



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT “ F ”

NORTH ACRES-FINAL CONVEYANCE
COLLINWOOD WEST PUD
HOMEOWNERS ASSOCIATION, INC.
TO
CITY OF AUSTIN

DESCRIPTION FOR TEMPORARY WORK SPACE EASEMENT-
PARCEL NO. 4614.21 TWSE-3

LEGAL DESCRIPTION OF 0.089 ACRE (3,885 SQUARE FEET) OF LAND OUT OF THE J. O. RICE SURVEY NO. 31, ABSTRACT NO. 675, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 41, BLOCK A, COLLINWOOD WEST, SECTION II-C, A PLANNED UNIT DEVELOPMENT, OF RECORD IN VOLUME 102, PAGE 115 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE COLLINWOOD WEST PUD HOMEOWNERS ASSOCIATION, INC., IN A SPECIAL WARRANTY DEED EXECUTED ON JUNE 28, 2000, AND RECORDED IN DOCUMENT NO. 2000104617 OF THE OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.089 ACRE (3,885 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the northeast line of a 5.49 acre tract described in Volume 10990, Page 1268 of the Real Property Records of Travis County, Texas, same being the southwest line of said Lot 41, Block A, for the southwest corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN,) values of N= 10,107,014.37, E=3,135,828.76, from which a 1/2” iron rod found in the southeast line of Lot 12-A, Block G, of Pahlke Resubdivision, a subdivision of record in Volume 49, Page 62 of the Plat Records of Travis County, Texas, at the north corner of said 5.49 acre tract, same being an angle point in the southwest line of said Lot 41, Block A, bears North 61°57’37” West, a distance of 108.82 feet;

THENCE over and across said Lot 41, Block A, the following five (5) courses:

1. North 13°16’07” West, a distance of 175.94 feet to a calculated point for an angle point;
2. North 14°49’06” West, a distance of 9.22 feet to a calculated point for the northwest corner of this tract;
3. North 75°10’54” East, a distance of 20.00 feet to a calculated point for the northeast corner of this tract;
4. South 14°49’06” East, a distance of 9.49 feet to a calculated point for an angle point;
5. South 13°16’07” East, a distance of 193.78 feet to a calculated point in the northeast line of said 5.49 acre tract, same being the southwest line of said Lot 41, Block A, for the southeast

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corner of this tract, from which a 1/2" iron rod found in the northeast line of said 5.49 acre tract, at the west corner of Lot 2, Block G, of the Amended Plat of Lots 1 and 2, Block G, Collinwood West, Section II-A, a subdivision of record in Document No. 199900128 of the Official Public Records of Travis County, Texas, same being the south corner of said Lot 41, Block A, bears South 61°57'37" East, a distance of 228.37 feet;

THENCE North 61°57'37" West, with the northeast line of said 5.49 acre tract and the southwest line of said Lot 41, Block A, a distance of 26.63 feet to the **POINT OF BEGINNING**, containing 0.089 acre (3,885 square feet) of land.

BEARING BASIS NOTE

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83/HARN, Combined Scale Factor = 1.0001). The coordinates were established by GPS from City of Austin monument "N-33-2001" having coordinate values of N=10,119,265.511, E=3,140,811.942 and City of Austin monument "N-33-3001" having coordinate values of N=10,117,927.194, E=3,141,156.827. All distances shown are surface distances.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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 23rd day of January, 2012, A.D.

