

RESOLUTION NO. 20110127-013

WHEREAS, the City Council of the City of Austin has found that public necessity requires the City of Austin to acquire certain real property interests for public purposes as set out below; and

WHEREAS, the City of Austin has attempted to purchase those needed real property interests but has been unable to agree with the owner on the fair market value thereof; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City of Austin against the owner now having, or who may acquire, an interest in the real property interests needed by the City, described and located below, for the public purposes set out below, and to take whatever other action may be deemed appropriate to economically effect the needed acquisitions.

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owner: Margaret A. Quadlander aka Margaret C. Quadlander

Project: Austin Clean Water Program: Govalle 1 – South 2nd Street
Re-Route – Phase I Wastewater Improvement Project

Intended Purpose: the temporary working space easements described in the attached Exhibits “A,” “B,” “E,” “F,” and “G,” are necessary to install the permanent wastewater lines and appurtenances thereto in the permanent wastewater line easement described in the attached Exhibit “C” and elsewhere in the project; and

the access easement described in the attached Exhibit “D” is necessary to for the public purpose of permitting the City, its agents, employees, and contractors to enter, exit, and re-enter the tract of land described in Exhibit “C” for the purposes of constructing and installing a wastewater line on adjacent property.

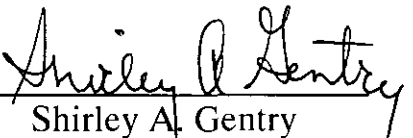
the permanent wastewater line easement described in the attached Exhibit “C” is necessary to install, operate, maintain, repair, replace, and upgrade permanent wastewater lines and appurtenances thereto, in order to increase and improve the City’s ability to provide sanitary sewer services to the public, to prevent leakage from wastewater lines to protect public health and safety, and to comply with a federal mandate.

Location: At/near 900 South 2nd Street, Austin, Texas;
1000 South 2nd Street; and
1002 South 2nd Street.

Property: Described in the attached and incorporated Exhibits A, B, C, D, E, F, and G.

ADOPTED: January 27, 2011

ATTEST:


Shirley A. Gentry
City Clerk



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

- 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.

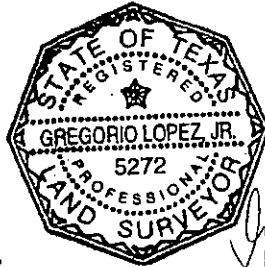
BEARING BASIS NOTE

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.

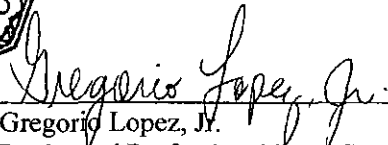
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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.



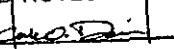
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


