



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

CITY OF AUSTIN
(TEMPORARY ACCESS EASEMENT)

December 2, 2009

LEGAL DESCRIPTION FOR PARCEL 4622.03 TRACT TWO TAE

DESCRIPTION OF A 0.296-ACRE (12,904 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 0.296-ACRE TRACT BEING A PORTION OF A CALLED 1.592-ACRE TRACT OF LAND DESCRIBED AS "TRACT TWO", HAVING BEEN CONVEYED TO AUSPRO ENTERPRISES, L.P. IN A WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 26, 2009, RECORDED IN DOCUMENT NO. 2009049029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.296-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 found in the southerly right-of-way line of East Cesar Chavez Street (100-foot right-of-way width), being the northwesterly corner of the abovementioned 1.592-acre tract described as "Tract Two", same being the northeasterly corner of Lot 3, Block "A" of the Govalle Plaza Subdivision as recorded in Document No. 200700338 of the Official Public Records of Travis County, Texas; THENCE departing said southerly right-of-way line of East Cesar Chavez Street, with the westerly boundary line of said 1.592-acre "Tract Two", same being the easterly boundary line of said Lot 3, Block "A", S23°19'30"W a distance of 252.84 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet) values of N=10,064,916.27, E=3,124,586.55, for the northwesterly corner and **POINT OF BEGINNING** of this tract;

THENCE departing said easterly boundary line of Lot 3, Block "A", through the interior of said 1.592-acre "Tract Two", the following two (2) courses and distances:

- 1) S31°43'15"E for a distance of 71.16 feet to a calculated angle point of this tract;
- 2) N89°50'37"E for a distance of 122.99 feet a calculated point in the easterly boundary line of said 1.592-acre "Tract Two", same being the westerly boundary line of a called 1.362-acre tract of land described as "Tract One" in the abovementioned Document No. 2009049029, for the northeasterly corner of this tract, from which a

5410 South 1st 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

60d nail found in said southerly right-of-way line of East Cesar Chavez Street, being the northeasterly corner of said 1.592-acre "Tract Two", same being the northwesterly corner of said 1.362-acre "Tract One", bears N27°05'55"E a distance of 255.30 feet;

THENCE with said easterly boundary line of the 1.592-acre "Tract Two", same being said westerly boundary line of the 1.362-acre "Tract One", S27°05'55"W for a distance of 67.32 feet to a calculated point for the southeasterly corner of this tract, from which a calculated point being the southeasterly corner of said 1.592-acre "Tract Two", same being the southwesterly corner of said 1.362-acre "Tract One", bears S27°05'55"W a distance of 37.55 feet;

THENCE departing said westerly boundary line of the 1.362-acre "Tract One", through the interior of said 1.592-acre "Tract Two", S90°00'00"W for a distance of 181.53 feet to a calculated point in said westerly boundary line of the 1.592-acre "Tract Two", same being said easterly boundary line of Lot 3, Block "A", for the southwesterly corner of this tract, from which a ½-inch diameter iron rod with a plastic cap stamped "Bury & Partners" found on the southwesterly corner of said 1.592-acre "Tract Two", same being the southeasterly corner of said Lot 3, Block "A" of the Govalle Plaza Subdivision, bears S23°19'30"W a distance of 51.78 feet;

THENCE with said westerly boundary line of the 1.592-acre "Tract Two", same being said easterly boundary line of Lot 3, Block "A", N23°19'30"E for a distance of 130.82 feet to the **POINT OF BEGINNING** and containing 0.296 acre (12,904 square feet) of land.

BEARING BASIS NOTE

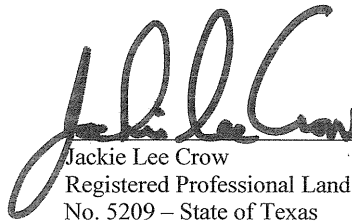
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/HARN). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.

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 2nd day of December, 2009, A.D.

