



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

LAGUNA LOMA SUBDIVISION LOT
OWNERS AS TENANTS IN COMMON
TO
CITY OF AUSTIN

DESCRIPTION FOR WASTEWATER EASEMENT PARCEL NO. 4753.01

LEGAL DESCRIPTION OF A 0.013 ACRE (578 SQUARE FOOT) TRACT OF LAND, BEING A PORTION OF LOT 24, LAGUNA LOMA SUBDIVISION, OF RECORD IN VOLUME 76, PAGE 208 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; LOT 24 IS OWNED AS TENANTS IN COMMON BY EACH LOT OWNER AND EACH LOT OWNER SHALL HAVE A 1/23RD UNDIVIDED INTEREST, AS RECORDED ON SAID LAGUNA LOMA SUBDIVISION PLAT, SAID 0.013 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on the east line of said Lot 24, for the northeast corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83) values of N= 10,081,580.38, E=3,100,090.10, from which a 1/2" iron rod with plastic cap stamped "Watson Surveying" found at the southeast corner of Lot 9, Lakeshore Addition, a subdivision of record in Volume 3, Page 31 of the Plat Records of Travis County, Texas, same being the northeast corner of said Lot 24, bears North 15°18'01" East, a distance of 4.12 feet, North 00°37'01" East, a distance of 42.09 feet, North 59°36'59" West, a distance of 64.28 feet, North 18°26'01" East, a distance of 131.53 feet, North 11°51'01" East, a distance of 38.67 feet, and North 34°36'01" East, a distance of 100.24 feet;

THENCE South 15°18'01" West, with the east line of said Lot 24, a distance of 15.02 feet to a calculated point at the northeast corner of a variable-width public utility easement (dedicated per plat), for the southeast corner of this tract, from which a 1/2" iron rod found in the curving east right-of-way of Lakeshore Drive (50' right-of-way), at the common south corner of Lots 4 and 24 of said Laguna Loma, bears South 15°18'01" West, a distance of 22.95 feet, South 08°21'59" East, a distance of 13.87 feet, South 09°33'01" West, a distance of 22.03 feet, South 13°28'01" West, a distance of 77.07 feet, South 18°13'01" West, a distance of 47.53 feet, South 11°09'59" East, a distance of 12.61 feet, South 01°52'01" West, a distance of 29.09 feet, South 20°08'01" West, a distance of 73.18 feet, South 32°05'01" West, a distance of 50.57 feet, South 23°43'01" West, a distance of 8.00 feet, North 62°04'59" West, a distance of 86.62 feet, and North 17°37'59" West, a chord distance of 93.48 feet;

THENCE North 71°46'28" West, over and across said Lot 24, with the north line of said public utility easement, a distance of 38.89 feet to a 60D nail set in the east line of a sanitary sewer lift station easement described in Volume 3779, Page 1933 of the Deed Records of Travis County, Texas, at a corner in the north line of said public utility easement, for the southwest corner of this tract;

THENCE North 18°13'32" East, over and across said Lot 24, with the east line of said sanitary sewer lift station easement, a distance of 15.00 feet to a 60D nail set at the northeast corner of said sanitary sewer lift station easement, for the northwest corner of this tract;
THENCE South 71°46'28" East, over and across said Lot 24, a distance of 38.12 feet to the **POINT OF BEGINNING**, containing 0.013 acre (578 square feet) of land.

BEARING BASIS NOTE

The coordinates and bearings shown here on are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83). The coordinates were established from City of Austin monument "G-25-1002" having coordinate values of N=10,083,358.69, E=3,100,013.02. All distances shown are surface distances.


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

That I, Carmelo L. Macias, 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 11th day of April, 2013, A.D.



