

RESOLUTION NO. 20160324-053

WHEREAS, the City Council was requested to conduct a public hearing to consider the use of parkland for a permanent use, temporary working space use, temporary staging area, and material storage site use for construction, use, maintenance, repair, and replacement of a reclaimed water transmission and distribution main use as part of the Main to Junction 420 (Downtown Area) project through dedicated parkland known as Lady Bird Lake at Auditorium Shores Park, Butler Park, Shoal Beach Park, Duncan Park, and Republic Square Park (the Proposed Use”); and

WHEREAS, the land being used for the Proposed Use is described in Exhibits A - F (the “Affected Land”); and

WHEREAS, notice of the public hearing to be held on March 24, 2016 was given for three consecutive weeks on February 28, March 6 and March 13, 2016, in a newspaper of general circulation; and

WHEREAS, such public hearing was held March 24, 2016, by the City Council to consider the use of the Affected Land for the Proposed Use; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

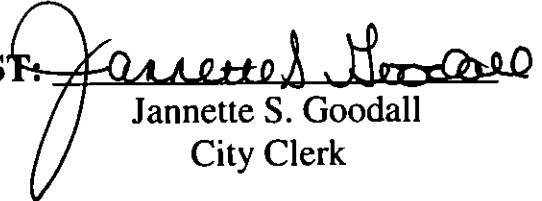
Having taken into account clearly enunciated local preferences, the City Council finds that there is no feasible and prudent alternative to the use of the Affected Land for the Proposed Use and that all reasonable planning has been done to minimize harm to the Affected Land from the Proposed Use. The use of the Affected Land for the Proposed Use is approved.

BE IT FURTHER RESOLVED:

The City Manager is authorized to take such measures as may be necessary, favorable, or required to effectuate the purpose and intent of this resolution.

ADOPTED: March 24, 2016

ATTEST:


Jannette S. Goodall
City Clerk



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

EXHIBIT “ A ”

CITY OF AUSTIN
TO
CITY OF AUSTIN
(RECLAIMED WATER EASEMENT)

LEGAL DESCRIPTION FOR RWE#1

LEGAL DESCRIPTION OF A 0.261 ACRE (11,378 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 5 AND LOT 4, BLOCK “A” OF THE J. E. BOULDIN ADDITION (AS SHOWN IN TRAVIS CENTRAL APPRAISAL DISTRICT RECORDS) LOCATED BETWEEN THE NORTH RIGHT-OF-WAY LINE OF WEST RIVERSIDE DRIVE AND THE 435-FOOT ELEVATION INUNDATION LINE OF LADY BIRD LAKE; SAID 0.261-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 north 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=10,068,532.56, E=3,111,582.31, for the southwest 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 North 65°21'38" West a distance of 1,339.04 feet to 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 and North 64°21'22" West a distance of 99.92 feet;

THENCE departing said north right-of-way line of West Riverside Drive, through the interior of said Lot 5 and Lot 4, Block “A”, the following three (3) courses and distances:

- 1) with the arc of a curve to the left, having a radius of 1,487.32 feet, pass at an arc distance of 124.28 feet the approximate west boundary line of Lot 5 and the approximate east boundary line of Lot 4, continuing for a total arc distance of 449.79 feet and a chord which bears North 53°37'27" East for a distance of 448.09 feet to a 60d nail set for the northwest corner of this tract, at an elevation of 435 feet above mean sea level, being the inundation line of Lady Bird Lake in the City of Austin;
- 2) with said inundation line, South 78°25'12" East for a distance of 29.83 feet to a 60d nail set for the northeast corner of this tract;
- 3) departing said inundation line, with the arc of a curve to the right, having a radius of 1,512.32 feet, pass at an arc distance of 386.95 feet said approximate west boundary line of Lot 4 and said approximate east boundary line of Lot 5, continuing for a total arc distance of 460.53 feet and a chord which bears South 53°03'45" West for a

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • www.maciasworld.com

distance of 458.76 feet to a 60d nail set for the southeast corner of this tract, from which a 1-inch square bolt found at intersection of said 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°39'23" East a distance of 504.68 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 525.44 feet, an arc distance of 247.95 feet and a chord which bears South 42°08'16" East a distance of 245.65 feet to a 1/2-inch diameter iron rod found on a point of tangency and South 28°37'09" East a distance of 229.02 feet;

THENCE with said north right-of-way line of West Riverside Drive, North 55°39'23" West for a distance of 28.23 feet to the **POINT OF BEGINNING** and containing 0.261 acre (11,378 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).

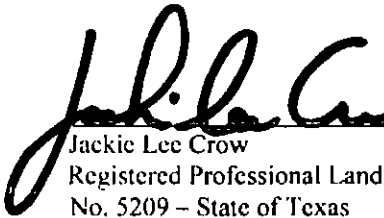
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

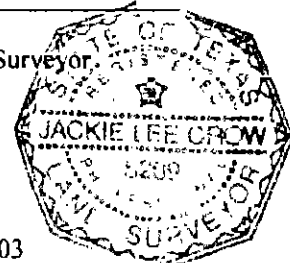
KNOW ALL MEN BY THESE PRESENTS:

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



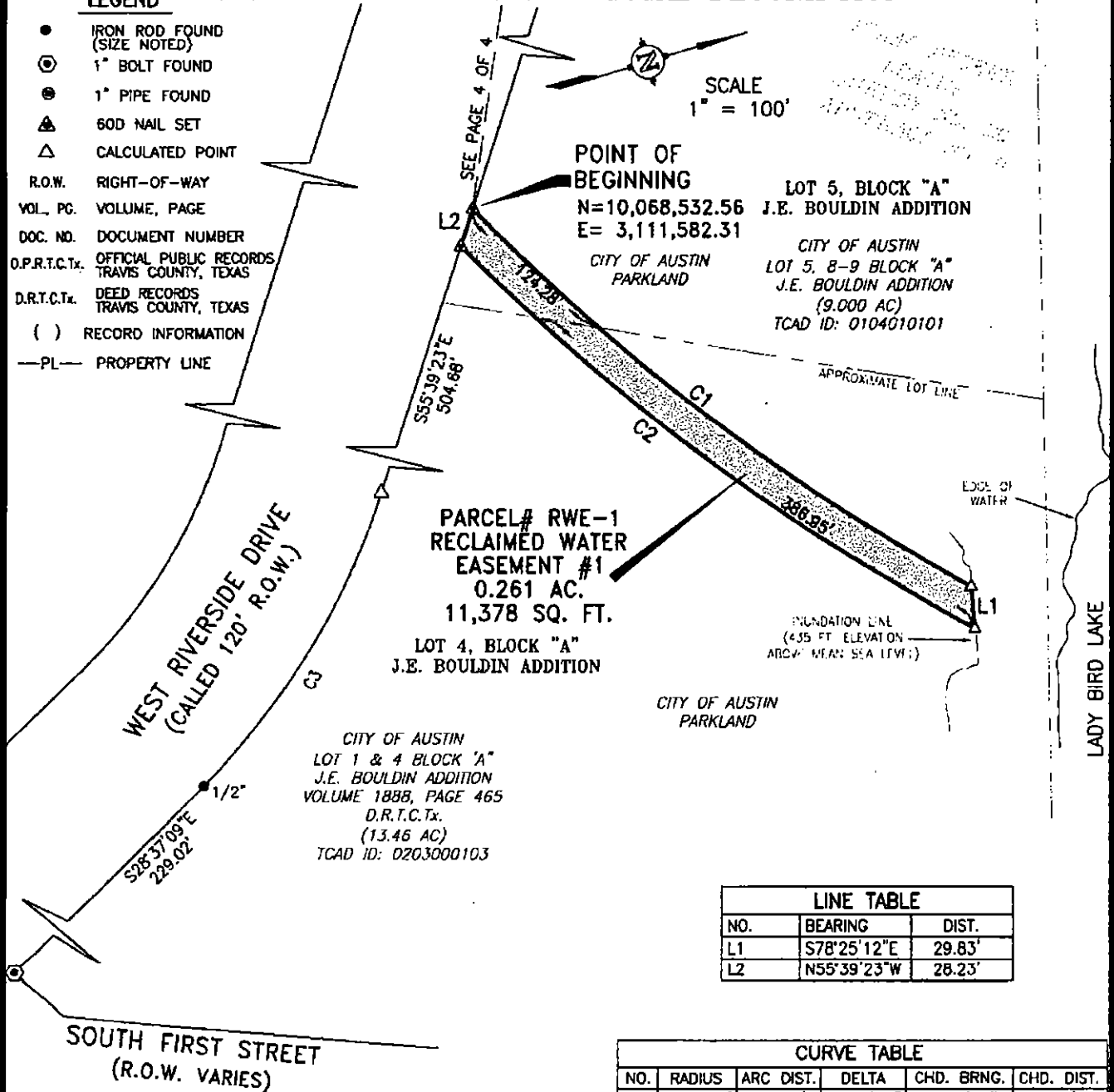
REFERENCES

MAPSCO, 584-Z
AUSTIN GRID NO. J-22
TCAD PARCEL ID NO. 01-0401-0101 & 02-0300-0103
MACIAS & ASSOCIATES, L.P., PROJECT NO. 512-06-13

LEGEND

- IRON ROD FOUND (SIZE NOTED)
- ⊙ 1" BOLT FOUND
- ⊙ 1" PIPE FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- PL— PROPERTY LINE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



BEARING BASIS:

COORDINATES & BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203).

