



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT “ B ”

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

DESCRIPTION FOR WASTEWATER EASEMENT-PARCEL NO. 4614.21 WWE-2

LEGAL DESCRIPTION OF A 0.565 ACRE (24,596 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 PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.565 ACRE 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 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, same being west line of said Lot 41, Block A, for a northerly corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN,) values of N=10,107,720.11, E=3,135,602.12, from which a Mag Nail found at an angle point in the common line of Lot 12-A, Pahlke Resubdivision, a subdivision of record in Volume 49, Page 62, Plat Records of Travis County, Texas, and said Lot 41, Block A, bears South 13°29'38" East, a distance of 173.59 feet, and South 16°07'38" East, a distance of 369.21 feet;

THENCE North 13°29'38" West, with the common line of said Lot 12, Block G, and said Lot 41, Block A, a distance of 43.82 feet to a calculated point for the north corner of this tract, from which a 1/2" iron rod found at a corner in the common line of Lot 12, Block G, and said Lot 41, Block A, bears North 13°29'38" West, a distance of 18.11 feet;

THENCE over and across said Lot 41, Block A, the following four (4) courses:

1. South 56°41'38" East, a distance of 120.32 feet to a calculated point for an angle point;
2. South 20°35'29" East, a distance of 119.68 feet to a calculated point for an angle point;
3. South 14°49'06" East, a distance of 400.16 feet to a calculated point for an angle point;
4. South 13°16'07" East, a distance of 220.57 feet to a calculated point in the common line of a 5.49 acre tract described in Volume 10990, Page 1268 of the Real Property Records of Travis County, Texas, and said Lot 41, Block A, for the southeast corner of this tract, from which a

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1/2" iron rod found in the northeast line of said 5.49 acre tract, at the west corner of Lot 2, Block G, Amended Plat of Lots 1 and 2, Block G, Collinwood West, Section II-A, a subdivision of record in Document No. 199900128 of the Official Public Records of Travis County, Texas, same being the most southerly corner of said Lot 41, Block A, bears South $61^{\circ}57'37''$ East, a distance of 188.43 feet;

THENCE North $61^{\circ}57'37''$ West, with the common line of said 5.49 acre tract and said Lot 41, Block A, a distance of 39.94 feet to a calculated point for the southwest corner of this tract from which a 1/2" iron rod found in the east line of said Lot 12-A, at the north corner of said 5.49 acre tract, same being a corner in the west line of said Lot 41, Block A, bears North $61^{\circ}57'37''$ West, a distance of 135.44 feet;

THENCE over and across said Lot 41, Block A, the following four (4) courses:

1. North $13^{\circ}16'07''$ West, a distance of 193.78 feet to a calculated point for an angle point;
2. North $14^{\circ}49'06''$ West, a distance of 398.26 feet to a calculated point for an angle point;
3. North $20^{\circ}35'29''$ West, a distance of 108.39 feet to a calculated point for an angle point;
4. North $56^{\circ}41'38''$ West, a distance of 78.60 feet to the **POINT OF BEGINNING**, containing 0.565 acre (24,596 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 §
 § **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 23rd day of January, 2012, A.D.

