



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

MARGARET A. QUADLANDER
TO
CITY OF AUSTIN
(ACCESS EASEMENT)
September 22, 2009

DESCRIPTION FOR PARCEL 5118.12AE

DESCRIPTION OF A 0.086 ACRE (3,747 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 0.086 ACRE (3,747 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 Addition, 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 185.00 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,065,967.67, E=3,111,131.84, for the southeast corner and **POINT OF BEGINNING** of this tract;

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

- 1) N 61°37'48" W, a distance of 249.79 feet to a 60d nail set for the southwest corner of this tract;

0.086 Acre (3,747 Square Feet)
Access Easement

5118.12AE

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- 2) N 28°22'12" E, a distance of 15.00 feet to a 60d nail set 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, the south line of said 0.63 acre tract and the south line of Bouldin Creek Condominiums, a condominium regime established by Condominium Declaration executed February 9, 1984, recorded in Volume 8443, Page 1, Deed Records of Travis County, Texas, a distance of 249.79 feet to 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, for the northeast corner of this tract;

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 15.00 feet to the **POINT OF BEGINNING** and containing 0.086 acre (3,747 square feet) of land.

BEARING BASIS NOTE

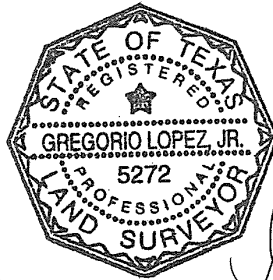
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate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

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

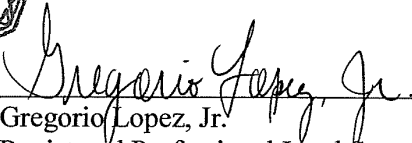
KNOW ALL MEN BY THESE PRESENTS:

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

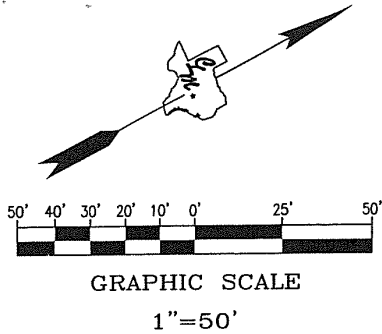
By:  Date 10-01-2009

Engineering Support Section
Department of Public Works
and Transportation

0.086 Acre (3,747 Square Feet)
Access Easement

5118.12AE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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.

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 5
ABE WILLIAMS SUBDIVISION
VOL. 328, PG. 231 D.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.

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

PLASTIC CAP
STAMPED
"MACIAS & ASSOC."

5118.12AE
0.086 ACRE
3,747 SQ. FT.

N61°37'48"W 249.79'

S61°37'48"E 249.79'

ROCK WALL
N61°37'48"W 10.00'
BRICK (100.00')
N28°22'12"E 185.00'
STEPS

PLASTIC CAP
STAMPED
"MACIAS & ASSOC."

(30' R.O.W.)

P.O.C.

P.O.B.
N=10,065,967.67
E=3,111,131.84
GRID

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N61°37'48"W	30.42'
L2	N28°22'12"E	15.00'
L3	S28°22'12"W	15.00'

DATE: 9-22-09
DRAWN BY: ALM / MG
MAI JOB NO.: 290-34-09
REFERENCE: F.B. 410 & 472

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

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET

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. Sept. 22, 2009
 Gregorio Lopez, Jr.
 Registered Professional Land Surveyor
 No. 5272 - State of Texas

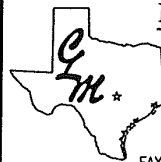
Date:



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DATE: 9-22-09
 DRAWN BY: ALM / MG
 MAI JOB NO.: 290-34-09
 REFERENCE: F.B. 410 & 472

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Exhibit "D"