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.

PAGE 3 OF 4

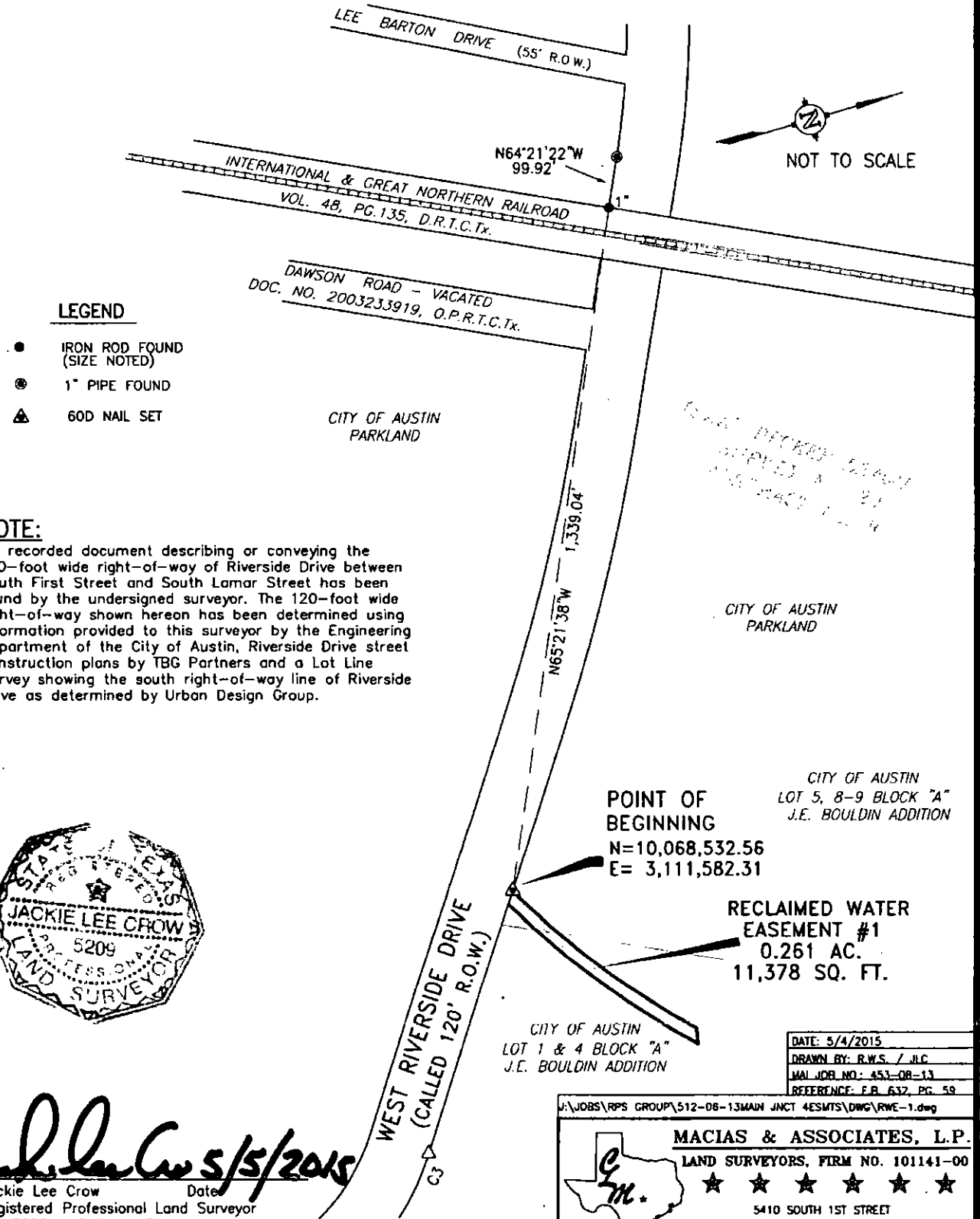
DATE: 5/4/2015
DRAWN BY: R.W.S. / J.L.C.
NAI JOB NO.: 453-08-13
REFERENCE: F.B. 632, PG. 39

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS, FIRM NO. 101141-00

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FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

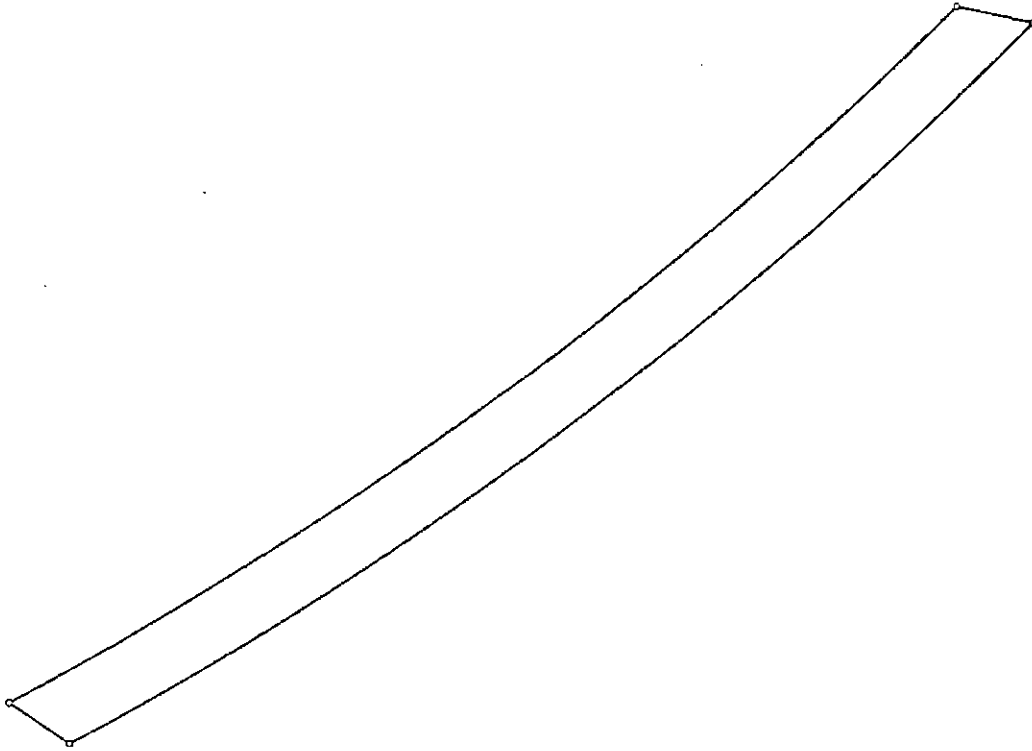


Jackie Lee Crow 5/5/2015
 Jackie Lee Crow Date
 Registered Professional Land Surveyor
 No. 5209 - State of Texas

J:\JOBS\RPS GROUP\512-08-13MAIN JNCT 4ESMTS\DWG\RWE-1.dwg

MACIAS & ASSOCIATES, L.P.
 LAND SURVEYORS, FIRM NO. 101141-00
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 5410 SOUTH 1ST STREET
 AUSTIN, TEXAS 78745 PH. (512)442-7875
 FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

DATE: 5/4/2015
 DRAWN BY: R.W.S. / J.L.C.
 MAIL JOB NO.: 453-08-13
 REFERENCE: F.B. 632, PG. 59



Title:		Date: 05-05-2015
Scale: 1 inch = 64 feet	File: RWE-1 CHK M&B.des	
Tract 1: 0.261 Acres: 11378 Sq Feet: Closure = n83.2416w 0.00 Feet: Precision = 1/219972: Perimeter = 968 Feet		
001: L1, R:-1487.32, Arc=449.79 Bng=n53.3727e, Chd=448.09	003: R1, R:-1512.33, Arc=460.53 Bng=s53.0245w, Chd=458.76	
002=s78.2512e 29.83	004=n55.3923w 28.23	



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

EXHIBIT “ B ”

CITY OF AUSTIN
TO
CITY OF AUSTIN
(RECLAIMED WATER EASEMENT)