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



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

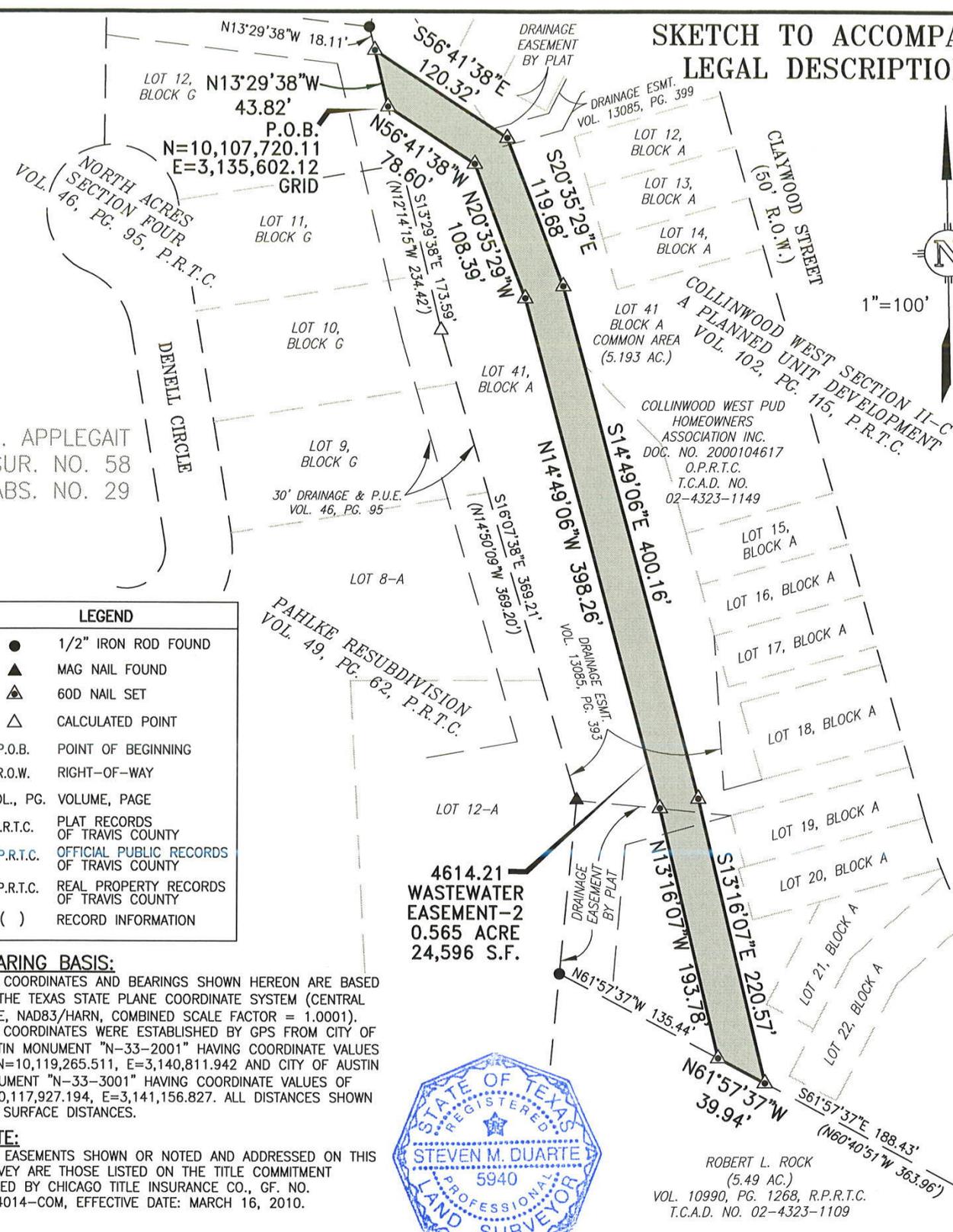
1/23/12



REFERENCES
MAPSCO 2009, 526-D
AUSTIN GRID NO. M-30 & M-31
TCAD PARCEL ID NO. 02-4323-1149
MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-13-11

FIELD NOTES REVIEWED
By:  Date 1/24/12
Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



J. APPLIGAIT
SUR. NO. 58
ABS. NO. 29

LEGEND	
●	1/2" IRON ROD FOUND
▲	MAG NAIL FOUND
△	60D NAIL SET
△	CALCULATED POINT
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
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
()	RECORD INFORMATION

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.



ROBERT L. ROCK
(5.49 AC.)
VOL. 10990, PG. 1268, R.P.R.T.C.
T.C.A.D. NO. 02-4323-1109

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

Date: *2/23/12*

PAGE 4 OF 4
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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