City of Austin
to
City of Austin
(for Temporary Working Space Easement)

Parcel 4614.23 TWSE

BEING 0.238 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JAMES O. RICE SURVEY NO. 31, ABS. 675 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 55.557 ACRE TRACT CONVEYED TO CITY OF AUSTIN BY SPECIAL WARRANTY DEED EXECUTED ON NOVEMBER 17, 2004, FILED FOR RECORD ON DECEMBER 27, 2004, RECORDED IN DOCUMENT 2004236627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.238 OF ONE ACRE OF LAND BEING HEREINAFTER DESIGNATED AS PART 1, PART 2, PART 3, PART 4 AND PART 5 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Part 1

BEGINNING at a calculated point in the approximate centerline of Walnut Creek, in a southwesterly line of said City of Austin tract and in a northeasterly line of Lot 21, Block E of Woodcliff Amended, recorded in Book 76, Page 262 of the Plat Records of Travis County, Texas, for the Point of Beginning and the most westerly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, HARN (93), US Feet, Surface Adjustment Factor of 1.00008) values of N=10107122.15 and E=3139122.69, from which a 1/2 inch iron rod found at the most northerly corner of said Lot 21, the most easterly corner of Lot 1, Block E of said Woodcliff Amended and in a southwesterly line of the tract conveyed to Pioneer Austin Development, Ltd. by deed recorded in Document 2000178089 of the Official Public Records of Travis County, Texas bears North 29°33'18" West, a distance of 11.25 feet, North 41°14'03" West, a distance of 296.64 feet, North 75°49'03" West, a distance of 276.73 feet, North 21°01'03" West, a distance of 344.91 feet, North 05°18'57" East, a distance of 213.54 feet, North 28°46'57" East, a distance of 291.83 feet, North 25°02'57" East, a distance of 327.07 feet, North 28°28'57" East, a distance of 73.53 feet and North 62°13'03" West, a distance of 65.43 feet;

1) THENCE, North 49°49'06" East, a distance of 21.43 feet, leaving the approximate centerline of Walnut Creek, a southwesterly line of said City of Austin tract and a northeasterly line of said Lot 21 and crossing said City of Austin tract, to a calculated point in a southwesterly line of the 20 foot Wastewater Easement recorded in Volume 7244, Page 1660 of the Deed Records of Travis County, Texas, for the most northerly corner of the herein described tract of land;

2) THENCE, South 42°24'59" East, a distance of 30.02 feet, with a southwesterly line of said 20 foot Wastewater Easement, to a calculated point, for the most easterly corner of the herein described tract of land;

3) THENCE, South 49°49'06" West, a distance of 28.23 feet, leaving a southwesterly line of said 20 foot Wastewater Easement, to a calculated point in the approximate centerline of Walnut Creek, a southwesterly line of said City of Austin tract and a northeasterly line of said Lot 21, for the most southerly corner of the herein described tract of land, from which a 1/2 inch iron rod found bears South 29°33'18" East, a distance of 225.00 feet, South 49°51'18" East, a distance of 81.38 feet, South 54°38'25" East, a distance of 139.92 feet, North 09°45'54" East, a distance of 45.82 feet and South 80°14'06" East, a distance of 1.67 feet;

4) THENCE, North 29°33'18" West, a distance of 30.52 feet, with the approximate centerline of Walnut Creek, a southwesterly line of said City of Austin tract and a northeasterly line of said Lot 21, to the Point of Beginning and containing an area of 0.017 of one acre (745 s.f.) of land, more or less.

Part 2

BEGINNING at a calculated point in a northeasterly line of the 20 foot Wastewater Easement recorded in Volume 7244, Page 1660 of the Deed Records of Travis County, Texas, for the Point of Beginning and the most westerly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, HARN (93), US Feet, Surface Adjustment Factor of 1.00008) values of N=10107148.89 and E=3139154.36, from which a 1/2 inch iron rod found at the most northerly corner of Lot 21, Block E of Woodcliff Amended, recorded in Book 76, Page 262 of the Plat Records of Travis County, Texas, the most easterly corner of Lot 1, Block E of said Woodcliff Amended and in a southwesterly line of the tract conveyed to Pioneer Austin Development, Ltd. by deed recorded in Document 2000178089 of the Official Public Records of Travis County, Texas bears South 49°49'06" West, a distance of 41.45 feet, to a calculated point in the approximate centerline of Walnut Creek, in a southwesterly line of said City of Austin tract and in a northeasterly line of said Lot 21, North 29°33'18" West, a distance of 11.25 feet, North 41°14'03" West, a distance of 296.64 feet, North 75°49'03" West, a distance of 276.73 feet, North 21°01'03" West, a distance of 344.91 feet, North 05°18'57" East, a distance of 213.54 feet, North 28°46'57" East, a distance of 291.83 feet, North 25°02'57" East, a distance of 327.07 feet, North 28°28'57" East, a distance of 73.53 feet and North 62°13'03" West, a distance of 65.43 feet;

1) THENCE, North 49°49'06" East, a distance of 8.86 feet, leaving a northeasterly line of said 20 foot Wastewater Easement, to a calculated point in a southwesterly line of the 30 foot Sanitary Sewer Easement recorded in Volume 8755, Page 419 of the Deed Records of Travis County, Texas, for the most northerly corner of the herein described tract of land;

2) THENCE, South 42°04'48" East, a distance of 30.02 feet, with a southwesterly line of said 30 foot Sanitary Sewer Easement, to a calculated point, for the most easterly corner of the herein described tract of land;

3) THENCE, South 49°49'06" West, a distance of 8.68 feet, to a calculated point in a northeasterly line of said 20 foot Wastewater Easement, for the most southerly corner of the herein described tract of land, from which a 1/2 inch iron rod found bears South 49°49'06" West, a distance of 48.25 feet, to a calculated point in the approximate centerline of Walnut Creek, in a southwesterly line of said City of Austin tract and a northeasterly line of said Lot 21, South 29°33'18" East, a distance of 225.00 feet, South 49°51'18" East, a distance of 81.38 feet, South 54°38'25" East, a distance of 139.92 feet, North 09°45'54" East, a distance of 45.82 feet and South 80°14'06" East, a distance of 1.67 feet;

4) THENCE, North 42°24'59" West, a distance of 30.02 feet, with a northeasterly line of said 20 foot Wastewater Easement, to the Point of Beginning and containing an area of 0.006 of one acre (263 s.f.) of land, more or less.

