



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

EXHIBIT “ F ”

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY STAGING AREA AND
MATERIALS STORAGE SITE)

LEGAL DESCRIPTION FOR TSAAMSS

LEGAL DESCRIPTION OF A 0.149 ACRE (6,502 SQUARE FOOT) TRACT OF LAND OUT OF THE REMAINDER PORTIONS OF LOT 6, LOT 7, LOT 8 AND LOT 9 OF BAHN'S SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 82 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 6, LOT 7, LOT 8 AND LOT 9 HAVING BEEN CONVEYED TO THE CITY OF AUSTIN FOR PARKLAND (KNOWN AS DUNCAN PARK) IN VOLUME 441, PAGE 339 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.149-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 south right-of-way line of West 10th Street (right-of-way width varies), same being the boundary line of the above-described remainder portion of Lot 6, having Texas Coordinate System (Central Zone-4203, NAD83) grid values of N=10,072,959.03, E=3,111,815.61, for the northeast corner of this tract, from which a ½-inch diameter iron rod found at the intersection of said south right-of-way line of West 10th Street and the west right-of-way line of West Avenue (80-foot right-of-way width) bears with said south right-of-way line of 10th street, South 71°46'21" East, pass at a distance of 54.72 feet a ½-inch diameter iron rod found on the northwest corner of the Chancellor's Office Park Condominiums with Declarations and Master Deed recorded in Volume 7976, Page 412 and amended in Volume 8262, Page 63 of the Condominium Records of Travis County, Texas, continuing for a total distance of 337.06 feet;

THENCE departing said south right-of-way line of 10th Street, through the interiors of said remainder portions of Lot 6, Lot 7, Lot 8 and Lot 9, the following eight (8) courses and distances:

- 1) South 73°13'05" West for a distance of 47.43 feet to a 60d nail set on an angle point of this tract;
- 2) South 39°28'59" West for a distance of 27.62 feet to a 60d nail set on an angle point of this tract;
- 3) South 65°54'02" West for a distance of 46.87 feet to a 60d nail set for the most southerly corner of this tract;
- 4) North 51°37'02" West for a distance of 35.12 feet to a 60d nail set for an angle point of this tract;

- 5) North 29°07'54" East for a distance of 21.42 feet to a 60d nail set on an angle point of this tract;
- 6) North 44°56'29" West for a distance of 42.85 feet to a 60d nail set for the most westerly corner of this tract;
- 7) North 02°04'11" East for a distance of 22.60 feet to a 60d nail set for an angle point of this tract;
- 8) North 73°27'59" East for a distance of 24.67 feet to a 60d nail set in said south right-of-way line of 10th Street, same being the north boundary line of said remainder portion of Lot 9, for the most northerly corner of this tract;

THENCE with said south right-of-way line of 10th Street, same being said north boundary line of the remainder portion of Lot 9 and the north boundary line of said remainder portion of Lot 8, South 68°39'25" East for a distance of 24.70 feet to a 60d nail set for an angle point of this tract;

THENCE departing said south right-of-way line of 10th Street, through the interiors of said remainder portions of Lot 8 and Lot 7, respectively, the following three (3) courses and distances:

- 1) South 04°34'33" West for a distance of 22.44 feet to a 60d nail set for an angle point of this tract;
- 2) South 70°20'52" East for a distance of 37.45 feet to a 60d nail set for an angle point of this tract;
- 3) North 42°34'05" East for a distance of 22.34 feet to a 60d nail set in the curving south right-of-way line of said 10th street, same being the curving north boundary line of said remainder portion of Lot 7, for an angle point of this tract;

THENCE with said curving south right-of-way line of said 10th street, same being said curving north boundary line of the remainder portion of Lot 7, the following two (2) courses and distances:

- 1) with the arc of a curve to the left having a radius of 430.02 feet, an arc length of 3.85 feet, a delta angle of 00°30'47" and a chord which bears South 71°30'57" East for a distance of 3.85 feet to a 60d nail set on a point of tangency of this tract;
- 2) South 71°46'21" East for a distance of 56.24 feet to the **POINT OF BEGINNING** and containing 0.149 acre (6,502 square feet) of land.

