



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

EXHIBIT “ A ”

CITY OF AUSTIN
TO
CITY OF AUSTIN
(RECLAIMED WATER EASEMENT)

LEGAL DESCRIPTION FOR RWE#1

LEGAL DESCRIPTION OF A 0.261 ACRE (11,378 SQUARE FOOT) TRACT OF LAND IN THE ISAAC DECKER LEAGUE SURVEY NO. 20, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING CITY OF AUSTIN PARKLAND AND A PORTION OF LOT 5 AND LOT 4, BLOCK “A” OF THE J. E. BOULDIN ADDITION (AS SHOWN IN TRAVIS CENTRAL APPRAISAL DISTRICT RECORDS) LOCATED BETWEEN THE NORTH RIGHT-OF-WAY LINE OF WEST RIVERSIDE DRIVE AND THE 435-FOOT ELEVATION INUNDATION LINE OF LADY BIRD LAKE; SAID 0.261-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 60d nail set in the north right-of-way line of West Riverside Drive (called 120-foot right-of-way width, see surveyors note on page 2 of 4), having Texas Coordinate System (Central Zone-4203, NAD83) grid values of N=10,068,532.56, E=3,111,582.31, for the southwest corner of this tract, from which a 1-inch inside diameter iron pipe found on a point of curvature of the south right-of-way line of West Riverside Drive bears North 65°21’38” West a distance of 1,339.04 feet to a 1-inch diameter iron rod found at the intersection of the south right-of-way line of West Riverside Drive and the west right-of-way line of the International & Great Northern Railroad and North 64°21’22” West a distance of 99.92 feet;

THENCE departing said north right-of-way line of West Riverside Drive, through the interior of said Lot 5 and Lot 4, Block “A”, the following three (3) courses and distances:

- 1) with the arc of a curve to the left, having a radius of 1,487.32 feet, pass at an arc distance of 124.28 feet the approximate west boundary line of Lot 5 and the approximate east boundary line of Lot 4, continuing for a total arc distance of 449.79 feet and a chord which bears North 53°37’27” East for a distance of 448.09 feet to a 60d nail set for the northwest corner of this tract, at an elevation of 435 feet above mean sea level, being the inundation line of Lady Bird Lake in the City of Austin;
- 2) with said inundation line, South 78°25’12” East for a distance of 29.83 feet to a 60d nail set for the northeast corner of this tract;
- 3) departing said inundation line, with the arc of a curve to the right, having a radius of 1,512.32 feet, pass at an arc distance of 386.95 feet said approximate west boundary line of Lot 4 and said approximate east boundary line of Lot 5, continuing for a total arc distance of 460.53 feet and a chord which bears South 53°03’45” West for a

distance of 458.76 feet to a 60d nail set for the southeast corner of this tract, from which a 1-inch square bolt found at intersection of said north right-of-way line of West Riverside Drive and the west right-of-way line of South First Street (right-of-way width varies) bears South 55°39'23" East a distance of 504.68 feet to a calculated point of curvature of a curve to the right, with the arc of said curve to the right, having a radius of 525.44 feet, an arc distance of 247.95 feet and a chord which bears South 42°08'16" East a distance of 245.65 feet to a 1/2-inch diameter iron rod found on a point of tangency and South 28°37'09" East a distance of 229.02 feet;

THENCE with said north right-of-way line of West Riverside Drive, North 55°39'23" West for a distance of 28.23 feet to the **POINT OF BEGINNING** and containing 0.261 acre (11,378 square feet) of land.

SURVEYOR'S NOTE

No recorded document describing or conveying the 120-foot wide right-of-way of Riverside Drive between South First Street and South Lamar Street has been found by the undersigned surveyor. The 120-foot wide right-of-way shown hereon has been determined using information provided to this surveyor by the Engineering Department of the City of Austin, Riverside Drive street construction plans by TBG Partners and a Lot Line Survey showing the south right-of-way line of Riverside Drive as determined by Urban Design Group.

BEARING BASIS NOTE

The coordinates and bearings shown hereon are based on the Texas Coordinate System (Central Zone-4203, NAD83).

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

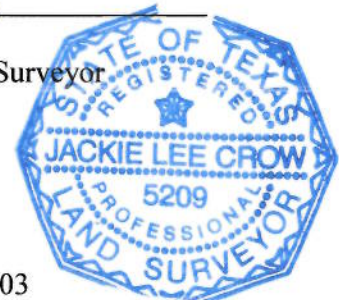
KNOW ALL MEN BY THESE PRESENTS:

That I, Jackie Lee Crow, 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 5th day of May, 2015, A.D.

