



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " _____ "

CITY OF AUSTIN
TO
CITY OF AUSTIN

DESCRIPTION FOR WATERLINE EASEMENT

LEGAL DESCRIPTION OF A 0.009 ACRE (407 SQUARE FOOT) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A 9.604 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED JUNE 2, 2000, AND RECORDED IN DOCUMENT NO. 2000096771 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.009 ACRE (407 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 curving east right-of-way line of Grove Boulevard (right-of-way varies), partially described as a 0.747 acre tract in a Street Deed recorded in Volume 12980, Page 990, and partially described as a 0.331 acre tract in a Street Deed recorded in Volume 12992, Page 745, both of the Real Property Records of Travis County, Texas), for the northeast corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN, U.S. Survey Feet,) values of N=10,060,054.09, E=3,127,860.05, from which a 1/2" iron rod found at a point of reverse curvature in the curving east right-of-way line of said Grove Boulevard, bears North 19°22'28" East, a chord distance of 230.57 feet;

THENCE over and across said 9.604 acre tract with a curve to the left, having an arc length of 45.52 feet, a radius of 562.50 feet, and a chord which bears South 10°57'31" East, a distance of 45.50 feet to a 60D nail set in the north right-of-way line of Community Drive (right-of-way varies), same being the most westerly south line of said 9.604 acre tract, for the southeast corner of this tract, from which a 1/2" iron rod found at the northeast corner of the right-of-way of said Community Drive, same being an interior corner in the west line of said 9.604 acre tract, bears North 89°12'50" East, a distance of 42.89 feet;

THENCE South 89°12'50" West, with the north right-of-way line of said Community Drive and the most westerly south line of said 9.604 acre tract, a distance of 13.77 feet to a 1/2" iron rod found at the northeast corner of Lot 1, Block I, Austin Community College, Phase "B", Section 2, a subdivision of record in Volume 92, Page 111 of the Plat Records of Travis County, Texas, same being a corner in the east right-of-way line of said Grove Boulevard (described in said 0.747 acre tract), also being the northwest corner of the right-of-way of said Community Drive, and a corner in the west line of said 9.604 acre tract, for the southwest corner of this tract;

THENCE North 00°01'22" West, with the east right-of-way line of said Grove Boulevard (described in said 0.747 acre tract) and the west line of said 9.604 acre tract, a distance of 43.66

feet to a 1/2" iron rod with plastic cap stamped "Macias & Associates" set at a non-tangent point of curvature in the east right-of-way line of said Grove Boulevard (described in said 0.747 acre and 0.331 acre tracts), for the northwest corner of this tract;

THENCE with the curving east right-of-way line of said Grove Boulevard (described in said 0.331 acre tract) and a curve to the left, having an arc length of 5.28 feet, a radius of 138.50 feet, and a chord which bears North 76°48'42" East, a distance of 5.28 feet to the **POINT OF BEGINNING**, containing 0.009 acre (407 square feet) of land.

BEARING BASIS NOTE

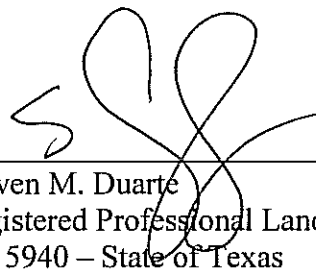
The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83/HARN). The coordinates were established from City of Austin reference point "M-19-4001" having coordinate values of N=10,057,768.14, E=3,133,579.08. All distances shown are grid distances.

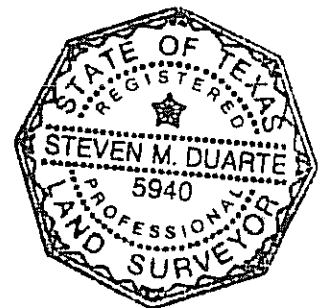
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Steven M. Duarte, 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 30th day of June, 2010, A.D.

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


Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas



REFERENCES

MAPSCO 2009, 616-S
AUSTIN GRID NO. L-19
TCAD PARCEL ID NO. 03-0415-0118
MACIAS & ASSOCIATES, L.P., PROJECT NO. 190-42-09

FIELD NOTES REVIEWED

By:  Date 7/1/10

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CURVE TABLE		
Number	C1	C2
Delta Angle	04°38'11"	2°10'58"
Radius	562.50'	138.50
Arc Length	45.52'	5.28'
Chord Length	45.50'	5.28'
Chord Bearing	S10°57'31"E	N76°48'42"E

Number	Bearing	Distance
L1	S89°12'50"W	13.77'
L2	N00°01'22"W	43.66'

LEGEND

- MA 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MACIAS & ASSOC." SET
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ▲ 60D NAIL SET
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT

P.O.B.
N=10,060,054.09
E=3,127,860.05
GRID

WATERLINE
EASEMENT
0.009 ACRE
407 SQ. FT.

