



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT “ A ”

(WATERLINE EASEMENT)
ROBERT U. MAYFIELD AND
WIFE, MARION J. MAYFIELD
TO
CITY OF AUSTIN

DESCRIPTION FOR PARCEL 4717.01WE

LEGAL DESCRIPTION OF A 0.120 ACRE (5,244 SQUARE FOOT) TRACT OF LAND, BEING A PORTION OF LOT 2-A, RESUB. H.S.R. SUB. II, A SUBDIVISION OF RECORD IN VOLUME 67, PAGE 70 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT U. MAYFIELD AND WIFE, MARION J. MAYFIELD, DATED JUNE 30, 1998, AND RECORDED IN VOLUME 13216, PAGE 3926 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.120 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4” iron pipe in concrete found at a corner in the southwest line of Lot 3, Spicewood Office Park, a subdivision of record in Volume 78, Page 182 of the Plat Records of Travis County, Texas, same being the east corner of said Lot 2-A, for the east corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone, NAD83(93), U.S. Survey Feet,) values of N=10,108,529.04, E=3,109,221.85;

THENCE South 28°26'03” West, with the southwest line of said Lot 3 and the southeast line of said Lot 2-A, a distance of 35.00 feet to a 60D nail set for the south corner of this tract, from which a 3/4” iron pipe found in the northeast line of Lot 2, Spice-Mesa Addition, a subdivision of record in Volume 75, Page 319 of the Plat Records of Travis County, Texas, at a corner in the northwest line of Lot 4 of said Spicewood Office Park, same being the south corner of said Lot 2-A, bears South 28°26'03” West, passing at a distance of 23.07 feet, a 3/4” iron pipe found at a corner in the southwest line of said Lot 3, same being the north corner of said Lot 4, and continuing for a total distance of 90.15 feet;

THENCE North 61°28'58” West, over and across said Lot 2-A, a distance of 149.81 feet to a 60D nail set in the southeast right-of-way line of Mesa Drive (90' right-of-way), same being the northwest line of said Lot 2-A, for the west corner of this tract, from which a 60D nail found at a point of curvature in the southeast right-of-way line of said Mesa Drive and the northwest line of said Lot 2-A, bears South 28°24'34” West, a distance of 71.19 feet;

THENCE North 28°24'34” East, with the southeast right-of-way line of said Mesa Drive and the northwest line of said Lot 2-A, a distance of 35.00 feet to a 1/2” iron rod found at the west corner of said Lot 3 and the north corner of said Lot 2-A, for the north corner of this tract;

THENCE South 61°28'58" East, with the southwest line of said Lot 3 and the northeast line of said Lot 2-A, a distance of 149.83 feet to the **POINT OF BEGINNING**, containing 0.120 acre (5,244 square feet) of land.

BEARING BASIS NOTE

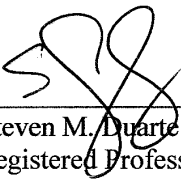
Date of Survey: May 9, 2011. The bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83(93), Combined Scale Factor = 0.999904). The coordinates were established from reference station "H-31-3001" having grid coordinate values of N=10,108,545.463, E=3,108,591.754. All distances shown are surface distances.

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

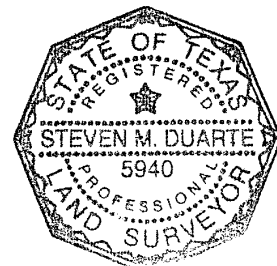
That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 17th day of May, 2012, A.D.

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

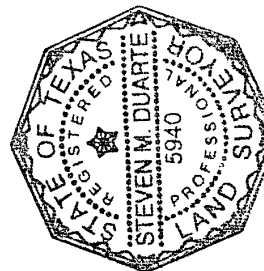
 5/17/12
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

REFERENCES
MAPSCO 2009, 494Z
AUSTIN GRID NO. H-31
TCAD PARCEL ID NO. 01-4401-0213
MACIAS & ASSOCIATES, L.P.



