



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

EXHIBIT “   A   ”

NORTH ACRES-FINAL CONVEYANCE  
COLLINWOOD WEST PUD  
HOMEOWNERS ASSOCIATION, INC.  
TO  
CITY OF AUSTIN

**DESCRIPTION FOR WASTEWATER EASEMENT-PARCEL 4614.21 NO. WWE-1**

LEGAL DESCRIPTION OF A 0.180 ACRE (7,837 SQUARE FOOT) TRACT OF LAND OUT OF THE J. APPLGAI T SURVEY NO. 58, ABSTRACT NO. 29, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 41, BLOCK A, COLLINWOOD WEST, SECTION II-C, A PLANNED UNIT DEVELOPMENT, OF RECORD IN VOLUME 102, PAGE 115 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE COLLINWOOD WEST PUD HOMEOWNERS ASSOCIATION, INC., IN A SPECIAL WARRANTY DEED EXECUTED ON JUNE 28, 2000, AND RECORDED IN DOCUMENT NO. 2000104617 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.180 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

**PART 1 - 0.148 ACRE (6,440 SQUARE FEET)**

**BEGINNING** at a 60D nail set in the south line of said Lot 41, Block A, same being the north line of Lot 12, Block G, North Acres, Section Four, a subdivision of record in Volume 46, Page 95 of the Plat Records of Travis County, Texas, for the east corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN,) values of N= 10,107,783.56, E=3,135,560.17, from which a 1/2" iron rod found at an angle point in the common line of said Lot 41, Block A, and said Lot 12, Block G, bears South 83°17'06" East, a distance of 27.69 feet;

**THENCE** North 83°17'06" West, with the common line of said Lot 41, Block A, and said Lot 12, Block G, a distance of 67.02 feet to a 60D nail set for an angle point;

**THENCE** over and across said Lot 41, Block A, the following three (3) courses:

1. North 56°41'38" West, a distance of 97.69 feet to a 60D nail set for an interior corner;
2. South 89°56'38" West, a distance of 6.53 feet to a 60D nail set for an interior corner;
3. South 00°03'22" East, a distance of 43.26 feet to a 60D nail set in the common line of said Lot 41, Block A, and said Lot 12, Block G, for a corner;

**THENCE** North 83°17'06" West, with the common line of said Lot 41, Block A, and said Lot 12, Block G, passing at a distance of 16.02 feet, a 1/2" iron rod found at the common north corner of Lots 12 and 13, Block G of said North Acres, Section Four, and continuing for a total distance of 30.21 feet to a 60D nail set for the southwest corner of this tract, from which a 1/2" iron found at a corner of the common line of Lot 22, Block G of said North Acres, Section Four, and said Lot 41, Block A, bears North 83°17'06" West, a distance of 214.18 feet;

**THENCE** over and across said Lot 41, Block A, the following three (3) courses:

1. North 00°03'22" West, a distance of 69.70 feet to a 60D nail set for the northwest corner of this tract;
2. North 89°56'38" East, a distance of 45.52 feet to a 60D nail set for an angle point;
3. South 56°41'38" East, a distance of 166.61 feet to the **POINT OF BEGINNING**, containing 0.148 acre (6,440 square feet) of land.

**PART 2 - 0.032 ACRE (1,397 SQUARE FEET)**

**BEGINNING** at a 60D nail set in the interior of said Lot 41, Block A, at the intersection of the northwest line of a 15-foot wide drainage easement described in Volume 13085, Page 399 of the Real Property Records of Travis County, Texas, same being the southeast line of a drainage easement dedicated in said Collinwood West, Section II-C, with the curving southwest line of a 10-foot wide building line, sidewalk, drainage and public utility easement also dedicated in said Collinwood West, Section II-C, for the northeast corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN,) values of N= 10,107,951.40, E=3,135,416.75, from which a "X" chiseled in concrete found in the southwest right-of-way line of Stephanie Lee Lane (a Private Street), at the northwest corner of Lot 5, Block A, of said Collinwood West, Section II-C, same being the a corner in the north line of said Lot 41, Block A, bears North 08°27'21" East, a distance of 10.00 feet, South 82°33'30" East, a chord distance of 10.62 feet, and South 83°23'07" East, a distance of 26.00 feet;

