



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

EXHIBIT “ B ”

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY ACCESS EASEMENT)

DESCRIPTION FOR PARCEL 4795.06TAE

DESCRIPTION OF A 0.421-ACRE (18,342 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 0.421-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 south Right-of-Way line of Scribe Drive (60-foot wide Right-of-Way), having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Grid Feet, Combined Scale Factor 0.999896) values of N=10,124,074.47, E=3,121,972.49 for the northeast corner and **POINT OF BEGINNING** of this tract, from which a ½ inch iron rod at a northeast corner of said 51.69-acre tract and the northwest corner of Lot 1, Block F, Walnut Crossing Section Two, a subdivision recorded in Volume 77, Page 38 of the Plat Records of Travis County, Texas, bears along the south Right-of-Way line of Scribe Drive and a curve to the left along the north line of a 25 foot drainage easement recorded in Volume 6416, Page 425 in the Deed Records of Travis County, Texas, whose radius is 341.24 feet, an arc length of 25.20 feet, a delta angle of 04°13'50", and a chord which bears along a chord N 82°49'41" E, a distance of 25.19 feet,

THENCE, through the interior of said 51.69-acre tract the following six (6) courses:

- 1) S 14°12'06" E, along the west line of said 25 foot drainage easement, a distance of 90.37 feet to a 60d nail set;
- 2) S 26°05'53" W, a distance of 154.31 feet to a 60d nail set;
- 3) S 81°07'08" W, a distance of 120.10' feet to a 60d nail set;

- 4) S 09°50'32" W, a distance of 95.77 feet to a 60d nail set;
- 5) S 09°59'35" E, a distance of 82.79 feet to a 60d nail set;
- 6) S 25°09'50" E, a distance of 63.53 feet to a 60d nail set in the south line of said 51.69-acre tract and the north line of Lot 2, Block E, North Loop Business Park Section Three, a subdivision recorded in Volume 83, Page 200D of the Plat Records of Travis, County, Texas, for the southeast corner of this tract, from which a ½-inch iron rod found in the said south line of the 51.69-acre tract and the said north east corner of Lot 2, Block E, and the north west corner of Lot 3 of said North Loop Business Park bears S 72°56'33" E, a distance of 34.49 feet;

THENCE, N 72°56'33" W, with said south line of the 51.69-acre tract and said north line of Lot 2, Block E, North Loop Business Park, a distance of 40.51 feet to a 60d nail set for the southwest corner of this tract, from which a ½-inch iron rod with plastic cap stamped "CARLSON & BUSH" found in said south line of the 51.69-acre tract and said north line of Lot 2 bears N 72°56'33" W, a distance of 100.57 feet and N 88°49'17" W, a distance of 216.32 feet;

THENCE, through the interior of said 51.69-acre tract the following seven (7) courses:

- 1) N 25°09'50" W, a distance of 40.31 feet to a 60d nail set;
- 2) N 09°59'35" W, a distance of 92.03 feet to a 60d nail set;
- 3) N 09°50'32" E, a distance of 122.52 feet to a 60d nail set;
- 4) N 81°07'08" E, a distance of 125.98 feet to a 60d nail set;
- 5) N 26°05'53" E, a distance of 127.68 feet to a 60d nail set;
- 6) N 14°12'06" E, a distance of 41.57 feet to a 60d nail set;
- 7) N 31°43'41" W, a distance of 50.61 feet to a 60d nail set in the curving south Right-of-Way line of said Scribe Drive, and the north line of said 51.69-acre tract, for the northwest corner of this tract, from which a ½-inch iron rod found in the said south Right-of-Way line of Scribe Drive, and the north line of said 51.69-acre tract, at the northeast corner of Lot 20, Block B, Walnut Crossing Section Three, a subdivision recorded in Volume 77, Page 250 of the Plat Records of Travis County, Texas, bears along a curve to the right having a radius of 341.24 feet, an arc length of 122.89 feet, a delta angle of 20° 38' 02" and a chord which bears along a chord N 76° 57' 32" W a distance of 122.23 feet and N 66°38'31" W, a distance of 194.53 feet;

THENCE, with said south Right-of-Way line of Scribe Drive, and the north line of said 51.69-acre tract along the arc of a curve to the left having a radius of 341.24 feet, an arc length of 46.47 feet, a delta angle of 07°48'06", and a chord which bears along a chord N 88°49'22" E, a distance of 46.43 feet to the **POINT OF BEGINNING** and containing 0.421-acre (18,342 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 20th day of May, 2015, A.D.



