



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

P

EXHIBIT " \_\_\_\_\_ "

CITY OF AUSTIN  
TO  
CITY OF AUSTIN  
TEMPORARY WORKING SPACE EASEMENT

**LEGAL DESCRIPTION FOR PARCEL SANDBEACH TWSE-2**

DESCRIPTION OF A 0.126 ACRE (5,484 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF A 0.720 ACRE TRACT DESCRIBED AS EXHIBIT E IN A DECLARATION AND ACKNOWLEDGEMENT OF PARKLAND DEDICATION AND PARKLAND USE TO THE CITY OF AUSTIN, DATED JULY 7, 2009, AND RECORDED IN DOCUMENT NUMBER 2009115071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.126 ACRE (5,484 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 east right-of-way line of Lamar Boulevard (200-foot right-of-way width), same being the west line of said 0.720 acre tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83, (HARN) U.S. Survey Feet) values of N=10,070,334.98 and E=3,110,258.05, for the west corner and **POINT OF BEGINNING** of this tract, from which a chiseled "X" found at the intersection of the east right-of-way line of said Lamar Boulevard, with the apparent north line of West 1<sup>st</sup> Street/West Cesar Chavez Street (an undedicated right-of-way), at the southwest corner of said 0.720 acre tract, bears South 18°18'25" West, a distance of 259.51 feet;

**THENCE** North 18°18'25" East, with the east right-of-way line of said Lamar Boulevard and the west line of said 0.720 acre tract, a distance of 59.77 feet to a calculated point at the beginning of a curve for the north corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found in the east right-of-way line of said Lamar Boulevard, at a corner of a 1.891 acre right-of-way dedication described as Exhibit D in said Document No. 2009115071, same being the northwest corner of said 0.720 acre tract, bears North 18°18'25" East, a distance of 14.38 feet;

**THENCE** over and across said 0.720 acre tract with said curve to the right, having an arc length of 53.01 feet, a radius of 71.41 feet, and a chord which bears South 65°46'18" East, a distance of 51.80 feet to a calculated point at the end of said curve in the curving west right-of-way line of Sandra Muraida Way, being a portion of said 1.891 tract, same being the east line of said 0.720 acre tract, for the northeast corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at the beginning of said curve in the west right-of-way line of said 1.891 tract and the east line of said 0.720 acre tract, bears North 30°54'34" West, a chord distance of 19.71 feet;

**THENCE** with the curving west right-of-way line of said 1.891 tract and the east line of said 0.720 acre tract, with said curve to the right, having an arc length of 88.15 feet, a radius of 183.00 feet, and a chord which bears South 14°01'19" East, a distance of 87.30 feet to a calculated point at the

beginning of a curve for the south corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at the end of said curve in the west right-of-way line of said 1.891 tract and the east line of said 0.720 acre tract, bears South 08°11'46" West, a chord distance of 53.58 feet;

**THENCE** over and across said 0.720 acre tract, the following two (2) courses:

1. With said curve to the right, having an arc length of 58.23 feet, a radius of 20.53 feet, and a chord which bears North 53°48'56" West, a distance of 40.58 feet to a calculated point at the end of said curve;
2. North 65°06'18" West, a distance of 59.99 feet to the **POINT OF BEGINNING** and containing 0.126 acre (5,484 square feet) of land.

**BEARING BASIS**

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

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

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 the 28th day of September, 2009, A.D.

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

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

**REFERENCES**  
MAPSCO 2009 Grid 584V/Z  
Austin Grid No. H-22  
TCAD PARCEL ID NO. 01-0602-0204  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

⊗	CHISELED "X" FOUND	P.O.B.	POINT OF BEGINNING
⊙ <sub>BURY</sub>	IRON ROD W/"BURY & PARTNERS" PLASTIC CAP FOUND	R.O.W.	RIGHT-OF-WAY
⊙ <sub>MCGRAY</sub>	IRON ROD W/"MCGRAY & MCGRAY" PLASTIC CAP FOUND	VOL., PG.	VOLUME, PAGE
△	CALCULATED POINT	D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
( )	RECORD INFORMATION	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

R.O.W. DEDICATION  
VOL. 5816, PG. 182  
D.R.T.C. (0.80 AC.)  
**B. R. REYNOLDS DRIVE**  
(60' R.O.W.)