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


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



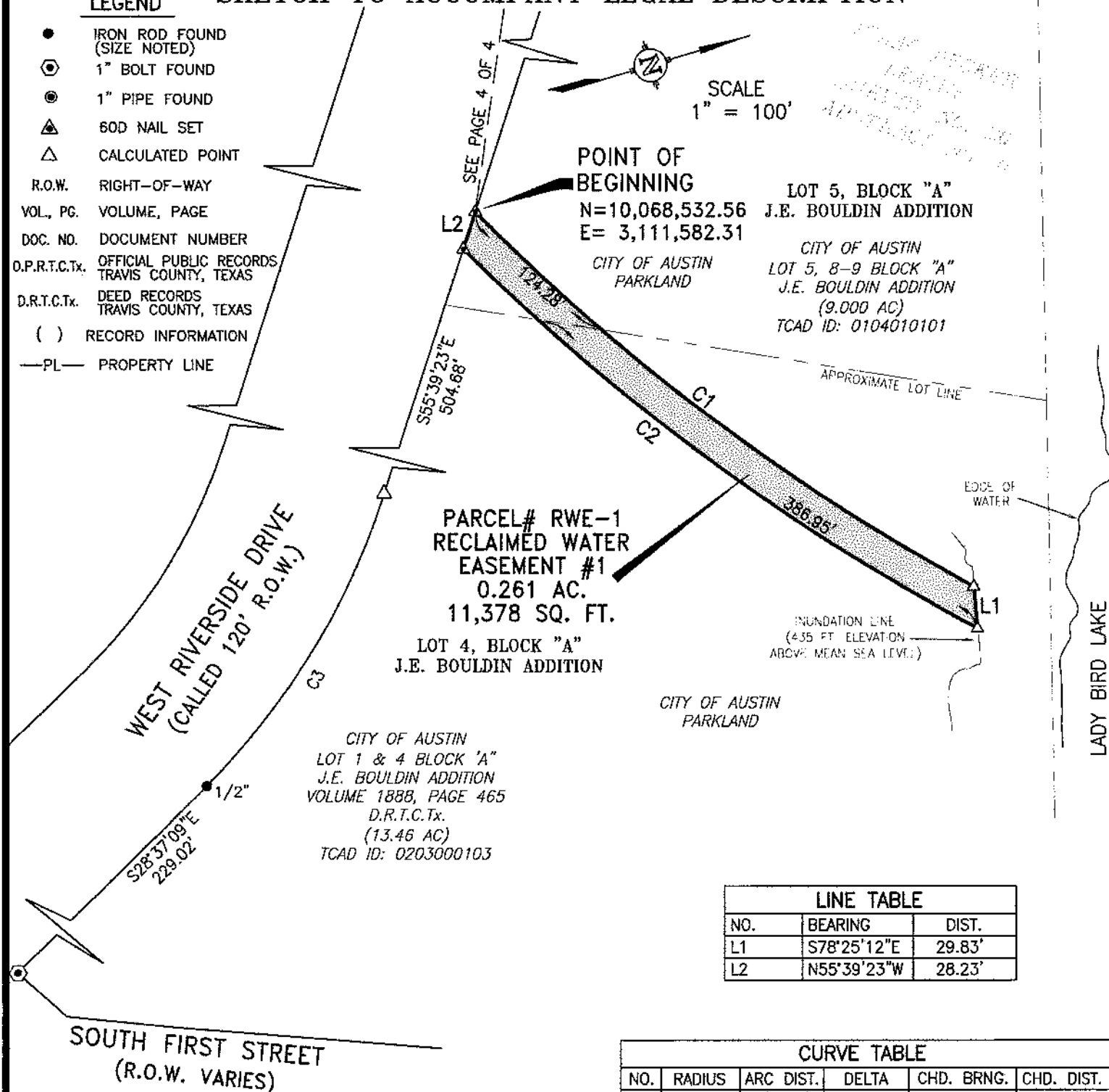
REFERENCES

MAPSCO, 584-Z
AUSTIN GRID NO. J-22
TCAD PARCEL ID NO. 01-0401-0101 & 02-0300-0103
MACIAS & ASSOCIATES, L.P., PROJECT NO. 512-06-13

LEGEND

- IRON ROD FOUND (SIZE NOTED)
- ⊙ 1" BOLT FOUND
- ⊙ 1" PIPE FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- PL— PROPERTY LINE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE

NO.	BEARING	DIST.
L1	S78°25'12"E	29.83'
L2	N55°39'23"W	28.23'

CURVE TABLE

NO.	RADIUS	ARC DIST.	DELTA	CHD. BRNG.	CHD. DIST.
C1	1,487.32'	449.79'	17°19'38"	N53°37'27"E	448.09'
C2	1,512.32'	460.53'	17°26'52"	S53°03'45"W	458.76'
C3	525.44'	247.95'	27°02'14"	S42°08'16"E	245.65'

BEARING BASIS:

COORDINATES & BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203).