R.O.W. LINE PER
STREET DEED
VOL. 12980, PG. 990
R.P.R.T.C.Tx.
(0.747 ACRE)

AUSTIN COMMUNITY COLLEGE
VOL. 8519, PG. 428, D.R.T.C.Tx

T.C.A.D. NO. 03-0415-01-17

LOT 1, BLOCK 1

AUSTIN COMMUNITY
COLLEGE
PHASE "B", SECTION 2
VOL. 92, PG. 111,
P.R.T.C.Tx.

GROVE BOULEVARD
(R.O.W. VARIES)

COMMUNITY DRIVE
(R.O.W. VARIES)

SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 24

R.O.W. LINE PER
STREET DEED
VOL. 12992, PG. 745
R.P.R.T.C.Tx.
(0.331 ACRE)

CITY OF AUSTIN
(REMAINING PORTION OF
TRACT 2 - 9.604 AC.)
DOC. NO. 2000096771
O.P.R.T.C.Tx.
T.C.A.D. NO.
03-0415-0118

1"=50'



BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE-4203, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "M-19-4001" HAVING COORDINATE VALUES OF N=10,057,768.14, E=3,133,579.08. ALL DISTANCES SHOWN ARE GRID DISTANCES.

NOTE:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON THE OWNERSHIP AND EASEMENT REPORT ISSUED BY GRACY TITLE OF AUSTIN, REF. NO. OEAS144, EFFECTIVE DATE: APRIL 9, 2010.

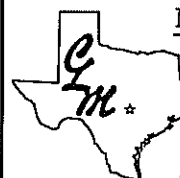
DATE: 06-30-10
DRAWN BY: smd
MAI JOB NO.: 190-42-09

J:\JOBS\DAVCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-2 WE.DWG

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5940 - STATE OF TEXAS

DATE:

6/30/10



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

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



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " _____ "

CITY OF AUSTIN
TO
CITY OF AUSTIN

DESCRIPTION FOR WATERLINE EASEMENT

LEGAL DESCRIPTION OF A 1.553 ACRE (67,661 SQUARE FOOT) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF: THE REMAINDER OF A 32.008 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED JUNE 2, 2000, AND RECORDED IN DOCUMENT NO. 2000096771 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A 3.31 ACRE TRACT OF LAND DESCRIBED IN AN AFFIDAVIT OF DECLARATION OF STREET VACATION TO THE CITY OF AUSTIN EXECUTED SEPTEMBER 30, 1997, AND RECORDED IN VOLUME 13032, PAGE 111 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; A 25.03 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED DECEMBER 15, 1986, AND RECORDED IN VOLUME 10018, PAGE 247 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; A 15,836 SQUARE FOOT TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF AUSTIN EXECUTED OCTOBER 9, 1962, AND RECORDED IN VOLUME 2522, PAGE 261 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND LOT D, GROVE SUBDIVISION NO. 3, A SUBDIVISION OF RECORD IN VOLUME 84, PAGE 40B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN IN A WARRANTY DEED EXECUTED MAY 6, 1981, AND RECORDED IN VOLUME 7410, PAGE 596 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.553 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at a corner in the west right-of-way line of Grove Boulevard (right-of-way varies), same being the east line of a 28.116 acre tract described in Document No. 2008026543 of the Official Public Records of Travis County, Texas;

THENCE North 03°41'18" East, with the west right-of-way line of said Grove Boulevard and the east line of said 28.116 acre tract, passing at a distance of 456.88 feet, a calculated point for the south corner of a 0.017 acre tract described in a Street Deed recorded in Volume 12992, Page 745 of the Real Property Records of Travis County, Texas, and continuing with the west line of said 0.017 acre Street Deed tract, for a total distance of 518.20 feet to a calculated point at the location of a 3/8" iron rod previously found by Macias & Associates, in the south line of the remainder of said 32.008 acre tract, at a corner in the west right-of-way line of said Grove

Boulevard, same being the northeast corner of said 28.116 acre tract, also being the northwest corner of said 0.017 acre Street Deed tract;

