



**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  $18^{\circ}12'14''$  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  $65^{\circ}27'18''$  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  $18^{\circ}10'03''$  East for a distance of 112.71 feet to a 60d nail set for a point of tangency;
- 5) North  $16^{\circ}23'22''$  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  $73^{\circ}26'39''$  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**     §  
                                     §     **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 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

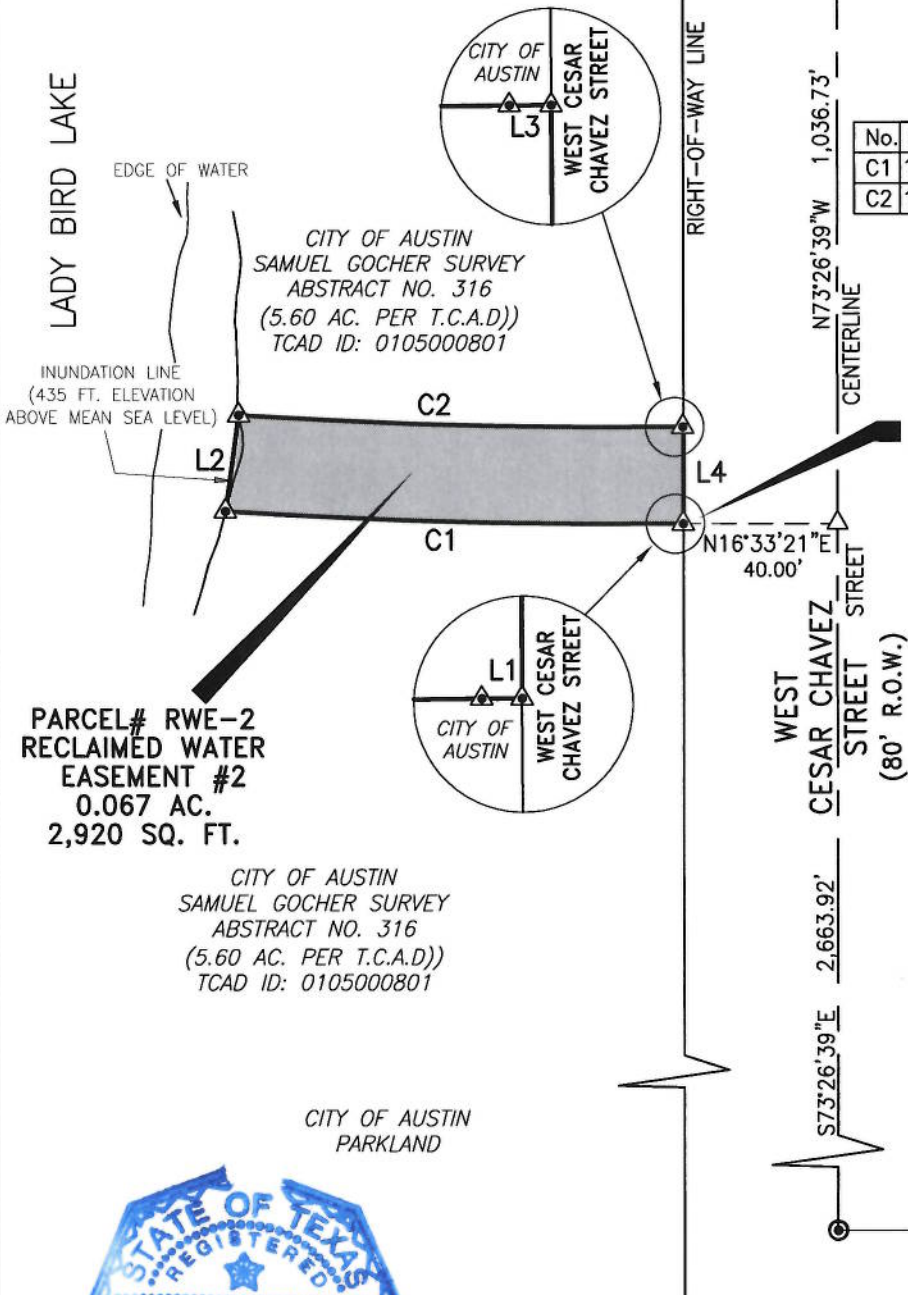
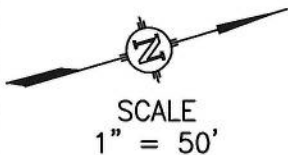
  
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Jackie Lee Crow  
Registered Professional Land Surveyor  
No. 5209 – State of Texas

**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  
MAJ JOB NO.: 453-08-13  
REFERENCE: F.B. 632, PG. 59

J:\JOBS\RPS GROUP\512-06-13MAIN JNCT 4ESMTS\DWG\RWE-2.dwg

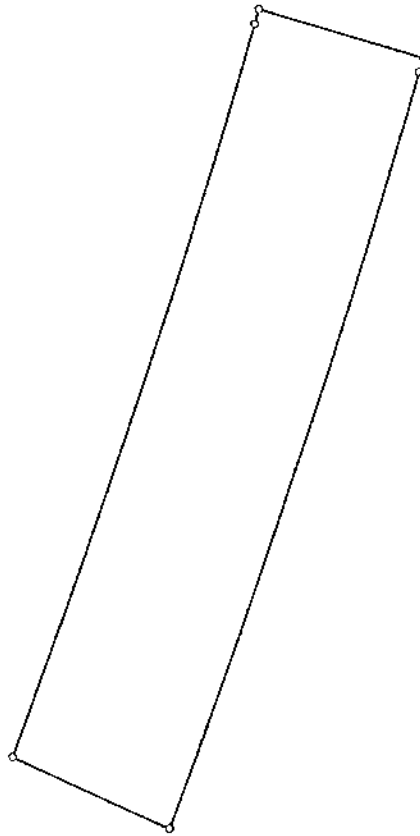


*Jackie Lee Crow*  
Jackie Lee Crow  
Registered Professional Land Surveyor  
No. 5209 - State of Texas  
Date: 5/5/2015

**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  
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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

002: Rt, R=1512.32, Arc=116.39

Bng=S18.1214W, Chd=116.36

003=N65.2718W 25.07

004: Lt, R=1487.32, Arc=112.74

Bng=N18.1003E, Chd=112.71

005=N16.2322E 2.30

006=S73.2639E 25.00