIN  
(TEMPORARY ACCESS EASEMENT)

December 1, 2009

**LEGAL DESCRIPTION FOR PARCEL 4622.04 TAE**

DESCRIPTION OF A 0.243-ACRE (10,564 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 0.243-ACRE TRACT BEING A PORTION OF A CALLED 0.764-ACRE TRACT, DESCRIBED IN VOLUME 652, PAGE 423, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS HAVING BEEN CONVEYED TO AUSPRO ENTERPRISES, L.P. BY WARRANTY DEED EXECUTED OCTOBER 26, 2007, RECORDED IN DOCUMENT NO. 2007197932 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.243-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 0.813-acre tract of land described in Volume 12636, Page 432 of the Real Property Records of Travis County, Texas; **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 0.813-acre tract, S20°28'56"W a distance of 174.96 feet to a calculated point, from which a ½-inch diameter iron rod found in said easterly right-of-way line, being the southwest corner of said 0.813-acre tract, bears S20°28'56"W a distance of 107.05 feet; **THENCE** departing said westerly boundary line of the 0.813-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., **THENCE** departing said westerly right-of-way line of Tillery Street, through the interior of said 0.764-acre tract, N69°31'04"W a distance of 35.86 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet) values of N=10,064,882.33, E=3,125,059.55, for the northeasterly corner and **POINT OF BEGINNING** of this tract;

**THENCE** continuing through the interior of said 0.764-acre tract the following two (2) courses and distances:

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

- 1) S20°00'38"W for a distance of 130.19 feet a calculated point for the southeasterly corner of this tract, from which said ½-inch diameter iron rod found on said easterly right-of-way line of Tillery Street, being the southwesterly corner of 0.813-acre tract, bears N76°53'11"E a distance of 41.76 feet to a calculated point in said westerly right-of-way line of Tillery Street and through said right-of-way S69°31'04"E a distance of 60.00 feet;
- 2) S85°29'10"W for a distance of 98.35 feet a calculated point in the westerly boundary line of said 0.764-acre tract, for the southwesterly corner of this tract;

**THENCE** with said westerly boundary line of the 0.764-acre tract N20°11'55"E, pass at a distance of 1.93 feet a 1-inch diameter iron rod found in said westerly boundary line, pass at a distance of 13.22 feet a calculated point being the southeasterly corner of a called 1.362-acre tract of land, described as "Tract One" in Document No. 2009049029 of the Official Public Records of Travis County, Texas, continuing for a total distance of 105.93 feet to a calculated point for the northwesterly corner of this tract, from which a 60d nail found in said southerly right-of-way line of East Cesar Chavez Street, being the northwesterly corner of said 1.362-acre "Tract One", bears with the common boundary line of said 0.764-acre tract and said 1.362-acre "Tract One" N20°11'55"E a distance of 200.78 feet to a calculated point in said southerly right-of-way line and with said right-of-way line a chord bearing of N74°50'26"W a chord distance of 165.37 feet;

**THENCE** departing the easterly boundary line of said 1.362-acre "Tract One", through the interior of said 0.764-acre tract, the following five (5) courses and distances:

- 1) S82°58'30"E for a distance of 36.21 feet to a calculated angle point of this tract;
- 2) N24°02'19"E for a distance of 28.14 feet to a calculated angle point of this tract;
- 3) S76°50'20"E for a distance of 7.63 feet to a calculated angle point of this tract;
- 4) N04°22'39"E for a distance of 8.05 feet to a calculated angle point of this tract;
- 5) N86°30'26"E for a distance of 50.67 feet to the **POINT OF BEGINNING** and containing 0.243 acre (10,564 square feet) of land.

**BEARING BASIS NOTE**

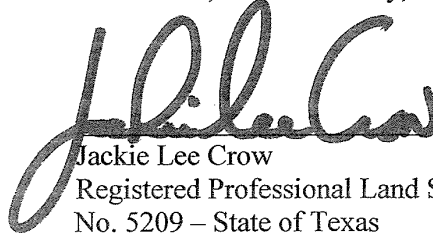
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/HARN). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.

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.

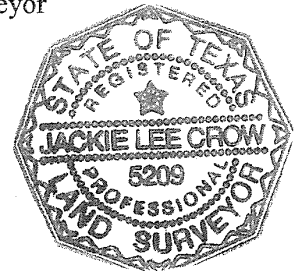
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 1st day of December, 2009, A.D.