CITY OF AUSTIN  
SAND BEACH RESERVE  
VOL. 769, PG. 57  
D.R.T.C.  
(77 AC.)

R.O.W. DEDICATION  
VOL. 5816, PG. 182  
D.R.T.C. (0.80 AC.)  
IN CONC. WALK



CURVE TABLE

NUMBER	C1	C2	C3
Delta Angle	42°32'15"	27°35'59"	162°32'01"
Radius	71.41'	183.00'	20.53'
Arc Length	53.01'	88.15'	58.23'
Chord Length	51.80'	87.30'	40.58'
Chord Bearing	S65°46'18"E	S14°01'19"E	N53°48'56"W

*Signature*  
STEVEN M. DUARTE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5940 - STATE OF TEXAS

9/28/09  
DATE

OUTLOT 11  
DIVISION Z

1"=40'



**LAMAR BOULEVARD**  
(200' R.O.W.)

**SANDBEACH TWSE-2**  
0.126 ACRE  
5,484 SQ. FT.

CITY OF AUSTIN  
DOC. NO. 2009115071  
O.P.R.T.C.  
(EXHIBIT E-0.720 AC.)

R.O.W. DEDICATION  
DOC. NO. 2009115071  
O.P.R.T.C.  
(EXHIBIT D-1.891 AC.)

**SANDRA MURRAIDA WAY**

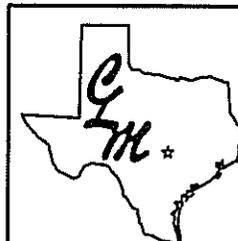
### NOTES:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE-4203, NAD83, COMBINED SCALE FACTOR = 0.999941). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN REFERENCE POINT "H-22-2001" HAVING COORDINATE VALUES OF N=10,071,008.45, E=3,110,361.65 AND "J-21-4001" (CB08) HAVING COORDINATE VALUES OF N=10,065,600.89, E=3,114,070.43.

Job No.: 79-59-08  
Field Book: 548, Page 32

Scale: 1" = 40'  
Drawn by: smd

Date: 09-28-09  
Checked by: GLO



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

LAND SURVEYORS



5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745

PH. (512)442-7875 FAX (512)442-7876  
WWW.MACIASWORLD.COM



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

EXHIBIT “ \_\_\_\_\_ ”

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

**LEGAL DESCRIPTION FOR PARKLAND-TWSE**

DESCRIPTION OF A 0.134 ACRE (5,818 SQUARE FOOT) TRACT OF LAND OUT OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 “SANDUSKY MAP” ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING OUT OF A 1.889 ACRE PORTION OF WEST 2ND STREET VACATED BY THE CITY OF AUSTIN BY VACATION OF RIGHT-OF-WAY DATED JANUARY 15, 1997 AND RECORDED IN VOLUME 12852, PAGE 120, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF A 1.241 ACRE TRACT DESCRIBED IN AN AFFIDAVIT OF DECLARATION OF PARKLAND EASEMENT LOCATIONS DATED JANUARY 10, 1997 AND RECORDED IN VOLUME 12852, PAGE 90, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.134 ACRE (5,818 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point having Texas State Plane Coordinate (Central Zone-4203, NAD83, U.S. Survey Feet) values of N=10,069,983.62, E=3,111,675.76, on the west line of said 1.241 acre tract, for the southwest corner this tract, from which a chiseled “X” found in concrete sidewalk on the north right-of-way line of West Cesar Chavez Street, a varying width right-of-way, at the southeast corner of a 1.12 acre portion of West Avenue vacated by the City of Austin by Vacation of Right-of-Way dated January 15, 1997 and recorded in Volume 12852, Page 133, Real Property Records of Travis County, Texas, and the northwest corner of Tract No. 2, a 3,751 square foot tract described in an Affidavit of Declaration of Right-of-Way dated April 29, 1996 and recorded in Volume 12678, Page 630, Real Property Records of Travis County, Texas, bears South 61°19’41” West, 339.02 feet;