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

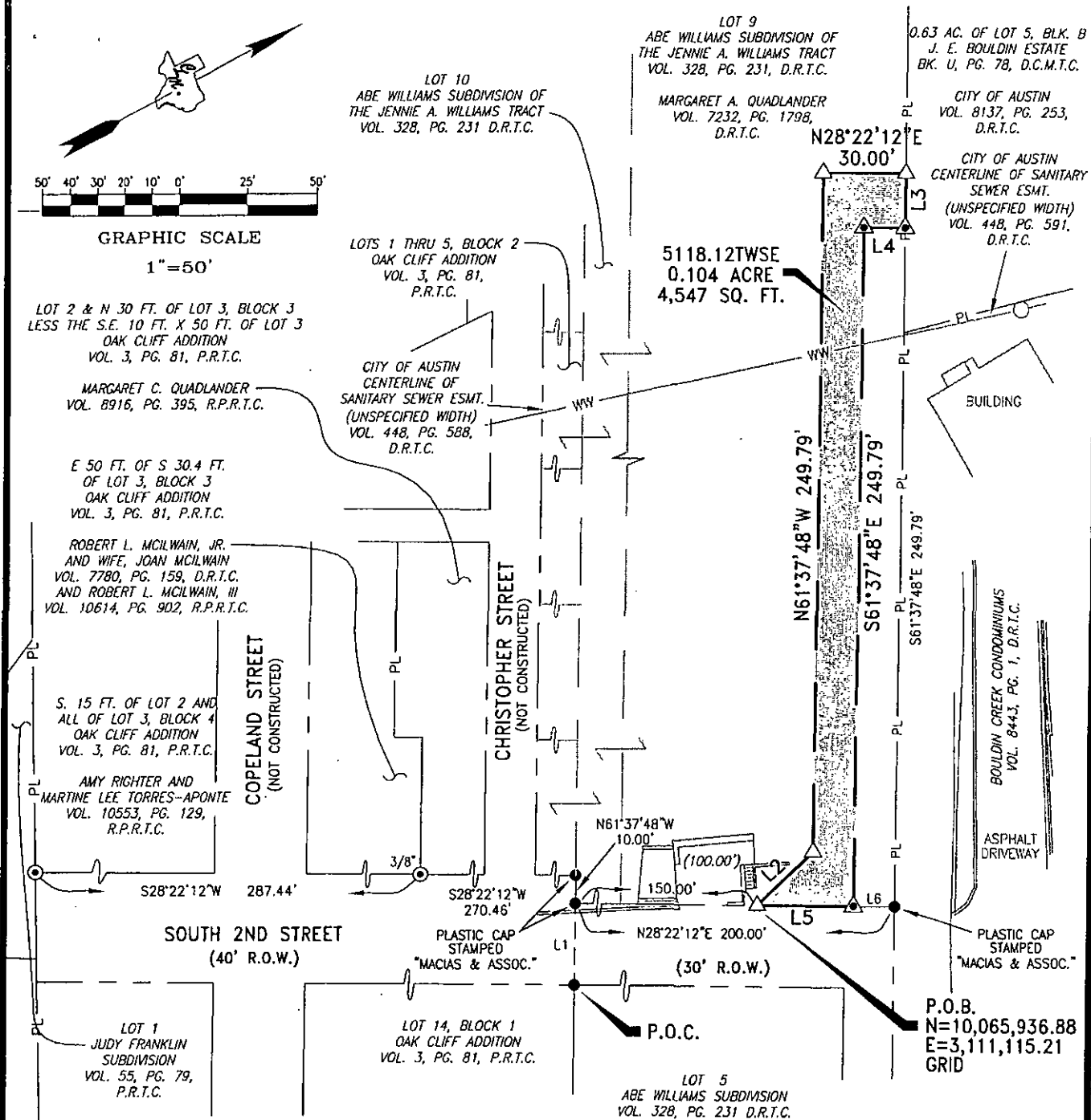
By:  Date 10-01-2009

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



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\S 2ND\2903409\DWG\5118.12THSE.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.

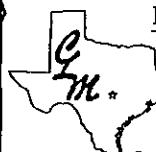
DATE: 9-22-09
DRAWN BY: G.L.
M&A JOB NO.: 290-34-09
REFERENCE: F.B. 410 & 472

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

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



PAGE 5 OF 5



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

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

Exhibit "A"



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

MARGARET A. QUADLANDER
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)

DESCRIPTION FOR PARCEL 5118.12TWSE-2

DESCRIPTION OF A 0.016 ACRE (680 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 0.016 ACRE (680 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 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 most easterly corner and **POINT OF BEGINNING** of this tract;

THENCE, across said Lot 9, the following four (4) courses:

- 1) N 49°35'50" W, a distance of 71.95 feet to a calculated point for the southwest corner of this tract;
- 2) N 28°22'12" E, a distance of 5.00 feet to a calculated point for the northwest corner of this tract;

- 3) S 61°37'48" E, 30 feet from and parallel with the north line of said Lot 9 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 50.37 feet to a calculated point;
- 4) S 16°37'48" E, a distance of 28.28 feet to the **POINT OF BEGINNING** and containing 0.016 acre (680 square feet) of land.

BEARING BASIS NOTE

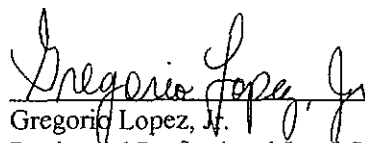
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate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

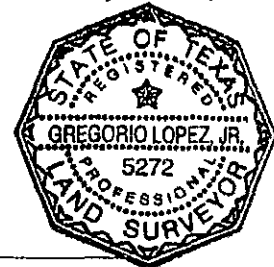
THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

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 2nd day of June, 2010, 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



FIELD NOTES REVIEWED

by: Magdalena Date 6/17/10
 Engineering Support Section
 Department of Public Works
 and Transportation

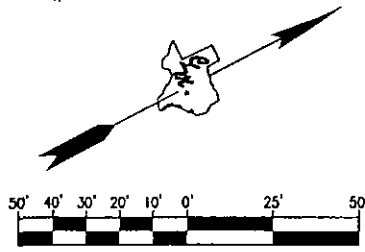
REFERENCES

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

0.016 Acre (680 Square Feet)
 Temporary Working Space Easement

5118.12TWSE-2

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 RICHTER 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. 179B, 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.