LEGAL DESCRIPTION FOR RWE#2

LEGAL DESCRIPTION OF A 0.067 ACRE (2,920 SQUARE FOOT) TRACT OF LAND IN THE SAMUEL GOCHER SURVEY, ABSTRACT NO. 316 IN TRAVIS COUNTY, TEXAS, BEING CITY OF AUSTIN PARKLAND AND A PORTION OF A CALLED 5.60-ACRE TRACT OF LAND (AS SHOWN IN TRAVIS CENTRAL APPRAISAL DISTRICT RECORDS) LOCATED BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF WEST CESAR CHAVEZ STREET AND THE 435-FOOT ELEVATION INUNDATION LINE OF LADY BIRD LAKE; SAID 0.067-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 Cesar Chavez Street (80-foot right-of-way width, having Texas Coordinate System (Central Zone-4203, NAD83) grid values of N=10,069,434.50, E=3,112,345.00, for the northeast corner of this tract, from which an “X” found in a concrete sidewalk during a survey performed by Macias & Associates L.P. in February of 2010, being the northwest corner of Tract No. 2, a 3,751 square-foot tract of land conveyed for additional street right-of-way as described in an Affidavit of Declaration of Right-of-Way recorded in Volume 12678, Page 630 of the Real Property Records of Travis County, Texas, same being the southeast corner of the 1.12-acre portion of West Avenue (80-foot wide right-of-way width) vacated by Volume 12852, Page 133 of said Real Property Records, bears North 16°33’21” East a distance of 40.00 feet to a calculated point in the centerline of Cesar Chavez Street, with said centerline of Cesar Chavez Street, North 73°26’39” West a distance of 1,036.73 feet to a calculated point and departing said street centerline, North 16°33’21” East, pass at a distance of 40.00 feet a calculated point being the southwest corner of said 3,751 square-foot tract additional right-of-way conveyance, being on the original right-of-way line of Cesar Chavez Street, continuing for a total distance of 55.00 feet, also from said northeast corner of this 0.067-acre tract, a 1/8-inch diameter brass rod found inside a water valve cover at the centerline intersection of Cesar Chavez Street and Trinity Street bears North 16°33’21” East a distance of 40.00 feet to said calculated point in the centerline of Cesar Chavez Street and South 73°26’39” East a distance of 2,663.92 feet;

THENCE departing said south right-of-way line of Cesar Chavez Street, through the interior of said 5.60-acre tract, the following five (5) courses and distances:

- 1) South 16°23’22” West for a distance of 2.14 feet to a 60d nail set at a point of curvature;

- 2) with the arc of a curve to the right, having a radius of 1,512.32 feet, an arc length of 116.39 feet and a chord which bears South 18°12'14" West for a distance of 116.36 feet to a 60d nail set for the southeast corner of this tract, at an elevation of 435 feet above mean sea level, being the inundation line of Lady Bird Lake in the City of Austin;
- 3) with said inundation line, North 65°27'18" West for a distance of 25.07 feet to a 60d nail set for the southwest corner of this tract;
- 4) departing said inundation line, with the arc of a curve to the left, having a radius of 1,487.32 feet, an arc length of 112.74 feet and a chord which bears North 18°10'03" East for a distance of 112.71 feet to a 60d nail set for a point of tangency;
- 5) North 16°23'22" East for a distance of 2.30 feet to a 60d nail set in said south right-of-way line of Cesar Chavez Street, for the northwest corner of this tract;

THENCE with said south right-of-way line of Cesar Chavez Street, South 73°26'39" East for a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 0.067 acre (2,920 square feet) of land.

BEARING BASIS NOTE

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

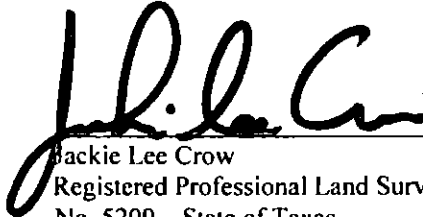
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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.

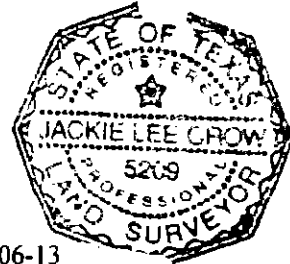
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 5th day of May, 2015. A.D.

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

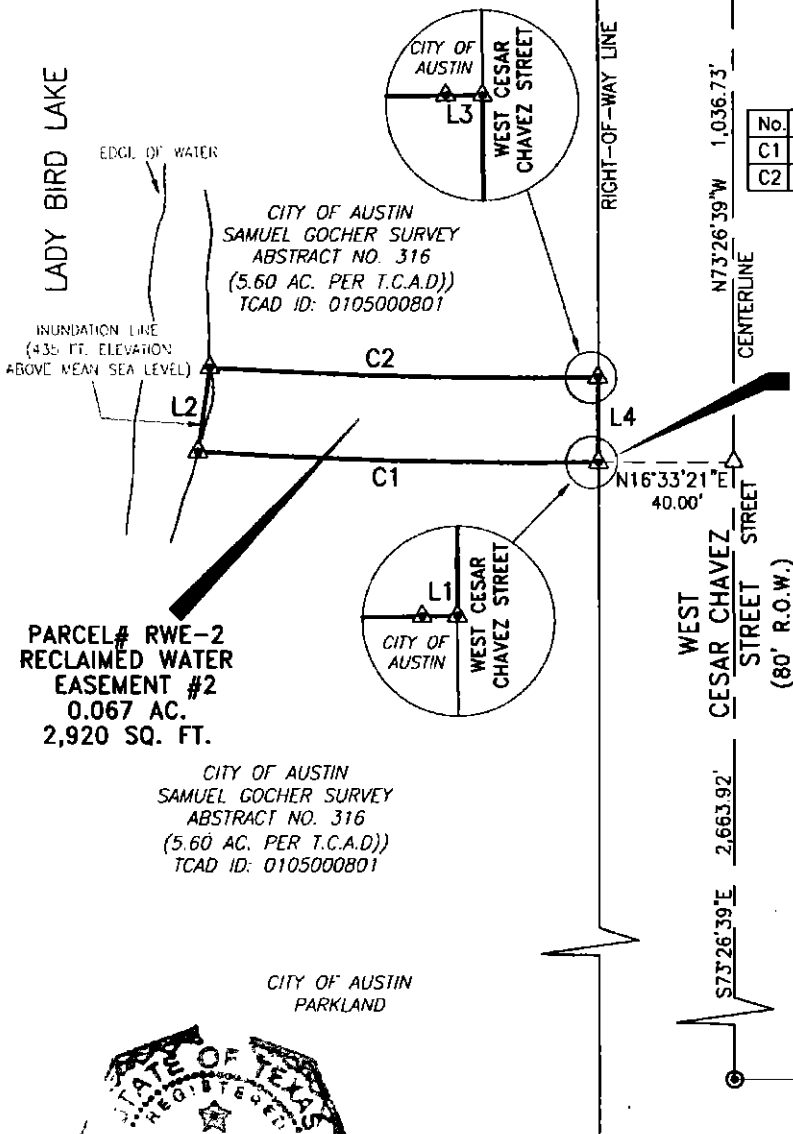
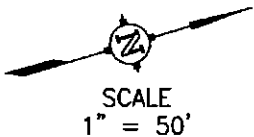

Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas

REFERENCES

MAPSCO, 585-W
AUSTIN GRID NO. J-22
TCAD PARCEL ID NO. 01-0500-0801
MACIAS & ASSOCIATES, L.P., PROJECT NO. 512-06-13



SKETCH TO ACCOMPANY LEGAL DESCRIPTION



VACATED PORTION OF
WEST AVENUE (1.12 AC)
VOL. 12852, PAGE 133
R.P.R.T.C.Tx.

AFFIDAVIT OF
DECLARATION OF
RIGHT OF WAY
(TRACT 2-3,751 SQ. FT.)
VOL. 12678, PAGE 630
R.P.R.T.C.Tx.

LINE TABLE

No.	Bearing	Dist.
L1	S16°23'22"W	2.14'
L2	N65°27'18"W	25.07'
L3	N16°23'22"E	2.30'
L4	S73°26'39"E	25.00'

CURVE TABLE

No.	Radius	Arc Len.	Delta	Chord Bearing	Chord Len.
C1	1,512.32'	116.39'	04°24'34"	S18°12'14"W	116.36'
C2	1,487.32'	112.74'	04°20'35"	N18°10'03"E	112.71'

LEGEND

- ⊙ 1/8" BRASS PIN IN WATER VALVE COVER - CITY OF AUSTIN CENTERLINE MONUMENT
- ⊗ "X" FOUND IN CONCRETE DURING 2010 MACIAS & ASSOCIATES SURVEY
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.A.D. TRAVIS CENTRAL APPRAISAL DISTRICT
- () RECORD INFORMATION

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), CENTRAL ZONE.