**THENCE**, across said 1.889 acre tract, with the west line of said 1.241 acre tract, the following two (2) courses:

- 1) North 46°43’00” E, a distance of 46.76 feet to a calculated point;
- 2) North 30°04’50” E, a distance of 25.20 feet to a 60d nail set for a corner of this tract;

0.134 Acre (5,818 Square Feet)  
Temporary Working Space Easement

PARKLAND-TWSE

**THENCE**, across said 1.889 acre tract and said 1.241 acre tract, the following three (3) courses:

- 1) South 86°05'01" East, a distance of 61.68 feet to a 60d nail set for an interior corner of this tract;
- 2) North 03°54'59" East, a distance of 20.00 feet to a 60d nail set for an interior corner of this tract;
- 3) North 86°05'01" West, a distance of 51.86 feet to a 60d nail set on the west line of said 1.241 acre tract, for a corner of this tract, from which a mag nail with washer stamped "LAI RPLS 4878" found in a concrete wall along the south side of a concrete sidewalk, at the intersection of the south right-of-way line of West 3rd Street, a 60-foot wide right-of-way, with the west right-of-way line of West Avenue, an 80-foot wide right-of-way, at the northeast corner of a 2.614 acre tract referred to as Tract 1 in Exhibit "A" in a Deed Without Warranty dated November 24, 2003 to the City of Austin, recorded in Document No. 2003282535, Official Public Records of Travis County, Texas, bears North 26°00'44" West, 521.17 feet;

**THENCE**, North 30°04'50" E, across said 1.889 acre tract, with the west line of said 1.241 acre tract, a distance of 12.03 feet to a calculated point for the most westerly northwest corner of this tract;

**THENCE**, across said 1.889 acre tract and said 1.241 acre tract, the following two (2) courses:

- 1) South 86°05'01" East, a distance of 29.76 feet to a calculated point for an interior corner of this tract;
- 2) North 18°52'27" East, a distance of 23.91 feet to a calculated point on the west line of said 1.241 acre tract, for a corner of this tract;

**THENCE**, continuing across said 1.889 acre tract, with the west line of said 1.241 acre tract, the following two (2) courses:

- 1) North 73°49'59" East, a distance of 18.01 feet to a calculated point for a corner of this tract;
- 2) North 12°59'00" East, a distance of 13.71 feet to a calculated point for the most northerly northwest corner of this tract;

**THENCE**, across said 1.889 acre tract and said 1.241 acre tract, the following four (4) courses:

- 1) South 71°07'33" East, a distance of 16.58 feet to a calculated point for the northeast corner of this tract;
- 2) South 18°52'27" West, a distance of 85.62 feet to a calculated point;

- 3) South 52°46'21" West, a distance of 81.86 feet to a calculated point for the southeast corner of this tract;
- 4) North 73°15'53" West, a distance of 46.46 feet to the **POINT OF BEGINNING** and containing 0.134 acre (5,818 square feet) of land.

**BEARING BASIS**

The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83, Combined Scale Factor 0.999941). The coordinates were established by GPS from reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43. All distances shown are surface distances.

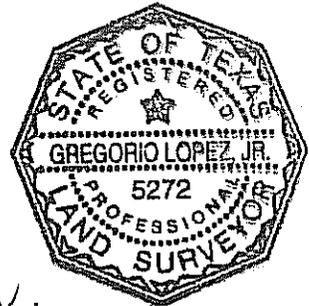
**THE STATE OF TEXAS**    §  
   §        **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF TRAVIS**     §

That I, Gregorio Lopez, Jr., 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 8<sup>th</sup> day of February, 2010, A.D.

