



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

EXHIBIT "   B   "

(WATERLINE EASEMENT)  
SOUTH I-35 WATER/WASTEWATER PROGRAM

**DESCRIPTION FOR PARCEL 4558.16 WE 1-A, 1-B & 1-C**

LEGAL DESCRIPTION OF AN 895 SQUARE-FOOT TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785 IN TRAVIS COUNTY, TEXAS, SAID 895 SQUARE-FOOT TRACT BEING OUT OF THE REMAINDER OF A CALLED 449.05-ACRE TRACT (INCLUDED AS TRACT B1-B2-B3 IN EXHIBIT "D" THEREIN) DESCRIBED IN A PARTITION DEED BETWEEN HARRIET "HATSY" HEEP SHAFFER, KATHLEEN HENDERSON ADKINS AND TURNERSVILLE DEVELOPMENT, LTD., DATED JUNE 9, 2000, AND RECORDED IN DOCUMENT NO. 2000089761 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 895 SQUARE-FOOT TRACT BEING COMPRISED OF THREE (3) PARTS, PART 1-A CONTAINING 300 SQUARE FEET, PART 1-B CONTAINING 297 SQUARE FEET AND PART 1-C CONTAINING 298 SQUARE FEET, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1-A**

**BEGINNING FOR REFERENCE** on a 5/8-inch diameter iron rod with plastic cap stamped "VARA" found in the northerly right-of-way line of F.M. 1327 (right-of-way width varies), same being a southwesterly corner of the above-mentioned remainder of the 449.05-acre tract, being also the southeasterly corner of a called 10.01-acre tract of land conveyed to Boone & Herman's, LLC. in Document No. 2005065897 of the Official Public Records of Travis County, Texas and corrected in Document No. 2006143593 of said Official Public Records: **THENCE** with said northerly right-of-way line, same being the southerly boundary line of said remainder of the 449.05-acre tract, N87°52'06"E a distance of 62.50 feet to a 60d nail set having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,013,887.83, E=3,098,739.17, for the southwest corner and **POINT OF BEGINNING** of this tract,

**THENCE** departing said northerly right-of-way line, through the interior of said remainder of the 449.05-acre tract, the following three (3) courses and distances:

5410 South 1<sup>st</sup> Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 •  
w w w . m a c i a s w o r l d . c o m

1. N02°07'22"W for a distance of 19.99 feet to a 60d nail set in the southerly boundary line of a called 4.647-acre Waterline Easement conveyed to the City of Austin by Right of Entry and Possession recorded in Document No. 2010027080 of said Official Public Records, for the northwest corner of this tract;
2. With said southerly boundary line of the Waterline Easement, N87°52'38"E for a distance of 15.00 feet to a 60d nail set for the northeast corner of this tract;
3. Departing said southerly boundary line of the Waterline Easement, S02°07'22"E for a distance of 19.99 feet to a 60d nail set in said northerly right-of-way line, same being said southerly boundary line of the remainder of the 449.05-acre tract, for the southeast corner of this tract, from which a brass disk stamped "HERMAN HEEP CORNER" found on the intersection point of said northerly right-of-way line of F.M. 1327 and the westerly right-of-way line of Bradshaw Road (right-of-way width varies), bears along said northerly right-of-way line and said southerly boundary line of the remainder of the 449.05-acre tract, N87°52'06"E a distance of 1,531.75 feet to a calculated angle point and N87°36'06"E a distance of 1,882.50 feet;

**THENCE** with said northerly right-of-way line, same being said southerly boundary line of the remainder of the 449.05-acre tract, S87°52'06"W for a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 300 square feet of land.

#### **PART 1-B**

**BEGINNING FOR REFERENCE** on a 5/8-inch diameter iron rod with plastic cap stamped "VARA" found in the northerly right-of-way line of F.M. 1327 (right-of-way width varies), same being a southwesterly corner of the above-mentioned remainder of the 449.05-acre tract, being also the southeasterly corner of a called 10.01-acre tract of land conveyed to Boone & Herman's, LLC. in Document No. 2005065897, of the Official Public Records of Travis County, Texas and corrected in Document No. 2006143593 of said Official Public Records: **THENCE** with said northerly right-of-way line, same being the southerly boundary line of said remainder of the 449.05-acre tract, N87°52'06"E a distance of 1,482.51 feet to a 60d nail set having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,013,940.66, E=3,100,158.20, for the southwest corner and **POINT OF BEGINNING** of this tract,

