



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

MARGARET C. QUADLANDER
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)
May 30, 2007

DESCRIPTION FOR PARCEL 5118.16TWSE

DESCRIPTION OF A 0.012 ACRE (518 SQUARE FOOT) TRACT OF LAND OUT OF LOT 1, BLOCK 3, OAK CLIFF ADDITION, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 81, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1, BLOCK 3 BEING THAT SAME TRACT DESCRIBED IN A GENERAL WARRANTY DEED EXECUTED DECEMBER 20, 2006 TO MARGARET C. QUADLANDER, RECORDED IN DOCUMENT NO. 2007016692, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.012 ACRE (518 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 3/8" iron pipe found on the west right-of-way line of South 2nd Street, a 40-foot wide right-of-way, and on the east line of Lot 3, Block 3 of said Oak Cliff Addition, at the most easterly southeast corner of a tract of land described in a Warranty Deed executed November 20, 1984 to Margaret C. Quadlander, recorded in Volume 8916, Page 395, Real Property Records of Travis County, Texas, and at the northeast corner of a tract of land described in a Special Warranty Deed executed January 1, 1988 to Robert L. McIlwain, III, recorded in Volume 10614, Page 902, Real Property Records of Travis County, Texas;

THENCE, N 28°22'12" E, with the west right-of-way line of South 2nd Street and the east line of Lots 1, 2 and 3, Block 3 of said Oak Cliff Addition, a distance of 120.80 feet to a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the intersection of the west right-of-way line of South 2nd Street with the south right-of-way line of Christopher Street, a 30-foot wide right-of-way, and at the northeast corner of said Lot 1;

THENCE, N 61°37'48" W, with the south right-of-way line of Christopher Street and the north line of said Lot 1, a distance of 106.13 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=10,065,728.41, E=3,110,870.67, for the northeast corner and the **POINT OF BEGINNING** of this tract;

THENCE, S 15°06'34" W, across said Lot 1, a distance of 51.78 feet to a calculated point on the south line of said Lot 1 and on the north line of said Lot 2, for the southeast corner of this tract;

0.012 Acre (518 Square Feet)
Temporary Working Space Easement

5118.16TWSE

THENCE, N 61°37'48" W, with the south line of said Lot 1 and the north line of said Lot 2, a distance of 10.27 feet to a 60d nail set for the southwest corner of this tract;

THENCE, N 15°06'34" E, across said Lot 1, a distance of 51.78 feet to a 60d nail set on the south right-of-way line of Christopher Street and on the north line of said Lot 1, for the northwest corner of this tract, from said point, a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the intersection of the south right-of-way line of Christopher Street, with the east line of said 12-foot wide alley, at the northwest corner of said Lot 1, bears N 61°37'48" W, 6.60 feet;

THENCE, S 61°37'48" E, with the south right-of-way line of Christopher Street and the north line of said Lot 1, a distance of 10.27 feet to the **POINT OF BEGINNING** and containing 0.012 acre (518 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.

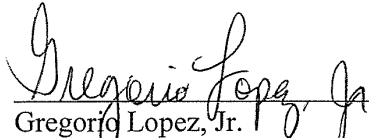
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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 30th day of May, 2007, 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