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

ASPHALT
DRIVEWAY

5118.12TWSE-2
0.016 ACRE
680 SQ. FT.

ROCK WALL
BRICK (100.00')
150.00'

PLASTIC CAP
STAMPED
"MACIAS & ASSOC."

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.

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	N49°35'50"W	71.95'
L3	N28°22'12"E	5.00'
L4	S61°37'48"E	50.37'
L5	S16°37'48"E	28.28'

DATE: 6-2-10
DRAWN BY: G.L.
M&A JOB NO.: 290-38-09
REFERENCE: F.B. 567, PG. 56

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2903809\DWG\5118.12TWSE-2.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)
△	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. June 2, 2010
 Gregorio Lopez, Jr.
 Registered Professional Land Surveyor
 No. 5272 - State of Texas

PAGE 4 OF 4

DATE: 6-2-10
 DRAWN BY: G.L.
 M&A JOB NO.: 290-38-09
 REFERENCE: F.B. 567, PG. 56

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2903809\DWG\5118.12TWSE-2.dwg

MACIAS & ASSOCIATES, L.P.
 LAND SURVEYORS
 ★ ★ ★ ★ ★ ★ ★
 5410 SOUTH 1ST STREET
 AUSTIN, TEXAS 78745 PH. (512)442-7875
 FAX (512)442-7878 EMAIL: WWW.MACIASWORLD.COM

Exhibit "B"



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

MARGARET A. QUADLANDER
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
December 14, 2007

DESCRIPTION FOR PARCEL 5118.12WE

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 at 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 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 the **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)
Wastewater Easement

5118.12WE

Page 1 of 5

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • maciasurvey@earthlink.net
www.maciasworld.com

Exhibit "C"

- 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, at 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.

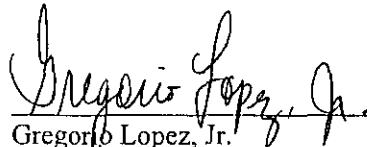
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

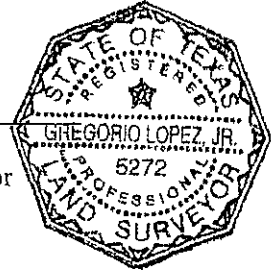
That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14th day of December, 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. 01-0201-0611
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-24-07

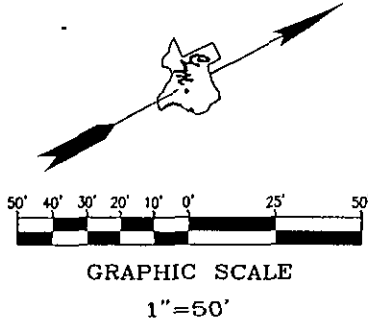
0.086 Acre (3,747 Square Feet)
Wastewater Easement

Page 3 of 5

5118.12WE
FIELD NOTES REVIEWED
By: BDN Date: 25 January 2008
Austin Clean Water Program
Survey Coordinator

Exhibit "C"

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. 10514, 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
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.

LOT 9
ABE WILLIAMS SUBDIVISION
VOL. 328, PG. 231, D.R.T.C.

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

5118.12WE
0.086 ACRE
3,747 SQ. FT.

CHRISTOPHER STREET
(NOT CONSTRUCTED)

COPELAND STREET
(NOT CONSTRUCTED)

S28°22'12"W 270.46'

PLASTIC CAP
STAMPED
"MACIAS & ASSOC."

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.

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."

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: 12-14-07
DRAWN BY: ALM/ MG
MAJ JOB NO.: 290-24-07
REFERENCE: F.B. 410 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902407\DWG\5118.12WE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★

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

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=10,066,515.89, 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.