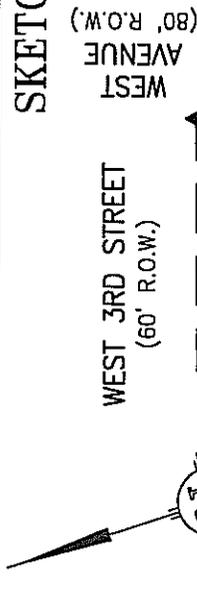
Macias & Associates, L.P.  
 5410 South 1<sup>st</sup> Street  
 Austin, Texas 78745  
 512-442-7875

*Gregorio Lopez, Jr.*  
 \_\_\_\_\_  
 Gregorio Lopez, Jr.  
 Registered Professional Land Surveyor  
 No. 5272 – State of Texas



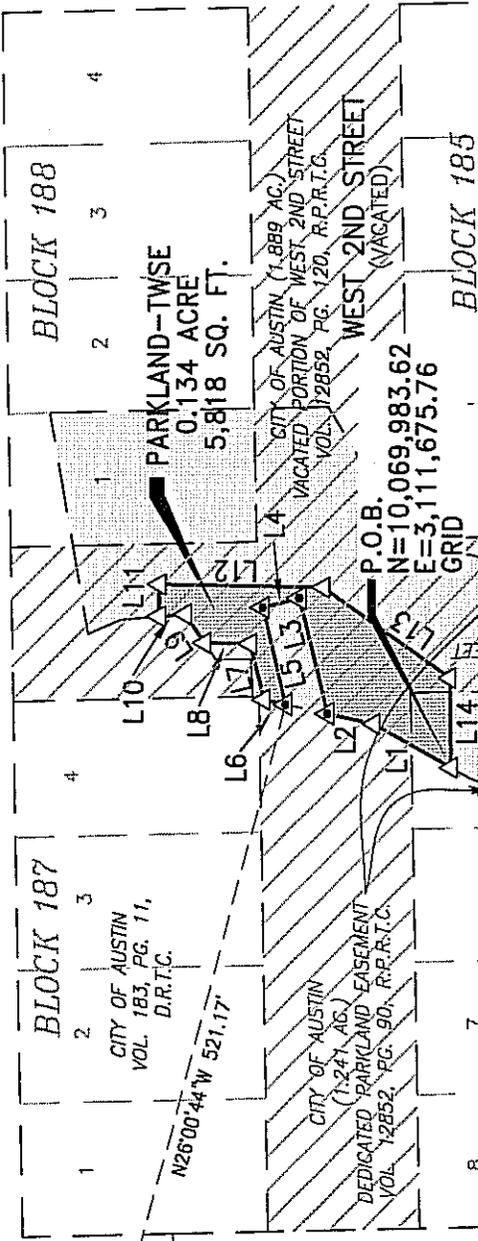
**REFERENCES**  
 MAPSCO 2009 584Z  
 Austin Grid No. MH-22  
 TCAD PARCEL ID NO. 01-0500-0201  
 MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



WEST 3RD STREET  
(60' R.O.W.)

WEST AVENUE  
(80' R.O.W.)



CITY OF AUSTIN  
EXHIBIT "A" (TRACT 1-2.614 AC.)  
DOC. NO. 2003282535, O.P.R.T.C.

LINE TABLE		
Number	Bearing	Distance
L1	N46°43'00"E	46.76'
L2	N30°04'50"E	25.20'
L3	S86°05'01"E	61.68'
L4	N03°54'59"E	20.00'
L5	N86°05'01"W	51.86'
L6	N30°04'50"E	12.03'
L7	S86°05'01"E	29.76'
L8	N18°52'27"E	23.91'
L9	N73°49'59"E	18.01'
L10	N12°59'00"E	13.71'
L11	S71°07'33"E	16.58'
L12	S18°52'27"W	85.62'
L13	S52°46'21"W	81.86'
L14	N73°15'53"W	46.46'

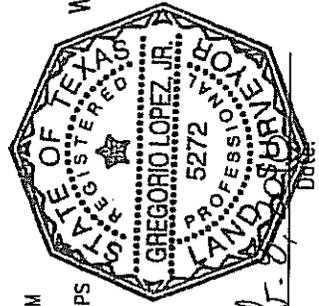
(S16°37'24"W 711.05')  
CITY OF AUSTIN (1.12 AC.)  
VOL. 12852, PG. 133, R.P.R.T.C.