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

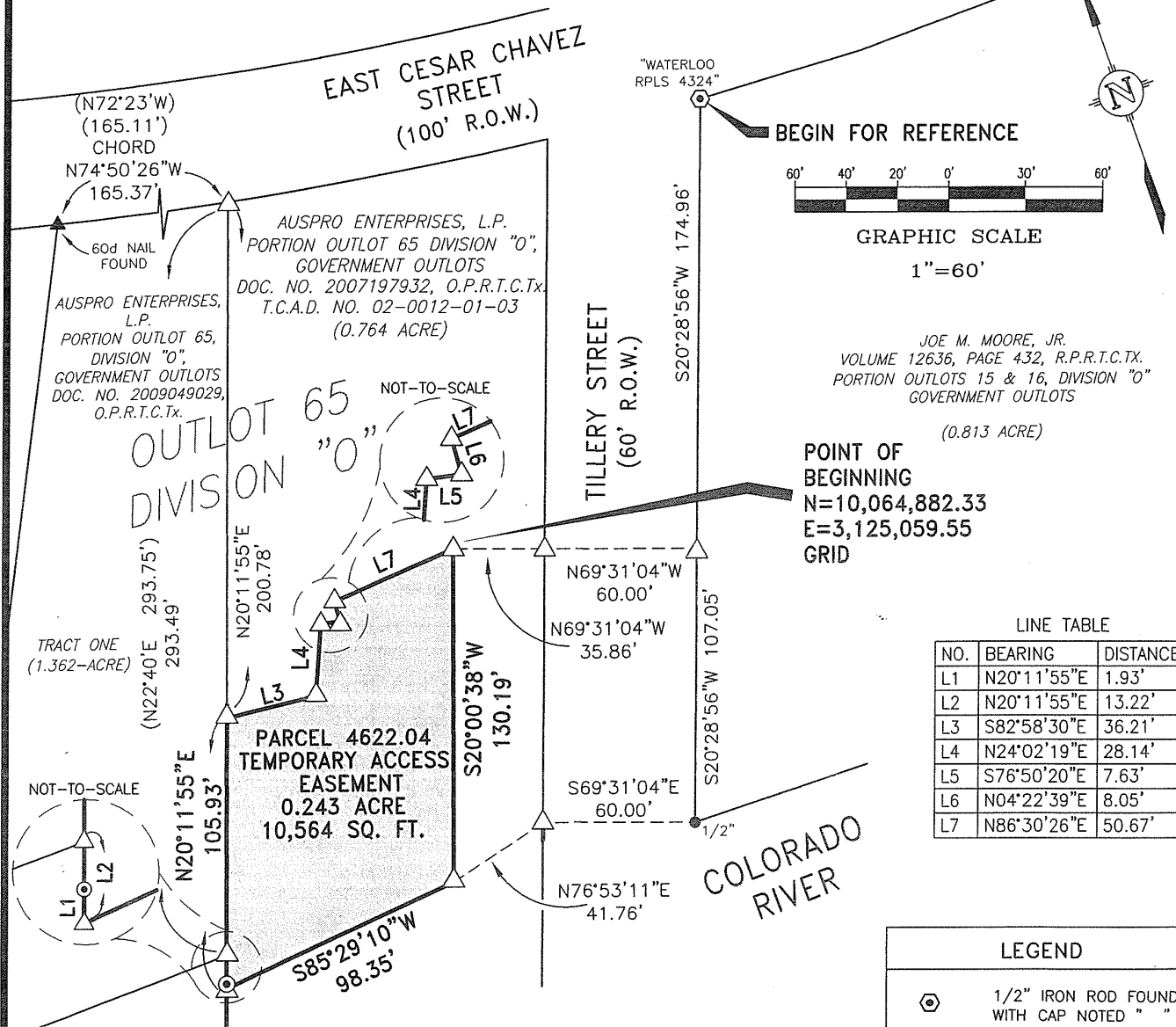


FIELD NOTES REVIEWED

By:  Date 12-04-2009

Engineering Support Section  
Department of Public Works  
and Transportation

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

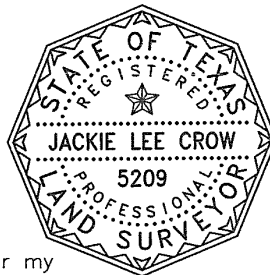


## BEARING BASIS:

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.

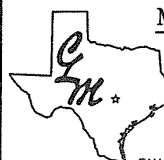


LEGEND	
	1/2" IRON ROD FOUND WITH CAP NOTED " "
	1/2" IRON ROD FOUND
	1" IRON PIPE FOUND
	CALCULATED POINT
— PL —	PROPERTY LINE
BK., VOL., PG.	BOOK, VOLUME, PAGE
T.C.A.D.	TRAVIS COUNTY APPRAISAL DISTRICT
P.R.T.C.Tx.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.Tx.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.Tx.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
( )	RECORD INFORMATION

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

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

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PAGE 4 OF 4

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

DATE: 12-01-09  
DRAWN BY: T.BLENDEN, S.I.T.  
MAI JOB NO.: 87-13-09  
REFERENCE: F.B., PG.