

EXHIBIT "A"

County: Travis
Parcel No.: KB3, LLC.—DR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 1 of 4
4/2/2013

DESCRIPTION FOR KB3, LLC. TRACT—DRAINAGE EASEMENT

BEING A 0.020 ACRE (857 SQUARE FEET) TRACT SITUATED IN THE PETER CONRAD SURVEY NO. 71, ABSTRACT NO. 200, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2.595 ACRES TRACT AS DESCRIBED IN A WARRANTY DEED TO KB3, LLC., AND RECORDED IN DOCUMENT NO. 2004018118 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "CHAPARRAL BOUNDARY" found for an angle point in the west right-of-way line of Heatherwilde Boulevard, a varying width right-of-way, for the east corner of a tract described in a Warranty Deed to W.H. Robinson, and wife, T. Robinson, and recorded in Volume 5088, Page 1155 of the Deed Records of Travis County, Texas;

THENCE with said west right-of-way line of Heatherwilde Boulevard, same being the east line of said Robinson tract, S27°26'42"W a distance of 31.57 feet to a point in said west right-of-way line of Heatherwilde Boulevard, for the northeast corner of said 2.595 acres tract, same being the southeast corner of said Robinson tract, for the **POINT OF BEGINNING** of the tract described herein;

CONTINUING with said west right-of-way line of Heatherwilde Boulevard, same being the east line of said 2.595 acres tract, S27°26'42"W a distance of 54.09 feet to the southeast corner of said 2.595 acres tract, same being the northeast corner of a 0.45 acre tract as described in a Deed to Ruby McBride, and recorded in Volume 8445, Page 130, said Deed Records of Travis County, Texas;

THENCE leaving said west right-of-way line of Heatherwilde Boulevard, with the south line of said 2.595 acres tract, same being the north line of said 0.45 acre tract, S82°24'52"W a distance of 16.43 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set;

THENCE leaving said north line of the 0.45 acre tract and south line of the 2.595 acres tract and said, crossing said 2.595 acres tract, and with the arc of a curve to the left a distance of 62.65 feet, said curve having a radius of 2,538.00 feet, a central angle of 01°24'52", and a chord bearing N25°36'20"E a distance of 62.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in the north line of said 2.595 acres tract, same being the south line of said Robinson tract, and from which a 1/2-inch iron rod found for an angle point in the north line of said 2.595 acres tract and said south line of the Robinson tract bears N65°54'12"W a distance of 31.82 feet;

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THENCE with said north line of the 2.595 acres tract and said south line of the Robinson acres tract, S65°54'12"E, passing at a distance of 12.68 feet a 3/8-inch iron rod found, and continuing in all a distance of 15.50 feet to said **POINT OF BEGINNING** and containing 0.020 acre (857 square feet).

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00011.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



Dan H. Clark, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6011
Half Associates, Inc.,
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

4/2/2013

Date



SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

0 10 20 30 40

SCALE: 1"=20'

PETER CONRAD SURVEY NO. 71, A-200

W.H. ROBINSON AND WIFE, T. ROBINSON
TRACT I (1 AC) &
TRACT II (PT. OF 4.26 AC)
VOL. 5088, PAGE 1155
D.R.T.C.T.

JAMES NICHOLSON
AND WIFE,
LINDA NICHOLSON
(22.79 ACRES)
VOL. 13262, PAGE 1313
D.R.T.C.TX.

KB3, LLC.
(2.595 ACRES)
DOC. NO. 2004018118
O.P.R. T.C.T.

RUBY McBRIDE
(0.45 ACRE)
VOL. 8445, PAGE 130
D.R.T.C.T.

PROPOSED DRAINAGE ESMT.
857 SQ. FT.
0.020 AC.

HEATHERWILDE BOULEVARD (VARYING WIDTH R.O.W.)



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4030 WEST BRAKER LANE, SUITE 460
AUSTIN, TEXAS 78759-5356
TEL (512) 252-8184
FAX (512) 252-8141

DRAINAGE EASEMENT KB3, LLC.	
HEATHERWILDE BLVD. ROADWAY IMPROVEMENTS	
ACCOMPANYING FILE: h:\26000s\26890\Data Out\SV-LD-KB3-DR.DOC	

PROJECT AVO: 26890
COUNTY: TRAVIS
EASEMENT AREA: 0.020 AC. 857 SQ.FT.
SCALE: 1"=20'

LEGEND

SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.

2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. 1207555-KFO, EFFECTIVE DATE APRIL 23, 2012, ISSUE DATE MAY 2, 2012. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH "HALFF ESMT" CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE/CAP NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- ⬡ FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION PARENT TRACT
- [XXX] RECORD INFORMATION ADJOINER TRACT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- /— DISTANCE NOT SHOWN TO SCALE
- P PROPERTY LINE
- - - - - APPROXIMATE SURVEY LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	01°24'52"	2538.00'	62.65'	62.65'	N25°36'20"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 82°24'52" W	16.43'
L2	S 65°54'12" E	12.68'
L3	S 65°54'12" E	2.82'
L4	N 21°21'06" W	25.23'

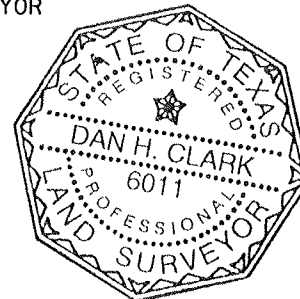
I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



4/2/2013

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6011

DATE



DRAINAGE EASEMENT
KB3, LLC.

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

PROJECT AV0: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.020 AC.
857 SQ.FT.

SCALE: 1"=20'

ACCOMPANYING FILE: h26000s\26890\Data Out\SV-LD-KB3-DR.DOC

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