## LEGEND

- ▲ MAG NAIL WITH WASHER STAMPED "LAI RPLS 4878" FOUND IN CONC.
- ⊗ CHISELED "X" FOUND IN CONCRETE SIDEWALK
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- 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
- ( ) RECORD INFORMATION

## NOTES:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83, COMBINED SCALE FACTOR = 0.999941). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN REFERENCE POINT "H-22-2001" AND "J-21-4001" (CB08). ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



*Gregorio Lopez Jr.*  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 - State of Texas

WEST CESAR CHAVEZ STREET  
(R.O.W. WIDTH VARIES)

CITY OF AUSTIN  
(TRACT 2 - 3,751 SQ. FT.)  
VOL. 12678, PG. 630, R.P.R.T.C.

Job No.: 79-59-08  
Field Book: 524, Page 66  
Scale: 1" = 100'  
Date: 2-8-2010  
Drawn by: SMD/ALM  
Checked by: GLO



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

LAND SURVEYORS  
5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745  
PH. (512)442-7875 FAX (512)442-7876  
WWW.MACIASWORLDCOM



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

EXHIBIT " \_\_\_\_\_ "

CITY OF AUSTIN  
TO  
CITY OF AUSTIN  
TEMPORARY WORKING SPACE EASEMENT

**LEGAL DESCRIPTION FOR PARCEL SANDBEACH TWSE-1**

DESCRIPTION OF A 0.212 ACRE (9,245 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF THE WESTERN MOST "RESERVE" TRACT AS SHOWN ON SAID 1840 "SANDUSKY MAP", AND ALSO KNOWN AS THE "SAND BEACH RESERVE" TRACT AS SHOWN ON THE MAP OF THE CITY OF AUSTIN, DATED JULY, 1876, SAID "SAND BEACH RESERVE" TRACT ALSO DESCRIBED AS "FIRST TRACT", A 77 ACRE TRACT PATENTED TO THE CITY OF AUSTIN, DATED JULY 3, 1945, AND RECORDED IN VOLUME 769, PAGE 57 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.212 ACRE (9,245 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 southeast right-of-way line of B. R. Reynolds Drive (60-foot right-of-way width, being a portion of a 0.80 acre right-of-way dedication recorded in Volume 5816, Page 182 of the Deed Records of Travis County, Texas), having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83, U.S. Survey Feet) values of N=10,070,427.91 and E=3,109,984.37, for the **POINT OF BEGINNING** and a corner in the west line of this tract, from which a 1/2" iron rod with "McGray 2098" plastic cap found at a point of curvature in the southeast right-of-way line of said B. R. Reynolds Drive, bears North 37°57'02" East, a distance of 148.35 feet;

**THENCE** over and across said 77 acre "Sand Beach Reserve" tract, the following twelve (12) courses:

1. South 63°47'41" East, a distance of 7.66 feet to a calculated point for an interior corner of this tract;
2. North 35°55'03" East, a distance of 57.67 feet to a calculated point for the north corner of this tract;
3. South 59°16'10" East, a distance of 46.37 feet to a calculated point for a corner in the east line of this tract;