Part 3

BEGINNING at a calculated point in the approximate centerline of Walnut Creek, in a southwesterly line of said City of Austin tract and in a northeasterly line of Lot 21, Block E of Woodcliff Amended, recorded in Book 76, Page 262 of the Plat Records

of Travis County, Texas, for the Point of Beginning and the most southerly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, HARN (93), US Feet, Surface Adjustment Factor of 1.00008) values of N=10107042.50 and E=3139167.86, from which a 1/2 inch iron rod found bears South 29°33'18" East, a distance of 163.96 feet, South 49°51'18" East, a distance of 81.38 feet, South 54°38'25" East, a distance of 139.92 feet, North 09°45'54" East, a distance of 45.82 feet and South 80°14'06" East, a distance of 1.67 feet;

1) THENCE, North 29°33'18" West, a distance of 30.52 feet, with the approximate centerline of Walnut Creek, a southwesterly line of said City of Austin tract and a northeasterly line of said Lot 21, to a calculated point for the most westerly corner of the herein described tract of land, from which a 1/2 inch iron rod found at the most northerly corner of said Lot 21, the most easterly corner of Lot 1, Block E of said Woodcliff Amended and in a southwesterly line of the tract conveyed to Pioneer Austin Development, Ltd. by deed recorded in Document 2000178089 of the Official Public Records of Travis County, Texas bears North 29°33'18" West, a distance of 72.29 feet, North 41°14'03" West, a distance of 296.64 feet, North 75°49'03" West, a distance of 276.73 feet, North 21°01'03" West, a distance of 344.91 feet, North 05°18'57" East, a distance of 213.54 feet, North 28°46'57" East, a distance of 291.83 feet, North 25°02'57" East, a distance of 327.07 feet, North 28°28'57" East, a distance of 73.53 feet and North 62°13'03" West, a distance of 65.43 feet;

2) THENCE, North 49°49'06" East, a distance of 32.33 feet, leaving the approximate centerline of Walnut Creek, a southwesterly line of said City of Austin tract and a northeasterly line of said Lot 21 and crossing said City of Austin tract, to a calculated point in a southwesterly line of the 20 foot Wastewater Easement recorded in Volume 7244, Page 1660 of the Deed Records of Travis County, Texas, for the most northerly corner of the herein described tract of land;

3) THENCE, South 34°49'40" East, a distance of 30.13 feet, with a southwesterly line of said 20 foot Wastewater Easement, to a calculated point, for the most easterly corner of the herein described tract of land;

4) THENCE, South 49°49'06" West, a distance of 35.15 feet, leaving a southwesterly line of said 20 foot Wastewater Easement, to the Point of Beginning and containing an area of 0.023 of one acre (1012 s.f.) of land, more or less.

Part 4

BEGINNING at a calculated point in a northeasterly line of the 20 foot Wastewater Easement recorded in Volume 7244, Page 1660 of the Deed Records of Travis County, Texas, for the Point of Beginning and the most southerly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, HARN (93), US Feet, Surface Adjustment Factor of 1.00008) values of N=10106985.83 and E=3139274.28, from which a 1/2 inch iron rod found bears South 42°32'50" East, a distance of 236.88 feet;

1) THENCE, North 34°49'40" West, a distance of 142.59 feet, with a northeasterly line of said 20 foot Wastewater Easement, to a calculated point for the most westerly corner of the herein described tract of land, from which a 1/2 inch iron rod found at the most northerly corner of Lot 21, Block E of Woodcliff Amended, recorded in Book 76, Page 262 of the Plat Records of Travis County, Texas, the most easterly corner of Lot 1, Block E of said Woodcliff Amended and in a southwesterly line of the tract conveyed to Pioneer Austin Development, Ltd. by deed recorded in Document 2000178089 of the Official Public Records of Travis County, Texas bears

South 49°49'06" West, a distance of 52.42 feet, to a calculated point in the approximate centerline of Walnut Creek, in a southwesterly line of said City of Austin tract and a northeasterly line of said Lot 21, North 29°33'18" West, a distance of 72.29 feet, North 41°14'03" West, a distance of 296.64 feet, North 75°49'03" West, a distance of 276.73 feet, North 21°01'03" West, a distance of 344.91 feet, North 05°18'57" East, a distance of 213.54 feet, North 28°46'57" East, a distance of 291.83 feet, North 25°02'57" East, a distance of 327.07 feet, North 28°28'57" East, a distance of 73.53 feet and North 62°13'03" West, a distance of 65.43 feet;

2) THENCE, North 49°49'06" East, a distance of 11.13 feet, leaving a northeasterly line of said 20 foot Wastewater Easement, to a calculated point in a southwesterly line of the 30 foot Sanitary Sewer Easement recorded in Volume 8755, Page 419 of the Deed Records of Travis County, Texas, for the most northerly corner of the herein described tract of land;

3) THENCE, South 42°04'48" East, a distance of 141.12 feet, with a southwesterly line of said 30 foot Sanitary Sewer Easement, to a calculated point for the most easterly corner of the herein described tract of land;

4) THENCE, South 47°59'00" West, a distance of 29.13 feet, leaving a southwesterly line of said 30 foot Sanitary Sewer Easement, to the Point of Beginning and containing an area of 0.065 of one acre (2,845 s.f.) of land, more or less.

Part 5

BEGINNING at a calculated point in a northeasterly line of the 30 foot Sanitary Sewer Easement recorded in Volume 8755, Page 419 of the Deed Records of Travis County, Texas, for the Point of Beginning and the most westerly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, HARN (93), US Feet, Surface Adjustment Factor of 1.00008) values of N=10107173.83 and E=3139184.18, from which a 1/2 inch iron rod found at the most northerly corner of Lot 21, Block E of Woodcliff Amended, recorded in Book 76, Page 262 of the Plat Records of Travis County, Texas, the most easterly corner of Lot 1, Block E of said Woodcliff Amended and in a southwesterly line of the tract conveyed to Pioneer Austin Development, Ltd. by deed recorded in Document 2000178089 of the Official Public Records of Travis County, Texas bears South 50°10'45" West, a distance of 30.02 feet, South 49°49'06" West, a distance of 50.31 feet, to a calculated point in the approximate centerline of Walnut Creek, in a southwesterly line of said City of Austin tract and in a northeasterly line of said Lot 21, North 29°33'18" West, a distance of 11.25 feet, North 41°14'03" West, a distance of 296.64 feet, North 75°49'03" West, a distance of 276.73 feet, North 21°01'03" West, a distance of 344.91 feet, North 05°18'57" East, a distance of 213.54 feet, North 28°46'57" East, a distance of 291.83 feet, North 25°02'57" East, a distance of 327.07 feet, North 28°28'57" East, a distance of 73.53 feet and North 62°13'03" West, a distance of 65.43 feet;

1) THENCE, North 47°58'26" East, a distance of 27.70 feet, leaving a northeasterly line of said 30 foot Sanitary Sewer Easement, to a calculated point for the most northerly corner of the herein described tract of land;

2) THENCE, South 42°01'30" East, a distance of 200.00 feet, to a calculated point for the most easterly corner of the herein described tract of land;

3) THENCE, South 47°59'00" West, a distance of 27.51 feet, to a calculated point in a northeasterly line of said 30 foot Sanitary Sewer Easement, for the most

southerly corner of the herein described tract of land, from which a 1/2 inch iron rod found bears South 28°30'05" East, a distance of 243.62 feet;

4) THENCE, North 42°04'48" West, a distance of 200.00 feet, with a northeasterly line of said 30 foot Sanitary Sewer Easement, to the Point of Beginning and containing an area of 0.127 of one acre (5521 s.f.) of land, more or less.

