



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

MARGARET A. QUADLANDER
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)
September 22, 2009

DESCRIPTION FOR PARCEL 5118.12TWSE

DESCRIPTION OF A 0.104 ACRE (4,547 SQUARE FOOT) TRACT OF LAND OUT OF LOT 9, ABE WILLIAMS SUBDIVISION OF THE JENNIE A. WILLIAMS TRACT, A SUBDIVISION RECORDED IN VOLUME 328, PAGE 231, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 9 BEING THAT SAME TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED NOVEMBER 25, 1980 TO MARGARET A. QUADLANDER, RECORDED IN VOLUME 7232, PAGE 1798, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.104 ACRE (4,547 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" iron rod found on the east right-of-way line of South 2nd Street, a varying width right-of-way, at the southwest corner of Lot 5 of said Abe Williams Subdivision and the northwest corner of Lot 14, Block 1, Oak Cliff Subdivision, a subdivision recorded in Volume 3, Page 81, Plat Records of Travis County, Texas;

THENCE, N 61°37'48" W, across South 2nd Street, a distance of 30.42 feet to a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found on the west right-of-way line of South 2nd Street, at the southeast corner of Lot 10 of said Abe Williams Subdivision;

THENCE, N 28°22'12" E, with the west right-of-way line of South 2nd Street and the east line of Lots 9 and 10 of said Abe Williams Subdivision, a distance of 150.00 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,936.88, E=3,111,115.21, for the southeast corner and **POINT OF BEGINNING** of this tract;

THENCE, across said Lot 9, the following three (3) courses:

- 1) N 16°37'48" W, a distance of 28.28 feet to a calculated point;
- 2) N 61°37'48" W, a distance of 249.79 feet to a calculated point for the southwest corner of this tract;

0.104 Acre (4,547 Square Feet)
Temporary Working Space Easement

5118.12TWSE

Page 1 of 5

- 3) N 28°22'12" E, a distance of 30.00 feet to a calculated point on the north line of said Lot 9 and on the south line of a 0.63 acre tract described in a Parkland Dedication Deed executed May 10, 1983 to the City of Austin, recorded in Volume 8137, Page 253, Deed Records of Travis County, Texas, for the northwest corner of this tract;

THENCE, S 61°37'48" E, with the north line of said Lot 9 and the south line of said 0.63 acre tract, a distance of 20.00 feet to a 60d nail set for a corner of this tract;

THENCE, across said Lot 9, the following two (2) courses:

- 1) S 28°22'12" W, a distance of 15.00 feet to a 60d nail set for an interior corner of this tract;
- 2) S 61°37'48" E, a distance of 249.79 feet to a 60d nail set on the west right-of-way line of South 2nd Street and on the east line of said Lot 9, for the northeast corner of this tract, from said point, a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the termination of the west right-of-way line of South 2nd Street and the northeast corner of said Lot 9, bears N 28°22'12" E, 15.00 feet;

THENCE, S 28°22'12" W, with the west right-of-way line of South 2nd Street and the east line of said Lot 9, a distance of 35.00 feet to the **POINT OF BEGINNING** and containing 0.104 acre (4,547 square feet) of land.

BEARING BASIS NOTE

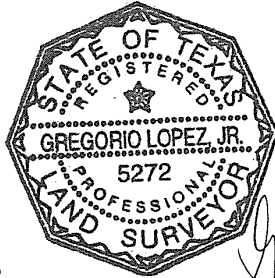
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

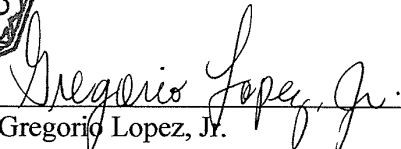
KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., 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 22nd day of September, 2009, A.D.



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

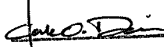


Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas

REFERENCES

MAPSCO 2003 614H
Austin Grid No. H-21
TCAD PARCEL ID NO. 01-0201-0611
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-34-09

FIELD NOTES REVIEWED

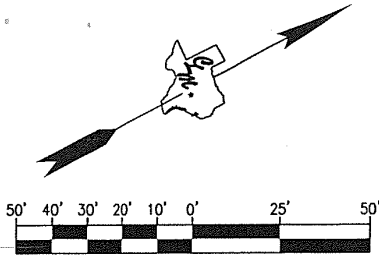
By:  Date 10-01-2009

Engineering Support Section
Department of Public Works
and Transportation

0.104 Acre (4,547 Square Feet)
Temporary Working Space Easement

5118.12TWSE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE
1"=50'

LOT 2 & N 30 FT. OF LOT 3, BLOCK 3
LESS THE S.E. 10 FT. X 50 FT. OF LOT 3
OAK CLIFF ADDITION
VOL. 3, PG. 81, P.R.T.C.