NOTE:

No recorded document describing or conveying the 120-foot wide right-of-way of Riverside Drive between South First Street and South Lamar Street has been found by the undersigned surveyor. The 120-foot wide right-of-way shown hereon has been determined using information provided to this surveyor by the Engineering Department of the City of Austin, Riverside Drive street construction plans by TBG Partners and a Lot Line Survey showing the south right-of-way line of Riverside Drive as determined by Urban Design Group.

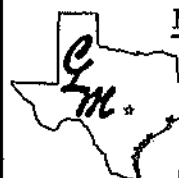
DATE: 5/4/2015

DRAWN BY: R.W.S. / JLC

MAI JOB NO.: 453-08-13

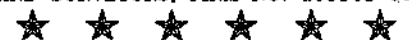
REFERENCE: F.B. 632, PG. 59

J:\JOBS\RPS GROUP\512-06-13MAIN JUNCT 4ESMTS\DWG\RWE-1.dwg



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS, FIRM NO. 101141-00

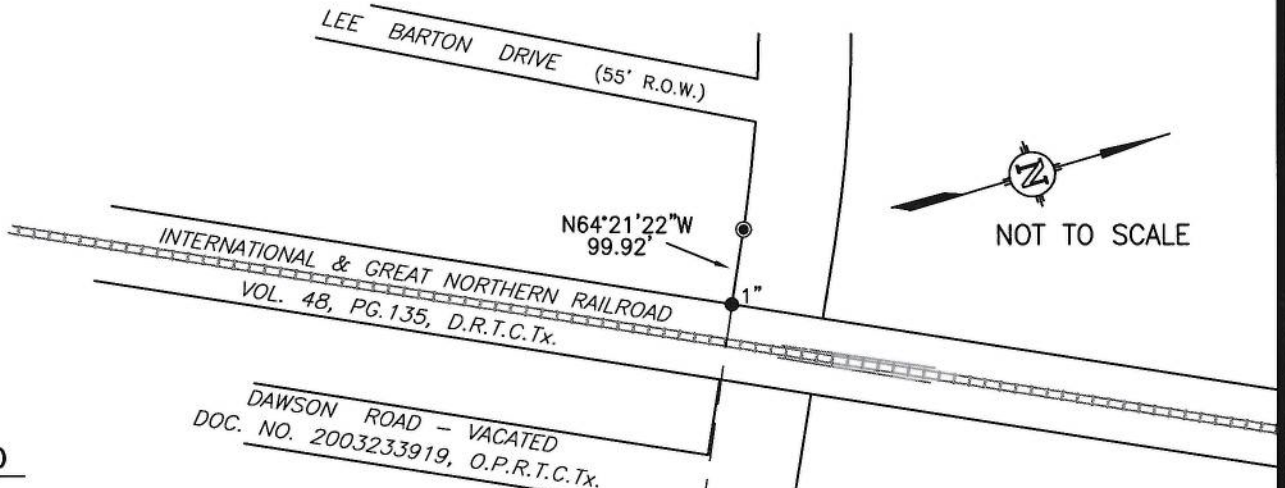


5410 SOUTH 1ST STREET

AUSTIN, TEXAS 78745 PH. (512)442-7875

FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

- IRON ROD FOUND (SIZE NOTED)
- ⊙ 1" PIPE FOUND
- ▲ 60D NAIL SET

NOTE:

No recorded document describing or conveying the 120-foot wide right-of-way of Riverside Drive between South First Street and South Lamar Street has been found by the undersigned surveyor. The 120-foot wide right-of-way shown hereon has been determined using information provided to this surveyor by the Engineering Department of the City of Austin, Riverside Drive street construction plans by TBG Partners and a Lot Line Survey showing the south right-of-way line of Riverside Drive as determined by Urban Design Group.



Jackie Lee Crow 5/5/2015
 Jackie Lee Crow Date
 Registered Professional Land Surveyor
 No. 5209 - State of Texas

WEST RIVERSIDE DRIVE
 (CALLED 120' R.O.W.)

POINT OF BEGINNING
 N=10,068,532.56
 E= 3,111,582.31

RECLAIMED WATER
 EASEMENT #1
 0.261 AC.
 11,378 SQ. FT.