Part 1	0.017 ac.	(745 s.f.)
Part 2	0.006 ac.	(263 s.f.)
Part 3	0.023 ac.	(1,012 s.f.)
Part 4	0.065 ac.	(2,845 s.f.)
Part 5	0.127 ac.	(5,521 s.f.)
Total	0.238 ac.	(10,386 s.f.)

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

7/26/11
Date

STATE OF TEXAS
REGISTERED
EDUARDO O. MENDEZ
5010
PROFESSIONAL
LAND SURVEYOR

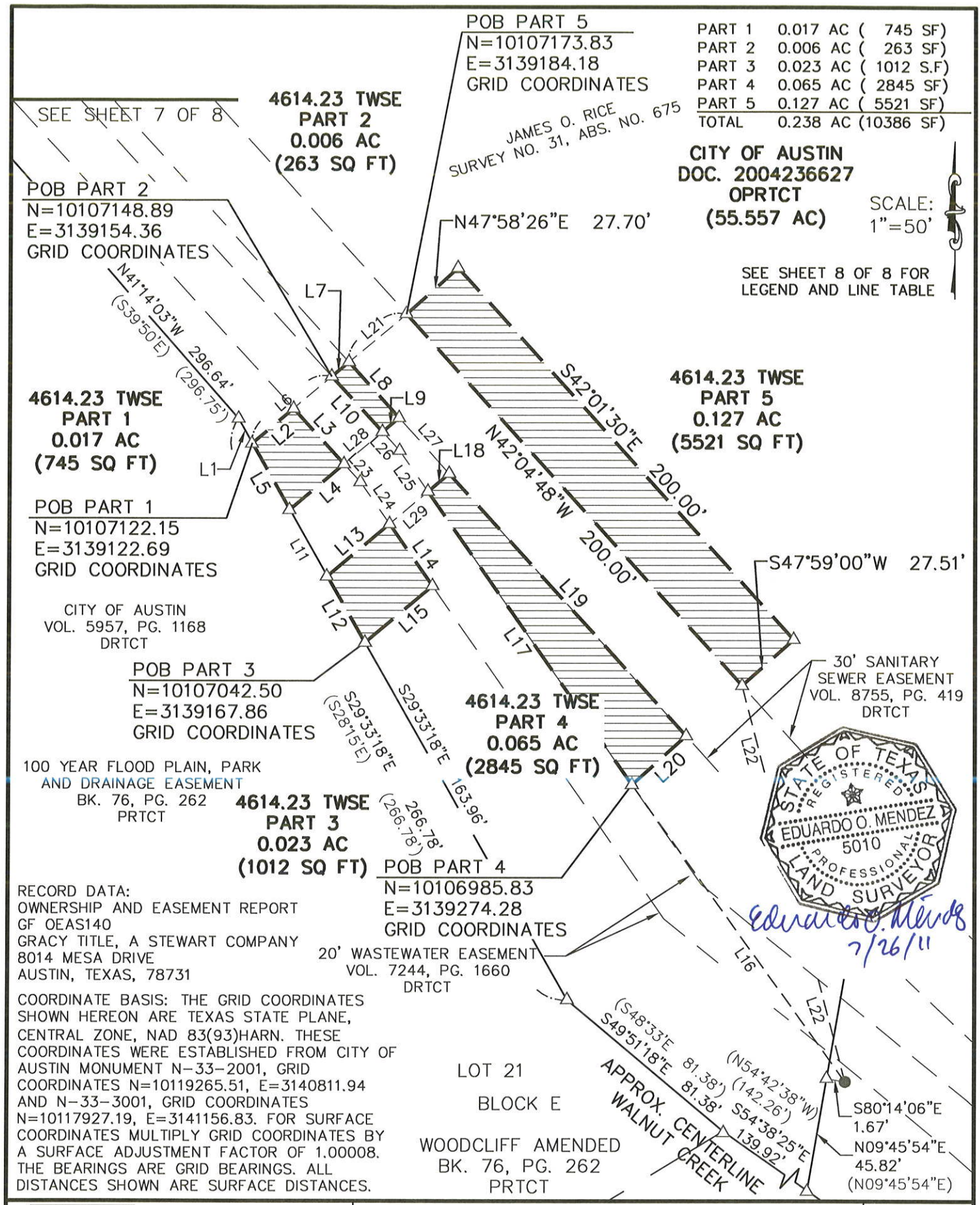
MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767

Bearing Basis: The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (93)Harn. For surface coordinates, multiply grid coordinates by a surface adjustment factor of 1.00008. The project control points are a 60d Nail in the median of Dessau Road approximately 355 feet north of the Centerline of Walnut Creek and approximately 63 feet east of and at right angles to the east property line of Dessau Road, grid coordinates N=10106834.94, E=3136846.76 and a 60d nail near the most southerly corner of the 55.557 acre tract recorded in Document 2004236627 of the Official Public Records of Travis County, Texas, approximately 26 feet east of and at right angles to the existing east fence line and approximately 100 feet north of and along said fence from its south endpoint, grid coordinates N=10106916.38, E=3139424.81. These grid coordinates were established from City of Austin Monument N-33-2001, grid coordinates N=10119265.51, E=3140811.94 and City of Austin Monument N-33-3001, grid coordinates N=10117927.19 and E=3141156.83, All distances shown herein are surface distances.

