

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

CITY OF AUSTIN
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)

DESCRIPTION FOR PARCEL 4746.02WWE

DESCRIPTION OF A 0.084-ACRE (3,656 SQUARE FEET) TRACT OF LAND IN TRAVIS COUNTY, TEXAS, OUT OF LOT 1, BLOCK A, BAUERLE RANCH, A SUBDIVISION RECORDED IN DOCUMENT NO. 200100379 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2001220093 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.084-ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail set in the interior of said Lot 1 and in the south line of a 10-foot wide Public Utility Easement as shown on the subdivision plat of said Lot 1, having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet, Combined Scale Factor 0.999947) values of N=10,035,618.27, E=3,083,624.41 for the northwest corner and **POINT OF BEGINNING** of this tract, from which a ½-inch iron pipe found in the north line of said Lot 1, and the south line of a 25.102-acre tract of land, described as Tract 1, conveyed to Jesco Construction Company, Inc., by said Warranty Deed with Vendor's Lien, Dated April 24, 1996, recorded in Volume 12679, Page 1099 of the Real Property Records of Travis County, Texas, bears N 01°58'02" W, for a distance of 10.00 feet and S 88°01'58" W, for a distance of 21.98 feet;

THENCE, through the interior of said Lot 1, with the south line of said 10-foot wide Public Utility Easement the following two (2) courses:

- 1) N 88°01'58" E, a distance of 18.89 feet to a 60D nail set, for an angle point in the north line of this tract, from which a ½-inch iron pipe found in the north line of said Lot 1, and the south line of said Tract 1, bears N 02°57'33" W, for a distance of 10.00 feet;
- 2) N 87°02'27" E, a distance of 16.89 feet to a 60D nail set for the northeast corner of this tract;

THENCE, through the interior of said Lot 1 the following three (3) courses:

- 1) S 53°34'48" W, a distance of 199.93 feet to a 60D nail set in the northeast line of a Public Utility Easement recorded in Volume 9919, Page 255 of the Real Property Records of Travis County, Texas, for the south corner of this tract;

- 2) N 24°18'18" W, with the northeast line of said Public Utility Easement, a distance of 20.46 feet to a 60D nail set for the west corner of this tract;
- 3) N 53°34'48" E, departing the northeast line of said Public Utility Easement, a distance of 165.96 feet to the **POINT OF BEGINNING** and containing 0.084-acre (3,656 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/HARN Combined Scale Factor 0.999947). Project control points were established from City of Austin reference point "E-15-3001" having coordinate values of N=10,038,967.54, E=3,091,011.59. Distances shown herein are surface.


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

That I, Todd Blenden, 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 6th day of June, 2013, A.D.