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


Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

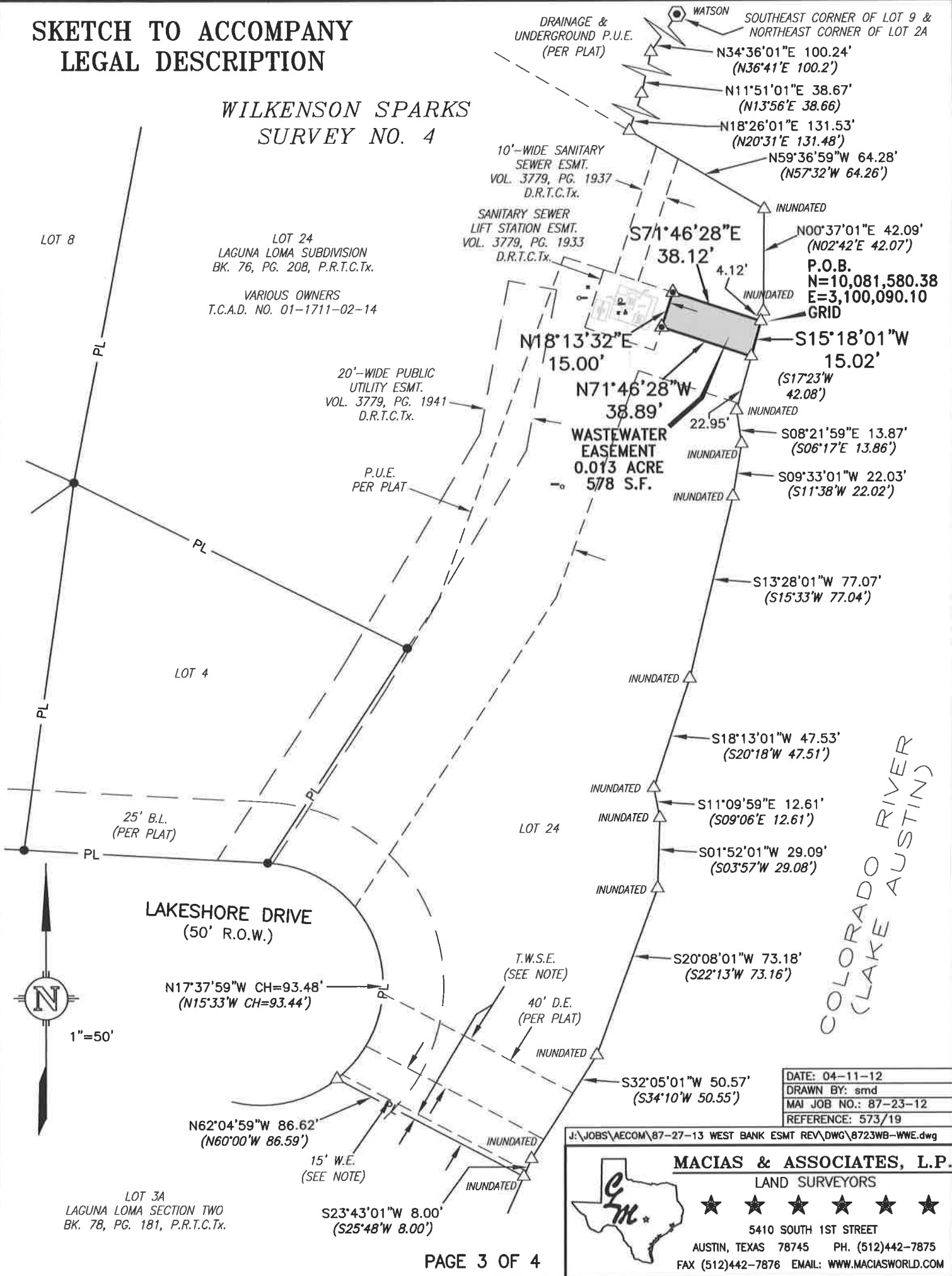
MAPSCO 2009, 554-W
AUSTIN GRID NO. G-25
TCAD PARCEL ID NO. 01-1711-0214
MACIAS & ASSOCIATES, L.P., PROJECT NO. 87-23-12

FIELD NOTES REVIEWED


By:  Date: 4/17/13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WILKINSON SPARKS SURVEY NO. 4



LEGEND

	1/2" IRON ROD WITH PLASTIC CAP STAMPED "WATSON SURVEYING" FOUND
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
▲	60D NAIL SET
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
T.W.S.E.	TEMPORARY WORKING SPACE EASEMENT
W.E.	WATERLINE EASEMENT
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
P.R.T.C.Tx.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.Tx.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.Tx.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.Tx.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION

NOTE:

1. THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF. NO. 201201240, EFFECTIVE DATE: JANUARY 15, 2013.

2. THE TEMPORARY WORKING SPACE EASEMENT AND WATERLINE EASEMENT SHOWN ON THE SURVEY WERE FIRST DESCRIBED IN VOLUME 11243, PAGE 247 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOLUME 11243, PAGE 425 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, RESPECTIVELY, AND THOSE DESCRIPTIONS WERE SUBSEQUENTLY RECORDED IN MANY OTHER DOCUMENTS—SEE TITLE COMMITMENT FOR FULL LIST.



BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE-4203, NAD83. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN MONUMENT "G-25-1002" HAVING COORDINATE VALUES OF N=10,083,358.69, E=3,100,013.02. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

DATE: 04-11-12
DRAWN BY: smd
MAI JOB NO.: 87-23-12
REFERENCE: 573/19

J:\JOBS\AECOM\87-27-13 WEST BANK ESMT REV\DWG\8723WB-WWE.dwg

Carmelo L. Macias April 11, 2013

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 - State of Texas

Date:



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

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