4. South 09°52'12" East, a distance of 8.98 feet to a calculated point;
5. South 17°24'36" West, a distance of 13.50 feet to a calculated point;
6. South 37°48'49" West, a distance of 20.10 feet to a calculated point;
7. South 20°19'53" West, a distance of 20.00 feet to a calculated point;
8. South 22°03'59" West, a distance of 40.19 feet to a calculated point;
9. South 25°58'03" West, a distance of 38.22 feet to a calculated point for the south corner of this tract;
10. North 65°34'29" West, a distance of 79.93 feet to a calculated point for the west corner of this tract;
11. North 39°11'45" East, a distance of 69.14 feet to a calculated point for an interior corner of this tract;
12. North 49°38'53" West, a distance of 11.69 feet to a calculated point in the southeast right-of-way line of said B. R. Reynolds Drive, for a corner in the west line of this tract, from which a 5/8" iron rod found at a point of tangency in the east line of said 0.80 acre right-of-way dedication, same being the apparent northeast line of West 1st Street/ West Cesar Chavez (an undedicated right-of-way), bears South 37°57'02" West, a distance of 148.06 feet, and South 08°39'49" East, a chord distance of 49.42 feet;

**THENCE** North 37°57'02" East, continuing over and across said 77 acre "Sand Beach Reserve" tract, with the southeast right-of-way line of said B. R. Reynolds Drive, a distance of 17.95 feet to the **POINT OF BEGINNING** and containing 0.212 acre (9,245 square feet) of land.

**BEARING BASIS**

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

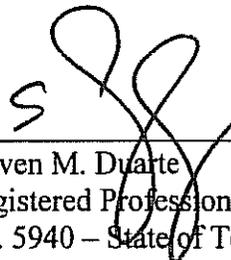
**THE STATE OF TEXAS** §  
§  
**COUNTY OF TRAVIS** §

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 the 28th day of September, 2009, A.D.

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

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

9/28/09

**REFERENCES**

MAPSCO 2009 Grid 584V/Z  
Austin Grid No. H-22  
TCAD PARCEL ID NO. 01-0703-0301  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08







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

P

EXHIBIT " \_\_\_\_\_ "

CITY OF AUSTIN  
TO  
CITY OF AUSTIN  
TEMPORARY WORKING SPACE EASEMENT

**LEGAL DESCRIPTION FOR PARCEL SANDBEACH TWSE-3**

DESCRIPTION OF A 0.354 ACRE (15,435 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF A 2.429 ACRE TRACT DESCRIBED AS EXHIBIT B IN A DECLARATION AND ACKNOWLEDGEMENT OF PARKLAND DEDICATION AND PARKLAND USE TO THE CITY OF AUSTIN, DATED JULY 7, 2009, AND RECORDED IN DOCUMENT NUMBER 2009115071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.354 ACRE (15,435 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 apparent north line of West 1st Street/West Cesar Chavez Street (an undedicated right-of-way), same being the south line of said 2.429 acre tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83, (HARN) U.S. Survey Feet) values of N=10,070,050.93 and E=3,110,507.33, for the **POINT OF BEGINNING** and a corner in the south line of this tract, from which a disturbed cotton spindle found at the southeast right-of-way corner of Sandra Muraida Way, being a portion of a 1.891 acre right-of-way dedication described as Exhibit D in said Document No. 2009115071, same being the beginning of a curve in the apparent north line of West 1st Street/West Cesar Chavez Street and the south line of said 2.429 acre tract, bears North 83°30'09" West, a distance of 134.31 feet;

**THENCE** over and across said 2.429 acre tract, the following ten (10) courses:

1. North 06°16'22" East, a distance of 27.06 feet to a calculated point for an interior corner of this tract;
2. North 83°28'53" West, a distance of 73.95 feet to a calculated point at the beginning of a curve;
3. With said curve to the right having an arc length of 32.79 feet, a radius of 14.97 feet, and a chord which bears North 22°14'26" West, a distance of 26.62 feet to a calculated point at the end of said curve;
4. North 36°59'20" East, a distance of 44.55 feet to a calculated point;