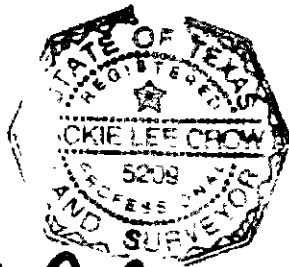
DATE: 5/4/2015

DRAWN BY: R.W.S. / JLC

MAI JOB NO.: 453-08-13

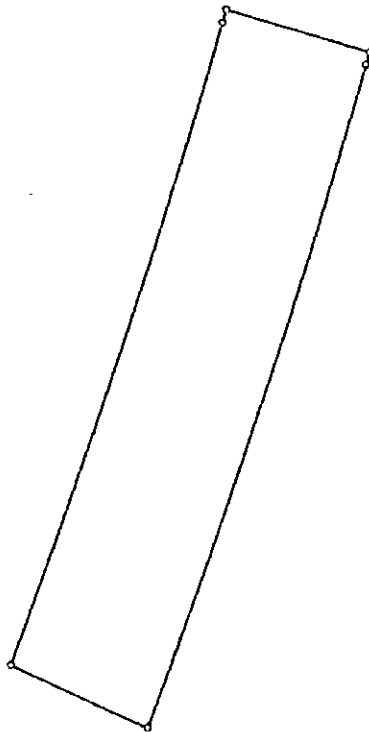
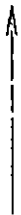
REFERENCE: F.B. 632, PG. 59

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Jackie Lee Crow 5/5/2015
Jackie Lee Crow Date:
Registered Professional Land Surveyor
No. 5209 - State of Texas

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS, FIRM NO. 101141-00
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5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH (512)442-7875
FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM



Title:		Date: 05-05-2015
Scale: 1 inch = 28 feet	File: RWE-2 CHK M&B.des	
Tract 1: 0.067 Acres: 2920 Sq Feet: Closure = s78.5425e 0.00 Feet: Precision =1/77903: Perimeter = 284 Feet		
001=S16.2322W 2.14	004: LL R- 1487.32 Arc=112.74	
002: RL R=1512.32 Arc=116.39	Bng=N18.1003E Cbd=112.71	
Bng=S18.1214W Cbd=116.36	005=N16.2322E 2.30	
003=N65.2718W 25.07	006=S73.2639E 25.00	



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

EXHIBIT “ C ”

CITY OF AUSTIN
TO
CITY OF AUSTIN
(RECLAIMED WATER EASEMENT)

LEGAL DESCRIPTION FOR RWE#3

LEGAL DESCRIPTION OF A 0.095 ACRE (4,158 SQUARE FOOT) TRACT OF LAND OUT OF A CALLED 276-FOOT BY 276-FOOT TRACT OF LAND SHOWN AS A “PUBLIC SQUARE” ACCORDING TO THE MAP OR PLAT OF GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TEXAS, ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 276-FOOT BY-276 FOOT TRACT BEING EAST OF BLOCK 46, WEST OF BLOCK 45, SOUTH OF BLOCK 52 AND NORTH OF THE “COURTHOUSE AND JAIL” BLOCK AS SHOWN ON SAID MAP OF GOVERNMENT OUTLOTS, HAVING BEEN CONVEYED TO THE CITY OF AUSTIN AS PARKLAND AND KNOWN AS REPUBLIC SQUARE PARK; SAID 0.095-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a drill hole in concrete set in the south right-of-way line of West 5th Street (80-foot wide right-of-way), same being the north boundary line of the above-mentioned 276-foot by 276-foot tract, described as “Public Square” having Texas Coordinate System (Central Zone-4203, NAD83) grid values of N=10,070,753.20, E=3,112,914.55, for the northwest corner of this tract, from which a magnetic nail with shiner stamped “CHAPARRAL BOUNDARY” found at the intersection of said south right-of-way line of West 5th Street and the west right-of-way line of San Antonio Street (80-foot wide right-of-way), being also the northeast corner of said Block 46 as shown on map or plat of Government Outlots of the City of Austin, Texas on file in the General Land Office of the State of Texas, bears with said south right-of-way line of West 5th Street, North 73°26’24” West, pass at a distance of 132.49 feet a calculated point being the northwest corner of said “Public Square” tract and through said right-of-way of San Antonio Street for a total distance of 212.49 feet;

THENCE with said south right-of-way line of West 5th Street and the north boundary of said “Public Square” tract, South 73°26’24” East for a distance of 15.00 feet to a drill hole in concrete set for the northeast corner of this tract, from which a calculated point being the intersection of said south right-of-way line of West 5th Street and the west right-of-way line of Guadalupe Street (80-foot wide right-of-way), being also the northeast corner of said “Public Square” tract, bears with said south right-of-way line of West 5th Street, South 73°26’24” East a distance of 131.43 feet;

THENCE departing said south right-of-way line of West 5th Street, through the interior of said “Public Square” tract, South 16°33’31” West for a distance of 277.22 feet to a drill hole in concrete set in the north right-of-way line of West 4th Street (80-foot wide right-of-way), same being the south boundary of said “Public Square” tract, for the southeast corner of this tract, from which a drill hole

in concrete found on the northwest corner of Lot 1, Block 45 as shown on said map or plat of Government Outlots of the City of Austin, Texas, bears with said north right-of-way line of West 4th Street South 73°26'24" East a distance of 131.43 feet to a calculated point being the intersection of said north right-of-way line of West 4th Street and said west right-of-way line of Guadalupe Street, being the southeast corner of said "Public Square" tract, with said west right-of-way line of Guadalupe Street, same being the east boundary line of said "Public Square" tract, North 16°33'32" East a distance of 127.88 feet to a calculated point and through said right-of-way of Guadalupe Street South 73°26'24" East a distance of 80.00 feet;

THENCE with said north right-of-way line of 4th Street, same being said south boundary line of the "Public Square" tract, North 73°26'24" West for a distance of 15.00 feet to a drill hole in concrete set for the southwest corner of this tract, from which a magnetic nail with shiner stamped "CHAPARRAL BOUNDARY" found at the intersection of said north right-of-way line of West 4th Street and said west right-of-way line of San Antonio Street, bears with said north right-of-way line North 73°26'24" West, pass at a distance of 132.49 feet a calculated point being the southwest corner of said "Public Square" tract and through said right-of-way of San Antonio Street for a total distance of 212.49 feet, also from said calculated southwest corner of the "Public Square" tract, a magnetic nail with shiner stamped "CHAPARRAL BOUNDARY" found at the intersection of the south right-of-way line of said West 4th Street and the east right-of-way line of San Antonio Street, same being the northwest corner of said "Courthouse and Jail" block, bears South 16°39'45" West a distance of 80.00 feet;

THENCE departing said north right-of-way line of 4th Street, through said interior of the "Public Square" tract, North 16°33'31" East for a distance of 277.22 feet to the **POINT OF BEGINNING** and containing 0.095 (4,158 square feet) of land.

BEARING BASIS NOTE

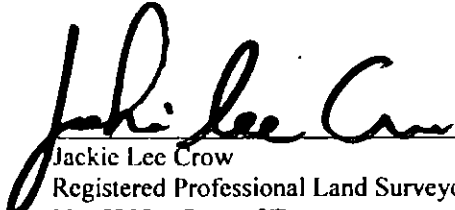
The coordinates and bearings shown hereon are based on the Texas Coordinate System (Central Zone-4203, NAD83).

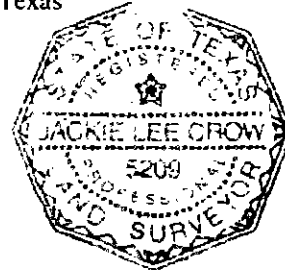
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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 1st day of June, 2015, A.D.