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



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



REFERENCES

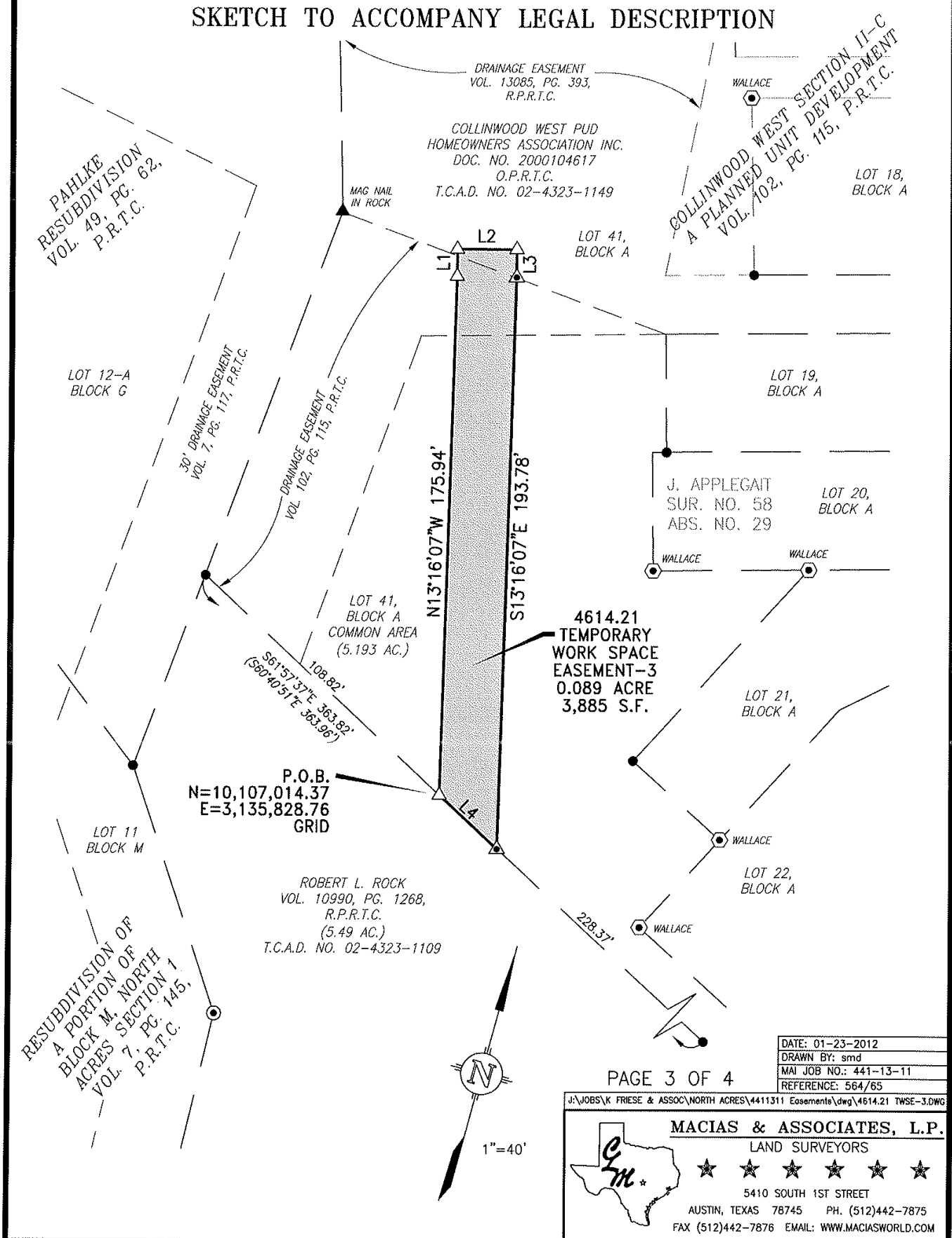
MAPSCO 2009, 496-Z
AUSTIN GRID NO. M-30
TCAD PARCEL ID NO. 02-4323-1149
MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-13-11

FIELD NOTES REVIEWED

By:  Date 1/24/12

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND	
●	1/2" IRON ROD FOUND
WALLACE ⊙	1/2" IRON ROD W/ PLASTIC CAP STAMPED "WALLACE GROUP" FOUND
▲	NAIL FOUND (TYPE NOTED)
⊙	1" IRON PIPE FOUND
△	CALCULATED POINT
▲	60D NAIL SET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
B.L.	BUILDING LINE
S.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING

LINE TABLE		
Number	Bearing	Distance
L1	N14°49'06"W	9.22'
L2	N75°10'54"E	20.00'
L3	S14°49'06"E	9.49'
L4	N61°57'37"W	26.63'

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83/HARN, COMBINED SCALE FACTOR = 1.0001). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN MONUMENT "N-33-2001" HAVING COORDINATE VALUES OF N=10,119,265.511, E=3,140,811.942 AND CITY OF AUSTIN MONUMENT "N-33-3001" HAVING COORDINATE VALUES OF N=10,117,927.194, E=3,141,156.827. ALL SURFACES SHOWN ARE SURFACE DISTANCES.

NOTE:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE CO., GF. NO. 1004014-COM, EFFECTIVE DATE: MARCH 16, 2010.



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

1/23/12
Date:

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DATE: 01-23-2012
DRAWN BY: smd
MAI JOB NO.: 441-13-11
REFERENCE: 564/65

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MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



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