



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS – FIRM #101141-00

EXHIBIT “ D ”

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE
EASEMENT)

LEGAL DESCRIPTION FOR TWSE

LEGAL DESCRIPTION OF A 0.663 ACRE (28,895 SQUARE FOOT) TRACT OF LAND IN THE ISAAC DECKER LEAGUE SURVEY NO. 20, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING CITY OF AUSTIN PARKLAND AND A PORTION OF LOT 7 AND LOT 8, BLOCK “A” OF THE J. E. BOULDIN ADDITION, A PART OF A CALLED 49.490-ACRE TRACT (AS SHOWN IN TRAVIS CENTRAL APPRAISAL DISTRICT RECORDS) LOCATED BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF WEST RIVERSIDE DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF BARTON SPRINGS ROAD (100-FOOT RIGHT-OF-WAY WIDTH); SAID 0.663-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 60d nail set in the south right-of-way line of West Riverside Drive (called 120-foot right-of-way width, see surveyors note on page 2 of 4), having Texas Coordinate System (Central Zone-4203, NAD83) grid values of N=10,068,482.51, E=3,111,442.85, for the most northerly corner of this tract, from which a 1-inch inside diameter iron pipe found on a point of curvature of the south right-of-way line of West Riverside Drive bears with said south right-of-way line, North 55°39'23” West a distance of 253.79 feet to a calculated point of curvature, with the arc of a curve to the left having a radius of 3,790.38 feet, an arc distance of 575.55 feet and a chord which bears North 60°00'23” West for a distance of 574.99 feet to a calculated point of tangency and North 64°21'23” West, pass at a distance of 410.57 feet a 1-inch diameter iron rod found at the intersection of the south right-of-way line of West Riverside Drive and the west right-of-way line of the International & Great Northern Railroad, continuing a total distance of 510.46 feet;

THENCE with said south right-of-way line of West Riverside Drive, South 55°39'23” East for a distance of 84.05 feet to a 60d nail set for the most easterly corner of this tract, from which a 1-inch square bolt found at intersection of the north right-of-way line of West Riverside Drive and the west right-of-way line of South First Street (right-of-way width varies) bears South 55°39'29” East a distance of 535.78 feet to a calculated point of curvature of a curve to the right, with the arc of said curve to the right, having a radius of 405.44 feet, an arc distance of 191.32 feet and a chord which bears South 42°08'16” East a distance of 189.55 feet to a calculated point of tangency, departing said south right-of-way line, through the interior of said West Riverside Drive to a 1/2-inch diameter iron rod found on a point of tangency in the north right-of-way line of West Riverside Drive and South 28°37'09” East a distance of 229.02 feet;

THENCE departing said south right-of-way line of West Riverside Drive, through the interior of said Lot 7 and Lot 8, Block "A" the following eleven (11) courses and distances:

- 1) South 75°15'28" West for a distance of 80.16 feet to a 60d nail set on an angle point of this tract;
- 2) South 75°57'27" West for a distance of 29.16 feet to a 60d nail set on an angle point of this tract;
- 3) South 68°43'36" West for a distance of 21.67 feet to a 60d nail set on an angle point of this tract;
- 4) North 17°09'18" West for a distance of 9.33 feet to a 60d nail set on an angle point of this tract;
- 5) South 72°50'14" West, pass at a distance of 364.16 feet the approximate west boundary line of said Lot 7 and the approximate east boundary line of said Lot 8, continuing for a total distance of 901.14 feet to a 60d nail set for the most southerly corner of this tract, from which a 1/2-inch diameter iron rod found on the intersection of the previous east right-of-way line of Dawson Road, having been vacated in Document No. 2003233919 of the Official Public Records of Travis County, Texas and the north right-of-way line of Barton Springs Road (100-foot right-of-way width) bears South 34°33'45" West a distance of 308.83 feet;
- 6) North 17°12'49" West for a distance of 25.08 feet to a 60d nail set for the most westerly corner of this tract;
- 7) North 72°50'42" East, pass at a distance of 560.24 feet said approximate east boundary line of Lot 8 and said approximate west boundary line of Lot 7, continuing for a total distance of 901.17 feet to a 60d nail set on an angle point of this tract;
- 8) North 17°09'18" West for a distance of 25.00 feet to a 60d nail set on an angle point of this tract;
- 9) North 72°30'42" East for a distance of 51.06 feet to a 60d nail set on an angle point of this tract;
- 10) North 67°02'14" East for a distance of 27.58 feet to the **POINT OF BEGINNING** and containing 0.663 (28,895 square feet) of land.

SURVEYOR'S NOTE

No recorded document describing or conveying the 120-foot wide right-of-way of Riverside Drive between South First Street and South Lamar Street has been found by the undersigned surveyor. The 120-foot wide right-of-way shown hereon has been determined using information provided to this surveyor by the Engineering Department of the City of Austin, Riverside Drive street construction plans by TBG Partners and a Lot Line Survey showing the south right-of-way line of Riverside Drive as determined by Urban Design Group.

BEARING BASIS NOTE

The coordinates and bearings shown hereon are based on the Texas Coordinate System (Central Zone-4203, NAD83).

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

That I, Jackie Lee Crow, 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 5th day of May, 2015, A.D.