**THENCE** South 51°22'36" West, over and across said Lot 41, Block A, with the common line of said 15-foot wide drainage easement and said drainage easement dedicated per plat, a distance of 19.82 feet to a 60D nail set at the south corner of said drainage easement dedicated per plat, for an angle point in the east line this tract;

**THENCE** South 26°58'09" West, continuing over and across said Lot 41, Block A, with the northwest line of said 15-foot wide drainage easement, a distance of 49.39 feet to a 60D nail set for the southeast corner of this tract;

**THENCE** continuing over and across said Lot 41, Block A, leaving the northwest line of said 15-foot wide drainage easement, the following three (3) courses:

1. South 89°56'38" West, a distance of 22.45 feet to a 60D nail set for the southwest corner of this tract;
2. North 26°58'09" East, a distance of 63.92 feet to a 60D nail set for an angle point;

3. North 51°22'36" East, a distance of 7.07 feet to a 60D nail set in the curving southwest line of said 10-foot wide building line, sidewalk, drainage and public utility easement, for the northwest corner of this tract, from which an "X" chiseled in concrete found at a point of curvature in the southwest right-of-way line of said Stephanie Lee Lane, at the common north corner of Lots 1 and 2, Block A, of said Collinwood West, Section II-C, bears North 13°18'58" East, a distance of 10.00 feet, and North 57°30'36" West, a chord distance of 197.13 feet;

**THENCE** with the curving southwest line of said 10-foot wide building line, sidewalk, drainage and public utility easement, and a curve to the left, having an arc length of 26.31 feet, a radius of 310.10 feet, and a chord that bears South 79°06'50" East, a distance of 26.30 feet to the **POINT OF BEGINNING**, containing 0.032 acre (1,397 square feet) of land.

**BEARING BASIS NOTE**

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83/HARN, Combined Scale Factor = 1.0001). The coordinates were established by GPS from City of Austin monument "N-33-2001" having coordinate values of N=10,119,265.511, E=3,140,811.942 and City of Austin monument "N-33-3001" having coordinate values of N=10,117,927.194, E=3,141,156.827. All distances shown are surface distances.

**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 23rd day of January, 2012, 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, 526-D  
AUSTIN GRID NO. M-30  
TCAD PARCEL ID NO. 02-4323-1149  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-04-09