TCAD No.: 0247281701

City Grid No.: N30

FIELD NOTES REVIEWED
By: Mary Lawler Date 7/26/11
Engineering Support Section
Department of Public Works
and Transportation



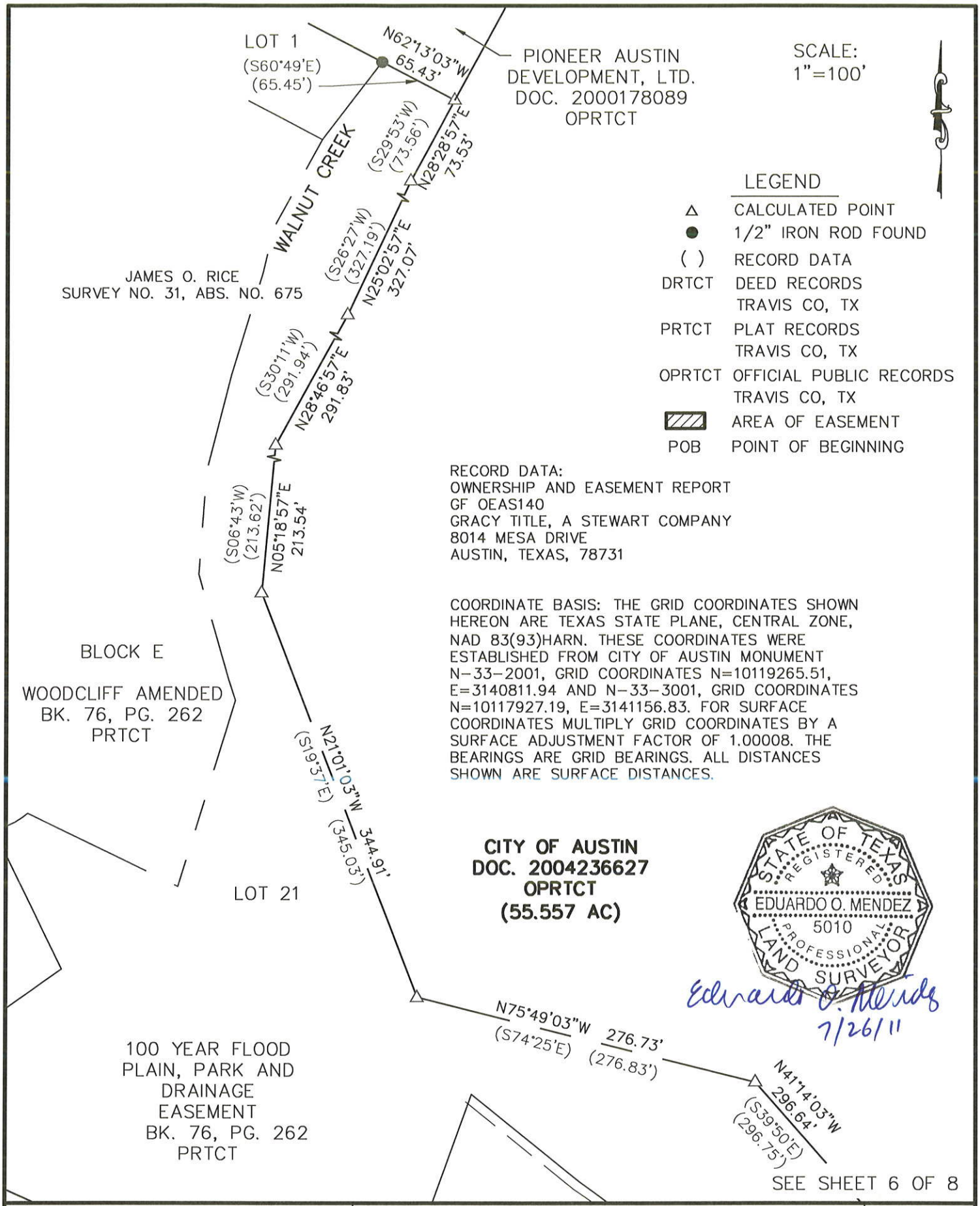
COORDINATE BASIS: THE GRID COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD 83(93)HARN. THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN MONUMENT N-33-2001, GRID COORDINATES N=10119265.51, E=3140811.94 AND N-33-3001, GRID COORDINATES N=10117927.19, E=3141156.83. FOR SURFACE COORDINATES MULTIPLY GRID COORDINATES BY A SURFACE ADJUSTMENT FACTOR OF 1.00008. THE BEARINGS ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

mwm DesignGroup
305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 25 JUL 11
JOB NO: 38604A
FILE: COA_TWSE



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FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 25 JUL 11
JOB NO: 38604A
FILE: COA_TWSE

7

7 OF 8

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°33'18"W	11.25'
L2	N49°49'06"E	21.43'
L3	S42°24'59"E	30.02'
L4	S49°49'06"W	28.23'
L5	N29°33'18"W	30.52'
L6	S49°49'06"W	41.45'
L7	N49°49'06"E	8.86'
L8	S42°04'48"E	30.02'
L9	S49°49'06"W	8.68'
L10	N42°24'59"W	30.02'
L11	N29°33'18"W	30.52'
L12	N29°33'18"W	30.52'
L13	N49°49'06"E	32.33'
L14	S34°49'40"E	30.13'
L15	S49°49'06"W	35.15'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S42°32'50"E	236.88'
L17	N34°49'40"W	142.59'
L18	N49°49'06"E	11.13'
L19	S42°04'48"E	141.12'
L20	S47°59'00"W	29.13'
L21	S50°10'45"W	30.02'
L22	S28°30'05"E	243.62'
L23	N42°24'59"W	9.68'
L24	N34°49'40"W	20.41'
L25	N34°49'40"W	19.87'
L26	N42°24'59"W	10.23'
L27	S42°04'48"E	30.02'
L28	S49°49'06"W	20.02'
L29	S49°49'06"W	20.09'

LEGEND

△	CALCULATED POINT
●	1/2" IRON ROD FOUND
( )	RECORD DATA
DRTCT	DEED RECORDS TRAVIS CO, TX
PRTCT	PLAT RECORDS TRAVIS CO, TX
OPRTCT	OFFICIAL PUBLIC RECORDS TRAVIS CO, TX
▨	AREA OF EASEMENT
POB	POINT OF BEGINNING

RECORD DATA:
OWNERSHIP AND EASEMENT REPORT
GF OEAS140
GRACY TITLE, A STEWART COMPANY
8014 MESA DRIVE
AUSTIN, TEXAS, 78731

COORDINATE BASIS: THE GRID COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD 83(93)HARN. THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN MONUMENT N-33-2001, GRID COORDINATES N=10119265.51, E=3140811.94 AND N-33-3001, GRID COORDINATES N=10117927.19, E=3141156.83. FOR SURFACE COORDINATES MULTIPLY GRID COORDINATES BY A SURFACE ADJUSTMENT FACTOR OF 1.00008. THE BEARINGS ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

STATE OF TEXAS
REGISTERED
EDUARDO O. MENDEZ
5010
PROFESSIONAL
LAND SURVEYOR

Eduardo O. Mendez
7/26/11

mwm Design Group
305 East Huntland Drive
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Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 25 JUL 11
JOB NO: 38604A
FILE: COA_TWSE

City of Austin
To
City of Austin
(for Temporary Staging Area
and Materials Storage Site)