MARGARET C. QUADLANDER
VOL. 8916, PG. 395, R.P.R.T.C.

E 50 FT. OF S 30.4 FT.
OF LOT 3, BLOCK 3
OAK CLIFF ADDITION
VOL. 3, PG. 81, P.R.T.C.

ROBERT L. MCILWAIN, JR.
AND WIFE, JOAN MCILWAIN
VOL. 7780, PG. 159, D.R.T.C.
AND ROBERT L. MCILWAIN, III
VOL. 10614, PG. 902, R.P.R.T.C.

S. 15 FT. OF LOT 2 AND
ALL OF LOT 3, BLOCK 4
OAK CLIFF ADDITION
VOL. 3, PG. 81, P.R.T.C.

AMY RIGHTER AND
MARTINE LEE TORRES-APONTE
VOL. 10553, PG. 129,
R.P.R.T.C.

S28°22'12"W 287.44'

SOUTH 2ND STREET
(40' R.O.W.)

LOT 1
JUDY FRANKLIN
SUBDIVISION
VOL. 55, PG. 79,
P.R.T.C.

LOT 10
ABE WILLIAMS SUBDIVISION OF
THE JENNIE A. WILLIAMS TRACT
VOL. 328, PG. 231 D.R.T.C.

LOTS 1 THRU 5, BLOCK 2
OAK CLIFF ADDITION
VOL. 3, PG. 81,
P.R.T.C.

CITY OF AUSTIN
CENTERLINE OF
SANITARY SEWER ESMT.
(UNSPECIFIED WIDTH)
VOL. 448, PG. 588,
D.R.T.C.

CHRISTOPHER STREET
(NOT CONSTRUCTED)

LOT 14, BLOCK 1
OAK CLIFF ADDITION
VOL. 3, PG. 81, P.R.T.C.

LOT 9
ABE WILLIAMS SUBDIVISION OF
THE JENNIE A. WILLIAMS TRACT
VOL. 328, PG. 231, D.R.T.C.

MARGARET A. QUADLANDER
VOL. 7232, PG. 1798,
D.R.T.C.

5118.12TWSE
0.104 ACRE
4,547 SQ. FT.

0.63 AC. OF LOT 5, BLK. B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

CITY OF AUSTIN
VOL. 8137, PG. 253,
D.R.T.C.

CITY OF AUSTIN
CENTERLINE OF SANITARY
SEWER ESMT.
(UNSPECIFIED WIDTH)
VOL. 448, PG. 591,
D.R.T.C.

BUILDING

BOULDIN CREEK CONDOMINIUMS
VOL. 8443, PG. 1, D.R.T.C.

ASPHALT
DRIVEWAY

N61°37'48"W 10.00'

150.00'

N28°22'12"E 200.00'

(30' R.O.W.)

P.O.C.

LOT 5
ABE WILLIAMS SUBDIVISION
VOL. 328, PG. 231 D.R.T.C.

N61°37'48"W 249.79'

S61°37'48"E 249.79'

S61°37'48"E 249.79'

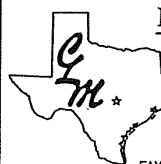
PLASTIC CAP
STAMPED
"MACIAS & ASSOC."

P.O.B.
N=10,065,936.88
E=3,111,115.21
GRID

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N61°37'48"W	30.42'
L2	N16°37'48"W	28.28'
L3	S61°37'48"E	20.00'
L4	S28°22'12"W	15.00'
L5	S28°22'12"W	35.00'
L6	N28°22'12"E	15.00'

DATE: 9-22-09
DRAWN BY: G.L.
M&A JOB NO.: 290-34-09
REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\2ND\2903409\DWG\5118.12TWSE.dwg



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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
▲	60D NAIL SET
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
— PL —	PROPERTY LINE
VOL., PG.	VOLUME, PAGE
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
D.C.M.T.C.	DISTRICT COURT MINUTES OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
()	RECORD INFORMATION

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

Gregorio Lopez, Jr.
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 Registered Professional Land Surveyor
 No. 5272 - State of Texas

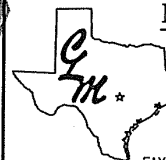
Date: *Sept. 22, 2009*



PAGE 5 OF 5

DATE: 9-22-09
DRAWN BY: G.L.
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J:\JOBS\BINKLEY-BARFIELD\S 2ND\2903409\DWG\5118.12TWSE.dwg



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

Exhibit "A"