THENCE South 85°22'22" East, with the west right-of-way line of said Grove Boulevard, the north line of said 0.017 acre Street Deed tract and the south line of the remainder of said 32.008 acre tract, a distance of 23.70 feet to a 60D nail set for the southwest corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN, U.S. Survey Feet,) values of N=10,061,025.34, E=3,127,911.70, from which a 1/2" iron rod found in the east right-of way line of said Grove Boulevard bears South 40°11'57" East, a distance of 99.16 feet;

THENCE over and across said 32.008 acre tract, said 3.31 acre Street Vacation tract, said 25.03 acre tract, said 15,836 square foot tract and said Lot D of Grove Subdivision No. 3, the following thirty-two (32) courses:

1. North 01°45'20" East, a distance of 137.03 feet to a 60D nail set;
2. North 44°14'40" West, a distance of 36.13 feet to a 60D nail set for a point of curvature;
3. With a curve to the right, having an arc length of 129.43 feet, a radius of 593.45 feet, and a chord which bears North 37°55'14" West, a distance of 129.18 feet to a 60D nail set for a point of non-tangency;
4. North 10°01'12" East, a distance of 147.60 feet to a 60D nail set;
5. North 30°33'58" East, a distance of 157.83 feet to a 60D nail set for a point of curvature;
6. With a curve to the left, having an arc length of 75.51 feet, a radius of 562.50 feet, and a chord which bears North 26°43'15" East, a distance of 75.45 feet to a 60D nail set for a point of reverse curvature;
7. With a curve to the right, having an arc length of 168.98 feet, a radius of 577.50 feet, and a chord which bears North 31°15'29" East, a distance of 168.38 feet to a 60D nail set for a point of tangency;
8. North 39°38'26" East, a distance of 75.03 feet to a 60D nail set for a non-tangent point of curvature;
9. With a curve to the right, having an arc length of 35.16 feet, a radius of 724.48 feet, and a chord which bears North 87°19'33" East, a distance of 35.16 feet to a 60D nail set for a non-tangent point of curvature;
10. With a curve to the right, having an arc length of 182.36 feet, a radius of 582.17 feet, and a chord which bears North 10°29'31" East, a distance of 181.62 feet to a 60D nail set for a point of reverse curvature;

11. With a curve to the left, having an arc length of 352.27 feet, a radius of 562.50 feet, and a chord which bears North $00^{\circ}20'11''$ East, a distance of 346.55 feet to a 60D nail set for a point of non-tangency;
12. North $40^{\circ}15'22''$ West, a distance of 158.55 feet to a 60D nail set;
13. North $32^{\circ}10'14''$ West, a distance of 152.99 feet to a 60D nail set;
14. North $77^{\circ}10'14''$ West, a distance of 6.89 feet to a 60D nail set;
15. North $12^{\circ}49'46''$ East, a distance of 15.00 feet to a 60D nail set;
16. South $77^{\circ}10'14''$ East, a distance of 13.11 feet to a 60D nail set;
17. South $32^{\circ}10'14''$ East, a distance of 158.14 feet to a 60D nail set;
18. South $40^{\circ}15'22''$ East, a distance of 160.48 feet to a 60D nail set for a non-tangent point of curvature;
19. With a curve to the right, having an arc length of 364.69 feet, a radius of 577.50 feet, and a chord which bears South $00^{\circ}11'11''$ West, a distance of 358.66 feet to a 60D nail set for a point of reverse curvature;
20. With a curve to the left, having an arc length of 177.43 feet, a radius of 568.35 feet, and a chord which bears South $10^{\circ}32'02''$ West, a distance of 176.71 feet to a 60D nail set for a point of non-tangency;
21. South $89^{\circ}04'19''$ East, a distance of 1064.17 feet to a 60D nail set for a point of curvature;
22. With a curve to the left, having an arc length of 491.72 feet, a radius of 562.66 feet, and a chord which bears North $65^{\circ}53'17''$ East, a distance of 476.22 feet to a 60D nail set for a non-tangent point of curvature;
23. With a curve to the left, having an arc length of 42.56 feet, a radius of 765.23 feet, and a chord which bears North $83^{\circ}30'04''$ East, a distance of 42.56 feet to a 60D nail set for a point of tangency;
24. North $80^{\circ}25'43''$ East, a distance of 144.72 feet to a 60D nail set for a point of curvature;
25. With a curve to the left, having an arc length of 76.68 feet, a radius of 562.50 feet, and a chord which bears North $76^{\circ}31'24''$ East, a distance of 76.62 feet to a 60D nail set for a point of non-tangency;
26. North $47^{\circ}57'10''$ East, a distance of 68.58 feet to a 60D nail set for a point of curvature;