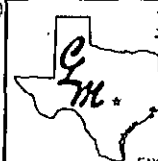
Gregorio Lopez Jr. 12-14-07
 Gregorio Lopez Jr.
 Registered Professional Land Surveyor
 No. 5272 - State of Texas

Date:



PAGE 5 OF 5

DATE: 12-14-07
 DRAWN BY: ALM/ MG
 MAJ JOB NO.: 290-24-07
 REFERENCE: F.B. 410 & 472
 J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902407\DWG\5118.12WE.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



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

- 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

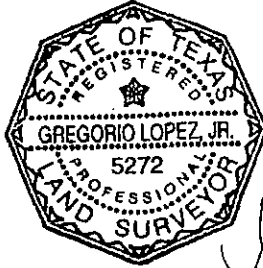
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate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

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

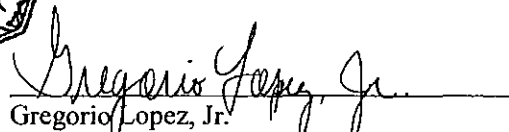
KNOW ALL MEN BY THESE PRESENTS:

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

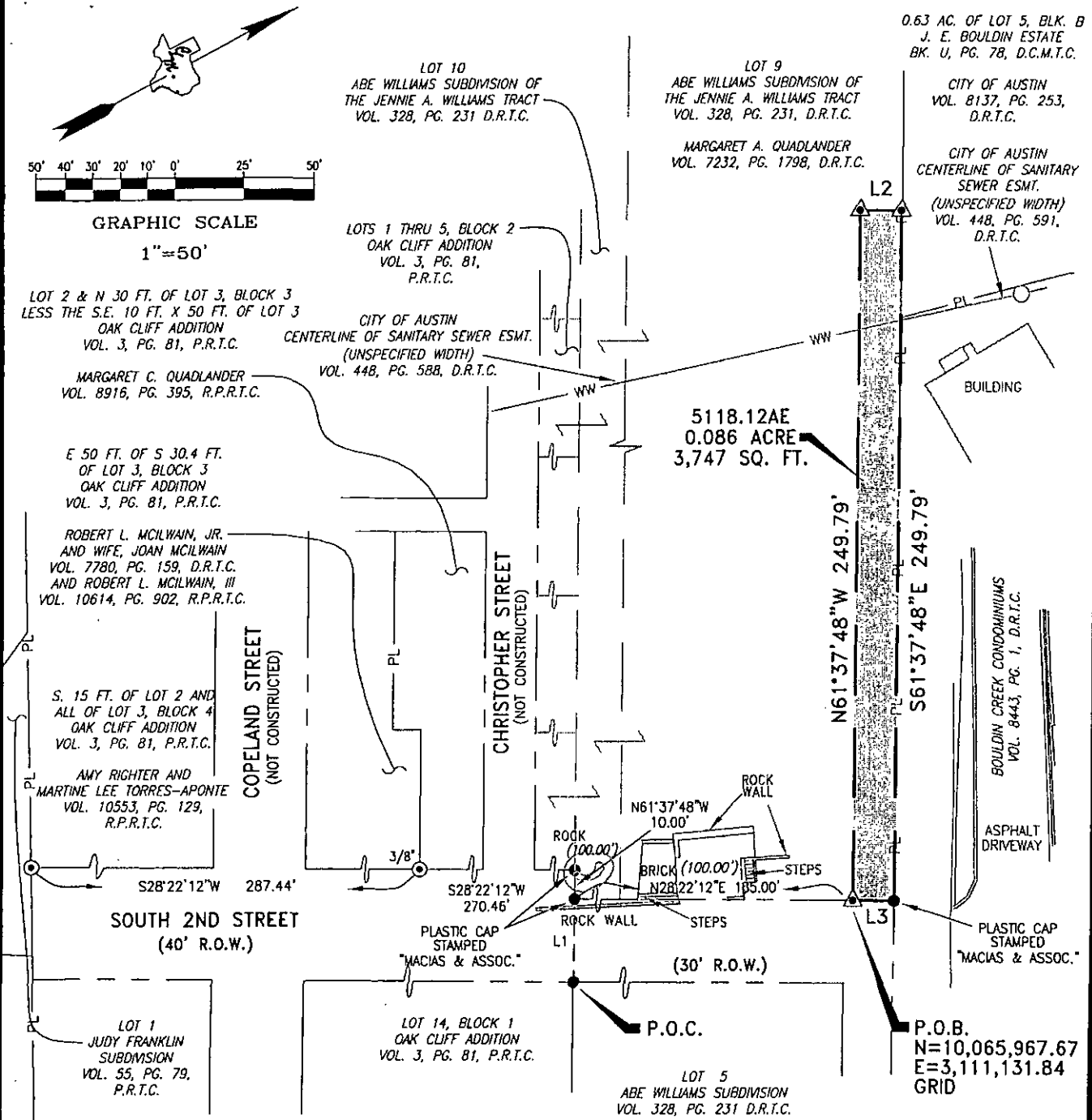
By:  Date 10-01-2009

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



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

★ ★ ★ ★ ★ ★ ★ ★

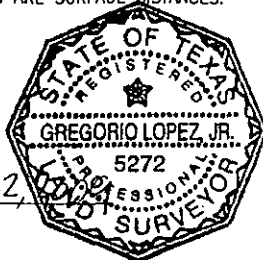
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET

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.