Parcel 4614.23 TSAAMSS

BEING 0.729 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JAMES O. RICE SURVEY NO. 31, ABS. 675 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 55.557 ACRE TRACT CONVEYED TO CITY OF AUSTIN BY SPECIAL WARRANTY DEED EXECUTED ON NOVEMBER 17, 2004, FILED FOR RECORD ON DECEMBER 27, 2004, RECORDED IN DOCUMENT 2004236627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.729 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of Pioneer Farms Drive (60' R.O.W.), same being in an easterly line of said City of Austin tract and a southwesterly corner of the tract conveyed to Pioneer Austin Development, Ltd. by deed recorded in Document 2000178089 of the Official Public Records of Travis County, Texas, thence as follows:

South 09°21'23" East, a distance of 53.38 feet, with a westerly right-of-way line of Pioneer Farms Drive and an easterly line of said City of Austin tract, to a calculated point at a corner of said City of Austin tract and the most northerly corner of the remainder of the tract conveyed to the Heritage Society of Austin by deed recorded in Volume 11711, Page 165 of the Real Property Records of Travis County, Texas, from which an "X" cut found bears North 78°52'53" East, a distance of 1.43 feet,

South 81°05'21" West, a distance of 267.91 feet, leaving a westerly right-of-way line of Pioneer Farms Drive, to a calculated point for an easterly corner of said City of Austin tract and a northwesterly corner of said Heritage Society of Austin tract,

South 09°45'54" West, a distance of 865.39 feet, to a calculated point in an easterly line of said City of Austin tract and a westerly line of said Heritage Society of Austin tract,

North 80°14'06" West, a distance of 30.00 feet, leaving an easterly line of said City of Austin tract and a westerly line of said Heritage Society of Austin tract and crossing said City of Austin tract, to a calculated point for the Point of Beginning and the most northerly and most easterly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, HARN (93), US Feet, Surface Adjustment Factor of 1.00008) values of N=10107509.34 and E=3139522.44;

1) THENCE, South 09°45'54" West, a distance of 361.47 feet, to a calculated point for the most southerly corner of the herein described tract of land, from which a 1/2 inch iron rod found bears South 80°14'06" East, a distance of 30.00 feet, to a calculated point in an easterly line of said City of Austin tract and a westerly line of said Heritage Society of Austin tract, South 09°45'54" West, a distance of 341.42 feet, to a calculated point in an easterly line of said City of Austin tract and a westerly line of said Heritage Society of Austin tract, and South 80°14'06" East, a distance of 1.67 feet;

2) THENCE, North 42°01′00″ West, a distance of 223.63 feet, to a calculated point for the most westerly corner of the herein described tract of land;

3) THENCE, North 47°58′59″ East, a distance of 283.99 feet, to the Point of Beginning and containing an area of 0.729 of one acre of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

Date 7/26/11

STATE OF TEXAS
REGISTERED
EDUARDO O. MENDEZ
5010
PROFESSIONAL
LAND SURVEYOR

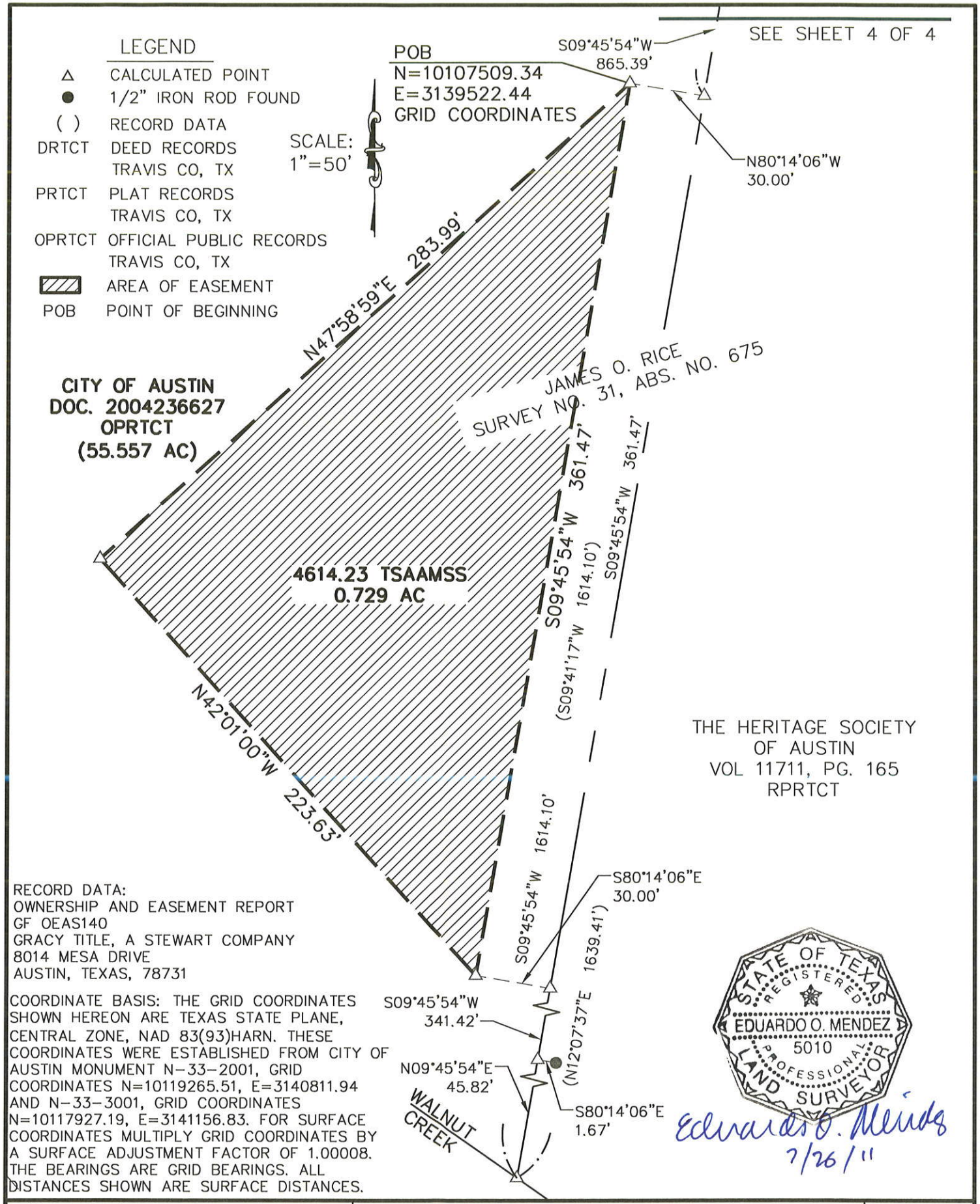
MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767

Bearing Basis: The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (93)Harn. For surface coordinates, multiply grid coordinates by a surface adjustment factor of 1.00008. The project control points are a 60d Nail in the median of Dessau Road approximately 355 feet north of the Centerline of Walnut Creek and approximately 63 feet east of and at right angles to the east property line of Dessau Road, grid coordinates N=10106834.94, E=3136846.76 and a 60d nail near the most southerly corner of the 55.557 acre tract recorded in Document 2004236627 of the Official Public Records of Travis County, Texas, approximately 26 feet east of and at right angles to the existing east fence line and approximately 100 feet north of and along said fence from its south endpoint, grid coordinates N=10106916.38, E=3139424.81. These grid coordinates were established from City of Austin Monument N-33-2001, grid coordinates N=10119265.51, E=3140811.94 and City of Austin Monument N-33-3001, grid coordinates N=10117927.19 and E=3141156.83, All distances shown herein are surface distances.