27. With a curve to the right, having an arc length of 135.89 feet, a radius of 577.50 feet, and a chord which bears North 54°41'38" East, a distance of 135.58 feet to a 60D nail set for a point of tangency;
28. North 61°26'06" East, a distance of 198.95 feet to a 60D nail set;
29. North 63°43'28" East, a distance of 156.28 feet to a 60D nail set;
30. North 73°12'32" East, a distance of 105.34 feet to a 60D nail set;
31. South 82°27'12" East, a distance of 168.67 feet to a 60D nail set;
32. North 71°46'51" East, a distance of 19.30 feet to a 60D nail set in the south line of a 0.228 acre tract conveyed to the State of Texas in Volume 12609, Page 339 of the Real Property Records of Travis County, Texas, same being the interior line of said Lot D of Grove Subdivision No. 3, differing from the west right-of-way line of Montopolis Drive (per TxDOT CSJ# 151-09-039; right-of-way varies), from which a 1/2" iron rod with TxDOT aluminum cap found at a corner in the west right-of-way line of said Montopolis Drive (per TxDOT CSJ# 151-09-039), same being an angle point in the west line of said 0.228 acre State of Texas tract, also being a corner in the common line of Lots D and E of said Grove Subdivision No. 3, bears North 84°18'52" West, a distance of 11.08 feet, and North 05°44'08" East, a distance of 9.34 feet;

THENCE South 84°18'52" East, with the south line of said 0.228 acre State of Texas tract and the interior line of said Lot D of Grove Subdivision No. 3, differing from the west right-of-way line of said Montopolis Drive (per TxDOT CSJ# 151-09-039), a distance of 37.02 feet to a 60D nail set for the east corner of this tract, from which a 1/2" iron rod with TxDOT aluminum cap found in the common line of Lots A and D of said Grove Subdivision No. 3, at a corner in the west right-of-way line of said Montopolis Drive (per TxDOT CSJ# 151-09-039), bears South 84°18'52" East, a distance of 24.85 feet, South 89°43'51" East, a distance of 30.80 feet, South 33°52'14" West, a distance of 9.04 feet, South 33°45'23" West, a distance of 45.95 feet, North 80°33'57" West, a distance of 74.58 feet;

THENCE over and across said 32.008 acre tract, said 3.31 acre Street Vacation tract, said 25.03 acre tract, said 15,836 square foot tract and said Lot D of Grove Subdivision No. 3, the following twenty-one (21) courses:

1. South 71°46'51" West, a distance of 56.57 feet to a 60D nail set;
2. North 82°27'12" West, a distance of 168.87 feet to a 60D nail set;
3. South 73°12'32" West, a distance of 100.86 feet to a 60D nail set;
4. South 63°43'28" West, a distance of 154.74 feet to a 60D nail set;
5. South 61°26'06" West, a distance of 198.65 feet to a 60D nail set for a point of curvature;

6. With a curve to the left, having an arc length of 132.36 feet, a radius of 562.50 feet, and a chord which bears South $54^{\circ}41'38''$ West, a distance of 132.06 feet to a 60D nail set for a point of tangency;
7. South $47^{\circ}57'10''$ West, a distance of 71.84 feet to a 60D nail set for a non-tangent point of curvature;
8. With a curve to the right, having an arc length of 82.02 feet, a radius of 577.50 feet, and a chord which bears South $76^{\circ}21'35''$ West, a distance of 81.95 feet to a 60D nail set for a point of tangency;
9. South $80^{\circ}25'43''$ West, a distance of 144.98 feet to a 60D nail set for a point of curvature;
10. With a curve to the right, having an arc length of 37.44 feet, a radius of 567.93 feet, and a chord which bears South $83^{\circ}20'46''$ West, a distance of 37.43 feet to a 60D nail set for a non-tangent point of curvature;
11. With a curve to the right, having an arc length of 498.77 feet, a radius of 577.50 feet, and a chord which bears South $66^{\circ}11'08''$ West, a distance of 483.41 feet to a 60D nail set for a point of tangency;
12. North $89^{\circ}04'19''$ West, a distance of 1058.00 feet to a 60D nail set for a point of curvature;
13. With a curve to the left, having an arc length of 48.69 feet, a radius of 581.32 feet, and a chord which bears South $88^{\circ}29'37''$ West, a distance of 48.68 feet to a 60D nail set for a point of non-tangency;
14. South $39^{\circ}38'26''$ West, a distance of 68.51 feet to a 60D nail set for a point of curvature;
15. With a curve to the left, having an arc length of 164.59 feet, a radius of 562.50 feet, and a chord which bears South $31^{\circ}15'29''$ West, a distance of 164.01 feet to a 60D nail set for a point of reverse curvature;
16. With a curve to the right, having an arc length of 77.52 feet, a radius of 577.50 feet, and a chord which bears South $26^{\circ}43'15''$ West, a distance of 77.46 feet to a 60D nail set for a point of tangency;
17. South $30^{\circ}33'58''$ West, a distance of 155.11 feet to a 60D nail set;
18. South $10^{\circ}01'12''$ West, a distance of 138.97 feet to a 60D nail set for a non-tangent point of curvature;
19. With a curve to the left, having an arc length of 120.57 feet, a radius of 569.16 feet, and a chord which bears South $38^{\circ}08'45''$ East, a distance of 120.35 feet to a 60D nail set for a point of tangency;
20. South $44^{\circ}14'40''$ East, a distance of 42.50 feet to a 60D nail set;