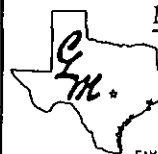
Gregorio Lopez Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

Date: Sept. 22, 2009

PAGE 5 OF 5

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

J:\JOBS\BINKLEY-BARFIELD\5 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@EARTHINK.NET

Exhibit "D"



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.

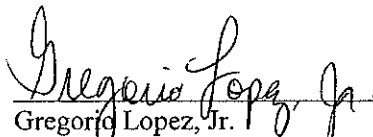
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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. Seaman Date: 6-7-07
Austin Clean Water Program
Survey Coordinator

0.012 Acre (518 Square Feet)
Temporary Working Space Easement

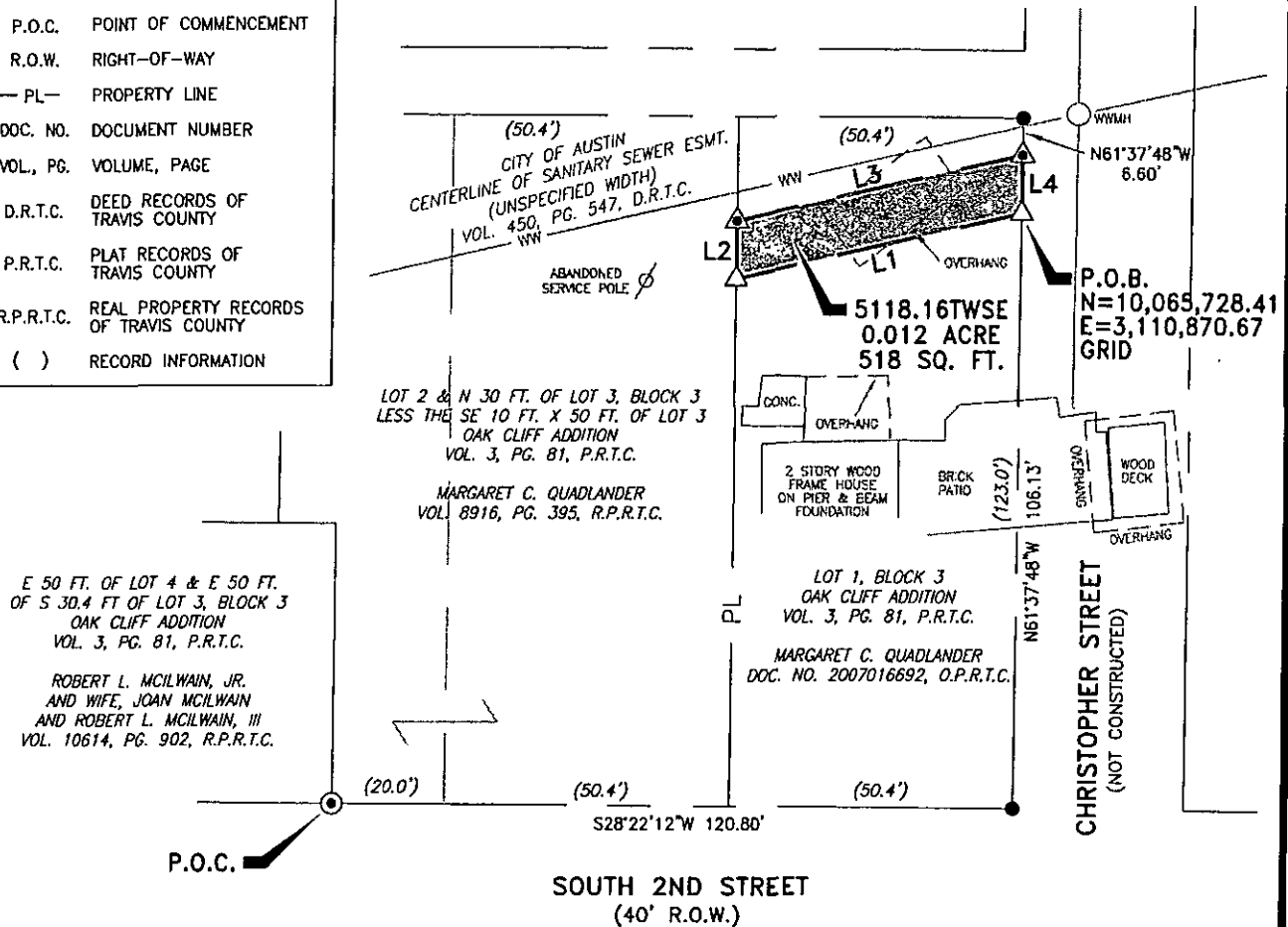
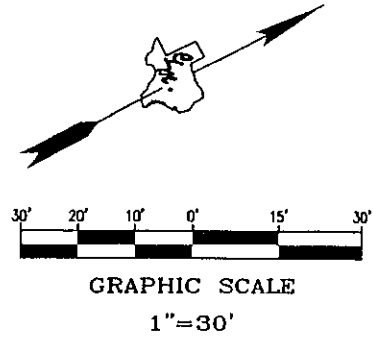
5118.16TWSE