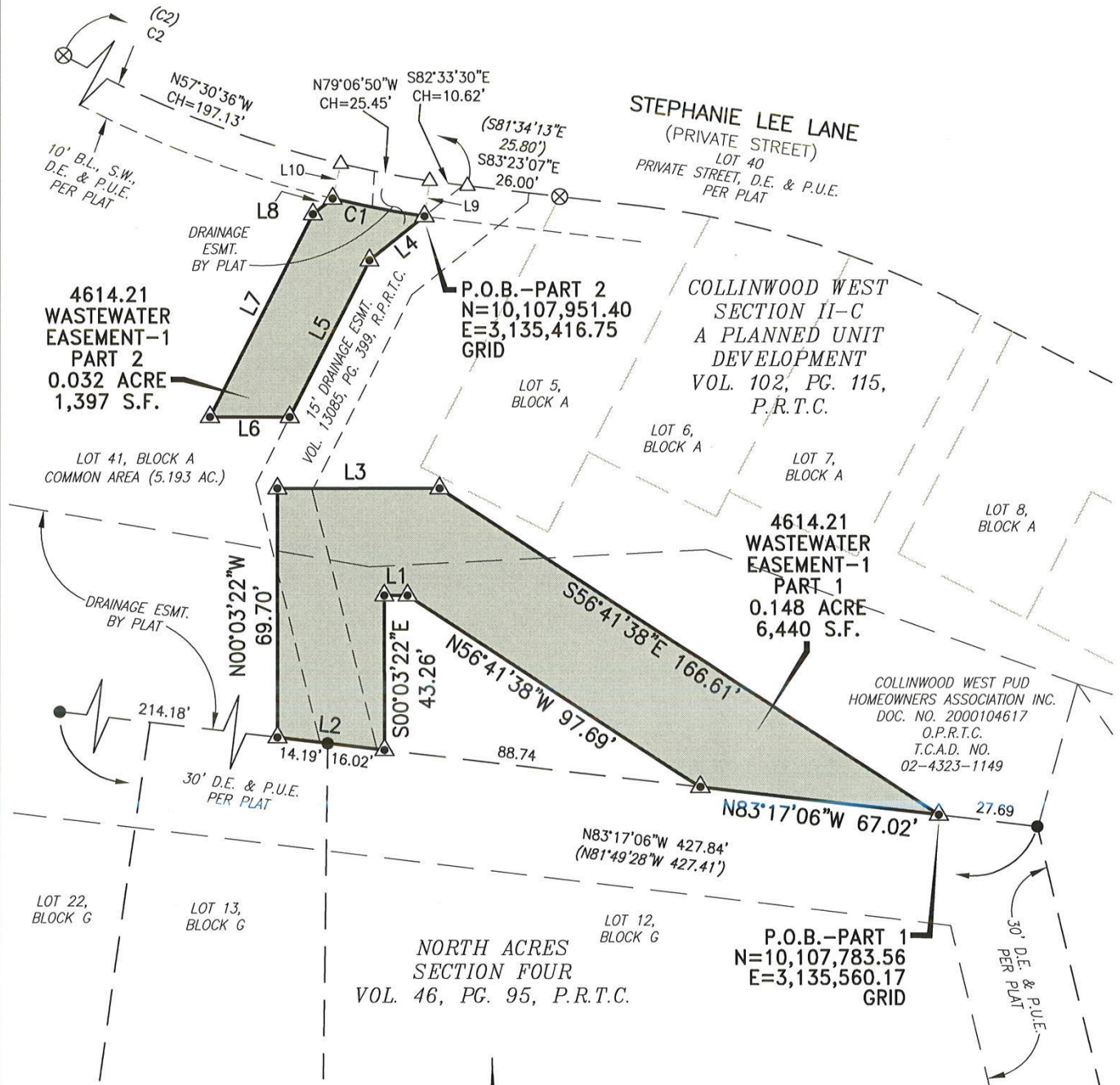
FIELD NOTES REVIEWED

By:  Date 1/24/12

Engineering Support Section  
Department of Public Works  
and Transportation



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
Number	Bearing	Distance
L1	S89°56'38"W	6.53'
L2	N83°17'06"W	30.21'
L3	N89°56'38"E	45.52'
L4	S51°22'36"W	19.82'
L5	S26°58'09"W	49.39'
L6	S89°56'38"W	22.45'
L7	N26°58'09"E	63.92'
L8	N51°22'36"E	7.07'
L9	N08°27'21"E	10.00'
L10	N13°18'58"E	10.00'

CURVE TABLE			
Number	C1	C2	C2
Delta Angle	4°51'38"	45°14'09"	44°51'42"
Radius	310.10'	300.10'	300.10'
Arc Length	26.31'	236.93'	234.97'
Chord Length	26.30'	230.83'	229.02'
Chord Bearing	S79°06'50"E	N60°57'16"W	N59°08'22"W

LEGEND	
⊗	"X" CHISELED ON CONC. FOUND
●	1/2" IRON ROD FOUND
▲	MAG NAIL FOUND
⚙	60D NAIL SET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
( )	RECORD INFORMATION
B.L.	BUILDING LINE
S.W.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

#### BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83/HARN, COMBINED SCALE FACTOR = 1.0001). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN MONUMENT "N-33-2001" HAVING COORDINATE VALUES OF N=10,119,265.511, E=3,140,811.942 AND CITY OF AUSTIN MONUMENT "N-33-3001" HAVING COORDINATE VALUES OF N=10,117,927.194, E=3,141,156.827. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

#### NOTE:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE CO., GF. NO. 1004014-COM, EFFECTIVE DATE: MARCH 16, 2010.



Steven M. Duarte  
Registered Professional Land Surveyor  
No. 5940 - State of Texas

Date: 1/23/12

PAGE 5 OF 5

DATE: 01-23-2012  
DRAWN BY: smd  
MAI JOB NO.: 441-13-11  
REFERENCE: 564/65

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

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