



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS – FIRM REG. NO. 101141-00

EXHIBIT “ A ”

CITY OF AUSTIN
TO
CITY OF AUSTIN
(PERMANENT ROADWAY
EASEMENT)
COLONY PARK PROJECT

DESCRIPTION FOR PERMANENT ROADWAY EASEMENT #1

DESCRIPTION OF A 0.196 ACRE (8,545 SQAURE FOOT) TRACT OF LAND OUT OF THE JAMES BURLESON SURVEY NO. 19 ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, AND BEING OUT OF A 9.930 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF AUSTIN RECORDED IN VOLUME 5000, PAGE 1992, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.196 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 on the northwest line of said 9.930 acre tract and the southeast line of a 92.460 acre tract described in Exhibit A-2 in a General Warranty Deed dated July 13, 2001, to Austin Housing Finance Corporation recorded in Document Number 2001119347, Official Public Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD 83, U.S. feet) value of N=10,083,888.58, E=3,150,444.19, for the north corner and **POINT OF BEGINNING** of this tract, from which a ½-inch iron rod found at the north corner of said 9.930 acre tract and the east corner of said 92.460 acre tract also the south corner of Tract Two, a 118.95 acre tract described in a General Warranty Deed dated December 19, 2008 to Russell Parker and wife, Jeanne Parker recorded in Document Number 2008202538, Official Public Records of Travis County, Texas, same being the west corner of a 7.688 acre tract in a deed to Jeanne Parker recorded in Document Number 2008086214, Official Public Records of Travis County, Texas bears N 71°05'52" E, 155.25 feet;

THENCE across said 9.930 acre tract the following three (3) courses:

- 1) S 61°06'14" E, a distance of 1.59 feet to a 60d nail set at a point of curvature of a curve to the right;
- 2) With said curve to the right having a radius of 215.00 feet, an arc length of 52.15 feet, an interior angle of 13°53'48", and a chord which bears S 54°09'19" E, a distance of 52.02 feet to a 60d nail set at a point of tangent;

- 3) S 47°12'25" E, a distance of 63.93 feet to a 60d nail set on the southeast line of said 9.930 acre tract and the northwest line of a 26.230 acre tract described in Exhibit A-3 in a General Warranty Deed dated July 15, 2001 to Austin Housing Finance Corporation recorded in Document Number 2001119347, Official Public Records of Travis County, Texas, from which a 5/8" iron rod found at the west corner of Tract One, a 16.25 acre tract described in Document Number 2008202538, Official Public Records of Travis County, Texas, the south corner of said 7.688 acre and the west corner of the 9.930 acre tract, same being the north corner of the 26.230 acre tract bears, N 71°05'52" E, 188.28 feet;

THENCE with the southeast line of said 9.930 acre tract and the northwest line of the 26.230 acre tract S 71°05'51" W a distance of 79.51 feet to a 60d nail set for the south corner of this tract from which an iron rod with plastic cap stamped "Carson & Bush Professional Surveyors" found at the north corner right-of-way line of Colony Loop Drive, a 70-foot wide right-of-way described as a 1.194 acre tract in Exhibit A-5-2 of a Dedication Deed to Austin Housing Finance Corporation recorded in Document Number 2001119349, Official Public Records of Travis County, Texas and the west corner of said 26.230 acre tract bears S 71°05'52" W, 1261.10 feet;

THENCE across said 9.930 acre tract the following three (3) courses:

- 1) N 47°12'55" W, a distance of 26.23 feet to a 60d nail set at a point of curvature of a curve to the left;
- 2) With said curve to the left having a radius of 145.00 feet, an arc length of 35.17 feet, an interior angle of 13°53'48", and a chord which bears N 54°09'19" W, a distance of 35.08 feet to a 60d nail set at a point of tangency;
- 3) N 61°06'14" W, a distance of 65.07 feet to 60d nail set on the northwest line of said 9.930 acre tract and the southeast line of the 92.460 acre tract, from which an iron rod with plastic cap stamped "Macias & Assoc." found at the south corner of said 92.460 acre tract and the east corner right-of-way line of Colony Loop Drive, a 70-foot wide right-of-way described as a 3.334 acre tract in Exhibit A-5-1 of said Dedication Deed to Austin Housing Finance Corporation bears S 71°05'52" W, 1235.25 feet;

THENCE with the northwest line of said 9.930 acre tract and the southeast line of the 92.460 acre tract, N 71°05'52" E, a distance of 94.49 feet to the **POINT OF BEGINNING** and containing 0.196 acre (8,545 square feet) of land;

NOTE

The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone 4203), NAD 83.

