



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

EXHIBIT " B "

JESCO CONSTRUCTION COMPANY, INC  
TO  
CITY OF AUSTIN  
(TEMPORARY WORKING SPACE EASEMENT)

**DESCRIPTION FOR PARCEL 4746.01TWSE**

DESCRIPTION OF A 0.150-ACRE (6,555 SQUARE FEET) TRACT OF LAND IN THE THEODORE BISSELL SURVEY NO. 18, ABSTRACT NO. 3, TRAVIS COUNTY, TEXAS, OUT OF A CALLED 25.102 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1, HAVING BEEN CONVEYED TO JESCO CONSTRUCTION COMPANY, INC. BY WARRANTY DEED WITH VENDOR'S LIEN, DATED APRIL 24, 1996, RECORDED IN VOLUME 12679, PAGE 1099 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.150-ACRE TRACT BEING COMPRISED OF TWO (2) PARTS, PART 1 CONTAINING 0.120-ACRE (5,244 SQUARE FEET) OF LAND AND PART 2 CONTAINING 0.030-ACRE (1,311 SQUARE FEET) OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1 (0.120-ACRE)**

**BEGINNING** at a 60D nail set in the south line of said 25.102-acre Tract 1 and in the north line of Lot 1, Block A, Bauerle Ranch, a subdivision recorded in Document No. 200100379 of the Official Public Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet, Combined Scale Factor 0.999947) values of N=10,035,630.56, E=3,083,674.75 for the southwest corner and **POINT OF BEGINNING** of this tract, from which a ½-inch pipe found in the south line of said Tract 1 and the north line of said Lot 1 bears S 87°02'27" W, for a distance of 31.94 feet;

**THENCE**, N 53°34'48" E, through the interior of said Tract 1, a distance of 120.49 feet to a 60D nail set in the north line of said Tract 1 and the south line of Lot 101, Block A, Tanglewood Forest, Section Four, Phase A, a subdivision recorded in Volume 83, Page 57B of the Plat Records of Travis County, Texas, for the northwest corner of this tract, from which a ½-inch pipe found in the north line of said Tract 1 at the south line of said Lot 101 bears N 85°22'14" W, for a distance of 27.59 feet;

**THENCE**, S 85°22'14" E, with the north line of said Tract 1 and the south line of said Lot 101, a distance of 29.90 feet to a ½-inch pipe found in the north line of said Tract 1 at the common south corner of said Lot 101 and Lot 107, of said Block A, Tanglewood Forest, Section 4, Phase A and the northwest corner of a 0.208-acre tract of land, described as Tract 2, conveyed to Jesco Construction Company, Inc., by said Warranty Deed with Vendor's Lien, Dated April 24, 1996,

recorded in Volume 12679, Page 1099 of the Real Property Records of Travis County, Texas, for the northeast corner of this tract;

**THENCE**, S 02°48'12" E, with the east line of said Tract 1 and the west line of said Tract 2, a distance of 62.49 feet to a calculated angle point, at the common south corner of said Tract 1 and said Tract 2, also being in the north line of said Lot 1, for the southeast corner of this tract, from which a ½-inch iron rod with plastic cap found in the west Right-of-Way line of Lindshire Lane (60-foot wide Right-of-Way), at the northeast corner of said Lot 1 and the southeast corner of said Tract 2, bears N 87°02'27" E, for a distance of 144.90 feet;

**THENCE**, S 87°02'27" W, with the south line of said Tract 1 and the north line of said Lot 1, a distance of 129.99 feet to the **POINT OF BEGINNING** and containing 0.120-acre (5,244 square feet) of land.