CITY OF AUSTIN
 LOT 1 & 4 BLOCK "A"
 J.E. BOULDIN ADDITION

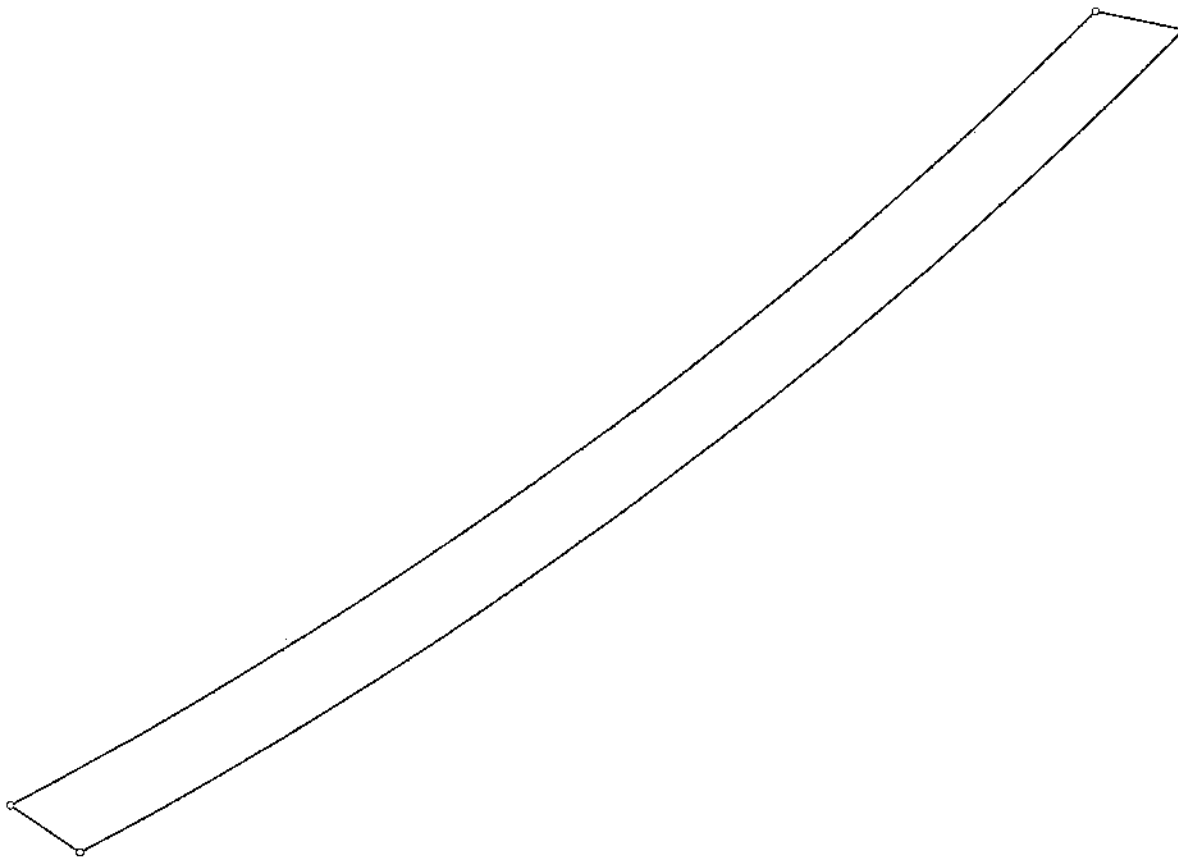
CITY OF AUSTIN
 LOT 5, 8-9 BLOCK "A"
 J.E. BOULDIN ADDITION

DATE: 5/4/2015
DRAWN BY: R.W.S. / JLC
MAI JOB NO.: 453-08-13
REFERENCE: F.B. 632 PG. 59

J:\JOBS\RPS GROUP\512-06-13MAIN JUNCT 4ESMTS\DWG\RWE-1.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



Title:		Date: 05-05-2015
Scale: 1 inch = 64 feet	File: RWE-1 CHK M&B.des	
Tract 1: 0.261 Acres: 11378 Sq Feet: Closure = n83.2416w 0.00 Feet: Precision =1/219972: Perimeter = 968 Feet		
001: Lt, R=-1487.32, Arc=-449.79 Bng=n53.3727e, Chd=448.09	003: Rt, R=1512.32, Arc=-460.53 Bng=s53.0345w, Chd=458.76	
002=s78.2512e 29.83	004=n55.3923w 28.23	