



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

CITY OF AUSTIN  
To  
PEDERNALES ELECTRIC  
COOPERATIVE, INC.  
(Electric Transmission &  
Distribution Line Easement)

### **LEGAL DESCRIPTION**

DESCRIPTION OF A 5.982 ACRE (260,559 SQUARE FOOT) TRACT OF LAND OUT OF THE LOUIS FRITZ SURVEY NO. 291, ABSTRACT NO. 280, AND THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT NO. 224, TRAVIS COUNTY, TEXAS, AND BEING OUT OF 1) A 40.43 ACRE TRACT DESCRIBED AS TRACT 1; AND 2) A 36.20 ACRE TRACT DESCRIBED AS TRACT 2, SAVE AND EXCEPT A 4.200 ACRE TRACT, AS CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED JANUARY 15, 2008, RECORDED IN DOCUMENT NO. 2008007873, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.982 ACRE (260,559 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" iron rod with plastic cap stamped "CA INC RPLS #2988" found on the south right-of-way line of Bullick Hollow Road, a varying width right-of-way, at the northwest corner of said 36.20 acre tract and the northwest corner of said 4.200 acre "Save & Except" tract recorded in said Document No. 2008007873;

**THENCE**, Southeasterly, with the south right-of-way line of Bullick Hollow Road and the north line of said 36.20 and said 4.200 acre "Save & Except" tract, the following three (3) courses:

- 1) S 66°05'48" E, a distance of 321.30 feet to a 1/2" iron rod with plastic cap stamped "CA INC RPLS #2988" found for an angle point;
- 2) S 55°19'51" E, a distance of 107.67 feet to a 5/8" iron rod found for an angle point;
- 3) S 50°47'47" E, a distance of 125.24 feet to a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found having Texas State Plane Coordinate (Central Zone, NAD83(CORS), U.S. Feet, Combined Scale Factor 1.00011) values of N=10,119,658.75, E=3,077,550.44, at the east corner of said 4.200 acre "Save & Except" tract and on the east line of a 100-foot wide electric transmission and distribution line easement recorded in Volume 1793, Page 392, Deed Records of Travis County, Texas, for the northwest corner and **POINT OF BEGINNING** of this tract;

5.982 Acres (260,559 Square Feet)  
Electric Transmission & Distribution Line Easement

31808-8.doc

**THENCE**, S 50°47'47" E, continuing with the south right-of-way line Bullick Hollow Road and the north line of said 36.20 acre tract, a distance of 24.60 feet to a 60d nail set for the northeast corner of this tract, from said point, a 5/8" iron rod found at the northeast corner of said 36.20 acre tract, bears S 50°47'47" E, 144.89 feet, and S 58°42'39" E, 220.36 feet;

**THENCE**, across said 36.20 acre tract and said 40.43 acre tract, the following eleven (11) courses:

- 1) S 14°58'23" W, a distance of 622.41 feet to a 60d nail set for an angle point;
- 2) S 22°27'20" W, a distance of 61.92 feet to a 60d nail set for an angle point;
- 3) S 04°10'53" W, a distance of 157.61 feet to a 60d nail set for an angle point;
- 4) S 46°47'04" E, a distance of 402.42 feet to a 60d nail set for an angle point;
- 5) S 22°20'05" W, a distance of 1229.58 feet to a 60d nail set for an angle point;
- 6) S 54°17'12" W, a distance of 711.58 feet to a 60d nail set on the east line of a 100-foot wide electric transmission and distribution line easement recorded in Volume 1794, Page 96, Deed Records of Travis County, Texas, for the most southerly corner of this tract, from said point, a 1/2" iron rod found at an angle point on the west right-of-way line of R.M. 620, a varying width right-of-way, and the east line of said 40.43 acre tract, bears S 62°54'14" E, 219.13 feet;
- 7) N 21°43'07" E, with the east line of said 100-foot wide electric transmission and distribution line easement, a distance of 185.77 feet to a 60d nail set for angle point;
- 8) N 54°17'12" E, a distance of 526.40 feet to a 60d nail set for an angle point;
- 9) N 22°20'05" E, a distance of 1132.07 feet to a 60d nail set for an angle point;
- 10) N 46°47'04" W, a distance of 383.58 feet to a 60d nail set on the east line of said 100-foot wide electric transmission and distribution line easement recorded in Volume 1793, Page 392, Deed Records of Travis County, Texas, for an angle point;
- 11) N 17°57'07" E, with the east line of said 100-foot wide electric transmission and distribution line easement, a distance of 914.37 feet to the **POINT OF BEGINNING** and containing 5.982 acres (260,559 square feet) of land.

### BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00011). Project control points were established from reference station "AUS5CORS" having coordinate values of N=10,086,515.89, E=3,109,682.46 and "D-34-3001" having coordinate values of N=10,119,492.92, E=3,083,253.38.

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF TRAVIS   §

KNOW ALL MEN BY THESE PRESENTS:

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 13<sup>th</sup> day of April, 2010, A.D.

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

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



FIELD NOTES REVIEWED  
By JOHN MOORE Date 6-8-2010  
Engineering Support Section  
Department of Public Works  
and Transportation

### REFERENCES

MAPSCO 2003 462X & 492B  
Austin Grid No. C-33 & C-34  
TCAD PARCEL ID NO. 01-5137-0102 & 01-5634-0308  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 317-08-08

5.982 Acres (260,559 Square Feet)  
Electric Transmission & Distribution Line Easement

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**BULLICK HOLLOW ROAD**  
(R.O.W. WIDTH VARIES)

P.O.C.

DHD VENTURES, LLC  
(4.200 AC.)  
DESCRIBED IN  
DOC. NO. 2008007873, O.P.R.T.C.  
REMAINING PORTION  
OF A (36.1880 AC. TRACT)  
DOC. NO. 2007228623, O.P.R.T.C.

BROWNSTONE GALLERY, INC.  
(30.000 AC.)  
DOC. NO. 2002076479, O.P.R.T.C.

S. T. BULLOCK SURVEY NO. 76 ABSTRACT NO. 2624  
D. J. RIORDAN SURVEY NO. 76 ABSTRACT NO. 2618

## LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MACIAS & ASSOC." FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- 60D NAIL SET
- △ CALCULATED POINT
- P.O.C. POINT OF COMMENCEMENT
- 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
- P.C.R.T.C. PROBATE COURT RECORDS OF TRAVIS COUNTY
- ( ) RECORD INFORMATION

## NOTE:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00011). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSSCORS" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "D-34-3001" HAVING COORDINATE VALUES OF N=10,119,492.92, E=3,083,253.38. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

LOWER COLORADO RIVER AUTHORITY  
100' WIDE ESMT.  
VOL. 649, PG. 119, D.R.T.C.

*Gregorio Lopez, Jr.*  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 - State of Texas  
Date: April 13, 2010

P.O.B.  
N=10,119,658.75  
E=3,077,550.44  
GRID

S50°47'47"E 24.60'

(S50°49'21"E 294.84')  
S50°47'47"E 294.73'

(S58°44'13"E 220.44')  
S58°42'39"E 220.36'

TRAVIS COUNTY  
EXHIBIT A (0.29 AC.)  
DRAINAGE & LATERAL  
SUPPORT ESMT.  
VOL. 12949, PG. 1301, R.P.R.T.C.  
&  
EXHIBIT B (0.29 AC.)  
RIGHT OF ENTRY, POSSESSION  
& CONSTRUCTION ESMT.  
VOL. 12817, PG. 296, R.P.R.T.C.

CITY OF AUSTIN  
(TRACT 2 - 36.20 AC.  
SAVE & EXCEPT 4.20 AC.)  
DOC. NO. 2008007873, O.P.R.T.C.

PEDERNALES ELECTRIC  
COOPERATIVE, INC.  
100' WIDE ELECTRIC TRANSMISSION  
& DISTRIBUTION LINE ESMT.  
VOL. 1793, PG. 392, D.R.T.C.

ELECTRIC  
TRANSMISSION  
& DISTRIBUTION  
LINE EASEMENT  
5.982 AC.  
260,559 SQ.  
FT.

CITY OF AUSTIN  
(TRACT 3 - 20.357 AC.)  
DOC. NO. 2008007873  
O.P.R.T.C.

AUSTIN CELLULAR TELEPHONE COMPANY  
(2500 SQ. FT. CELLULAR ANTENNA SITE LEASE)  
VOL. 9382, PG. 661, R.P.R.T.C.  
CORRECTED INSTRUMENT  
VOL. 9532, PAGE 926, R.P.R.T.C.  
AMENDED BY INSTRUMENT  
VOL. 12060, PG. 39, R.P.R.T.C.  
REASSIGNED IN  
VOL. 13340, PG. 217, R.P.R.T.C.  
AT&T TECHNOLOGIES, INC.  
MEMORANDUM OF ASSIGNMENT  
OF LEASEHOLD INTEREST  
VOL. 9616, PG. 518, R.P.R.T.C.

BEAU THERIOT COMANCHE CANYON  
PRESERVE LANDS, INC.  
(241.24 AC.)  
DOC. NO. 2005109751, O.P.R.T.C.

OUT OF TRACT NO. 2 (364.46 AC.)  
DOC. NO. 2006243325, O.P.R.T.C.  
OUT OF (528.85 AC.)  
VOL. 7185, PG. 2295, D.R.T.C.  
VOL. 13294, PG. 1317, R.P.R.T.C.