5. North  $34^{\circ}03'50''$  East, a distance of 51.99 feet to a calculated point at the beginning of a curve;
6. With said curve to the left having an arc length of 50.16 feet, a radius of 69.03 feet, and a chord which bears North  $10^{\circ}22'13''$  East, a distance of 49.06 feet to a calculated point at the beginning of a curve to the right;
7. With said curve to the right having an arc length of 41.67 feet, a radius of 80.82 feet, and a chord which bears North  $05^{\circ}20'10''$  West, a distance of 41.21 feet to a calculated point at the end of said curve;
8. North  $25^{\circ}52'28''$  East, a distance of 10.90 feet to a calculated point for the northwest corner of this tract;
9. South  $63^{\circ}47'51''$  East, a distance of 66.41 feet to a calculated point for the northeast corner of this tract;
10. South  $06^{\circ}30'07''$  West, a distance of 212.08 feet to a calculated point in the apparent north line of West 1st Street/West Cesar Chavez Street and the south line of said 2.429 acre tract, for the southeast corner of this tract, from which a chiseled "X" found at the beginning of a curve in the apparent north line of West 1st Street/West Cesar Chavez Street and the south line of said 2.429 acre tract, bears South  $83^{\circ}30'09''$  East, a distance of 97.39 feet;

**THENCE** North  $83^{\circ}30'09''$  West, with the apparent north line of West 1st Street/West Cesar Chavez Street and the south line of said 2.429 acre tract, a distance of 20.79 feet to the **POINT OF BEGINNING** and containing 0.354 acre (15,435 square feet) of land.

**BEARING BASIS**

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

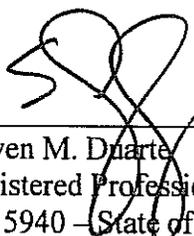
**THE STATE OF TEXAS** §  
§  
**COUNTY OF TRAVIS** §

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.

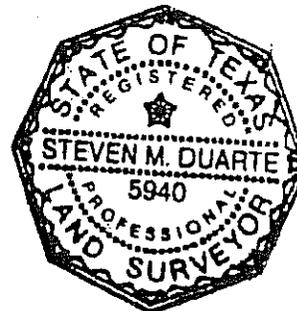
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 28th day of September, 2009, A.D.

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

  
9/28/09  
\_\_\_\_\_  
Steven M. Duarte  
Registered Professional Land Surveyor  
No. 5940 - State of Texas

**REFERENCES**

MAPSCO 2009 Grid 584Z  
Austin Grid No. H-22  
TCAD PARCEL ID NO. 01-0602-0204  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