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

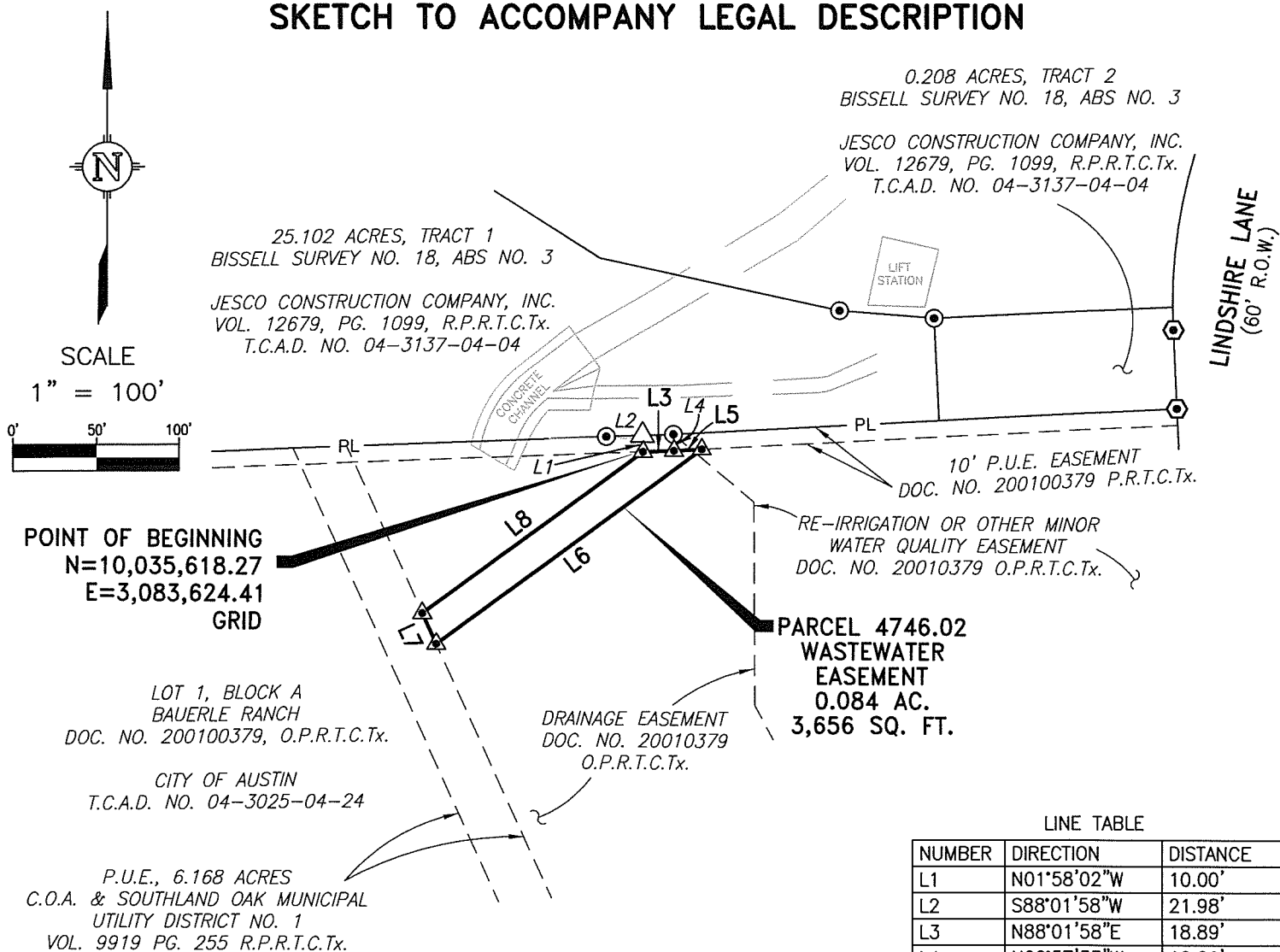


Todd Blenden
Registered Professional Land Surveyor
No. 6186 – State of Texas

REFERENCES

MAPSCO 2009 672R
Austin Grid No. D-14
TCAD PARCEL ID NO. 04-3025-04-24
MACIAS & ASSOCIATES, L.P., PROJECT NO. 362-10-12

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N01°58'02"W	10.00'
L2	S88°01'58"W	21.98'
L3	N88°01'58"E	18.89'
L4	N02°57'33"W	10.00'
L5	N87°02'27"E	16.89'
L6	S53°34'48"W	199.93'
L7	N24°18'18"W	20.46'
L8	N53°34'48"E	165.96'

The easements shown or noted and addressed on this survey are those listed in the Ownership and Easement Report issued by Gracy Title, a Stewart Company, Ref. No. OEAS300, executed: MAY 20, 2013.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "E-15-3001" HAVING COORDINATE VALUES OF N=10038967.54, E=3091011.59 COMBINED SCALE FACTOR = 0.999947. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.



LEGEND

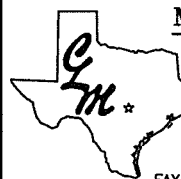
- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED " "
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

J:\JOBS\WESTON\362-10-12 LANDSHIRE\DWG\4746.02WWE.DWG

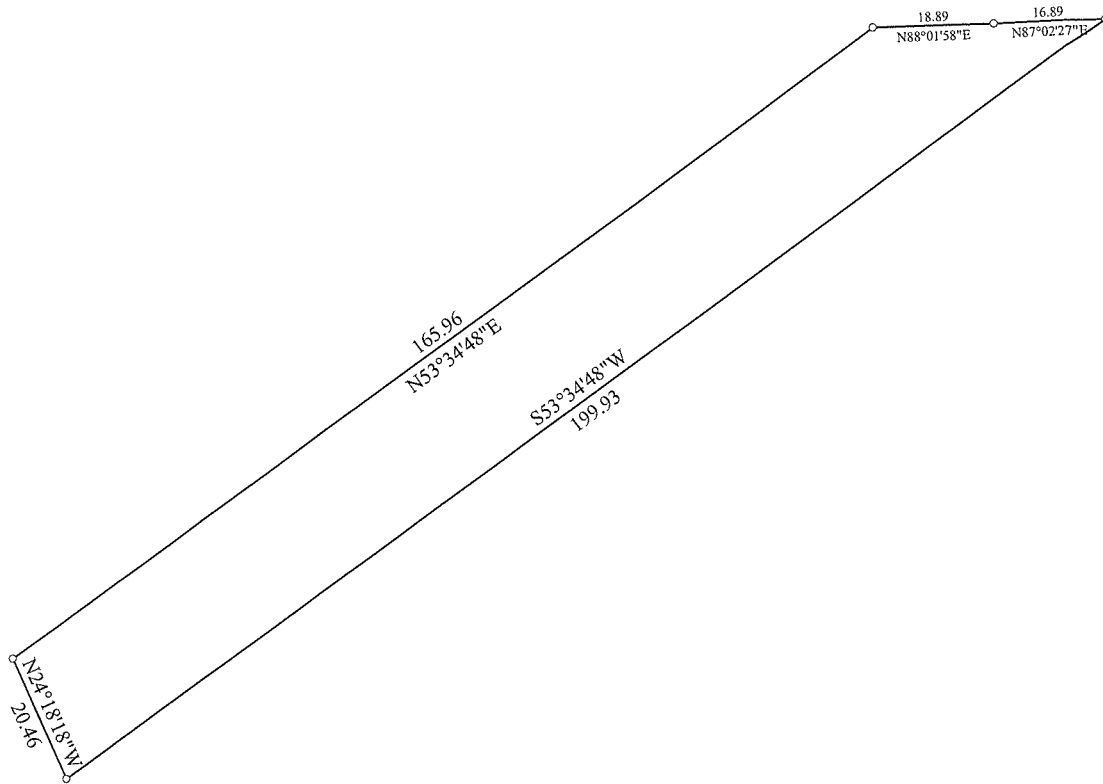
Todd Blenden 6/6/2013
TODD BLENDE N Date:
Registered Professional Land Surveyor
No. 6186 - State of Texas