AUSTIN CELLULAR TELEPHONE  
CO. EXHIBIT "E"  
5' PUBLIC UTILITY ESMT.  
VOL. 9532, PG. 918,  
R.P.R.T.C.

D. J. RIORDAN SURVEY NO. 76  
ABSTRACT NO. 2618  
LOUIS FRITZ SURVEY NO. 291  
ABSTRACT NO. 280

PEDERNALES ELECTRIC  
COOPERATIVE, INC.  
100' WIDE ELECTRIC TRANSMISSION  
& DISTRIBUTION LINE ESMT.  
VOL. 1794, PG. 96, D.R.T.C.

N21°43'07"E  
185.77'

CITY OF AUSTIN  
(TRACT 1 - 40.43 AC.)  
DOC. NO. 2008007873, O.P.R.T.C.

DATE: 4-13-2010  
DRAWN BY: G.L.  
M&A JOB NO.: 317-08-08  
REFERENCE: F.B. 491 & 492



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS  
★ ★ ★ ★ ★  
5410 SOUTH 1ST STREET  
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FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET





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

EXHIBIT “\_\_\_\_\_”

CITY OF AUSTIN  
To  
PEDERNALES ELECTRIC  
COOPERATIVE, INC.  
(Electric Transmission &  
Distribution Line Easement)

**LEGAL DESCRIPTION**

DESCRIPTION OF A 0.372 ACRE (16,196 SQUARE FOOT) TRACT OF LAND OUT OF THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT NO. 224, TRAVIS COUNTY, TEXAS, BEING OUT OF A 36.20 ACRE TRACT REFERRED TO AS “TRACT 2”, SAVE AND EXCEPT A 4.20 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED DATED JANUARY 15, 2008 TO THE CITY OF AUSTIN, RECORDED IN DOCUMENT NO. 2008007873, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.372 ACRE (16,196 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2” iron rod with plastic cap stamped “CA INC RPLS #2988” found on the south right-of-way line of Bullick Hollow Road, a varying width right-of-way, at the northwest corner of said 36.20 acre tract and the northwest corner of a 4.200 acre “Save & Except” tract recorded in said Document No. 2008007873;

**THENCE**, Southeasterly, with the south right-of-way line of Bullick Hollow Road and the north line of said 36.20, the following four (4) courses:

- 1) S 66°05’48” E, a distance of 321.30 feet to a 1/2” iron rod with plastic cap stamped “CA INC RPLS #2988” found for an angle point;
- 2) S 55°19’51” E, a distance of 107.67 feet to a 5/8” iron rod found for an angle point;
- 3) S 50°47’47” E, at 125.24 feet, pass a 1/2” iron rod with plastic cap stamped “MACIAS & ASSOC.” found at the east corner of said 4.200 acre “Save & Except” tract, and continuing a total distance of 294.73 feet to a calculated point;
- 4) S 58°42’39” E, a distance of 108.13 feet to 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83(CORS), U.S. Feet, Combined Scale Factor 1.00011) values of N=10,119,495.47, E=3,077,774.17, for the northwest corner and **POINT OF BEGINNING** of this tract;

**THENCE**, S 58°42'39" E, continuing with the south right-of-way line Bullick Hollow Road and the north line of said 36.20 acre tract, a distance of 20.18 feet to a 60d nail set for the northeast corner of this tract, from said point, a 5/8" iron rod found on the west line of a 0.96 acre tract described in a deed to Hal H. Bell, recorded in Volume 2457, Page 522, Deed Records of Travis County, Texas, at the northeast corner of said 36.20 acre tract, bears S 58°42'39" E, 92.05 feet;

**THENCE**, across said 36.20 acre tract, the following three (3) courses:

- 1) S 23°41'57" W, a distance of 811.94 feet to a 60d nail set for the southeast corner of this tract;
- 2) N 46°47'04" W, a distance of 21.22 feet to a 60d nail set for the southwest corner of this tract;
- 3) N 23°41'57" E, a distance of 807.51 feet to the **POINT OF BEGINNING** and containing 0.372 acre (16,196 square feet) of land.

#### **BEARING BASIS NOTE**

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00011). Project control points were established from reference station "AUS5CORS" having coordinate values of N=10,086,515.89, E=3,109,682.46 and "D-34-3001" having coordinate values of N=10,119,492.92, E=3,083,253.38.

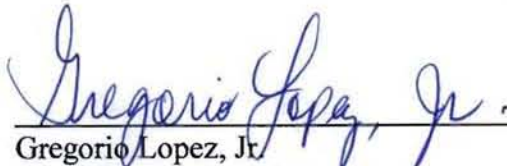
THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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 22<sup>nd</sup> day of April, 2010, A.D.