TCAD No.: 0247281701

City Grid No.: N30

FIELD NOTES REVIEWED
By: Mary Hawkins Date 7/26/11
Engineering Support Section
Department of Public Works
and Transportation



RECORD DATA:
OWNERSHIP AND EASEMENT REPORT
GF OEAS140
GRACY TITLE, A STEWART COMPANY
8014 MESA DRIVE
AUSTIN, TEXAS, 78731

COORDINATE BASIS: THE GRID COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD 83(93)HARN. THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN MONUMENT N-33-2001, GRID COORDINATES N=10119265.51, E=3140811.94 AND N-33-3001, GRID COORDINATES N=10117927.19, E=3141156.83. FOR SURFACE COORDINATES MULTIPLY GRID COORDINATES BY A SURFACE ADJUSTMENT FACTOR OF 1.00008. THE BEARINGS ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

mwm DesignGroup
305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

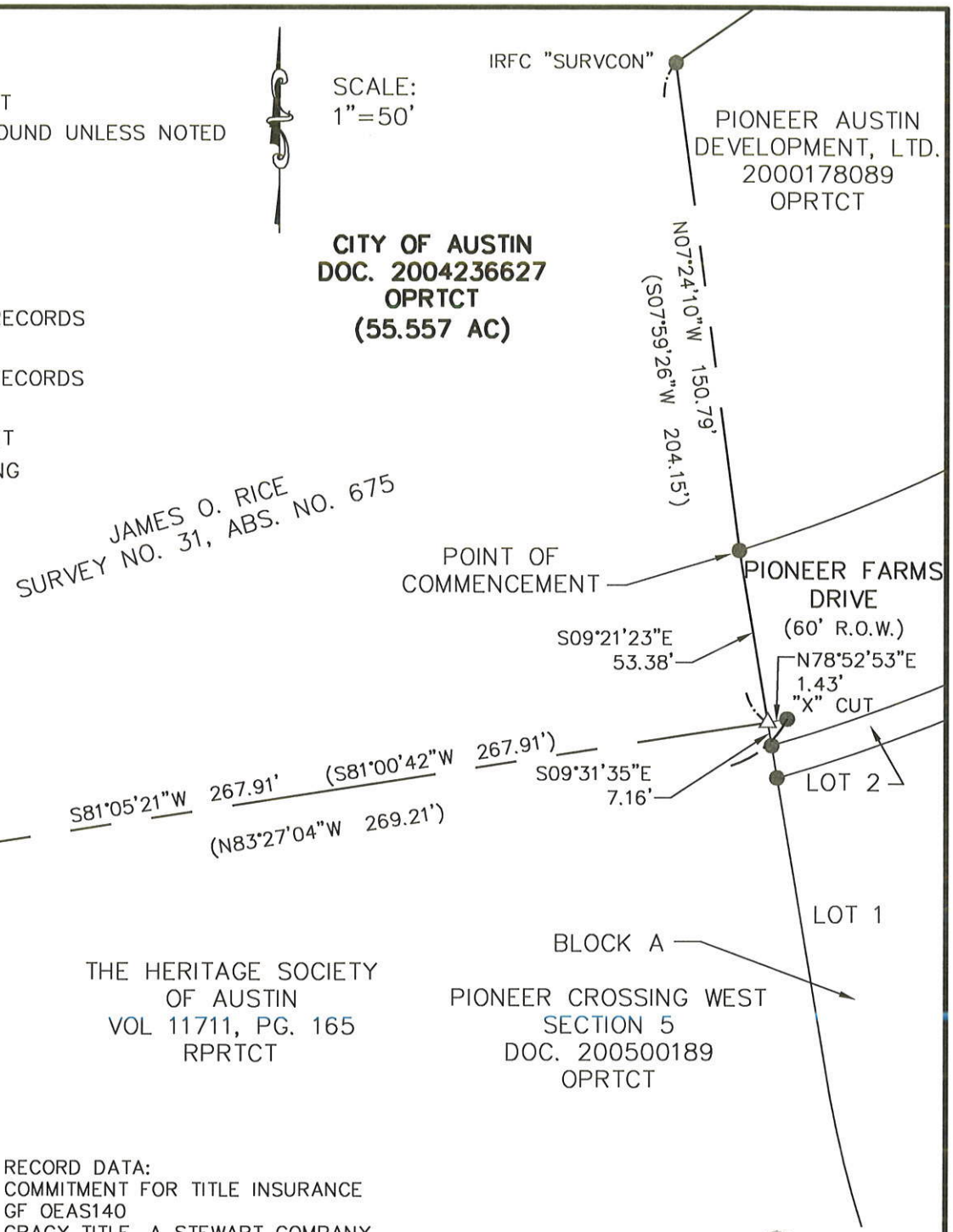
TRAVIS COUNTY, TEXAS

DATE: 25 JUL 11
JOB NO: 38604A
FILE: COA_TSAAMSS

LEGEND

△	CALCULATED POINT
●	1/2" IRON ROD FOUND UNLESS NOTED
( )	RECORD DATA
DRTCT	DEED RECORDS TRAVIS CO, TX
PRTCT	PLAT RECORDS TRAVIS CO, TX
RPRTCT	REAL PROPERTY RECORDS TRAVIS CO, TX
OPRTCT	OFFICIAL PUBLIC RECORDS TRAVIS CO, TX
▨	AREA OF EASEMENT
POB	POINT OF BEGINNING

SCALE:
1"=50'



RECORD DATA:
COMMITMENT FOR TITLE INSURANCE
GF OEAS140
GRACY TITLE, A STEWART COMPANY
8014 MESA DRIVE
AUSTIN, TEXAS, 78731

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STATE OF TEXAS
REGISTERED
EDUARDO O. MENDEZ
5010
PROFESSIONAL
LAND SURVEYOR

Eduardo O. Mendez
7/26/11

SEE SHEET 3 OF 4

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FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 25 JUL 11
JOB NO: 38604A
FILE: COA_TWSE

City of Austin
to
City of Austin
(for Temporary Ingress and Egress Easement)