PAGE 3 OF 3

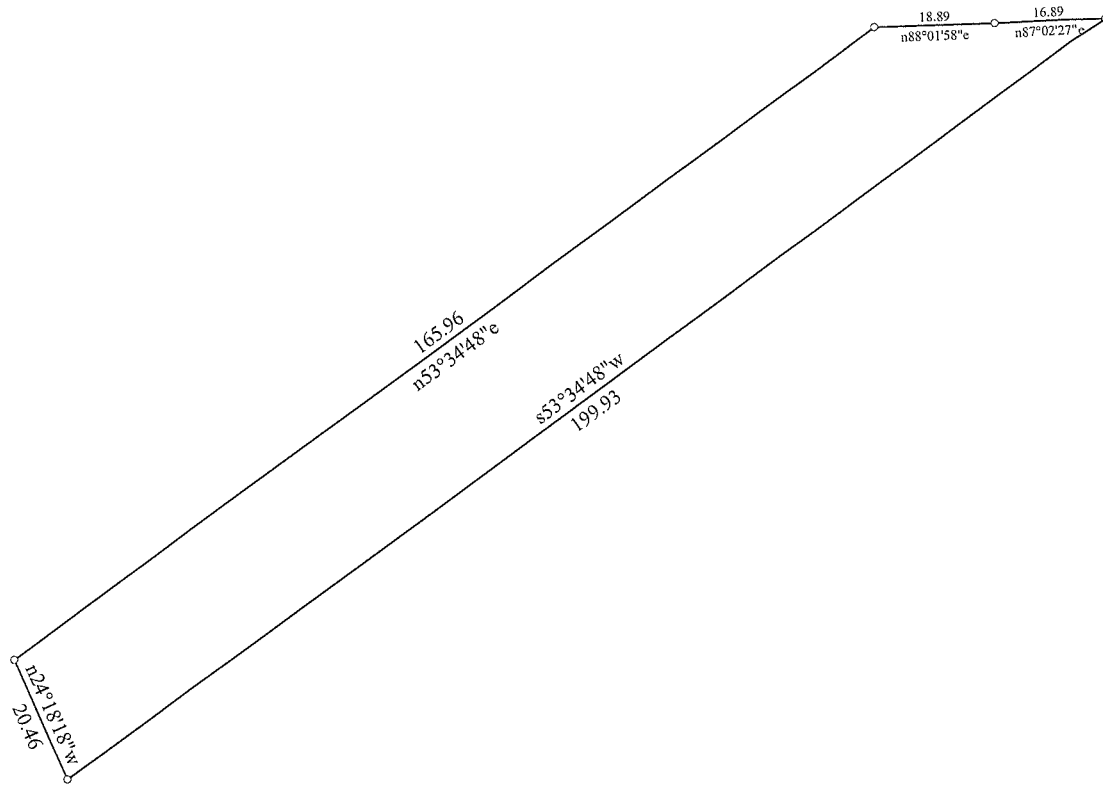
DATE: 5-22-13
DRAWN BY: T.BLENDE N,
MAI JOB NO.: 362-10-12
REFERENCE:



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS
★ ★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM



Title:		Date: 05-29-2013
Scale: 1 inch = 30 feet	File: 4746.02WWE DWG CHECK.des	
Tract 1: 0.084 Acres: 3656 Sq Feet: Closure = n84.1227e 0.01 Feet: Precision =1/41707: Perimeter = 422 Feet		
001=N88.0158E 18.89	003=S53.3448W 199.93	005=N53.3448E 165.96
002=N87.0227E 16.89	004=N24.1818W 20.46	



Title:		Date: 05-31-2013
Scale: 1 inch = 30 feet	File: 4746.02WWE DESCRIPTION CHECK.des	
Tract 1: 0.084 Acres: 3656 Sq Feet: Closure = n84.1227e 0.01 Feet: Precision =1/41707: Perimeter = 422 Feet		
001=n88.0158e 18.89	003=s53.3448w 199.93	005=n53.3448e 165.96
002=n87.0227e 16.89	004=n24.1818w 20.46	