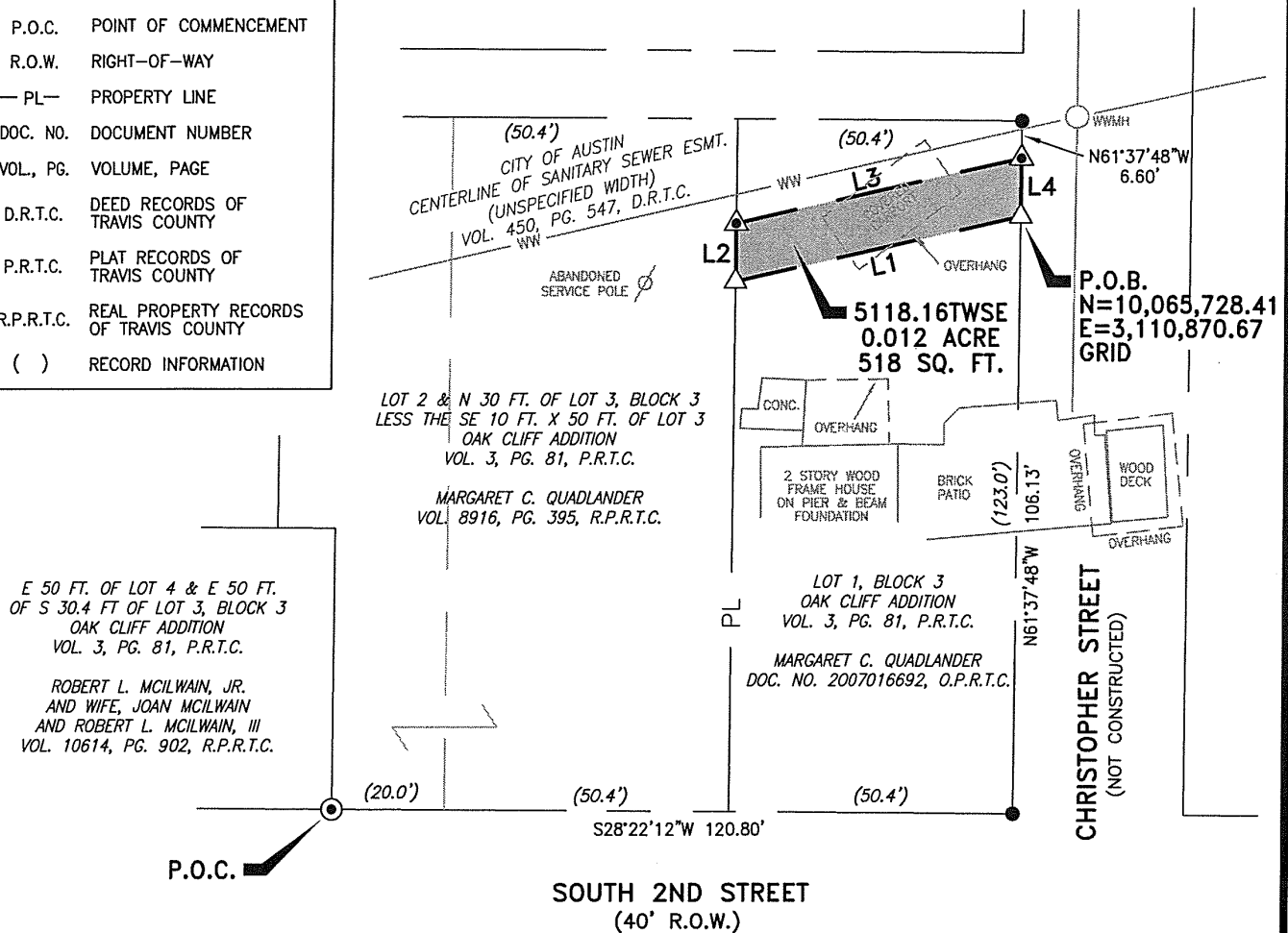
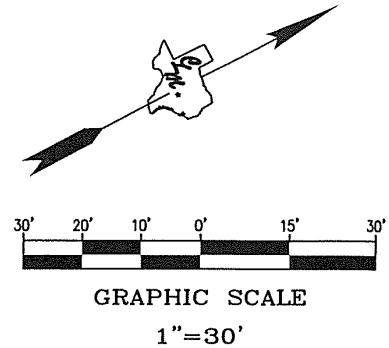
MAPSCO 2003 614H
Austin Grid No. MH-21
TCAD PARCEL ID NO. 01-0201-0503
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

FIELD NOTES REVIEWED
By: P. Sam Date: 6-7-07
Austin Clean Water Program
Survey Coordinator

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

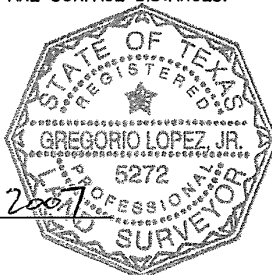
LEGEND	
●	1/2" IRON ROD WITH PLASTIC CAP STAMPED "MACIAS & ASSOC." FOUND
⊙	3/8" IRON PIPE FOUND
▲	60D NAIL SET
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
— PL —	PROPERTY LINE
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
()	RECORD INFORMATION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S15°06'34"W	51.78'
L2	N61°37'48"W	10.27'
L3	N15°06'34"E	51.78'
L4	S61°37'48"E	10.27'



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

Date: May 30, 2007

PAGE 4 OF 4

DATE: 5-30-07
 DRAWN BY: J. PARKER
 MAI JOB NO.: 290-22-07
 REFERENCE: F.B. 410 & 472

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 LAND SURVEYORS
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Exhibit "E"