**THENCE** departing said northerly right-of-way line, through the interior of said remainder of the 449.05-acre tract, the following three (3) courses and distances:

1. N02°07'54"W for a distance of 19.77 feet to a 60d nail set in the southerly boundary line of a called 4.647-acre Waterline Easement conveyed to the City of Austin by Right of Entry and Possession recorded in Document No. 2010027080 of said Official Public Records, for the northwest corner of this tract;



2. With said southerly boundary line of the Waterline Easement, N87°52'38"E for a distance of 15.00 feet to a 60d nail set for the northeast corner of this tract;
3. Departing said southerly boundary line of the Waterline Easement, S02°07'54"E for a distance of 19.77 feet to a 60d nail set in said northerly right-of-way line, same being said southerly boundary line of the remainder of the 449.05-acre tract, for the southeast corner of this tract, from which a brass disk stamped "HERMAN HEEP CORNER" found on the intersection point of said northerly right-of-way line of F.M. 1327 and the westerly right-of-way line of Bradshaw Road (right-of-way width varies), bears along said northerly right-of-way line and said southerly boundary line of the remainder of the 449.05-acre tract, N87°52'06"E a distance of 111.74 feet to a calculated angle point and N87°36'06"E a distance of 1,882.50 feet;

**THENCE** with said northerly right-of-way line, same being said southerly boundary line of the remainder of the 449.05-acre tract, S87°52'06"W for a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 297 square feet of land.

#### **PART 1-C**

**BEGINNING FOR REFERENCE** on a 5/8-inch diameter iron rod with plastic cap stamped "VARA" found in the northerly right-of-way line of F.M. 1327 (right-of-way width varies), same being a southwesterly corner of the above-mentioned remainder of the 449.05-acre tract, being also the southeasterly corner of a called 10.01-acre tract of land conveyed to Boone & Herman's, LLC. in Document No. 2005065897, of the Official Public Records of Travis County, Texas and corrected in Document No. 2006143593 of said Official Public Records: **THENCE** with said northerly right-of-way line, same being the southerly boundary line of said remainder of the 449.05-acre tract, N87°52'06"E a distance of 1,609.26 feet to calculated angle point and N87°36'06"E a distance of 653.42 feet a 60d nail set having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,013,972.72, E=3,100,937.71, for the southwest corner and **POINT OF BEGINNING** of this tract,

**THENCE** departing said northerly right-of-way line, through the interior of said remainder of the 449.05-acre tract, the following three (3) courses and distances:

1. N02°24'22"W for a distance of 19.84 feet to a 60d nail set in the southerly boundary line of a called 4.647-acre Waterline Easement conveyed to the City of Austin by Right of Entry and Possession recorded in Document No. 2010027080 of said Official Public Records, for the northwest corner of this tract;
2. With said southerly boundary line of the Waterline Easement, N87°35'38"E for a distance of 15.00 feet to a 60d nail set for the northeast corner of this tract;

3. Departing said southerly boundary line of the Waterline Easement, S02°24'22"E for a distance of 19.84 feet to a 60d nail set in said northerly right-of-way line, same being said southerly boundary line of the remainder of the 449.05-acre tract, for the southeast corner of this tract, from which a brass disk stamped "HERMAN HEEP CORNER" found on the intersection point of said northerly right-of-way line of F.M. 1327 and the westerly right-of-way line of Bradshaw Road (right-of-way width varies), bears along said northerly right-of-way line and said southerly boundary line of the remainder of the 449.05-acre tract, N87°36'06"E a distance of 1,214.08 feet;

**THENCE** with said northerly right-of-way line, same being said southerly boundary line of the remainder of the 449.05-acre tract, S87°36'06"W for a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 298 square feet of land.

#### BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, E=3,098,416.36. Distances shown herein are grid.

**THE STATE OF TEXAS** §

§

KNOW ALL MEN BY THESE PRESENTS:


**COUNTY OF TRAVIS** §

§

That I, Jackie Lee Crow, 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 9th of December, 2010, A.D.