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

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



**REFERENCES**

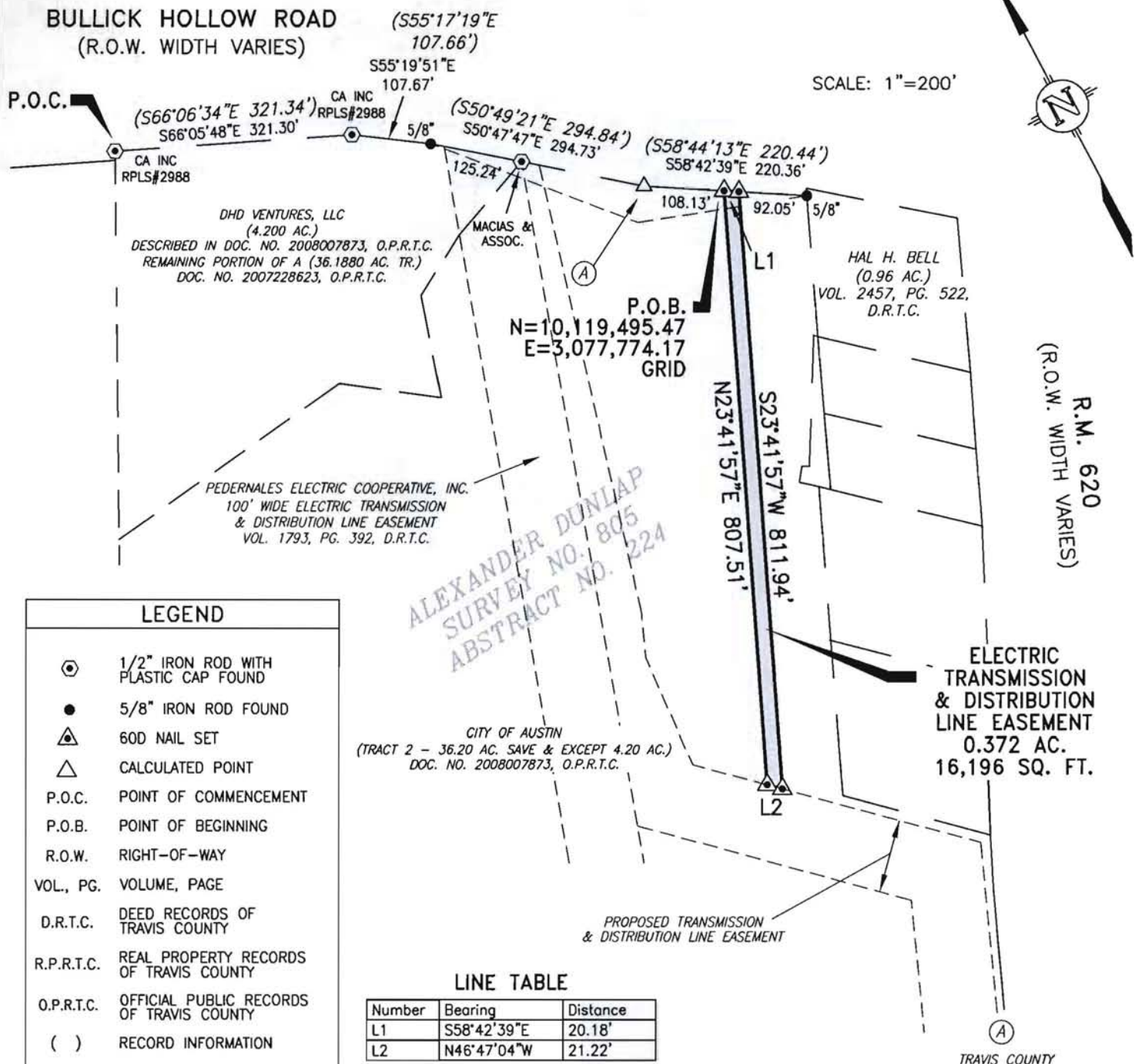
MAPSCO 2003 462X  
Austin Grid No. C-34  
TCAD PARCEL ID NO. 01-5634-0308  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 317-08-08

**FIELD NOTES REVIEWED**

By John H. Moore Date 6-9-2010  
Engineering Support Section  
Department of Public Works  
and Transportation



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



## NOTE:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00011). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUS5CORS" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "D-34-3001" HAVING COORDINATE VALUES OF N=10,119,492.92, E=3,083,253.38. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

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

Date:



PAGE 4 OF 4

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

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DATE: 4-22-2010  
DRAWN BY: alm  
MAI JOB NO.: 317-08-08  
REFERENCE: F.B. 491 & 492