



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

EXHIBIT " A "

502 PAMPA, L.L.C.,  
TO  
CITY OF AUSTIN

**DESCRIPTION FOR WASTEWATER EASEMENT**

DESCRIPTION OF A 0.023 ACRE (986 SQUARE FOOT) TRACT OF LAND OUT OF THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING OUT OF A PORTION OF PAMPA DRIVE VACATED PER CITY OF AUSTIN ORDINANCE #680314-C, AND LOT 4, BLOCK 7, SILVERTON HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 77 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN A SPECIAL WARRANTY DEED TO 502 PAMPA, L.L.C., DATED AUGUST 20, 2008, AND RECORDED IN DOCUMENT NO. 2008144378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO DESCRIBED AS A 32,294 SQUARE FOOT TRACT IN A DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT EXECUTED ON JUNE 9, 2006, AND RECORDED IN DOCUMENT NO. 2006116572 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.023 ACRE (986 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod found at the intersection of the north right-of-way line of Pampa Drive (right-of-way varies), same being the south line of said vacated portion of Pampa Drive, with the northeast right-of-way line of Airport Boulevard (right-of-way varies), also being the southwest corner of said 32,294 square foot tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,094,820.88, E=3,122,012.74, for the southwest corner and **POINT OF BEGINNING** of this tract;

**THENCE** North 25°39'10" West, with the northeast right-of-way line of said Airport Boulevard and the southwest line of said 32,294 square foot tract, passing at a distance of 67.05 feet, a calculated point, from which calculated point a chiseled "X" in concrete found, bears North 64°20'50" East, a distance of 0.31 feet, and continuing for a total distance of 126.65 feet to a 1/2" iron rod found in the northwest line of said Lot 4, at the intersection of the southeast right-of-way line of Guadalupe Street (60' right-of-way) with the northeast right-of-way line of said Airport Boulevard, same being the northwest corner of said 32,294 square foot tract;

**THENCE** North 28°36'02" East, with the southeast right-of-way line of said Guadalupe Street and the northwest lines of said Lot 4 and said 32,294 square foot tract, a distance of 9.24 feet to a 60D nail set for the northeast corner of this tract, from which a 60D nail in a 1/2" iron pipe found at the west corner of Lot 2, Block 7, same being the north corner of Lot 3, Block 7, both of said Silverton Heights, also being the north corner of said 32,294 square foot tract, bears North 28°36'02" East, a distance of 104.99 feet;

**THENCE** South 25°39'10" East, over and across said 32,294 square foot tract, a distance of 136.42 feet to a 60D nail set in the north right-of-way line of said Pampa Drive, same being the south line of

5410 South 1<sup>st</sup> Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • www.maciasworld.com

said 32,294 square foot tract, from which a calculated point of curvature in the north right-of-way line of said Pampa Drive and the south line of said 32,294 square foot tract, bears South 85°23'10" East, a distance of 65.50 feet;

**THENCE** North 85°23'10" West, with the north right-of-way line of said Pampa Drive and the south line of said 32,294 square foot tract, a distance of 8.68 feet to the **POINT OF BEGINNING**, containing 0.023 acre (986 square feet) of land.

**BEARING BASIS NOTE**

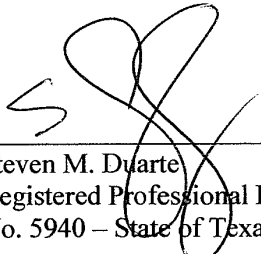
Date of Survey: 02/11/10. The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System, (Central Zone, NAD83 (HARN), CSF=1.00008, and were established from the City of Austin reference points K-27-1001, having coordinate values of N=10,092,566.4684 and E=3,120,599.3051 and K-26-1001, having coordinate values of N=10,089,354.03 and E=3,119,655.60. Macias drawing no. 43112-WWE.

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

That I, Steven M. Duarte, 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.

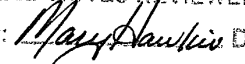
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14th day of February, 2011, A.D.

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

  
\_\_\_\_\_  
Steven M. Duarte  
Registered Professional Land Surveyor  
No. 5940 – State of Texas



**REFERENCES**  
MAPSCO 2009 525Z  
City of Austin Grid No. K-28  
TCAD PARCEL ID NO. 02-3111-0424  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 431-12-10

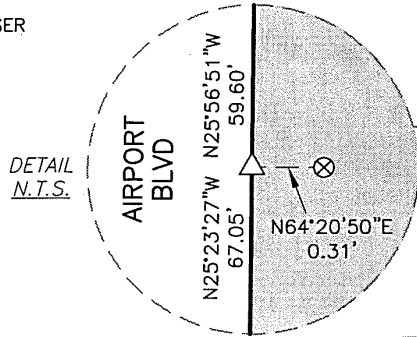
FIELD NOTES REVIEWED  
By:  Date: 2/14/11  
Engineering Support Section  
Department of Public Works  
and Transportation

# LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ⊗ CHISELED "X" IN CONC. FOUND
- ▲ 60D NAIL SET (OR TYPE NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TX
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX
- TCAD TRAVIS COUNTY APPRAISAL DISTRICT
- ( ) RECORD INFORMATION
- ⊕ POWER POLE
- ⊖ GUY WIRE
- ⊞ ELECTRIC METER
- ⊟ SIGN
- ⊠ TRAFFIC SIGNAL POLE
- ⊡ TV RISER

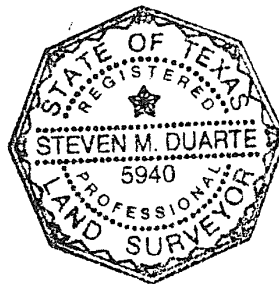
1"=40'

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION



P.O.B.  
N=10,094,820.88  
E=3,122,012.74  
(GRID)

**BEARING BASIS:**  
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, (CENTRAL ZONE, NAD83(HARN), CSF=1.00008, AND WERE ESTABLISHED FROM THE CITY OF AUSTIN REFERENCE POINTS K-27-1001 HAVING COORDINATE VALUES OF N=10,092,566.4684 AND E=3,120,599.3051 AND K-26-1001 HAVING COORDINATE VALUES OF N=10,089,354.03 AND E= 3,119,655.60.

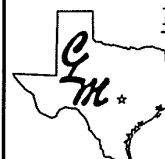


Steven M. Duarte  
Registered Professional Land Surveyor  
No. 5940 - State of Texas

2/14/11  
Date:

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

LAND SURVEYORS

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AUSTIN, TEXAS 78745 PH. (512)442-7875  
FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

DATE OF SURVEY: 02-11-10
DATE: 01-31-11
REV: 02-14-11
DRAWN BY: smd
MAI JOB NO.: 431-12-10
REFERENCE: 564/6