21. South $01^{\circ}45'20''$ West, a distance of 118.43 feet to a 60D nail set in the curving northwest right-of-way line of said Grove Boulevard and the southeast line of said 32.008 acre tract, for a non-tangent point of curvature;

THENCE with the curving northwest right-of-way line of said Grove Boulevard and the southeast line of said 32.008 acre tract, and a curve to the left, having an arc length of 28.40 feet, a radius of 745.00 feet, and a chord which bears South $29^{\circ}53'10''$ West, a distance of 28.40 feet to a 60D nail set at the location of an iron rod previously set by Macias & Associates, at a corner in the west right-of-way line of said Grove Boulevard, same being the northeast corner of said 0.017 acre Street Deed tract, also being the southeast corner of the remainder of said 32.008 acre tract, for a point of non-tangency and a the most southerly southeast of this tract;

THENCE North $85^{\circ}22'22''$ West, the west right-of-way line of said Grove Boulevard, the north line of said 0.017 acre Street Deed tract and the south line of the remainder of said 32.008 acre tract, a distance of 1.61 feet to the **POINT OF BEGINNING**, containing 1.553 acres (67,661 square feet) of land.

BEARING BASIS NOTE

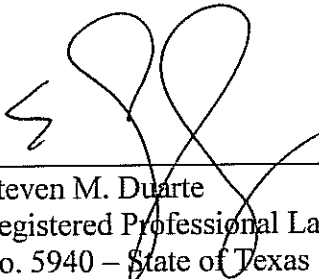
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THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

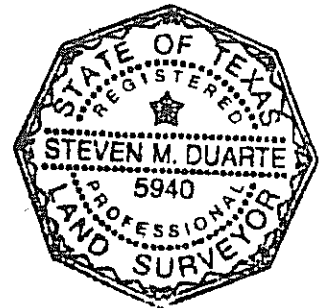
That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 30th day of June, 2010, A.D.

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

 6/30/10

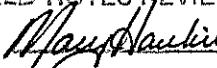
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas



REFERENCES

MAPSCO 2009, 616N, P & S
AUSTIN GRID NO. L-20
TCAD PARCEL ID NO. 03-0415-0118, 03-0216-0104,
03-0217-0313 & 03-0317-0109
MACIAS & ASSOCIATES, L.P., PROJECT NO. 190-42-09

FIELD NOTES REVIEWED

By:  Date 7/1/10

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PAGE 9

PAGE 8

SANTIAGO DEL
VALLE GRANT
ABSTRACT
NO. 24

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)

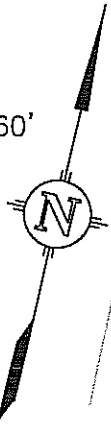
T.C.A.D. NO. 03-0415-0118

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)

T.C.A.D. NO. 03-0415-0118

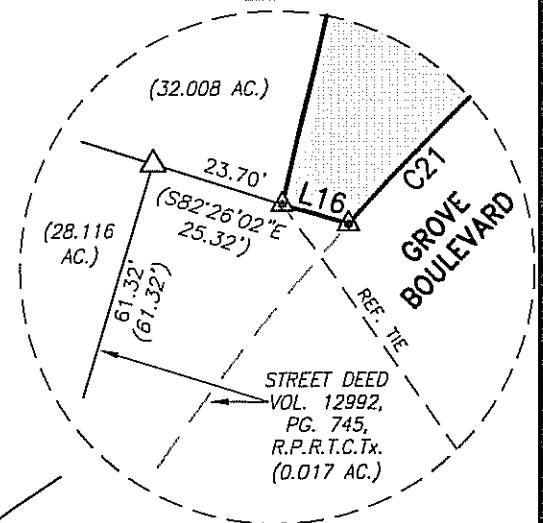
APPROX. LOCATION OF
10'-WIDE SANITARY
SEWER ESMT.
VOL. 4138, PG. 1280,
D.R.T.C.Tx.