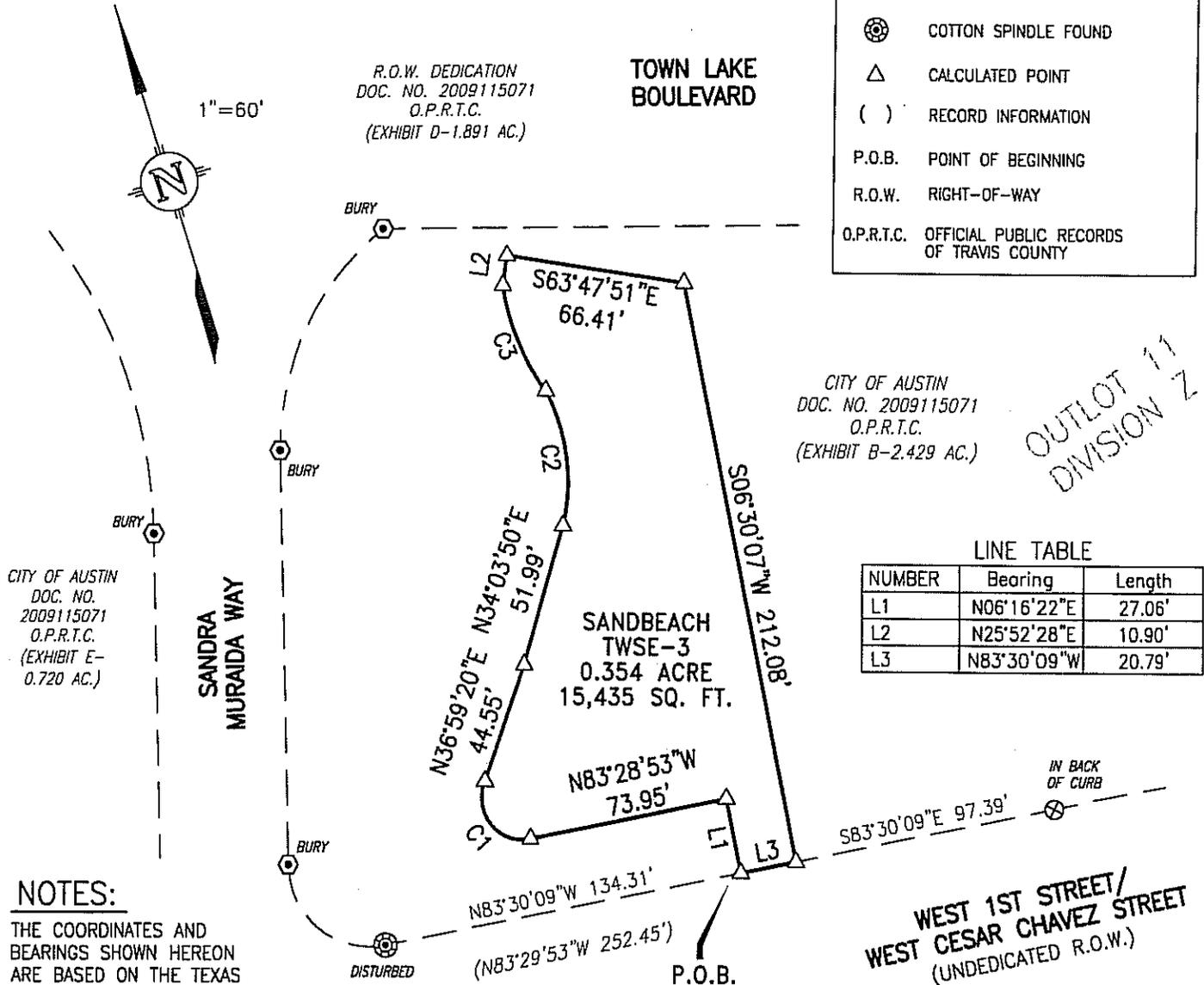
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CURVE TABLE

NUMBER	C1	C2	C3
Delta Angle	125°29'31"	41°37'55"	29°32'20"
Radius	14.97'	69.03'	80.82'
Arc Length	32.79'	50.16'	41.67'
Chord Length	26.62'	49.06'	41.21'
Chord Bearing	N22°14'26"W	N10°22'13"E	N05°20'10"W

LEGEND

⊗	CHISELED "X" FOUND
⊙ <sub>BURY</sub>	IRON ROD W/"BURY & PARTNERS" PLASTIC CAP FOUND
⊙	COTTON SPINDLE FOUND
△	CALCULATED POINT
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY



R.O.W. DEDICATION  
DOC. NO. 2009115071  
O.P.R.T.C.  
(EXHIBIT D-1.891 AC.)

CITY OF AUSTIN  
DOC. NO. 2009115071  
O.P.R.T.C.  
(EXHIBIT B-2.429 AC.)

OUTLOT 11  
DIVISION Z

LINE TABLE

NUMBER	Bearing	Length
L1	N06°16'22"E	27.06'
L2	N25°52'28"E	10.90'
L3	N83°30'09"W	20.79'



P.O.B.  
N=10070,050.93  
E=3,110,507.33  
GRID

Job No.: 79-59-08  
Field Book: 548, Page 32

Scale: 1" = 60'  
Drawn by: smd

Date: 09-28-09  
Checked by: GLO

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

LAND SURVEYORS



5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745

PH. (512)442-7875 FAX (512)442-7876  
WWW.MACIASWORLD.COM

*[Signature]*  
STEVEN M. DUARTE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5940 - STATE OF TEXAS

9/28/09  
DATE