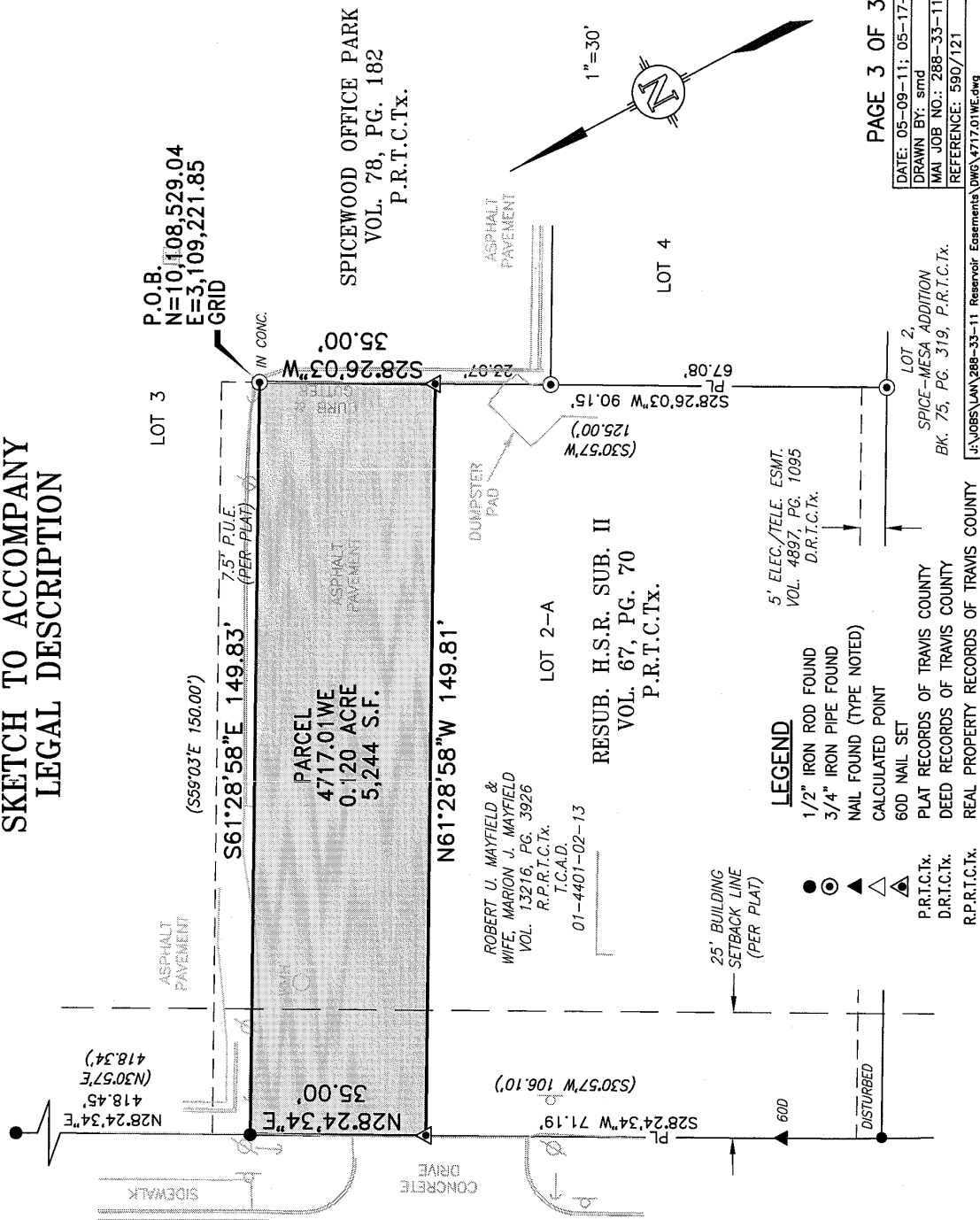
BEARING BASIS:
THE BEARINGS SHOWN HEREON
ARE BASED ON THE TEXAS
STATE PLANE COORDINATE
SYSTEM (CENTRAL ZONE,
NAD83(93), COMBINED SCALE
FACTOR = 0.999904). THE
COORDINATES WERE
ESTABLISHED FROM REFERENCE
STATION "H-31-3001" HAVING
GRID COORDINATE VALUES OF
N=10,108,545.463,
E=3,108,591.754. ALL
DISTANCES SHOWN ARE
SURFACE DISTANCES.

NOTE:
THE EASEMENTS SHOWN
OR NOTED AND
ADDRESSED ON THIS
SURVEY ARE THOSE
LISTED ON THE TITLE
COMMITMENT ISSUED
BY ALLIANT NATIONAL
TITLE INSURANCE
COMPANY, INC., GF.
NO. 201100619,
EFFECTIVE DATE: MARCH
23, 2011.



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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 3/4" IRON PIPE FOUND
- ▲ NAIL FOUND (TYPE NOTED)
- △ CALCULATED POINT
- ▲ 60D NAIL SET
- ▴ P.L.T.C.Tx.
- ▴ D.R.T.C.Tx.
- ▴ R.P.T.C.Tx.
- P.O.B.
- VOL., PG.
- () RECORD INFORMATION
- () PUBLIC UTILITY EASEMENT

PAGE 3 OF 3

DATE: 05-09-11; 05-17-12
DRAWN BY: smd
MAI JOB NO.: 288-33-11
REFERENCE: 590/121

MACIAS & ASSOCIATES, L.P.
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