## **PART 2 (0.030-ACRE)**

**BEGINNING** at a 60D nail set in the south line of said 25.102-acre Tract 1 and in the north line of Lot 1, Block A, Bauerle Ranch, a subdivision recorded in Document No. 200100379 of the Official Public Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet, Combined Scale Factor 0.999947) values of N=10,035,628.76, E=3,083,638.64 for the southeast corner and **POINT OF BEGINNING** of this tract, from which a ½-inch pipe found in the south line of said Tract 1 and the north line of said Lot 1 bears N 88°01'58" E, for a distance of 4.23 feet;

**THENCE**, S 88°01'58" W, with the south line of said Tract 1 and the north line of said Lot 1, a distance of 17.68 feet to a calculated point for the southwest corner of this tract, from which a ½-inch pipe found in the south line of said Tract 1 and the north line of said Lot 1, bears S 88°01'58" W, for a distance of 18.88 feet;

**THENCE**, N 53°34'48" E, through the interior of said Tract 1, a distance of 133.99 feet to a calculated point in the north line of said Tract 1 and the south line of Lot 101, Block A, Tanglewood Forest, Section Four, Phase A, a subdivision recorded in Volume 83, Page 57B of the Plat Records of Travis County, Texas, for the northwest corner of this tract;

**THENCE**, S 77°37'08" E, with the north line of said Tract 1 and the south line of said Lot 101, a distance of 13.29 feet to a 60D nail set in the north line of said Tract 1 and the south line of said Lot 101, for the northeast corner of this tract, from which a ½-inch pipe found in the north line of said Tract 1 and the south line of said Lot 101 bears S 77°37'08" E, for a distance of 2.50 feet;

**THENCE**, S 53°34'48" W, through the interior of said Tract 1, a distance of 128.16 feet to the **POINT OF BEGINNING** and containing 0.030-acre (1,311 square feet) of land.

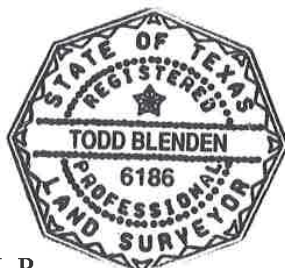
**BEARING BASIS NOTE**

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/HARN Combined Scale Factor 0.999947). Project control points were established from City of Austin reference point "E-15-3001" having coordinate values of N=10,038,967.54, E=3,091,011.59. Distances shown herein are surface.

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

That I, Todd Blenden, 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 3rd day of July, 2013, A.D.



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

Todd Blenden  
Registered Professional Land Surveyor  
No. 6186 – State of Texas

**REFERENCES**

MAPSCO 2009 672R  
Austin Grid No. D-14  
TCAD PARCEL ID NO. 04-3137-04-04  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 362-10-12

**FIELD NOTES REVIEWED**

BY: DATE: 7/22/13

**CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT**

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE  
1" = 100'



LINDSHIRE LANE  
(60' R.O.W.)

0.208 ACRES, TRACT 2  
BISSELL SURVEY NO. 18, ABS  
NO. 3

JESCO CONSTRUCTION  
COMPANY, INC.  
VOL. 12679, PG. 1099,  
R.P.R.T.C.Tx.  
T.C.A.D. NO. 04-3137-04-04

## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S87°02'27"W	31.94'
L2	N53°34'48"E	120.49'
L3	N85°22'14"W	27.59'
L4	S85°22'14"E	29.90'
L5	S02°48'12"E	62.49'
(L5)	N00°12'36"W	62.58'
L6	S87°02'27"W	129.99'
L7	N88°01'58"E	4.23'
L8	S88°01'58"W	17.68'
L9	S88°01'58"W	18.88'
L10	N53°34'48"E	133.99'
L11	S77°37'08"E	13.29'
L12	S77°37'08"E	2.50'
L13	S53°34'48"W	128.16'
(L14)	S82°46'38"E	57.59'
(L15)	N89°30'W	41.81'

## LEGEND

- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED " "
- 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- 60D NAIL SET
- CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- ( ) RECORD INFORMATION

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Alliant National Title Insurance Company, Inc., GF No. 201200626, effective date: APRIL 9, 2013.

## BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "E-15-3001" HAVING COORDINATE VALUES OF N=10038967.54, E=3091011.59 COMBINED SCALE FACTOR = 0.999947. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

STATE OF TEXAS }  
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.



*Todd Blenden* 7/3/2013  
TODD BLENDE N Date:  
Registered Professional Land Surveyor  
No. 6186 - State of Texas

PAGE 4 OF 4

DATE: 5-22-13  
DRAWN BY: T.BLENDE N  
MAI JOB NO.: 362-10-12  
REFERENCE:

J:\JOBS\WESTON\362-10-12 LANDSHIRE.DWG\4746.01TWSE.DWG



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

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