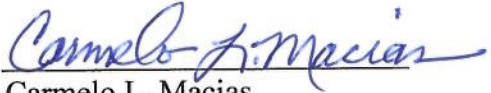
THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

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 13th day of November, 2014, 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, 557- P
AUSTIN GRID NO. P-25
TCAD PARCEL ID NO. 02-1831-0508
MACIAS & ASSOCIATES, L.P., PROJECT NO. 268-05-13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

JAMES BURLESON SURVEY NO. 19
ABSTRACT NO. 4



SCALE
1" = 60'

RUSSELL PARKER AND WIFE,
JEANNE PARKER
(TRACT TWO - 118.95 ACRES)
DOC. NO. 2008202538
O.P.R.T.C.T.

JEANNE PARKER
(7.688 ACRES)
DOC. NO. 2008086214
O.P.R.T.C.T.

RUSSELL PARKER AND WIFE,
JEANNE PARKER
(TRACT ONE - 16.25 ACRES)
DOC. NO. 2008202538
O.P.R.T.C.T.

EXHIBIT "A-2"
(92.460 ACRES)

AUSTIN HOUSING FINANCE
CORPORATION
203.629 ACRES
DOC. NO. 200119347
O.P.R.T.C.TX.

P.O.B.
N=10,083,888.58
E=3,150,444.19

L1

N71°05'52"E 155.25'

1/2"

(S62°18'18"E 137.35')

5/8"

P.O.B.

L1

C1

L1

PERMANENT
ROADWAY
EASEMENT #1
0.196 AC.
8,545 SQ. FT.

L2

(N71°06'03"E 1529.06')

L3

L4

L5

C2

L6

(S71°05'52"W 1235.25')

(S71°06'03"W 1485.79')

(S71°05'52"W 1261.10')

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(S71°05'52"W 1261.10')

LEGEND

- ⬢ IRON ROD FOUND W/
PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND
- ⬢ 60D NAIL SET
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS OF
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
- T.C.A.D. TRAVIS COUNTY APPRAISAL
DISTRICT

LINE TABLE

Number	Bearing	Distance
L1	S61°06'14"E	1.59'
L2	S47°12'25"E	63.93'
L3	S71°05'51"W	79.51'
L4	N47°12'55"W	26.23'
L5	N61°06'14"W	65.07'
L6	N71°05'52"E	94.49'

CURVE TABLE

Number	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	13°53'48"	215.00'	52.15'	52.02'	S54°09'19"E
C2	13°53'48"	145.00'	35.17'	35.08'	N54°09'19"W

BEARING BASIS: THE COORDINATES AND
BEARINGS SHOWN HEREON ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
(CENTRAL ZONE) NAD 1983.

AUSTIN HOUSING FINANCE CORPORATION
EXHIBIT A-5-1, (3.334 ACRES)
DOC. NO. 200119349, O.P.R.T.C.TX.

"CARSON
& BUSH"

AUSTIN HOUSING FINANCE CORPORATION
EXHIBIT A-5-2, (1.194 ACRES)
DOC. NO. 200119349, O.P.R.T.C.TX.
COLONY LOOP DRIVE
(70' R.O.W.)

R.O.W.
"MACIAS
& ASSOC."

CITY OF AUSTIN
(9.930 ACRES)
VOL. 5000, PG. 1992
D.R.T.C.TX.

EXHIBIT "A-3"
(26.230 ACRES)

AUSTIN HOUSING FINANCE
CORPORATION
203.629 ACRES
DOC. NO. 200119347
O.P.R.T.C.TX.



Carmelo L. Macias 11-14-14

CARMELO L. MACIAS
Registered Professional Land Surveyor
No. 4333 - State of Texas

PAGE 4 OF 4

DATE: 11/14/2014
DRAWN BY: D.L.M.
MAI JOB NO.: 268-05-13
REFERENCE: FB ---, PG. ---

J:\JOBS\UDG\268-05-13 Colony Park\DWG\ESMTS\2680513 ESMT 2.DWG



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM NO. 101141-00
★ ★ ★ ★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM