



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00

EXHIBIT " A "

CITY OF AUSTIN
TO
CITY OF AUSTIN
(PERMANENT WASTEWATER EASEMENT)

DESCRIPTION FOR PARCEL 4795.06WWE

DESCRIPTION OF A 0.058-ACRE (2,525 SQUARE FEET) TRACT OF LAND IN THE JAMES ROGERS SURVEY NO. 19, ABSTRACT NO. 659, TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 51.69-ACRE TRACT OF LAND, HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY CORRECTED GENERAL WARRANTY DEED, EXECUTED NOVEMBER 14, 1979, RECORDED IN VOLUME 6777, PAGE 596 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO THE CITY OF AUSTIN BY GENERAL WARRANTY DEED, EXECUTED NOVEMBER 6, 1980, RECORDED IN VOLUME 7176, PAGE 1777 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING IN THE BALCONES DISTRICT PARK; SAID 0.058-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 north east line of said 51.69-acre tract and the west line of a called 28.69-acre tract conveyed to George J. Shia and described in Volume 12007, Page 181 of the Real Property Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Grid Feet, Combined Scale Factor 0.999896) values of N=10,123,279.28, E=3,122,599.83 for the north west corner and **POINT OF BEGINNING** of this tract, from which an iron bolt found at an angle point in the west line of said 28.69-acre tract, the south east line of Lot 73, Block A, Walnut Crossing Section Two a subdivision recorded in Volume 77, Page 38 of the Plat Records of Travis County, Texas, and the northern most corner of said 51.69-acre tract, bears N 32°59'59" W, a distance of 97.38 feet;

THENCE, S 32°59'59" E, with the north east line of said 51.69-acre tract and the south west line of said 28.69-acre tract, a distance of 42.81 feet to a 60d nail set for the eastern most corner of this tract, from which an iron bolt found at an angle point in the north east line of said 51.69-acre tract and the south west line of said 28.69-acre tract, bears S 32°59'59" E, a distance of 296.20 feet;

THENCE, through the interior of said 51.69-acre tract the following three (3) courses:

- 1) S 11°29'07" W, a distance of 79.79 feet to a 60d nail set in the northeast line of an unrecorded 30-foot wide wastewater easement, for the southern most corner of this tract;

- 2) N 42°29'37" W, with said northeast line of the 30-foot wide wastewater easement, a distance of 37.09 feet to a 60d nail set for the western most corner of this tract;
- 3) N 11°29'07" E, leaving the north east line of said 30 foot unrecorded wastewater easement, a distance of 88.53 feet to the **POINT OF BEGINNING** and containing 0.058-acre (2,525 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 Combined Scale Factor 0.999896). Project control points were established from City of Austin reference point "L-35-1001" having coordinate values of N=10,127,126.78, E=3,127,431.71. Distances shown herein 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 18th day of May, 2015, A.D.



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

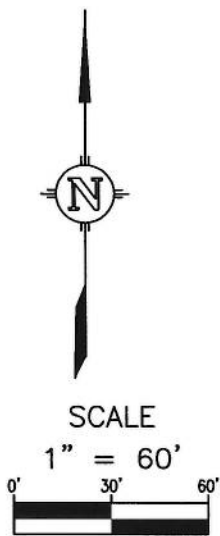
A handwritten signature in blue ink, appearing to read "Carmelo L. Macias", is written over a horizontal line.

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

REFERENCES

MAPSCO 2009 465V
Austin Grid No. K-34
TCAD PARCEL ID NO. 02-6008-05-06
MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-20-13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | DIRECTION | DISTANCE |
| L1 | N42°29'37"W | 37.09' |

28.69 ACRES
J. ROGERS SURVEY NO. 19, ABSTRACT 659
GEORGE J SHIA
VOL. 12007, PG. 181, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-6010-03-28

POINT OF BEGINNING
N=10,123,279.28
E=3,122,599.83
GRID

PARCEL 4795.06
PERMANENT
WASTEWATER
EASEMENT
0.058 AC.
2,525 SQ. FT.

51.69 ACRES
J. ROGERS SURVEY NO. 19, ABSTRACT 659
CITY OF AUSTIN
VOL. 7176, PG. 1777, D.R.T.C.TX.
VOL. 6777, PAGE 569, D.R.T.C.TX.
T.C.A.D. NO. 02-6008-05-06

THE UNRECORDED 30' WASTEWATER
EASEMENT IS AS SHOWN ON SHEET 5
OF 9 OF THE CONSTRUCTION PLANS
FOR THE CITY OF AUSTIN, TEXAS,
UPPER WALNUT CREEK WASTEWATER
MAIN PHASE IV, NORTH CENTRAL
AUSTIN GROWTH CORRIDOR MUD NO. 1.

THE PROPOSED EASEMENT IS SUBJECT TO
BLANKET EASEMENTS RECORDED IN VOLUME
698, PAGE 177, VOLUME 6751, PAGE
2296, AND VOLUME 6777, PAGE 596,
DEED RECORDS TRAVIS COUNTY, TEXAS.

BALCONES DISTRICT PARK

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.
OEAS308, EXECUTED: JUNE 25, 2013.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON
THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE,
4203) NAD 1983. THE COORDINATES WERE ESTABLISHED FROM
CITY OF AUSTIN REFERENCE POINT "L-35-1001" HAVING
COORDINATE VALUES OF N=10,127,126.78, E=3,127,431.71.
COMBINED SCALE FACTOR = 0.999896. ALL DISTANCES SHOWN ARE
SURFACE DISTANCES.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM
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

| | |
|----------------|----------------------------------------------------|
| ● | IRON BOLT FOUND |
| ▲ | 60D NAIL SET |
| — PL — | PROPERTY LINE |
| BK., VOL., PG. | BOOK, VOLUME, PAGE |
| T.C.A.D. | TRAVIS COUNTY APPRAISAL |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| 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\K FRIESE & ASSOC\441-20-13 WatersParkEsmtn\DWG\4795.06WWE.DWG

PAGE 3 OF 3

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

Date:

DATE: 05-18-15
DRAWN BY: R. SCHUETTE
MAI JOB NO.: 441-20-13
REFERENCE:



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS FIRM #101141-00
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