

**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS TBPLS#101141-00

EXHIBIT "   A   "

GEORGE J. SHIA  
TO  
CITY OF AUSTIN  
(WASTEWATER EASEMENT)

**DESCRIPTION FOR PARCEL 4795.05WWE**

DESCRIPTION OF A 0.161-ACRE (6,996 SQUARE FEET) TRACT OF LAND IN THE JAMES ROGERS SURVEY NO. 19, ABSTRACT NO. 659, TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 28.69-ACRE TRACT OF LAND, HAVING BEEN CONVEYED TO GEORGE J. SHIA BY CORRECTION SPECIAL WARRANTY DEED, RECORDED AUGUST 25, 1993, IN VOLUME 12007, PAGE 181 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 60D nail set in the west line of said 28.69-acre tract and the east line of Lot 69, Block A, Walnut Crossing Section Two, a subdivision recorded in Volume 77, Page 38 of the Plat Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Grid Feet, Combined Scale Factor 0.999896) values of N=10,123,513.03, E=3,122,677.94 for the northeast corner and **POINT OF BEGINNING** of this tract, from which a ½-inch pipe found at an angle point in the west line of said 28.69-acre tract and the east line of said Lot 69, bears N 40°49'40" E, a distance of 58.08 feet;

**THENCE**, S 11°29'07" W, through the interior of said 28.69-acre tract, a distance of 275.17 feet to a 60d nail set in the west line of said 28.69-acre tract and the east line of the Balcones District Park, a called 1.67-acre tract, conveyed to the City of Austin in Volume 7176, Page, 1777 of the Deed Records of Travis County, Texas, for the southeast corner of this tract, from which an iron bolt found at an angle point in the west line of said 28.69-acre tract and the east line of said 1.67-acre tract, bears S 32°59'59" E, a distance of 296.20 feet;

**THENCE**, N 32°59'59" W, with the west line of said 28.69-acre tract and the east line of said 1.67-acre tract, a distance of 42.81 feet to a 60d Nail set for the southwest corner of this tract, from which an iron bolt found at an angle point in the west line of said 28.69-acre tract, the east line of Lot 73 of said Block A, Walnut Crossing Section Two and at a north corner of said 1.67-acre tract, bears N 32°59'59" W, a distance of 97.38 feet;

**THENCE**, N 11°29'07" E, through the interior of said 28.69-acre tract, a distance of 191.18 feet to a 60d nail set in the west line of said 28.69-acre tract and the east line of Lot 72 of said Block A, Walnut Crossing Section Two, for the northwest corner of this tract, from which a ½-inch rod found in the west line of said 28.69-acre tract and at the common east corner of Lot 72 and Lot

73 of said Block A, Walnut Crossing Section Two, bears S 40°44'09" W, a distance of 44.07 feet;

**THENCE**, N 40°44'09" E, with the west line of said 28.69-acre tract and the east line of said Lot 72, a distance of 24.22 feet to a ½-inch iron rod found at the common east corner of Lot 72, Lot 71 and Lot 69 of said Block A, Walnut Crossing Section Two;

**THENCE**, N 40°49'40" E, with the west line of the said 28.69-acre tract and the east line of the said Lot 69, a distance of 37.07 feet to the **POINT OF BEGINNING** and containing 0.161-acre (6,996 square feet) of land.

### **BEARING BASIS NOTE**

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/HARN Combined Scale Factor 0.999896). Project control points were established from City of Austin reference point "L-35-1001" having coordinate values of N=10,127,126.78, E=3,127,431.71. Distances shown herein are surface distances.

**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 18th day of June, 2014, 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 465V  
Austin Grid No. K-34

