



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

EXHIBIT “ C ”

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE EASEMENT)

DESCRIPTION FOR PARCEL 4795.06 TWSE 1

DESCRIPTION OF A 0.043-ACRE (1,863 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 0.043-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 east line of said 51.69-acre tract and the south 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=10,123,243.37, E=3,122,623.15 for the northern most 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 at the northern most corner of said 51.69-acre tract, bears N 32°59'59" W, a distance of 140.19 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 36.18 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 260.02 feet;

THENCE, through the interior of said 51.69-acre tract the following four (4) courses:

- 1) S 11°14'22" W, a distance of 59.40 feet to a 60d nail set for the southeast corner of this tract in the north line of an unrecorded 30-foot wide wastewater easement;

- 2) S 79°51'40" W, with the north east line of said 30-foot wide wastewater easement, a distance of 12.64 feet to a 60d nail set for the south corner of this tract;
- 3) N 42°29'37" W, continuing with the north east line of said 30-foot wide wastewater easement, a distance of 17.14 feet to a 60d nail set for the western most corner of this tract;
- 4) N 11°29'07" E, leaving the north east line of said 30-foot wide wastewater easement, a distance of 79.79 feet to the **POINT OF BEGINNING** and containing 0.043-acre (1,863 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

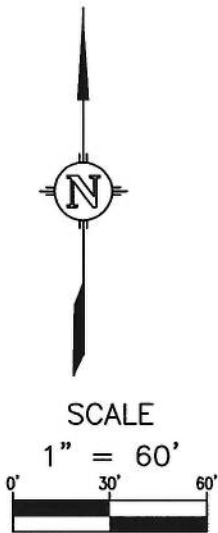
Carmelo L. Macias

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

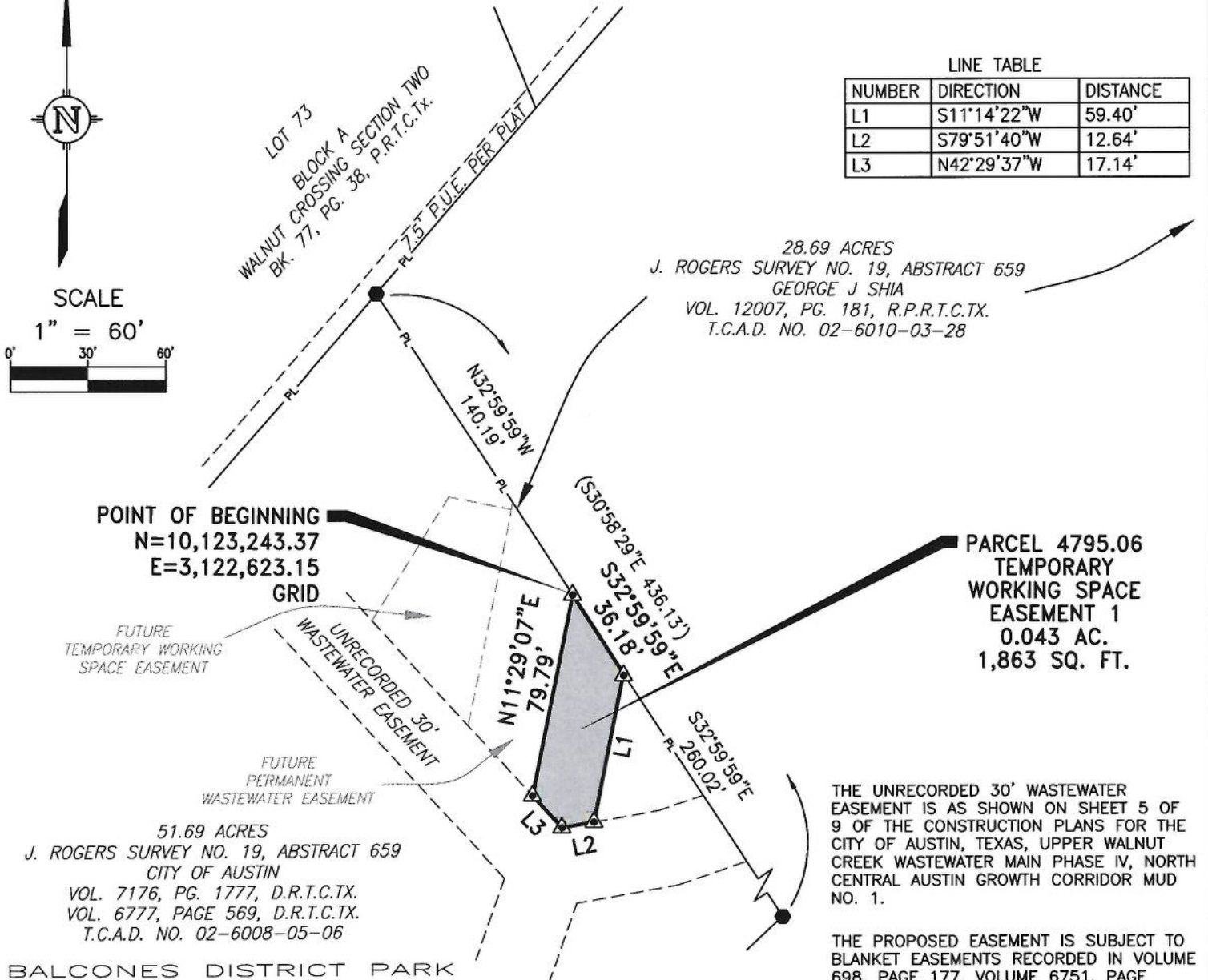
REFERENCES

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	S11°14'22"W	59.40'
L2	S79°51'40"W	12.64'
L3	N42°29'37"W	17.14'



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.

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 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

PAGE 3 OF 3

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

Carmelo L. Macias 5/18/15
CARMELO L. MACIAS, RPLS
Registered Professional Land Surveyor
No. 4333 - State of Texas

Date:

J:\JOBS\K FRIESE & ASSOC\441-20-13 WatersParkEasmt\DWG\4795.06TWSE1.DWG



MACIAS & ASSOCIATES, L.P.
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