BEARING BASIS NOTE

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

SURVEYOR'S NOTE

The above-described south right-of-way line of 10th Street was reconstructed using the description of tract "Number Two" as shown in the Street Deed recorded in Volume 5987, page 1560 of the Deed Records of Travis County, Texas.

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 17th day of July, 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-R
AUSTIN GRID NO. J-23
TCAD PARCEL ID NO. 02-0800-0622
MACIAS & ASSOCIATES, L.P., PROJECT NO. 512-06-13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
- ⊗ MAG NAIL FOUND
- ▲ 60D NAIL SET
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.A.D. TRAVIS CENTRAL APPRAISAL DISTRICT
- () RECORD INFORMATION

SCALE
1" = 40'

AUSTIN INVESTMENT GROUP INC
VOL. 11567 PG. 00692
R.P.R.T.C.Tx.

MAYER-HOWSE HOUSE L.P.
DOC. NO. 2003293171
O.P.R.T.C.Tx.

DOUGLAS H. RHODENBAUGH
VOL. 11058 PG. 689
R.P.R.T.C.Tx.

814 WEST TENTH STREET LLC
DOC. NO. 2005240596
O.P.R.T.C.Tx.

816 W 10TH LTD
DOC. NO. 2001007418
O.P.R.T.C.Tx.

818 W 10TH LLC
DOC. NO. 2004000585
O.P.R.T.C.Tx.

820 W 10TH LLC
DOC. NO. 2004000586
O.P.R.T.C.Tx.

WEST 10TH STREET
(RIGHT-OF-WAY VARIES)

POINT OF BEGINNING
N=10,072,959.03
E=3,111,815.61
GRID

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 73°13'05" W	47.43'
L2	S 39°28'59" W	27.62'
L3	S 65°54'02" W	46.87'
L4	N 51°37'02" W	35.12'
L5	N 29°07'54" E	21.42'
L6	N 44°56'29" W	42.85'
L7	N 02°04'11" E	22.60'
L8	N 73°27'59" E	24.67'
L9	S 68°39'25" E	24.70'
L10	S 04°34'33" W	22.44'
L11	S 70°20'52" E	37.45'
L12	N 42°34'05" E	22.34'
L13	S 71°46'21" E	56.24'

CURVE TABLE

NO.	RADIUS	ARC LEN.	DELTA	CHORD BRNG.	CHORD LEN.
C1	430.02'	3.85'	00°30'47"	S 71°30'57" E	3.85'

CHANCELLOR'S OFFICE PARK
CONDOMINIUMS
DECLARATION & MASTER DEED
VOL. 7976, PG. 412 &
AMENDED IN VOL. 8262, PG. 63
CONDOMINIUM RECORDS
TRAVIS COUNTY, TEXAS

BEARING BASIS:
ALL BEARINGS SHOWN
HEREON ARE BASED ON
THE TEXAS STATE PLANE
COORDINATE SYSTEM,
NAD83 (1986), CENTRAL
ZONE.

BAHN'S SUBDIVISION
VOL. 1, PG. 82
P.R.T.C.Tx.

CITY OF AUSTIN
900 WEST 9TH STREET
ALL OF LOT 6-13, PART OF LOT 5,
BAHN'S SUBDIVISION, VOLUME 1, PAGE 82,
& 2.372 AC. OF OUTLOT 3, DIVISION E
VOLUME 441, PAGE 339, D.R.T.C.Tx.
TCAD ID: 02-0800-0622

(2.372 ACRES)