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

  
Jackie Lee Crow  
Registered Professional Land Surveyor  
No. 5209 – State of Texas

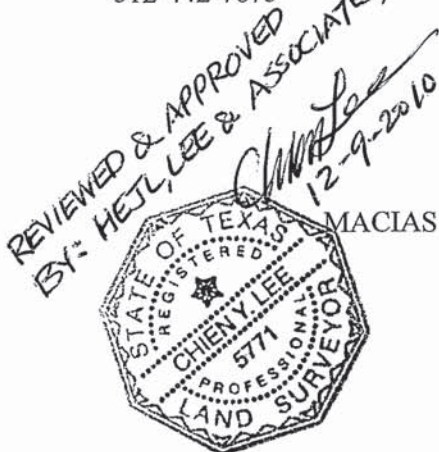


#### REFERENCES

MAPSCO 2009, 733-H, GRID NO. F-9  
& 734-E, GRID NO. G-9

TCAD PARCEL ID NO. 04-5618-0201

MACIAS & ASSOCIATES, L.P., PROJECT NO. 444-01-08





# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

HFH INVESTMENT, L.P. (PER T.C.A.D.)  
DOC. NO. 2000089761  
O.P.R.T.C.T.  
(REMAINDER  
OF 449.05 ACRES)

BOONE &  
HERMAN'S, LLC.  
DOC. NO.  
2005065897  
CORRECTED IN  
DOC. NO.  
2006143593  
O.P.R.T.C.T.  
{10.01 ACRES}

CITY OF AUSTIN  
RIGHT OF ENTRY  
AND POSSESSION  
DOC. NO. 2010027080  
O.P.R.T.C.T.  
(WATERLINE EASEMENT)  
(4.647 ACRES)

PARCEL  
4558.16WE-PART 1-B  
297 SQ. FT.

PARCEL  
4558.16WE-PART 1-A  
300 SQ. FT.

PARCEL  
4558.16WE-PART 1-C  
298 SQ. FT.

POINT OF  
BEGINNING  
N=10,013,972.72  
E=3,100,937.71

BRADSHAW  
ROAD  
(RIGHT-OF-WAY WIDTH VARIES)

(N87°52'06"E 1609.26')

(N87°36'06"E 1882.50')

(N89°35'00"E)

(N87°52'06"E 1609.26')

(N89°35'00"E)

F.M. 1327

(RIGHT-OF-WAY WIDTH VARIES)

BEGIN FOR  
REFERENCE

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 02°07'22" W	19.99'
L2	N 87°52'38" E	15.00'
L3	S 02°07'22" E	19.99'
L4	N 87°52'06" E	1,531.75'
L5	N 87°36'06" E	1,882.50'
L6	S 87°52'06" W	15.00'
L7	N 02°07'54" W	19.77'
L8	N 87°52'38" E	15.00'
L9	S 02°07'54" E	19.77'
L10	N 87°52'06" E	111.74'
L11	N 87°36'06" E	1,882.50'
L12	S 87°52'06" W	15.00'
L13	N 87°36'06" E	653.42'
L14	N 02°24'22" W	19.84'
L15	N 87°35'38" E	15.00'
L16	S 02°24'22" E	19.84'
L17	N 87°36'06" E	1,214.08'
L18	S 87°36'06" W	15.00'

CITY OF AUSTIN  
DOC. NO. 2010027080  
O.P.R.T.C.T.  
(WATERLINE EASEMENT)

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O.P.R.T.C.T.  
(WATERLINE EASEMENT)

LEGEND

- 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "VARA"
- BRASS DISK FOUND STAMPED "HERMAN HEEP CORNER"
- 600 NAIL SET
- CALCULATED POINT
- RECORD INFORMATION
- REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- TRAVIS CENTRAL APPRAISAL DISTRICT
- R.P.R.T.C.T.
- O.P.R.T.C.T.
- T.C.A.D.

DETAIL NOT TO SCALE

DETAIL NOT TO SCALE

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE-4203, NAD83(CORS). THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,636.88, E=3,098,305.34 AND CITY OF AUSTIN REFERENCE POINT "F-11-2001" HAVING COORDINATE VALUES OF N=10,023,831.79, E=3,098,416.36. DISTANCES SHOWN HEREON ARE GRID.



Jackie Lee Crow  
Registered Professional Land Surveyor  
No. 5209 - State of Texas

PAGE 5 OF 5

DATE: 12-9-2010  
DRAWN BY: J. CROW  
MAIL JOB NO.: 444-01-08  
REFERENCE:

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MACIAS & ASSOCIATES, L.P.  
LAND SURVEYORS

5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745 PH. (512)442-7875  
FAX (512)442-7876 EMAIL: CARMELO.MACIAS@MACSURV.COM

DECEMBER 9, 2010