1"=60'



WATERLINE EASEMENT
1.553 ACRES
67,661 SQ. FT.

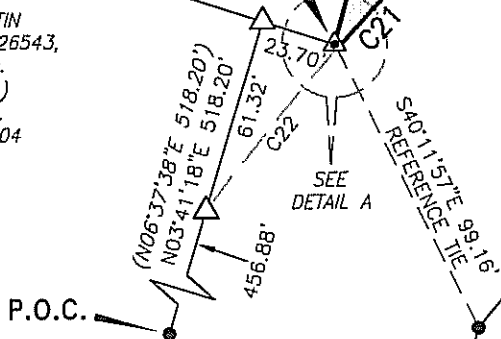
DETAIL A
N.T.S.



GROVE BOULEVARD
(R.O.W. VARIES)

P.O.B.
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GRID

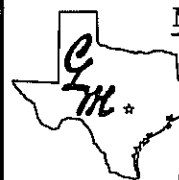
CITY OF AUSTIN
DOC. NO. 2008026543,
O.P.R.T.C.Tx.
(28.116 AC.)
T.C.A.D. NO.
03-0415-0104



PAGE 8 OF 16

DATE: 06-30-10
DRAWN BY: smd
MAI JOB NO.: 190-42-09

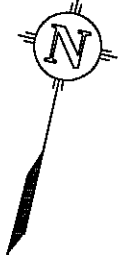
J:\JOBS\DAVCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-3 WE.dwg



MACIAS & ASSOCIATES, L.P.
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FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

1"=60'



PAGE 10

PAGE 9

INGRESS AND
EGRESS ESMT.
DOC. NO. 200110480,
O.P.R.T.C.Tx.
(0.625 AC.)

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)

T.C.A.D. NO. 03-0415-0118

CITY OF AUSTIN
DOC. NO. 2000096771, O.P.R.T.C.Tx.
(TRACT 1 - 32.008 AC.)

T.C.A.D. NO. 03-0415-0118

10'-WIDE SANITARY
SEWER ESMT.
VOL. 4138, PG. 1280,
D.R.T.C.Tx.

CITY OF AUSTIN
(3.31 AC.) STREET VACATION
VOL. 13032, PG. 111, R.P.R.T.C.Tx.
T.C.A.D. NO. 03-0216-0104

PAGE 9
PAGE 11

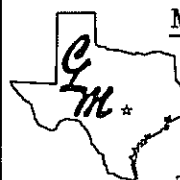
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PAGE 9 OF 16

DATE: 06-30-10
DRAWN BY: smd
MAI JOB NO.: 190-42-09

J:\JOBS\DAVCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-3 WE.dwg

SANTIAGO DEL
VALLE GRANT
ABSTRACT
NO. 24



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CITY OF AUSTIN
VOL. 9982, PG. 18,
R.P.R.T.C.Tx.
(10,441 S.F.)

WASTEWATER ESMT.
DOC. NO 200110480,
O.P.R.T.C.Tx.
(0.274 AC.)

GROVE SUBDIVISION NO. 3
VOL. 84, PG. 40B
P.R.T.C.Tx.

30'-WIDE
SANITARY SEWER ESMT.
VOL. 9981, PG. 256,
R.P.R.T.C.Tx.

15'-WIDE SANITARY
SEWER ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0313

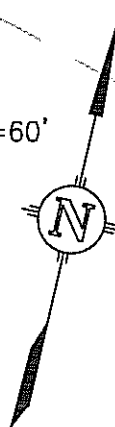
PUBLIC UTILITY ESMT.
VOL. 9981, PG. 244,
R.P.R.T.C.Tx.
(30,469 S.F.)

INGRESS AND
EGRESS ESMT.
DOC. NO 200110480,
O.P.R.T.C.Tx.
(0.625 AC.)

CITY OF AUSTIN
(3.31 AC.) STREET VACATION
VOL. 13032, PG. 111, R.P.R.T.C.Tx.
T.C.A.D. NO. 03-0216-0104

30'-WIDE PUBLIC
UTILITY ESMT.
VOL. 10018 PG. 329,
R.P.R.T.C.Tx.