Parcel 4614.23 TIAEE

BEING 1.260 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JAMES O. RICE SURVEY NO. 31, ABS. 675 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 55.557 ACRE TRACT CONVEYED TO CITY OF AUSTIN BY SPECIAL WARRANTY DEED EXECUTED ON NOVEMBER 17, 2004, FILED FOR RECORD ON DECEMBER 27, 2004, RECORDED IN DOCUMENT 2004236627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.260 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in an easterly line of said City of Austin tract and in a westerly line of the tract conveyed to The Heritage Society of Austin, recorded in Volume 11711, Page 165 of the Real Property Records of Travis County, Texas, for the Point of Beginning and the southeasterly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, HARN (93), US Feet, Surface Adjustment Factor of 1.00008) values of N=10107105.92 and E=3139483.45, from which a 1/2 inch iron rod found bears South 09°45'54" West, a distance of 298.66 feet and South 80°14'06" East, a distance of 1.67 feet;

1) THENCE, South 66°47'10" West, a distance of 157.58 feet, leaving an easterly line of said City of Austin tract and a westerly line of said Heritage Society of Austin tract and crossing said City of Austin tract, to a calculated point for the most southerly corner of the herein described tract of land;

2) THENCE, North 42°01'30" West, a distance of 52.82 feet, to a calculated point for the most westerly corner of the herein described tract of land;

3) THENCE, North 66°47'10" East, a distance of 171.29 feet, to a calculated point, for a corner;

4) THENCE, North 09°45'54" East, a distance of 1275.68 feet, to a calculated point, for the northwesterly corner of the herein described tract of land;

5) THENCE, North 81°05'19" East, a distance of 281.12 feet, to a 1/2 inch iron rod found at the northwesterly corner of the right-of-way of Pioneer Farms Drive (60' R.O.W.), in an easterly line of said City of Austin tract and at a southwesterly corner of the most easterly remainder of the tract conveyed to Pioneer Austin Development, Ltd. by deed recorded in Document 2000178089 of the Official Public Records of Travis County, Texas, for the northeasterly corner of the herein described tract of land, from which a 1/2 inch iron rod with cap marked "Survcon" found at a corner of said City of Austin tract and a corner of the most easterly remainder of said Pioneer Austin Development, Ltd. tract bears North 07°24'10" West, a distance of 150.79 feet;

6) THENCE, South 09°21'23" East, a distance of 30.00 feet, with the westerly right-of-way line of Pioneer Farms Drive and an easterly line of said City of Austin tract, to a calculated point for the most easterly corner

of the herein described tract of land, from which a 1/2 inch iron rod found at the most westerly corner of Lot 2, Block A, Pioneer Crossing West, Section 5, recorded in Document 200500189 of the Official Public Records of Travis County, Texas and in a northeasterly line of the remainder of said Heritage Society of Austin tract bears South 09°21'23" East, a distance of 23.38 feet, to a calculated point at an easterly corner of said City of Austin tract and the most northerly corner of the remainder of said Heritage Society of Austin tract and South 09°31'35" East, a distance of 7.16 feet, and from said calculated point at the northeast corner of the remainder of said Heritage Society of Austin tract, an "X" cut found bears North 78°52'53" East, a distance of 1.43 feet;

7) THENCE, South 81°05'19" West, a distance of 259.83 feet, leaving the westerly right-of-way line of Pioneer Farms Drive and an easterly line of said City of Austin tract and crossing said City of Austin tract, to a calculated point for a corner;

8) THENCE, South 09°45'54" West, at a distance of 24.67 feet passing a calculated point at an easterly corner of said City of Austin tract and the northwesterly corner of said Heritage Society of Austin tract, in all a distance of 1294.29 feet, with an easterly line of said City of Austin tract and a westerly line of said Heritage Society of Austin tract, to the Point of Beginning and containing an area of 1.260 acres of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