Macias & Associates, L.P.
5410 South 1st 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. 02-0012-0102
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

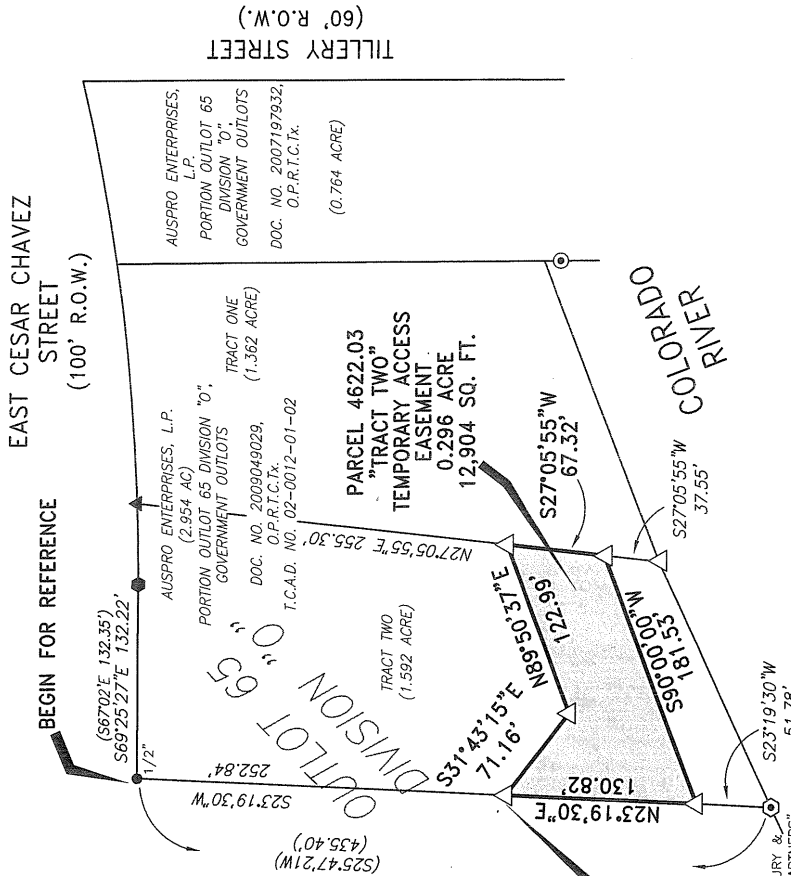
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND	
⊙	1" IRON PIPE FOUND
▲	60D NAIL FOUND
⬢	SQUARE HEAD BOLT FOUND
⊕	1/2" IRON ROD FOUND WITH CAP NOTED " "
●	IRON ROD FOUND SIZE AS NOTED
△	CALCULATED POINT
— PL —	PROPERTY LINE
BK, VOL., PG.	BOOK, VOLUME, PAGE
T.C.A.D.	TRAVIS COUNTY APPRAISAL DISTRICT
O.P.R.T.C.T.x	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.x	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION

3001 EAST CESAR CHAVEZ LTD.
DOC. NO. 2007021162,
O.P.R.T.C.T.x.

LOT 3, BLOCK "A", GOVALLE
PLAZA SUBDIVISION
DOC. NO. 200700338,
O.P.R.T.C.T.x.

POINT OF BEGINNING
N=10,064,916.27
E=3,124,586.55
GRID



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.

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J:\JOBS\ACOM\87-13-09 TULLERY STREET OUTFALL\DWG\4622.03 TR.2 TAE.DWG

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

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AUSTIN, TEXAS 78745 PH. (512)442-7875

FAX (512)442-7876 WWW.MACIASWORLD.COM

DATE: 12-02-09

DRAWN BY: JLC

MAI JOB NO.: 87-13-09

REFERENCE: F.B., PG.

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
Date: 12/2/2009

Jackie Lee Crow

Registered Professional Land Surveyor

No. 5209 - State of Texas