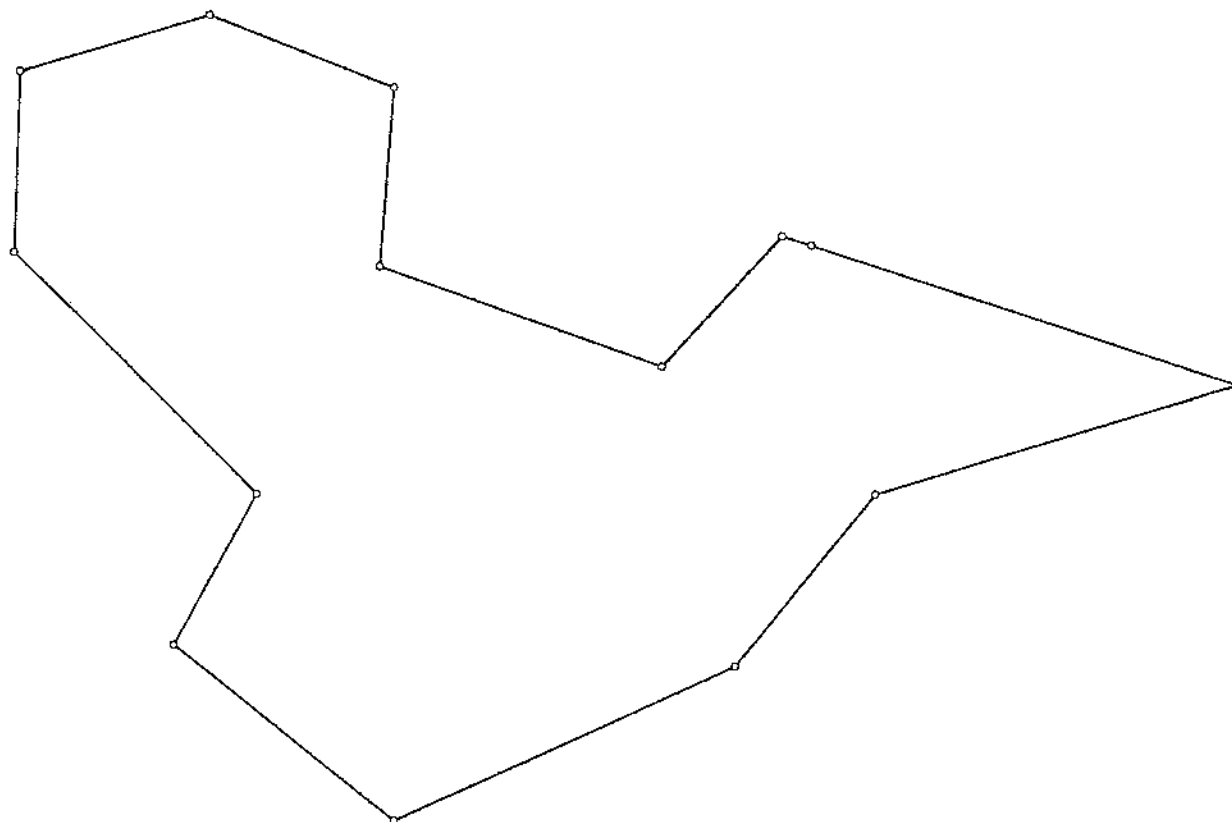


Jackie Lee Crow
Date: 7/17/2015
Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 - State of Texas

DATE: 7/17/2015
DRAWN BY: JLC
MAI JOB NO.: 512-06-13
REFERENCE: F.B. 649, PG. 65

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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: 07-16-2015
Scale: 1 inch = 24 feet	File: TSAAMSS DUNCAN NORTH-CHK M&B.des	
Tract 1: 0.149 Acres: 6502 Sq Feet: Closure = n29.4001w 0.01 Feet: Precision =1/42028: Perimeter = 436 Feet		
001=S73.1305W 47.43	006=N44.5629W 42.85	011=S70.2052E 37.45
002=S39.2859W 27.62	007=N02.0411E 22.60	012=N42.3405E 22.34
003=S65.5402W 46.87	008=N73.2759E 24.67	013: Lt: R=430.02, Arc=3.85, Delta=00.3047 Bng=S71.3057E, Chd=3.85
004=N51.3702W 35.12	009=S68.3925E 24.70	014=S71.4621E 56.24
005=N29.0754E 21.42	010=S04.3433W 22.44	