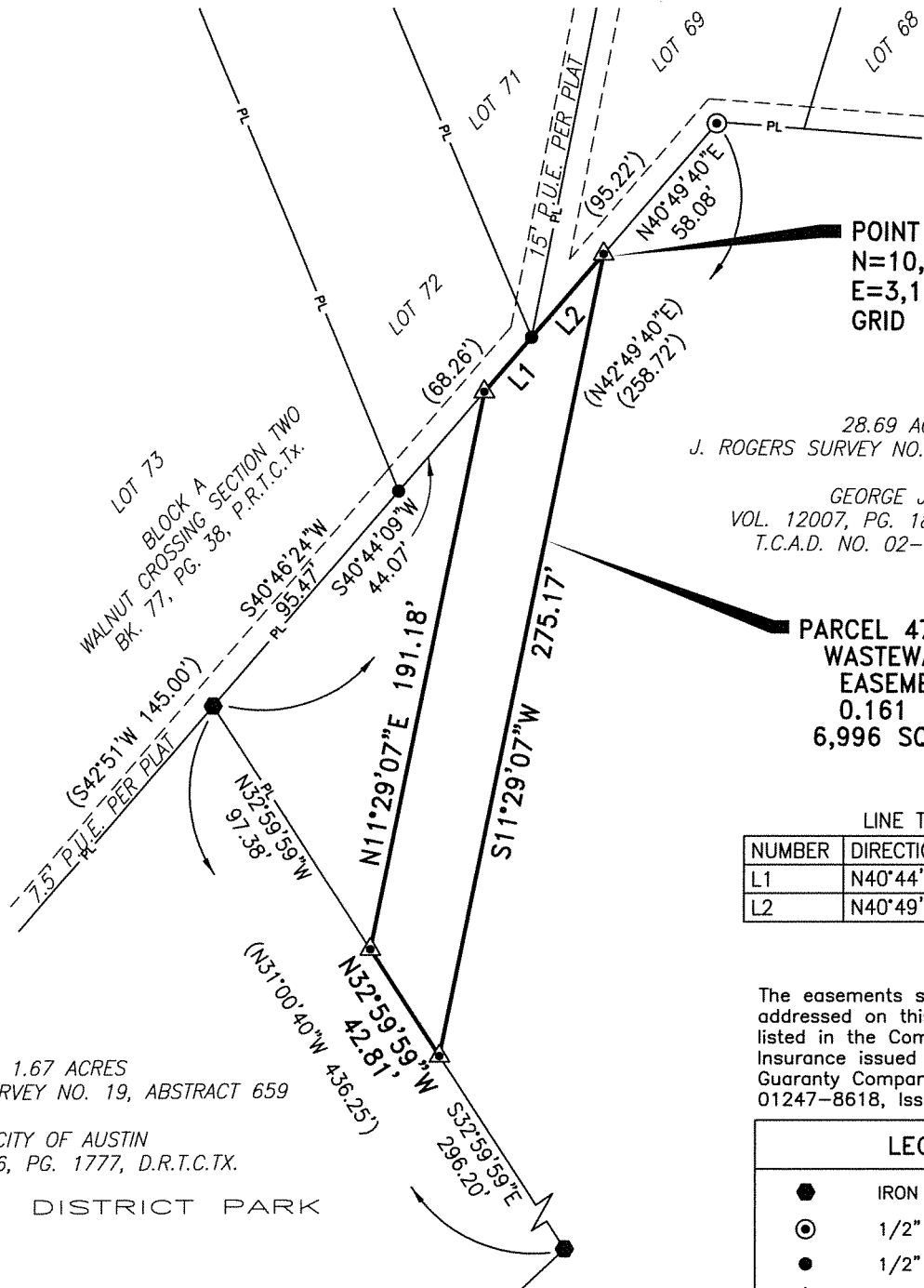
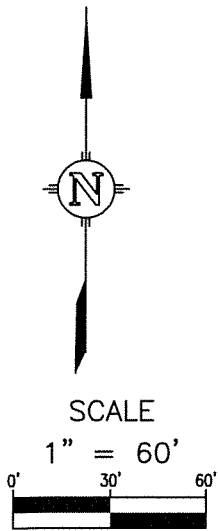
TCAD PARCEL ID NO. 02-6010-03-28

MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-20-13

**FIELD NOTES REVIEWED**

BY: Mandy Hanks DATE: 6/19/14

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**POINT OF BEGINNING**  
N=10,123,513.03  
E=3,122,677.94  
GRID

28.69 ACRES  
J. ROGERS SURVEY NO. 19, ABSTRACT 659

GEORGE J SHIA  
VOL. 12007, PG. 181, R.P.R.T.C.Tx.  
T.C.A.D. NO. 02-6010-03-28

**PARCEL 4795.05**  
**WASTEWATER**  
**EASEMENT**  
0.161 AC.  
6,996 SQ. FT.

## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N40°44'09"E	24.22'
L2	N40°49'40"E	37.07'

The easements shown or noted and addressed on this survey are those listed in the Commitment for Title Insurance issued by Stewart Title Guaranty Company, File No. 01247-8618, Issued: JUNE 25, 2013.

## LEGEND

●	IRON BOLT FOUND
⊙	1/2" IRON PIPE FOUND
●	1/2" IRON ROD FOUND
▲	60D NAIL SET
— PL —	PROPERTY LINE
BK., VOL., PG.	BOOK, VOLUME, PAGE
T.C.A.D.	TRAVIS COUNTY APPRAISAL
P.U.E.	PUBLIC UTILITY EASEMENT
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

1.67 ACRES  
J. ROGERS SURVEY NO. 19, ABSTRACT 659

CITY OF AUSTIN  
VOL. 7176, PG. 1777, D.R.T.C.Tx.

BALCONES DISTRICT PARK

## 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 "L-35-1001" HAVING COORDINATE VALUES OF N=10,127,126.78, E=3,127,431.71. COMBINED SCALE FACTOR = 0.999896. 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* 6/18/2014  
TODD BLENDE, PE, RPLS Date:  
Registered Professional Land Surveyor  
No. 6186 - State of Texas

PAGE 3 OF 3

DATE: 4-23-14  
DRAWN BY: T.BLENDE,  
MAI JOB NO.: 441-20-13  
REFERENCE:

J:\JOBS\K FRIESE & ASSOC\441-20-13 WatersParkEsmts\DWG\4795.05WWE.DWG

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