1"=60'



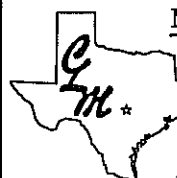
CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

PAGE 10
PAGE 9

PAGE 10 OF 16

DATE: 06-30-10
DRAWN BY: smd
MAI JOB NO.: 190-42-09

J:\JOBS\DAYCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-3 WE.dwg



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SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24

APPROX. LOCATION OF
10'-WIDE SANITARY
SEWER ESMT.
VOL. 4138, PG. 1284,
D.R.T.C.Tx.
(PER VOL. 10018,
PG. 247, R.P.R.T.C.Tx.)

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

WATERLINE EASEMENT
1.553 ACRES
67,661 SQ. FT.

S89°04'19"E 1064.17'
N89°04'19"W 1058.00'

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

1"=60'



PAGE 9
PAGE 11

PAGE 11
PAGE 12

DATE: 05-30-10
DRAWN BY: smd
M&A JOB NO.: 190-42-09
J:\JOBS\DAYCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-3 WE.dwg

PAGE 11 OF 16



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GROVE SUBDIVISION NO. 3
VOL. 84, PG. 40B
P.R.T.C.Tx.

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0313

DRAINAGE ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

WATERLINE EASEMENT
1.553 ACRES
67,661 SQ. FT.

CITY OF AUSTIN
VOL. 10018, PG. 247, R.P.R.T.C.Tx.
(25.03 AC.)
T.C.A.D. NO. 03-0216-0104

PAGE 12
PAGE 13

PAGE 12 OF 16

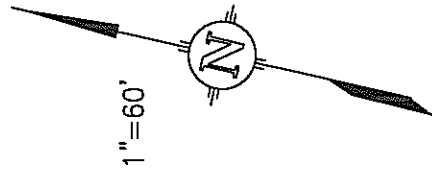
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DRAWN BY: smd
MAI JOB NO.: 190-42-09
J:\DOBBS\DAVCHRY\Montopolia Reclaimed W1\190-42-09\DWG\19042-3 WE.dwg

SANTIAGO DEL
VALLE GRANT
ABSTRACT
NO. 24

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

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PAGE 11
PAGE 12

SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 24

GROVE SUBDIVISION NO. 3
VOL. 84, PG. 40B
P.R.T.C.Tx.

30'-WIDE PUBLIC
UTILITY ESMT.
VOL. 10018 PG. 329,
R.P.R.T.C.Tx.

DRAINAGE ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

15'-WIDE SANITARY
SEWER ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0313

CITY OF AUSTIN
VOL. 2522, PG. 261,
D.R.T.C.Tx.
(15,836 SQUARE FEET)
T.C.A.D. NO.
03-0317-0109

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.T.C.Tx.
T.C.A.D. NO. 03-0217-0313

DAVID WOOLSEY AND
WIFE, DENA F. WOOLSEY
DOC. NO. 2001088218, O.P.R.T.C.Tx.
(EXHIBIT "A", TRACT V - 2.70 AC.)
T.C.A.D. NO. 03-0317-0116

DAVID & DENA F. WOOLSEY
DOC. NO. 2001088218, O.P.R.T.C.Tx.
(2.70 AC.)
T.C.A.D. NO. 03-0317-0116

1"=60'



PAGE 12
PAGE 13

PAGE 13 OF 16

DATE: 06-30-10
DRAWN BY: smd
MAIL JOB NO.: 190-42-09
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MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

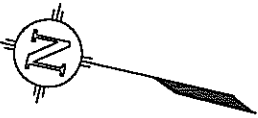
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5410 SOUTH 1ST STREET
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FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM



PAGE 13
PAGE 14

1"=60'



SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 24

LOT D
CITY OF AUSTIN
VOL. 7410, PG. 596, D.R.I.C.Tx.
T.C.A.D. NO. 03-0217-0313

GROVE SUBDIVISION
NO. 3
VOL. 84, PG. 40B
P.R.T.C.Tx.

LIMITS
EGR
VOL. 7
D

LOT D

WATERLINE EASEMENT
1.553 ACRES
67,661 SQ. FT.

5'-WIDE
ELECTRIC ESMT.
VOL. 2622, PG. 13,
D.R.I.C.Tx.

N61°26'06"E 198.95'
S61°26'06"W 198.65'

MICHAEL J. KUHN
VOL. 10448, PG. 381
R.P.R.T.C.Tx.
(1.30 AC.)
T.C.A.D. NO.
03-0217-0302

MICHAEL J. KUHN
VOL. 10448, PG. 381, R.P.R.T.C.Tx.
(1.30 AC.)
T.C.A.D. NO. 03-0217-0302

5'-WIDE
WATER MAIN ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

25'-WIDE
DRAINAGE ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

15'-WIDE SANITARY
SEWER ESMT.
VOL. 84, PG. 40B,
P.R.T.C.Tx.