7/26/11
Date

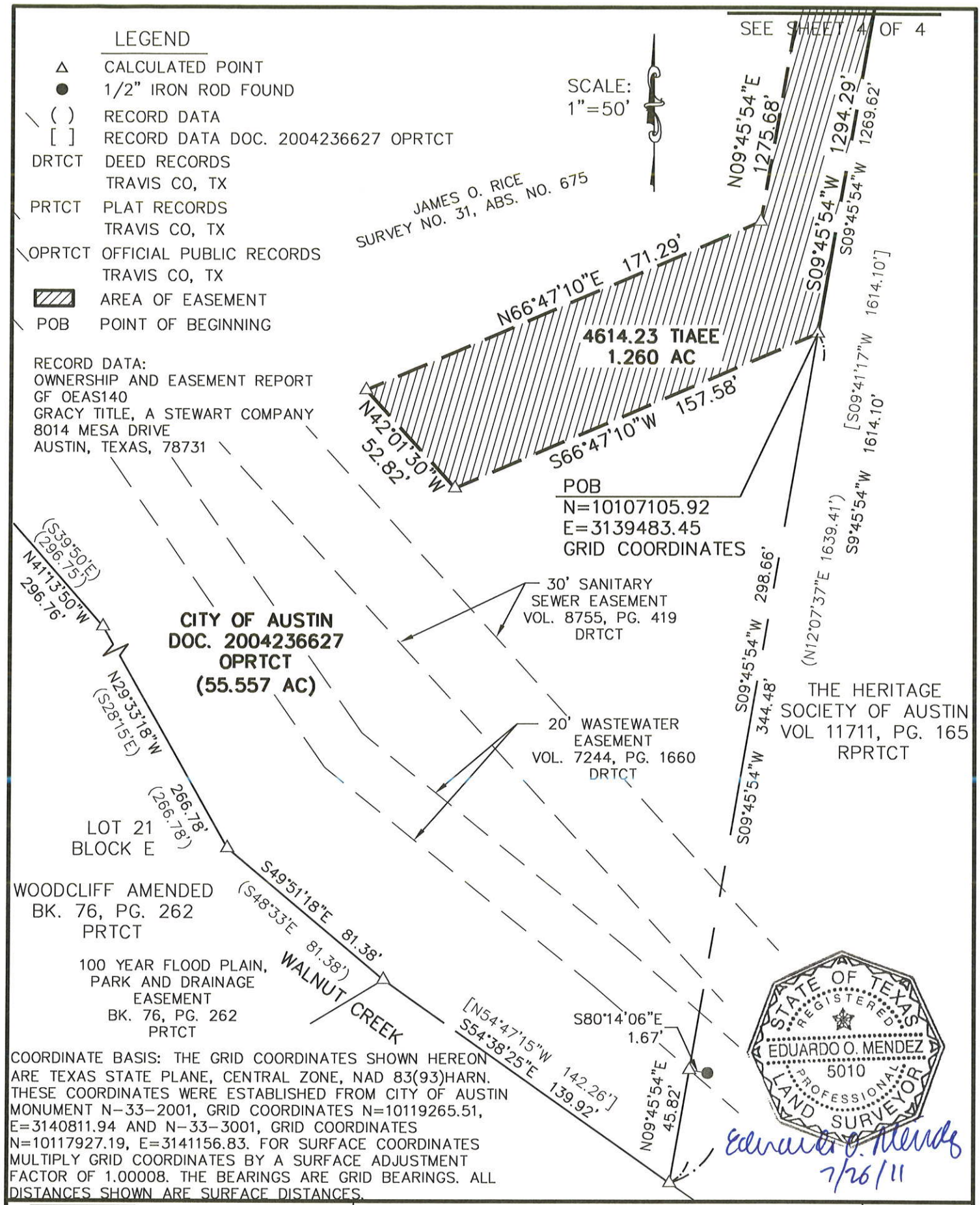
STATE OF TEXAS
REGISTERED
EDUARDO O. MENDEZ
5010
PROFESSIONAL
LAND SURVEYOR

MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767

Bearing Basis: The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (93)Harn. For surface coordinates, multiply grid coordinates by a surface adjustment factor of 1.00008. The project control points are a 60d Nail in the median of Dessau Road approximately 355 feet north of the Centerline of Walnut Creek and approximately 63 feet east of and at right angles to the east property line of Dessau Road, grid coordinates N=10106834.94, E=3136846.76 and a 60d nail near the most southerly corner of the 55.557 acre tract recorded in Document 2004236627 of the Official Public Records of Travis County, Texas, approximately 26 feet east of and at right angles to the existing east fence line and approximately 100 feet north of and along said fence from its south endpoint, grid coordinates N=10106916.38, E=3139424.81. These grid coordinates were established from City of Austin Monument N-33-2001, grid coordinates N=10119265.51, E=3140811.94 and City of Austin Monument N-33-3001, grid coordinates N=10117927.19 and E=3141156.83, All distances shown herein are surface distances.

TCAD No.: 0247281701
City Grid No.: N30 & N31

FIELD NOTES REVIEWED
By: Mary Vaughn Date 7/26/11
Engineering Support Section
Department of Public Works
and Transportation



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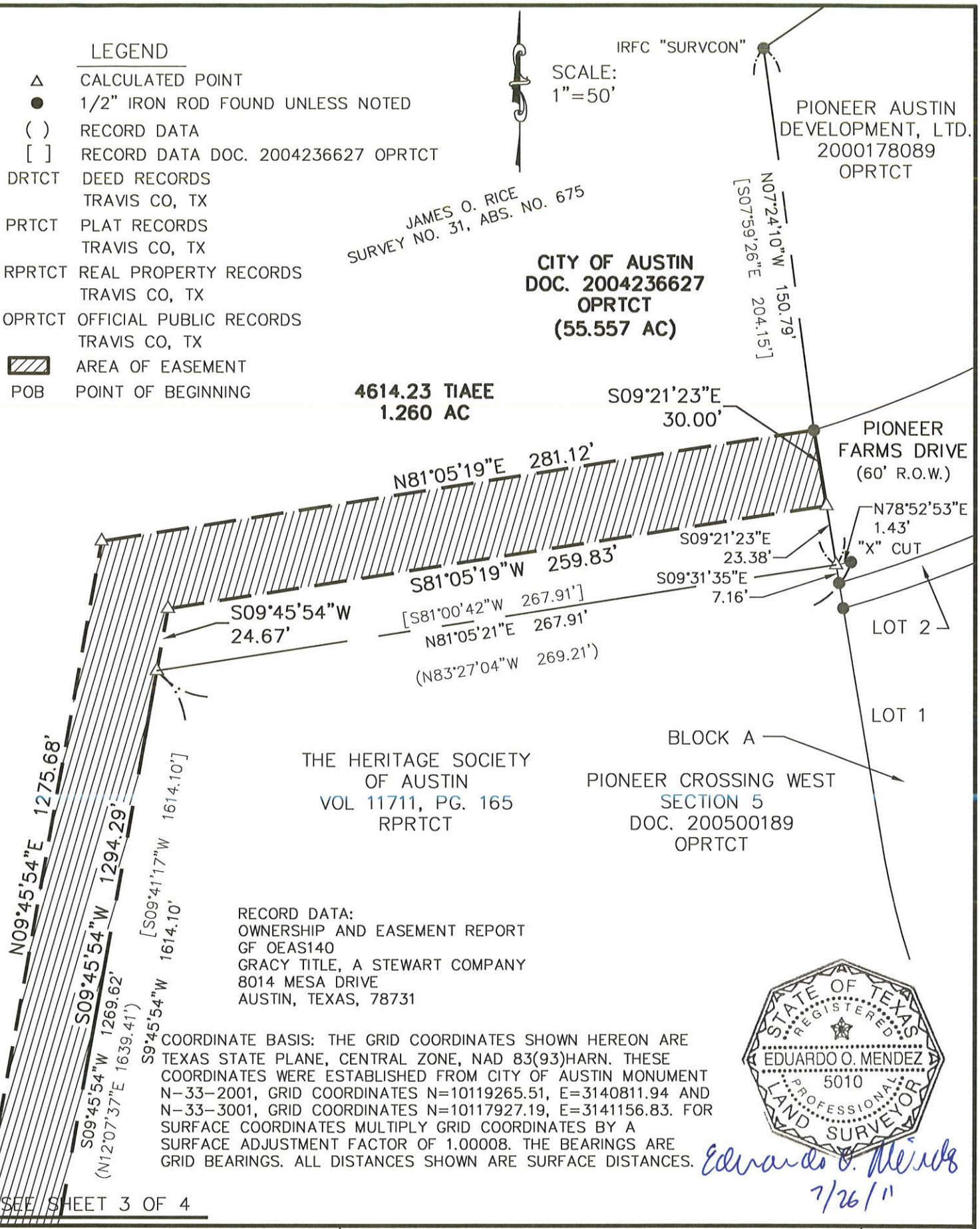
TRAVIS COUNTY, TEXAS

DATE: 25 JUL 11
JOB NO: 38604A
FILE: COA_TIAEE

LEGEND

- △ CALCULATED POINT
- ● 1/2" IRON ROD FOUND UNLESS NOTED
- ( ) RECORD DATA
- [ ] RECORD DATA DOC. 2004236627 OPRTCT
- DRTCT DEED RECORDS TRAVIS CO, TX
- PRTCT PLAT RECORDS TRAVIS CO, TX
- RPRTCT REAL PROPERTY RECORDS TRAVIS CO, TX
- OPRTCT OFFICIAL PUBLIC RECORDS TRAVIS CO, TX
- AREA OF EASEMENT
- POB POINT OF BEGINNING



RECORD DATA:
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GF OEAS140
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