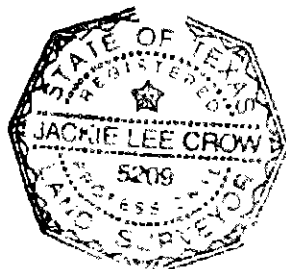
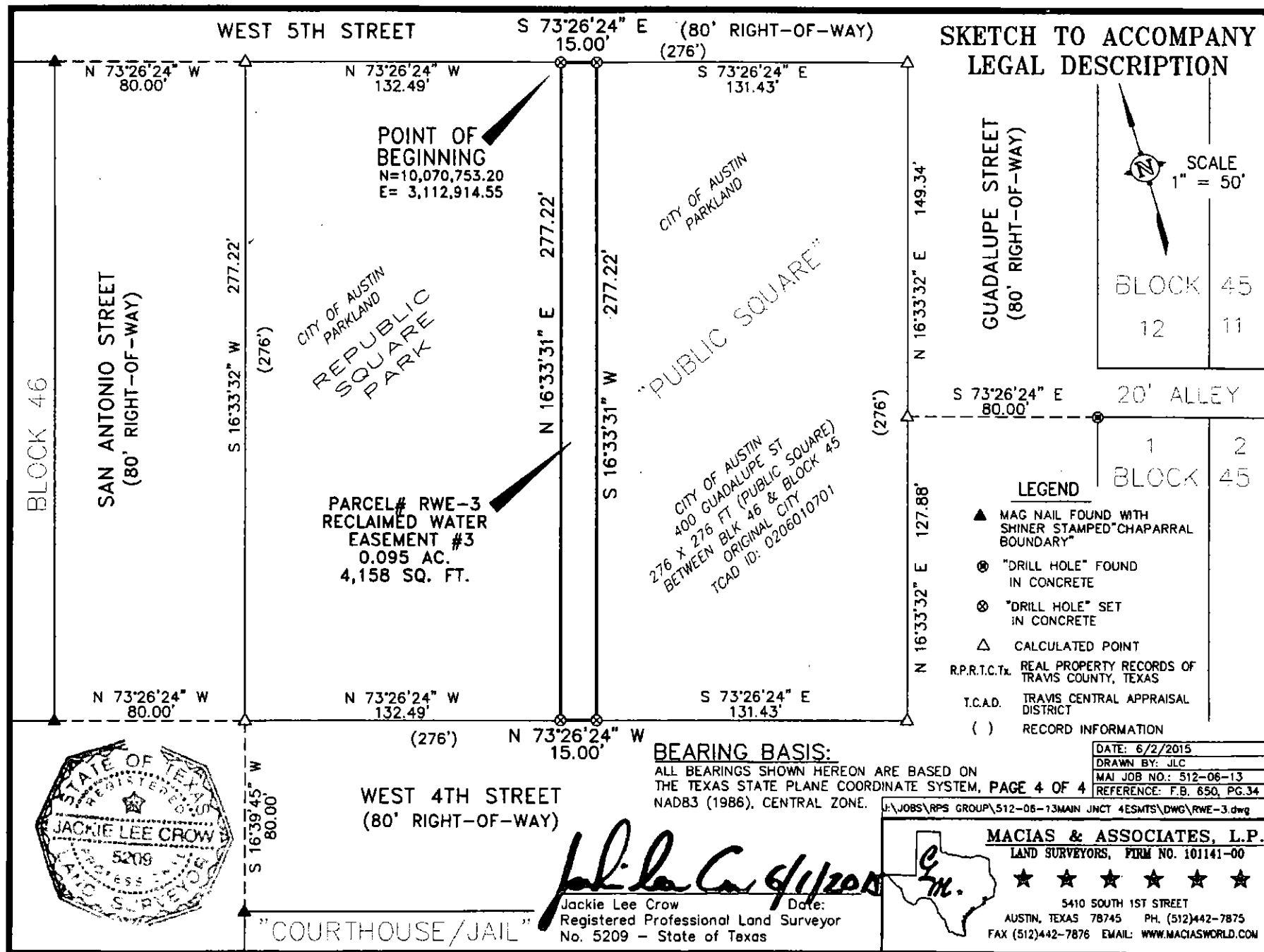
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


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

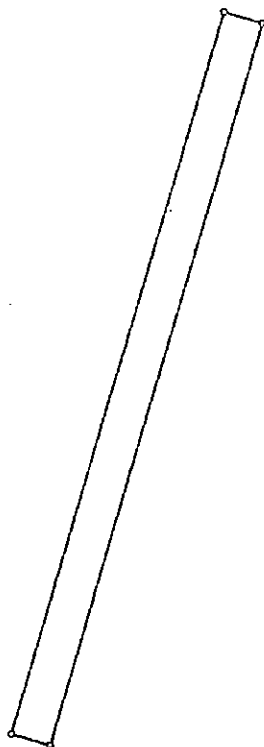


REFERENCES

MAPSCO, 585-S & 585-W
AUSTIN GRID NO. J-22
TCAD PARCEL ID NO. 02-0601-0701
MACIAS & ASSOCIATES, L.P., PROJECT NO. 512-06-13



Jackie Lee Crow
 Jackie Lee Crow
 Registered Professional Land Surveyor
 No. 5209 - State of Texas
 Date: 6/1/2015



Title:		Date: 06-01-2015
Scale: 1 inch = 62 feet	File: RWE-3 CHK M&B.des	
Tract 1: 0.095 Acres: 4158 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 584 Feet		
001=s73.2624e 15.00	003=n73.2624w 15.00	
002=s16.3331w 277.22	004=n16.3331e 277.22	



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

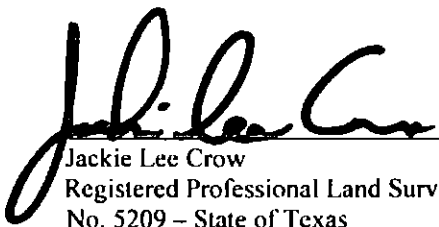
The coordinates and bearings shown hereon are based on the Texas Coordinate System (Central Zone-4203, NAD83).

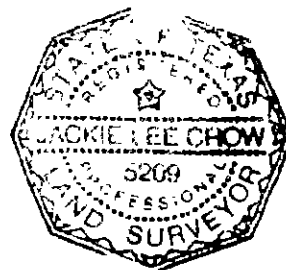
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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

SCALE
1" = 200'

BARTON SPRINGS ROAD
(100' R.O.W.)

PARCEL# TWSE
TEMPORARY WORKING
SPACE EASEMENT
0.663 AC.
28,895 SQ. FT.

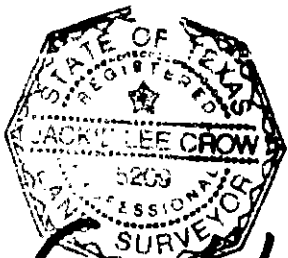
CITY OF AUSTIN
LOT 6-10, BLK. A
J. E. BOULDIN ADDITION
PLUS VACATED STREET
(49.490 AC.)
TCAD ID: 0104010401
900 BARTON SPRINGS ROAD
AUSTIN, TX 78704

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.

CURVE TABLE

NO.	RADIUS	ARC DIST.	DELTA	CHD. BRNG.	CHD. DIST.
C1	3,790.38'	575.55'	08°42'00"	N60°00'23"W	574.99'
C2	405.44'	191.32'	27°02'14"	S42°08'16"E	189.55'



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

Date:

SOUTH FIRST STREET
(R.O.W. VARIES)

INTERNATIONAL & GREAT NORTHERN RAILROAD
VOL. 48, PG. 135, D.R.T.C.Tx.

DAWSON ROAD - VACATED
DOC. NO. 2003233919, O.P.R.T.C.Tx.

30' SANITARY SEWER ESMT.
VOL. 11636, PG. 711
R.P.R.T.C.T.

CITY OF AUSTIN
PARKLAND

LOT 8

LOTS 8-10, BLOCK A
J.E. BOULDIN ADDITION

20' WASTEWATER
EASEMENT
DOC. # XXXXXXX,
O.P.R.T.C.T.

LOT 7 30'
WASTEWATER
EASEMENT
DOC. # 2003053998,
O.P.R.T.C.T.

WATER EASEMENT
DOC. #2002170611,
O.P.R.T.C.T.

LINE TABLE

No.	Bearing	Distance
L1	S55°39'23"E	84.05'
L2	S75°15'28"W	80.16'
L3	S75°57'27"W	29.16'
L4	S68°43'36"W	21.67'
L5	N17°09'18"W	9.33'
L6	S72°50'14"W	901.14'
L7	N17°12'49"W	25.08'
L8	N72°50'42"E	901.17'
L9	N17°09'18"W	25.00'
L10	N72°30'42"E	51.06'
L11	N67°02'14"E	27.58'
L12	S55°39'23"E	535.78'
L13	N61°22'51"E	120.00'
L14	N55°39'23"W	253.79'
L15	N64°21'23"W	410.57'
L16	N64°21'23"W	99.92'

LEGEND

- IRON ROD FOUND (SIZE NOTED)
- ⊙ 1" BOLT FOUND
- 1" PIPE FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- PL— PROPERTY LINE

POINT OF BEGINNING
N=10,068,482.51
E= 3,111,442.85

BEARING BASIS:

COORDINATES & BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203).