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

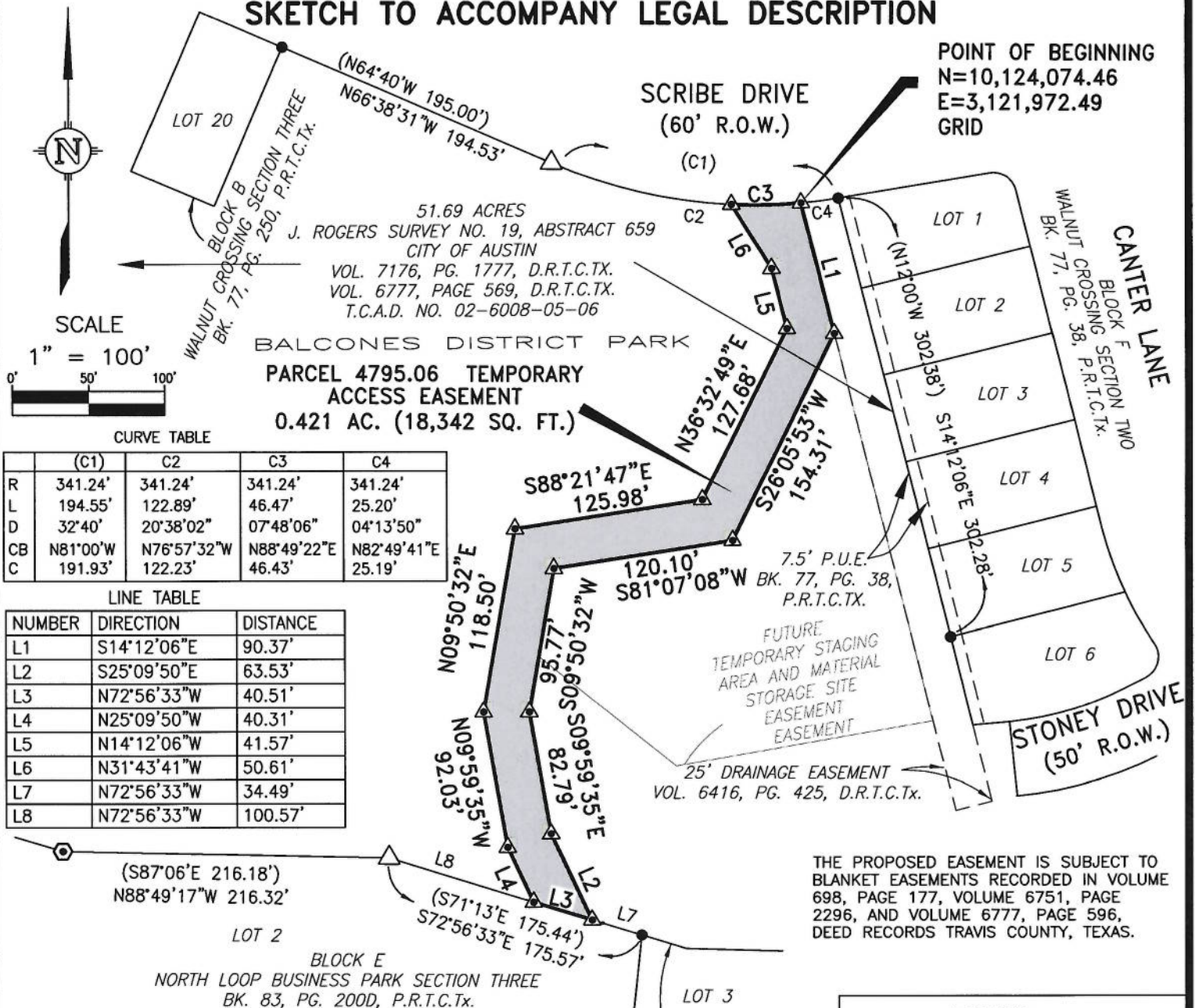
A handwritten signature in blue ink that reads "Carmelo L. Macias". The signature is written in a cursive style and is positioned above a horizontal line.

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

REFERENCES

MAPSCO 2009 465V
Austin Grid No. K-34 & K-35
TCAD PARCEL ID NO. 02-6008-05-06
MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-20-13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



	(C1)	C2	C3	C4
R	341.24'	341.24'	341.24'	341.24'
L	194.55'	122.89'	46.47'	25.20'
D	32°40'	20°38'02"	07°48'06"	04°13'50"
CB	N81°00'W	N76°57'32"W	N88°49'22"E	N82°49'41"E
C	191.93'	122.23'	46.43'	25.19'

CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S14°12'06"E	90.37'
L2	S25°09'50"E	63.53'
L3	N72°56'33"W	40.51'
L4	N25°09'50"W	40.31'
L5	N14°12'06"W	41.57'
L6	N31°43'41"W	50.61'
L7	N72°56'33"W	34.49'
L8	N72°56'33"W	100.57'

LINE TABLE

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/HARN. 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.

DRAINAGE EASEMENT
PER PLAT
BK. 83, PG. 200D, P.R.T.C.TX.



LEGEND

●	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CARLSON & BUSH"
▲	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

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

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PAGE 4 OF 4

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

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