

EXHIBIT "A"

RESOLUTION NO. 2101-24-01-09-1170

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, AUTHORIZING CERTAIN ACTIONS INCLUDING PROCEEDINGS IN EMINENT DOMAIN TO ACQUIRE PERMANENT EASEMENTS, TEMPORARY CONSTRUCTION EASEMENTS AND PERMANENT ACCESS EASEMENTS IN PARCEL NUMBERS 4, 7, 16, 17, 18, 19, AND 20 FROM THE CITY OF AUSTIN, TEXAS AND DIRECTING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO EXECUTE ALL DOCUMENTS TO INSTITUTE EMINENT DOMAIN PROCEEDINGS; AND DIRECTING THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS.

WHEREAS, the City of Pflugerville, Texas (the "City") has found and determined that public necessity requires the City to acquire certain permanent easements, temporary construction easements, and permanent access easements from the owner, the City of Austin, Texas located in parkland owned by the City of Austin for a raw water line project known as "Secondary Colorado River Raw Water Line Project ("Project") for the public purpose of operating the existing water line, and to construct and operate an additional raw water line; and

WHEREAS, the City fulfilled the requirements of §26.001 and §26.002 of the Texas Parks and Wildlife Code, in that: 1) there is no feasible and prudent alternative to the use of the parkland for the Project; (2) the Project includes all reasonable planning to minimize harm to the parkland; (3) the City provided the Austin Parks and Recreation Department with written notice of the Project at least 30 days prior to the hearing date; and (4) the City published the notice of hearing in a newspaper of general circulation which fulfilled requirements were memorialized in Resolution No. 2070 23-08-22-1131, executed on August 22, 2023; and

WHEREAS, the public purpose of this new secondary raw water line is to provide additional water to the City and/or its customers in order to accommodate the current and future residential and commercial population growth the area has experienced which is expected to continue well into the foreseeable future and that the City acquire such easements and the rights of ingress and egress over and across such tract of land by purchase or eminent domain proceedings pursuant to its power of eminent domain as outlined in Section 251.001 and 552.011 of the Texas Local Government Code, as amended, and other pertinent statutory authority; and

WHEREAS eminent domain proceedings in the State of Texas are governed by Chapter 21 of the Texas Property Code; and

WHEREAS, under Chapter 21 of the Texas Property Code, a governmental entity exercising the power of eminent domain must first authorize the initiation of the condemnation proceeding at a public meeting by a record vote adopting a resolution, ordinance, or order; and

WHEREAS, the City of Pflugerville City Council finds that the City has, through agents and representatives, entered bona fide good faith negotiations with the City of Austin or its agents or representatives of the hereinafter described property and has failed to finalize with the owner’s final policy makers the purchase price and damages, if any, due to said owner. Now, therefore, the City is authorizing the use of its power of eminent domain to condemn property; and

WHEREAS the City Council further finds that a public necessity exists and that acquiring the property referenced herein is necessary to accomplish the above-described public purpose and public use.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS; THAT:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council of the City of Pflugerville, Texas and made a part hereof for all purposes as findings of fact.

SECTION 2. Public necessity requires that the City of Pflugerville, Texas acquire rights in the property in connection therewith, over, across, upon and under certain real property, hereinafter called the “Property”, in Travis County, Texas, to wit:

<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Easement Property Subject to Condemnation</u>	<u>Exhibit</u>
4	City of Austin	Travis	James Burleson Survey No. 19	4	Being a portion of that tract described as 8.38 acres And also, being a portion of that tract described as 269.70 acres And also, being a portion of that tract described as 20.67 acres.	7.661 acre (Temporary Construction Easements) Part 1 0.9355 acres-TCE Part 2 6.398 acres-TCE Part 3 0.3272 acres-TCE	A
7	City of Austin	Travis	J.C. Tannehill Survey No. 29 J.C. Tannehill Survey No. 29, and	22 22	A portion of a 17.140-acre tract	0.1393 acres (Permanent Waterline Easement) 2.914 acres	B B-1