PAGE 4 OF 4

DATE: 5/5/2015
DRAWN BY: R.W.S. / JLC
MAI JOB NO.: 453-08-13
REFERENCE: F.B. 632, PG. 59

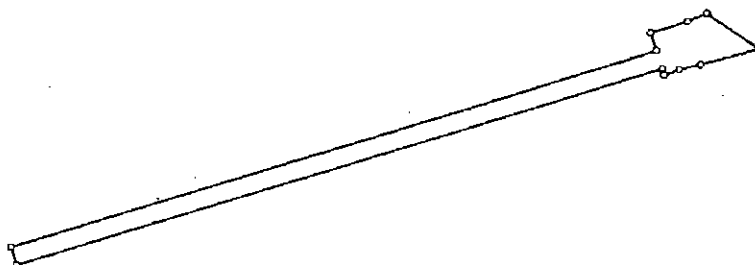
J:\JOBS\RPS GROUP\512-06-13MAIN JNCT 4ESMTS\DWG\TWSE.dwg



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS, FIRM NO. 101141-00

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM



Title:		Date: 05-05-2015
Scale: 1 inch = 224 feet	File: TWSE CHK M&B.des	
Tract 1: 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	



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

EXHIBIT “ E ”

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

LEGAL DESCRIPTION FOR TWSE#2

LEGAL DESCRIPTION OF A 0.228 ACRE (9,941 SQUARE FOOT) TRACT OF LAND OUT OF A CALLED 276-FOOT BY 276-FOOT TRACT OF LAND SHOWN AS A “PUBLIC SQUARE” ACCORDING TO THE MAP OR PLAT OF GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TEXAS, ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 276-FOOT BY 276-FOOT TRACT BEING EAST OF BLOCK 46, WEST OF BLOCK 45, SOUTH OF BLOCK 52 AND NORTH OF THE “COURTHOUSE AND JAIL” BLOCK AS SHOWN ON SAID MAP OF GOVERNMENT OUTLOTS, HAVING BEEN CONVEYED TO THE CITY OF AUSTIN AS PARKLAND AND KNOWN AS REPUBLIC SQUARE PARK; SAID 0.228-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a drill hole in concrete set in the south right-of-way line of West 5th Street (80-foot wide right-of-way), same being the north boundary of the above-mentioned 276-foot by 276-foot tract, described as “Public Square” having Texas Coordinate System (Central Zone-4203, NAD83) grid values of N=10,070,748.92, E=3,112,928.93, for the northwest corner of this tract, from which a magnetic nail with shiner stamped “CHAPARRAL BOUNDARY” found at the intersection of said south right-of-way line of West 5th Street and the west right-of-way line of San Antonio Street (80-foot wide right-of-way), being also the northeast corner of said Block 46 as shown on map or plat of Government Outlots of the City of Austin, Texas on file in the General Land Office of the State of Texas, bears with said south right-of-way line of West 5th Street, North 73°26'24" West, pass at a distance of 147.49 feet a calculated point being the northwest corner of said “Public Square” tract and through said right-of-way of San Antonio Street for a total distance of 227.49 feet;

THENCE with said south right-of-way line of West 5th Street and the north boundary of said “Public Square” tract, South 73°26'24" East for a distance of 15.00 feet to a calculated point for the northeast corner of this tract, from which a calculated point being the intersection of said south right-of-way line of West 5th Street and the west right-of-way line of Guadalupe Street (80-foot wide right-of-way), being also the northeast corner of said “Public Square” tract, bears with said south right-of-way line of West 5th Street, South 73°26'24" East a distance of 116.43 feet;

THENCE departing said south right-of-way line of West 5th Street, through the interior of said “Public Square” tract, the following three (3) courses and distances:

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • www.maciasworld.com

- 1) South 16°33'31" West for a distance of 155.47 feet to a calculated angle point of this tract;
- 2) South 28°26'26" East for a distance of 142.14 feet to a calculated angle point of this tract;
- 3) South 73°27'06" East for a distance of 15.92 feet to a calculated point in the west right-of-way line of Guadalupe Street (80-foot wide right-of-way), same being the east boundary line of said "Public Square" tract, for the most easterly corner of this tract from which a drill hole in concrete found on the northwest corner of Lot 1, Block 45 as shown on said map or plat of Government Outlots of the City of Austin, Texas, bears with said west right-of-way line of Guadalupe Street, same being the east boundary line of said "Public Square" tract, North 16°33'32" East a distance of 106.63 feet to a calculated point and through said right-of-way of Guadalupe Street, South 73°26'24" East a distance of 80.00 feet;

THENCE with said west right-of-way line of Guadalupe Street, same being said east boundary line of the "Public Square" tract, South 16°33'32" West for a distance of 21.25 feet to a calculated point at the intersection of said west right-of-way line of Guadalupe Street and the north right-of-way line of West 4th Street (80-foot right-of-way width), being the southeast corner of said "Public Square" tract, for the most southerly corner of this tract,

THENCE with said north right-of-way line of West 4th Street, same being the south boundary line of said "Public Square" tract, North 73°26'24" West for a distance of 22.32 feet to a calculated point for a southerly corner of this tract, from which a magnetic nail with shiner stamped "CHAPARRAL BOUNDARY" found at the intersection of said north right-of-way line of West 4th Street and said west right-of-way line of San Antonio Street, bears with said north right-of-way line North 73°26'24" West, pass at a distance of 256.60 feet a calculated point being the southwest corner of said "Public Square" tract and through said right-of-way of San Antonio Street for a total distance of 336.60 feet, also from said calculated southwest corner of the "Public Square" tract, a magnetic nail with shiner stamped "CHAPARRAL BOUNDARY" found at the intersection of the south right-of-way line of said West 4th Street and the east right-of-way line of San Antonio Street, same being the northwest corner of said "Courthouse and Jail" block, bears South 16°39'45" West a distance of 80.00 feet;

THENCE departing said north right-of-way line of 4th Street, through said interior of the "Public Square" tract, the following four (4) courses and distances:

- 1) North 16°33'36" East for a distance of 6.43 feet to a calculated angle point of this tract;
- 2) North 28°26'26" West for a distance of 14.14 feet to a calculated angle point of this tract;
- 3) North 73°26'29" West for a distance of 99.11 feet to a calculated angle point set of this tract;
- 4) North 16°33'31" East for a distance of 260.80 feet to the **POINT OF BEGINNING** and containing 0.095 (4,158 square feet) of land.

BEARING BASIS NOTE

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

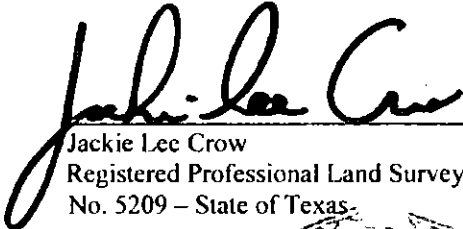
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

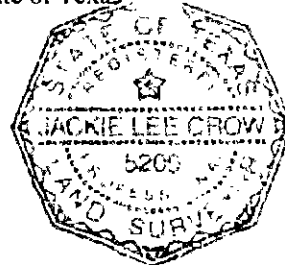
That I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 1st day of June, 2015, A.D.