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.



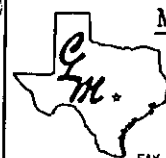
Gregorio Lopez Jr.
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

Date: May 30, 2007

PAGE 4 OF 4

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

J:\JOBS\BINKLEY-BARFIELD\5 2ND\2902207\DWG\5118.16TWSE.dwg



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

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

Exhibit "E"



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

MARGARET C. QUADLANDER

TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)

June 14, 2007

DESCRIPTION FOR PARCEL 5118.17TWSE

DESCRIPTION OF A 0.019 ACRE (829 SQUARE FOOT) TRACT OF LAND OUT OF LOT 2, BLOCK 3, AND THE NORTH 30 FEET OF LOT 3, BLOCK 3, LESS THE SOUTHEAST 10 FEET BY 50 FEET OF SAID NORTH 30 FEET OF LOT 3, BLOCK 3, OAK CLIFF ADDITION, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 81, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 2, BLOCK 3 AND PORTION OF LOT 3, BLOCK 3 BEING THAT SAME TRACT 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; SAID 0.019 ACRE (829 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 said Lot 3, Block 3, at the most easterly southeast corner of said Margaret C. Quadlander tract 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, with the south line of said Margaret C. Quadlander tract and the north line of said Robert L. McIlwain, III tract, the following three (3) courses:

- 1) N 61°37'48" W, a distance of 50.71 feet to a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found;
- 2) S 28°22'12" W, a distance of 10.36 feet to a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found;
- 3) N 61°37'48" W, a distance of 24.51 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=10,065,598.33, E=3,110,835.55, for the southeast corner and the **POINT OF BEGINNING** of this tract;

0.019 Acre (829 Square Feet)
Temporary Working Space Easement

5118.17TWSE

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5410 South 1st Street · Austin, Texas 78745 · (512) 442-7875 · Fax (512) 442-7876 · e-mail: maciasurvey@earthlink.net

Exhibit "F"

THENCE, N 61°37'48" W, continuing with the south line of said Margaret C. Quadlander tract and the north line of said Robert L. McIlwain, III tract, 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 Lots 2 and 3, a distance of 82.97 feet to a 60d nail set on the north line of said Lot 2 and on the south line of Lot 1, Block 3 of said Oak Cliff Addition, for the northwest corner of this tract;

THENCE, S 61°37'48" E, with the north line of said Lot 2 and the south line of said Lot 1, a distance of 10.27 feet to a calculated point for the northeast corner of this tract;

THENCE, S 15°06'34" W, across said Lots 2 and 3, a distance of 82.97 feet to the **POINT OF BEGINNING** and containing 0.019 acre (829 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.

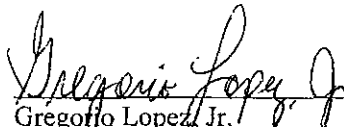
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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.

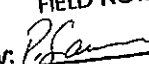
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14th day of June, 2007, A.D.

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. 01-0201-0504
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

FIELD NOTES REVIEWED
By:  Date: 6-15-07
Austin Clean Water Program
Survey Coordinator

0.019 Acre (829 Square Feet)
Temporary Working Space Easement

5118.17TWSE

MARGARET A.
QUADLANDER
TO CITY OF AUSTIN
(TEMPORARY
WORKING SPACE
EASEMENT, 9,173 SF)

Exhibit "G"

Lot 2 and North 30 feet of Lot 3, less southeast 10x50 feet of Block 3, Oak Cliff Addition, Austin, Travis County, Texas.