DAVID WOOLSEY AND
WIFE, DENA F. WOOLSEY
DOC. NO. 2001088218, O.P.R.T.C.Tx.
(EXHIBIT "A", TRACT V - 2.70 AC.)
T.C.A.D. NO. 03-0317-0116

KEMP STREET


CLOVIS STREET

PAGE 14
PAGE 15

PAGE 13
PAGE 14

DATE: 06-30-10
DRAWN BY: smd
MAL JOB NO.: 190-42-09
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CURVE TABLE					
Number	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	12°29'47"	593.45'	129.43'	129.18'	N37°55'14"W
C2	07°41'27"	562.50'	75.51'	75.45'	N26°43'15"E
C3	16°45'55"	577.50'	168.98'	168.38'	N31°15'29"E
C4	02°46'51"	724.48'	35.16'	35.16'	N87°19'33"E
C5	17°56'51"	582.17'	182.36'	181.62'	N10°29'31"E
C6	35°52'56"	562.50'	352.27'	346.55'	N00°20'11"E
C7	36°10'56"	577.50'	364.69'	358.66'	S00°11'11"W
C8	17°53'13"	568.35'	177.43'	176.71'	S10°32'02"W
C9	50°04'22"	562.66'	491.72'	476.22'	N65°53'17"E
C10	03°11'12"	765.23'	42.56'	42.56'	N83°30'04"E
C11	07°48'37"	562.50'	76.68'	76.62'	N76°31'24"E
C12	13°28'56"	577.50'	135.89'	135.58'	N54°41'38"E
C13	13°28'56"	562.50'	132.36'	132.06'	S54°41'38"W
C14	08°08'16"	577.50'	82.02'	81.95'	S76°21'35"W
C15	03°46'38"	567.93'	37.44'	37.43'	S83°20'46"W
C16	49°29'05"	577.50'	498.77'	483.41'	S66°11'08"W
C17	04°47'57"	581.32'	48.69'	48.68'	S88°29'37"W
C18	16°45'55"	562.50'	164.59'	164.01'	S31°15'29"W
C19	07°41'27"	577.50'	77.52'	77.46'	S26°43'15"W
C20	12°08'16"	569.16'	120.57'	120.35'	S38°08'45"E
C21	02°11'04"	745.00'	28.40'	28.40'	S29°53'10"W
C22	05°04'26"	745.00'	65.97'	65.95'	N26°15'25"E

LINE TABLE		
Number	Bearing	Distance
L1	N44°14'40"W	36.13'
L2	N39°38'26"E	75.03'
L3	N77°10'14"W	6.89'
L4	N12°49'46"E	15.00'
L5	S77°10'14"E	13.11'
L6	N80°25'43"E	144.72'
L7	N47°57'10"E	68.58'
L8	N73°12'32"E	105.34'
L9	N71°46'51"E	19.30'
L10	S84°18'52"E	37.02'
L11	S71°46'51"W	56.57'
L12	S47°57'10"W	71.84'
L13	S80°25'43"W	144.98'
L14	S39°38'26"W	68.51'
L15	S44°14'40"E	42.50'
L16	N85°22'22"W	1.61'
L17	N84°18'52"W	11.08'
L18	N05°44'08"E	9.34'

LEGEND

- ⊕ 1/2" IRON ROD WITH TxDOT ALUMINUM CAP FOUND
- TYPE I TxDOT CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ⦿ BOLT FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- PL— PROPERTY LINE
- N.T.S. NOT TO SCALE
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

BEARING BASIS:

THE COORDINATES AND 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 "M-19-4001" HAVING COORDINATE VALUES OF N=10,057,768.14, E=3,133,579.08. ALL DISTANCES SHOWN ARE GRID DISTANCES.



NOTE:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON THE OWNERSHIP AND EASEMENT REPORTS ISSUED BY GRACY TITLE OF AUSTIN, REF. NO. OEAS142, OEAS143, OEAS144 AND OEAS145, EFFECTIVE DATE: APRIL 9, 2010.

DATE: 06-30-10
DRAWN BY: smid
MAJ JOB NO.: 190-42-09

PAGE 16 OF 16

J:\JOBS\DAVCAR\Montopolis Reclaimed WL\190-42-09\DWG\19042-3 WE.dwg

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5940 - STATE OF TEXAS

DATE: 6/30/10

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★ ★

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