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

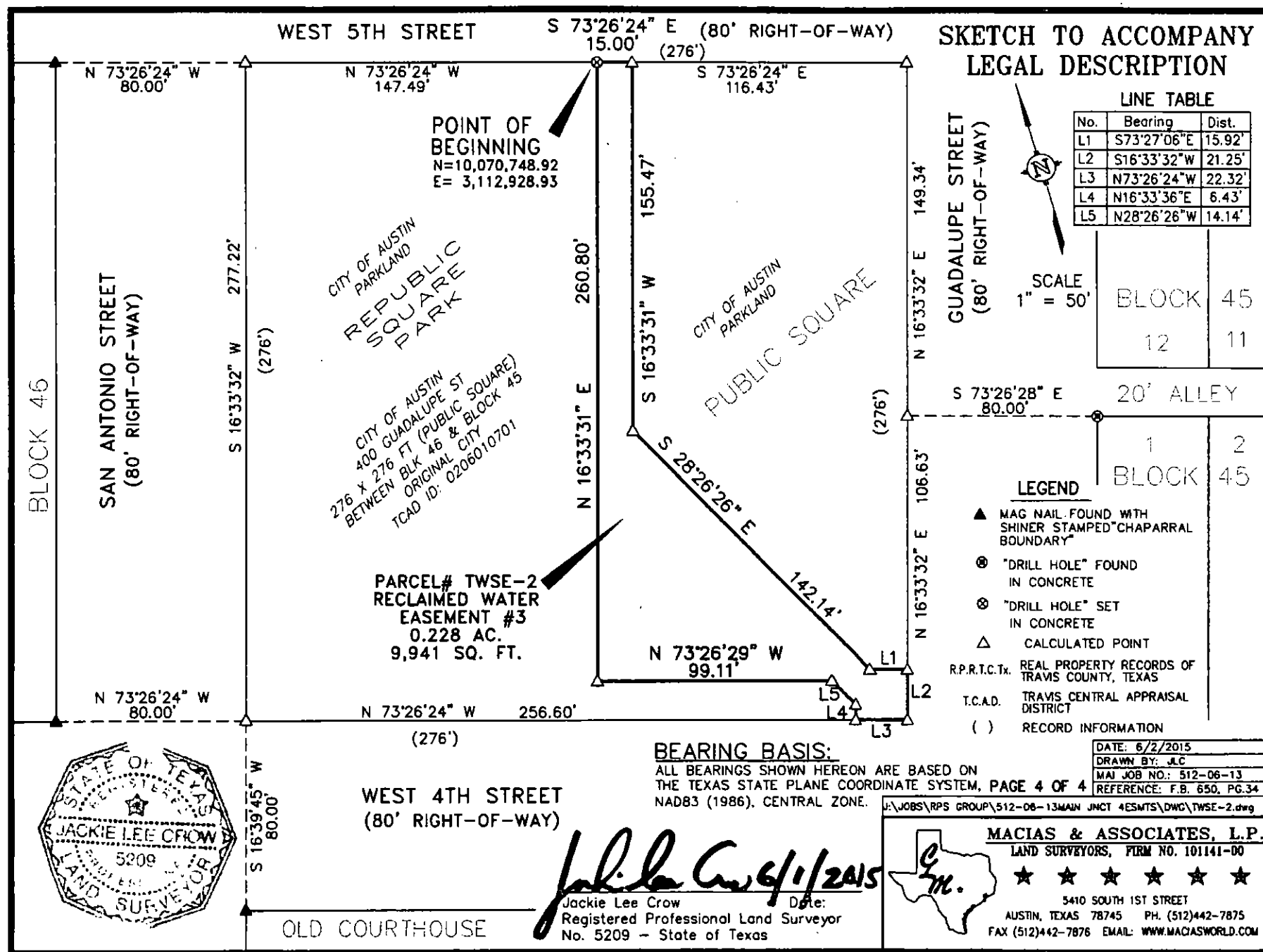


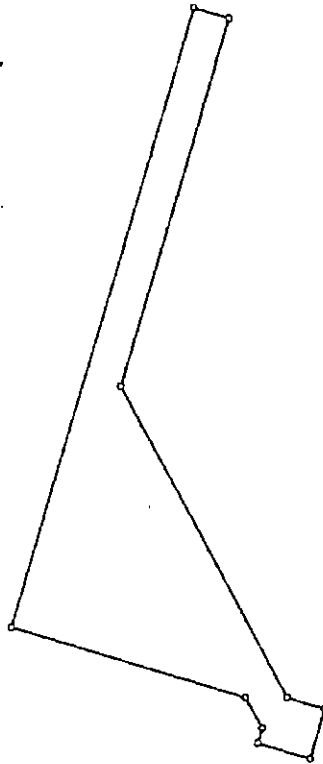
Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



REFERENCES

MAPSCO, 585-S & 585-W
AUSTIN GRID NO. J-22
TCAD PARCEL ID NO. 02-0601-0701
MACIAS & ASSOCIATES, L.P., PROJECT NO. 512-06-13





Title:		Date: 06-01-2015
Scale: 1 inch = 68 feet	File: TWSE-2 CHK M&B.des	
Tract 1: 0.228 Acres: 9941 Sq Feet: Closure = s21.2124e 0.00 Feet: Precision = 1/289792: Perimeter = 753 Feet		
001=s73.2624e 15.00	005=s16.3332w 21.25	009=n73.2629w 99.11
002=s16.3331w 155.47	006=n73.2624w 22.32	010=n16.3331e 260.80
003=s28.2626e 142.14	007=n16.3336e 6.43	
004=s73.2706e 15.92	008=n28.2626w 14.14	



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

EXHIBIT “ F ”

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY STAGING AREA AND
MATERIALS STORAGE SITE)

LEGAL DESCRIPTION FOR TSAAMSS

LEGAL DESCRIPTION OF A 0.149 ACRE (6,502 SQUARE FOOT) TRACT OF LAND OUT OF THE REMAINDER PORTIONS OF LOT 6, LOT 7, LOT 8 AND LOT 9 OF BAHN'S SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 82 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 6, LOT 7, LOT 8 AND LOT 9 HAVING BEEN CONVEYED TO THE CITY OF AUSTIN FOR PARKLAND (KNOWN AS DUNCAN PARK) IN VOLUME 441, PAGE 339 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.149-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 10th Street (right-of-way width varies), same being the boundary line of the above-described remainder portion of Lot 6, having Texas Coordinate System (Central Zone-4203, NAD83) grid values of N=10,072,959.03, E=3,111,815.61, for the northeast corner of this tract, from which a ½-inch diameter iron rod found at the intersection of said south right-of-way line of West 10th Street and the west right-of-way line of West Avenue (80-foot right-of-way width) bears with said south right-of-way line of 10th street, South 71°46'21" East, pass at a distance of 54.72 feet a ½-inch diameter iron rod found on the northwest corner of the Chancellor's Office Park Condominiums with Declarations and Master Deed recorded in Volume 7976, Page 412 and amended in Volume 8262, Page 63 of the Condominium Records of Travis County, Texas, continuing for a total distance of 337.06 feet;

THENCE departing said south right-of-way line of 10th Street, through the interiors of said remainder portions of Lot 6, Lot 7, Lot 8 and Lot 9, the following eight (8) courses and distances:

- 1) South 73°13'05" West for a distance of 47.43 feet to a 60d nail set on an angle point of this tract;
- 2) South 39°28'59" West for a distance of 27.62 feet to a 60d nail set on an angle point of this tract;
- 3) South 65°54'02" West for a distance of 46.87 feet to a 60d nail set for the most southerly corner of this tract;
- 4) North 51°37'02" West for a distance of 35.12 feet to a 60d nail set for an angle point of this tract;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • www.maciasworld.com

- 5) North 29°07'54" East for a distance of 21.42 feet to a 60d nail set on an angle point of this tract;
- 6) North 44°56'29" West for a distance of 42.85 feet to a 60d nail set for the most westerly corner of this tract;
- 7) North 02°04'11" East for a distance of 22.60 feet to a 60d nail set for an angle point of this tract;
- 8) North 73°27'59" East for a distance of 24.67 feet to a 60d nail set in said south right-of-way line of 10th Street, same being the north boundary line of said remainder portion of Lot 9, for the most northerly corner of this tract;

THENCE with said south right-of-way line of 10th Street, same being said north boundary line of the remainder portion of Lot 9 and the north boundary line of said remainder portion of Lot 8, South 68°39'25" East for a distance of 24.70 feet to a 60d nail set for an angle point of this tract;

THENCE departing said south right-of-way line of 10th Street, through the interiors of said remainder portions of Lot 8 and Lot 7, respectively, the following three (3) courses and distances:

- 1) South 04°34'33" West for a distance of 22.44 feet to a 60d nail set for an angle point of this tract;
- 2) South 70°20'52" East for a distance of 37.45 feet to a 60d nail set for an angle point of this tract;
- 3) North 42°34'05" East for a distance of 22.34 feet to a 60d nail set in the curving south right-of-way line of said 10th street, same being the curving north boundary line of said remainder portion of Lot 7, for an angle point of this tract;

THENCE with said curving south right-of-way line of said 10th street, same being said curving north boundary line of the remainder portion of Lot 7, the following two (2) courses and distances:

- 1) with the arc of a curve to the left having a radius of 430.02 feet, an arc length of 3.85 feet, a delta angle of 00°30'47" and a chord which bears South 71°30'57" East for a distance of 3.85 feet to a 60d nail set on a point of tangency of this tract;
- 2) South 71°46'21" East for a distance of 56.24 feet to the **POINT OF BEGINNING** and containing 0.149 acre (6,502 square feet) of land.

BEARING BASIS NOTE

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

SURVEYOR'S NOTE

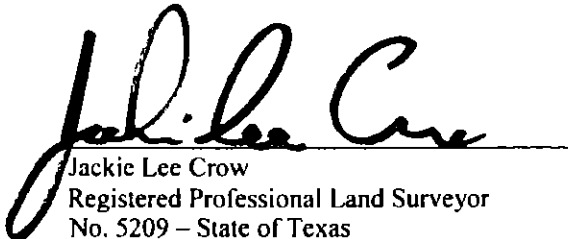
The above-described south right-of-way line of 10th Street was reconstructed using the description of tract "Number Two" as shown in the Street Deed recorded in Volume 5987, page 1560 of the Deed Records of Travis County, Texas.