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



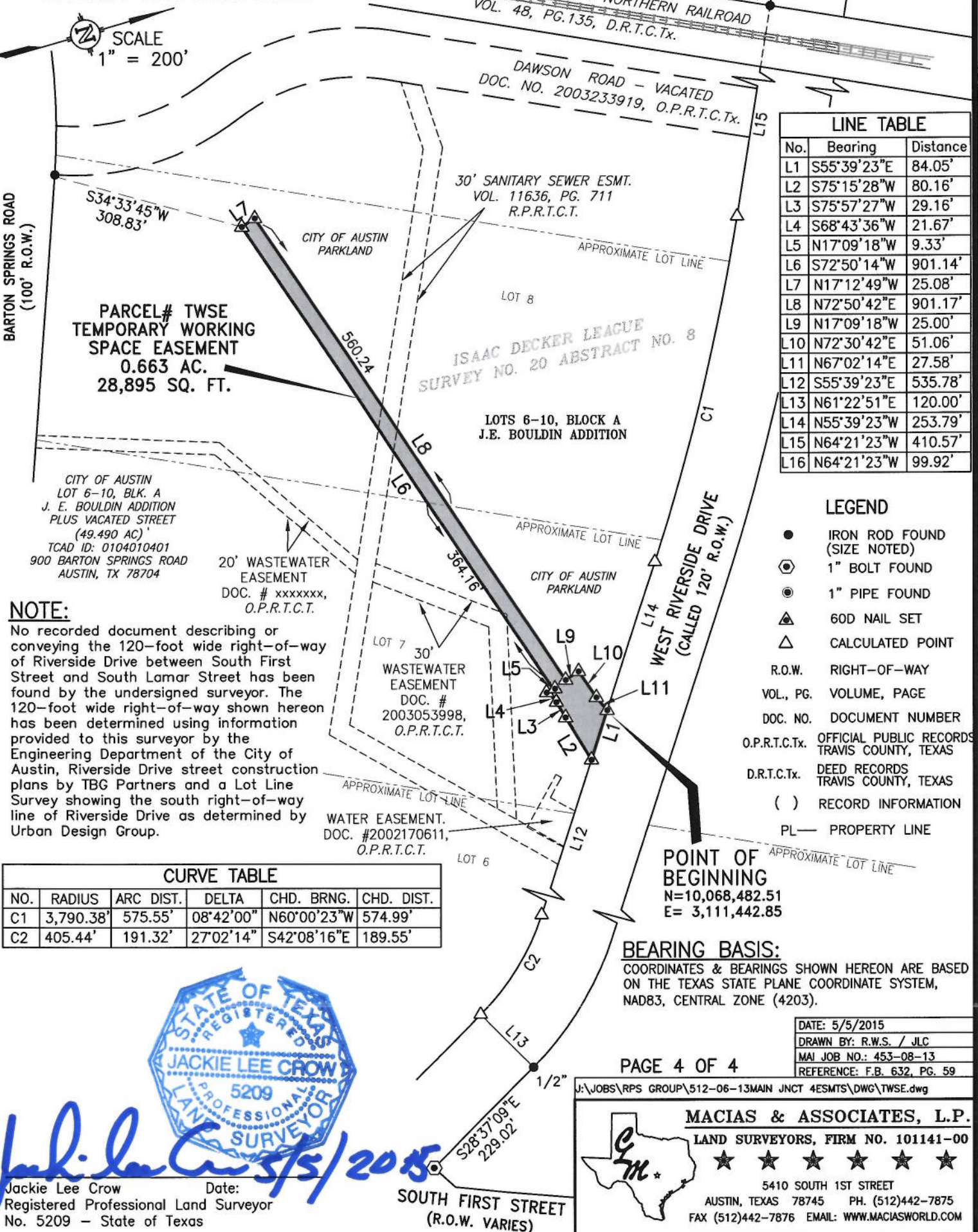
Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas

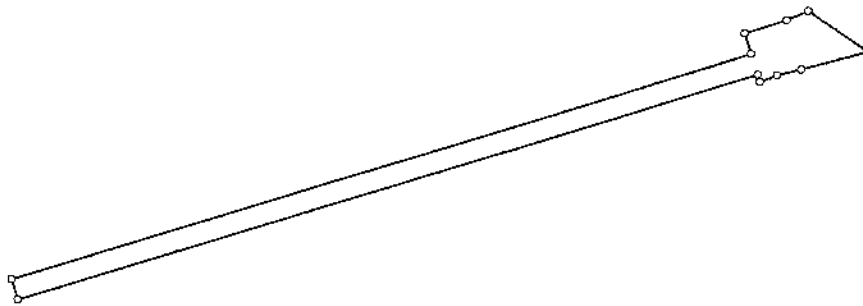


REFERENCES

MAPSCO, 584-Z & 614-D
AUSTIN GRID NO. J-22
TCAD PARCEL ID NO. 01-0401-0401
MACIAS & ASSOCIATES, L.P., PROJECT NO. 512-06-13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION





Title:		Date: 05-05-2015
Scale: 1 inch = 224 feet	File: TWSE CHK M&B.des	
Tract I: 0.663 Acres: 28895 Sq Feet: Closure = s70.1852w 0.01 Feet: Precision = 1/364684: Perimeter = 2155 Feet		
001=s55.3923e 84.05	005=n17.0918w 9.33	009=n17.0918w 25.00
002=s75.1528w 80.16	006=s72.5014w 901.14	010=n72.3042e 51.06
003=s75.5727w 29.16	007=n17.1249w 25.08	011=n67.0214e 27.58
004=s68.4336w 21.67	008=n72.5042e 901.17	