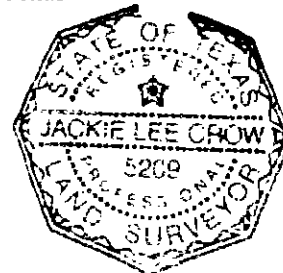
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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 17th day of July, 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-R
AUSTIN GRID NO. J-23
TCAD PARCEL ID NO. 02-0800-0622
MACIAS & ASSOCIATES, L.P., PROJECT NO. 512-06-13

LEGEND

- 1/2" IRON ROD FOUND
- ⊗ MAG NAIL FOUND
- ▲ 60D NAIL SET
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- T.C.A.D. TRAVIS CENTRAL APPRAISAL DISTRICT
- () RECORD INFORMATION

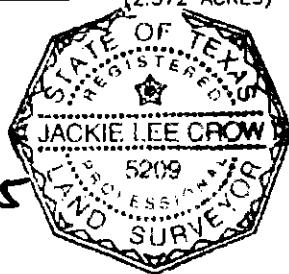
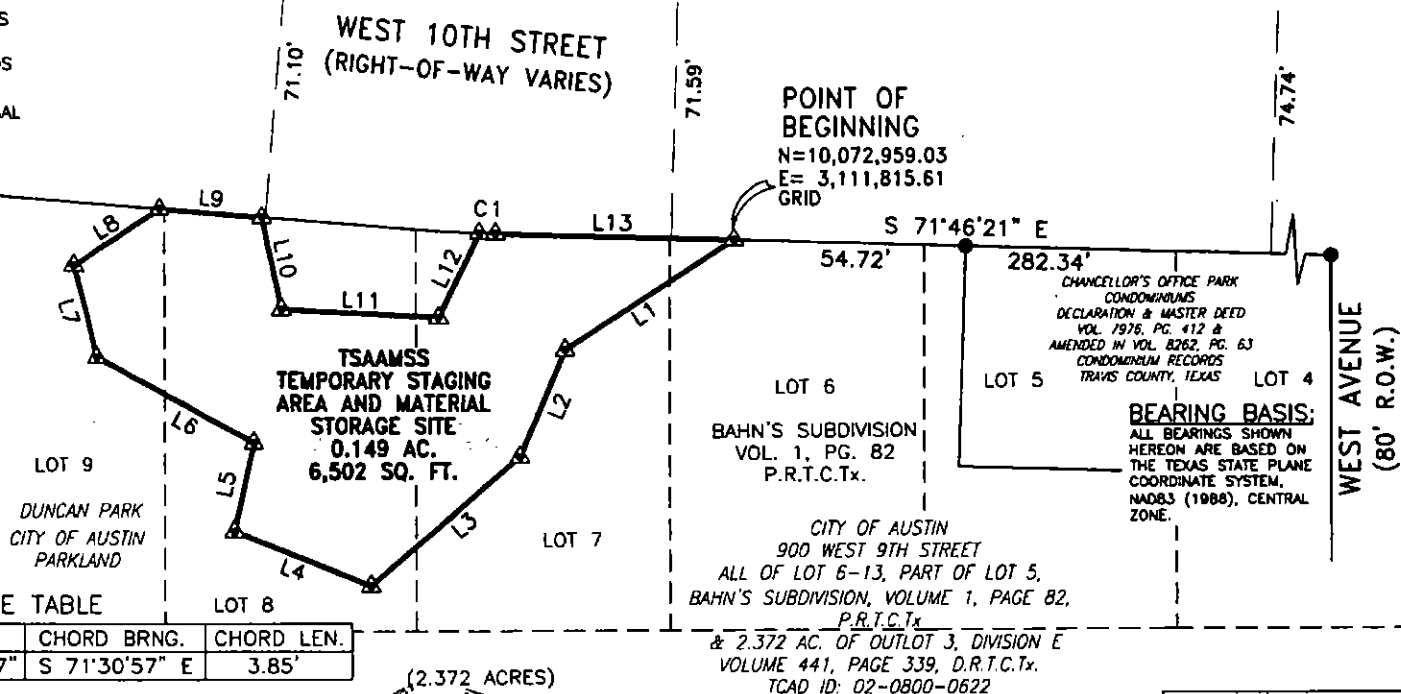
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE
1" = 40'



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 73°13'05" W	47.43'
L2	S 39°28'59" W	27.62'
L3	S 65°54'02" W	46.87'
L4	N 51°37'02" W	35.12'
L5	N 29°07'54" E	21.42'
L6	N 44°56'29" W	42.85'
L7	N 02°04'11" E	22.60'
L8	N 73°27'59" E	24.67'
L9	S 68°39'25" E	24.70'
L10	S 04°34'33" W	22.44'
L11	S 70°20'52" E	37.45'
L12	N 42°34'05" E	22.34'
L13	S 71°46'21" E	56.24'

CURVE TABLE					
NO.	RADIUS	ARC LEN.	DELTA	CHORD BRNG.	CHORD LEN.
C1	430.02'	3.85'	00°30'47"	S 71°30'57" E	3.85'



DATE: 7/17/2015
DRAWN BY: JLC
MAI JOB NO.: 512-06-13
REFERENCE: F.B. 649, PG. 69

PAGE 4 OF 4

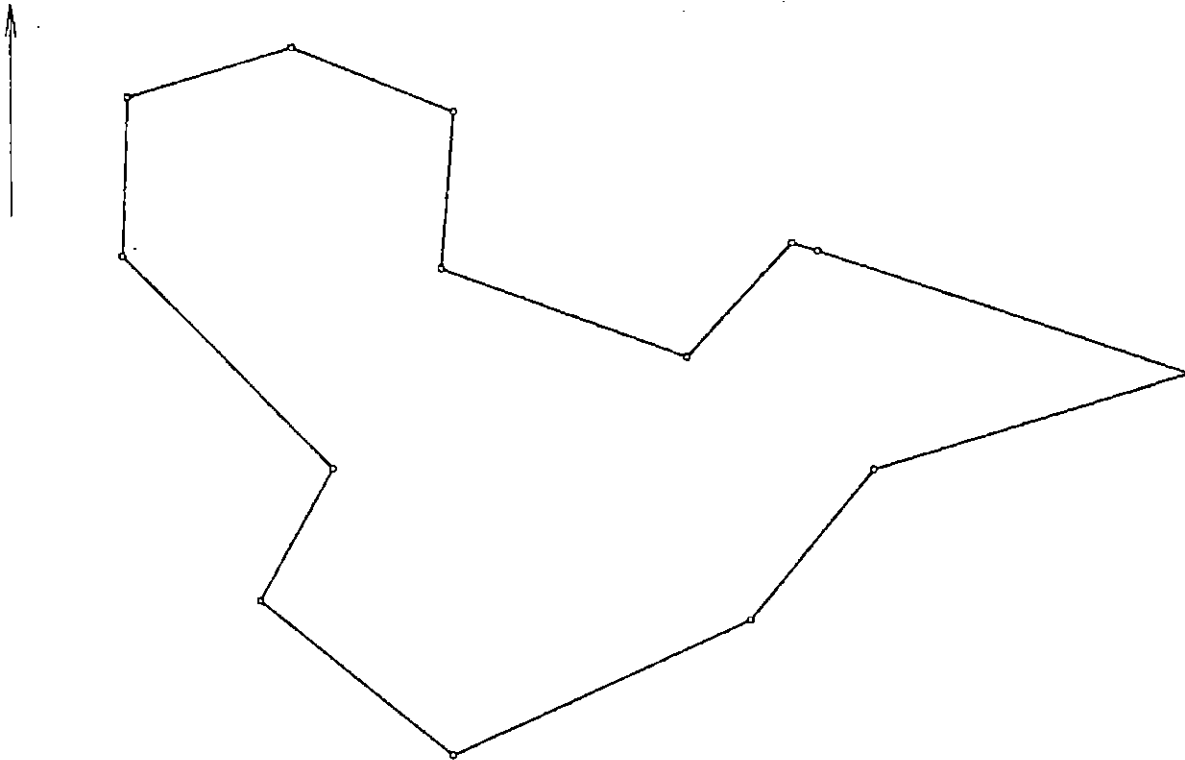
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MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS, FIRM NO. 101141-00

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7878 EMAIL: WWW.MACIASWORLD.COM

Jackie Lee Crow 7/17/2015
Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 - State of Texas



Title:		Date: 07-16-2015
Scale: 1 inch = 24 feet	File: TSAAMSS DUNCAN NORTH-CHK M&B.des	
Tract 1: 0.149 Acres: 6502 Sq Feet: Closure = n29.4001w 0.01 Feet: Precision = 1/42028: Perimeter = 436 Feet		
001=S73.1305W 47.43	006=N44.5629W 42.85	011=S70.2052E 37.45
002=S39.2859W 27.62	007=N02.0411E 22.60	012=N42.3405E 22.34
003=S65.5402W 46.87	008=N73.2759E 24.67	013: L: 430.02, Arc=1.85, Delta=00.3047 Beg=S71.3057E, Chd=1.85
004=N51.3702W 35.12	009=S68.3925E 24.70	014=S71.4621E 56.24
005=N29.0754E 21.42	010=S04.3433W 22.44	