			James Burleson Survey No. 19	4		(Temporary Construction Easement)	
			James Burleson Survey No. 19	4		0.0592 Acres (Permanent Access Easement)	B-2
16	City of Austin	Travis	Lot 121, Block C, Scenic Point Subdivision, Phase Two Out of the Howell T. Davis Survey No. 30, and the Lucas Munos Survey No. 55. Out of the J.C. Tannehill Survey No. 29.	124 513 22	A portion of a 46.959-acre tract (tract 1)	8.689 acres (Temporary Construction Easements) Part 1-TCE 8.607 acre Part 2 TCE 0.0815 acre	C
17	City of Austin	Travis	Lucas Munos Survey No. 55. James Burleson Survey No. 19. H.T. Davis 1/3 League Survey No. 30.	513 4 214	A portion of a 84.427 acre tract	(Temporary Construction Easement)	C
18	City of Austin	Travis	James Burleson Survey No. 19. Lucas Munos Survey No. 55, Abstract 513, H.T. Davis 1/3 League Survey No. 30.	4 513 214	A portion of a 16.00 acre tract	(Temporary Construction Easement)	C
19	City of Austin	Travis	James Burleson Survey No. 19. Lucas Munos Survey No. 55. H.T. Davis 1/3 League Survey No. 30.	4 513 214	A portion of a 136.2acre tract	(Temporary Construction Easement)	C
20	City of Austin	Travis	H.T. Davis 1/3 League Survey No. 30. Lucas Munos Survey No. 55.	214 513	A Portion of a 46.269-Acre Tract	0.827 Acres (Temporary Construction Easement)	D

			The Howell T. Davis Survey No. 30.	214		0.3293 Acres (Access Easement)	
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As more fully described in **Exhibits “A”, “B”, “B-1”, “B-2”, “C”, and “D”** attached hereto and made a part hereof for all purposes, from said landowner or other persons who are determined to be the owners of the Property, for the public purpose of the construction of a new secondary raw water line to provide additional water to the City and/or its customers in order to accommodate the current and future residential and commercial population growth the area has experienced which is expected to continue well into the foreseeable future which requires that the City acquire easements and the rights of ingress and egress over and across such Property either through purchase or by the process of eminent domain and that the City take all other lawful action necessary and incidental to such purchases or eminent domain proceedings.

SECTION 3: It is hereby determined that representatives of the City of Pflugerville, Texas have been unable to reach a finalized agreement or the final value of such property interests or the damages to be paid, if any, with City of Austin’s final policy makers, and further settlement negotiations, at this stage, between representatives of both parties have become futile.

SECTION 4. The City Council of the City of Pflugerville, Texas hereby authorizes and approved by directs the City Manager or the City Manager’s Designee, on behalf of the City, to condemn the property interests in the Property described above and to sign and execute all necessary documents to institute eminent domain proceedings for the acquisition of the Property described above and in **Exhibits “A”, “B”, “B-1”, “B-2”, “C”, and “D”** herein.

SECTION 5. The City of Pflugerville City Council authorizes and directs the City Attorney, on behalf of the City, to initiate condemnation proceedings and such other actions as are necessary to acquire the property interest in the Property described above and in **Exhibits “A”, “B”, “B-1”, “B-2”, “C”, and “D”** herein, by the exercise of the power of eminent domain.

SECTION 6: All acts and proceedings done or initiated by the employees, agents, and attorneys of the City of Pflugerville, Texas for the acquisition of such property is hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates thereof with and in regard to the grantor from whom such rights have been or are being acquired.

SECTION 7. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the City Council authorizing the condemnation of the corrected or revised Property.

SECTION 8: If any provisions, sections, subsections, sentences, clauses or phrases of this Resolution, or the application of same to any person or set of circumstances is for any

reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City of Pflugerville, Texas in adopting this Resolution that no portion thereof, or provisions or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

SECTION 9: All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters ordained herein.

SECTION 10: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code, and that the vote authorizing the adoption of this Resolution and the use of eminent domain power as specified herein was taken in a public meeting by record vote.


SECTION 11. This Resolution shall become effective immediately upon its passage.

<u>Council Member</u>	<u>In Favor</u>	<u>Opposed</u>
Mayor Victor Gonzales	_X_	_____
Council Member Doug Weiss (Pro Tem)	_X_	_____
Council Member Ceasar Ruiz	_X_	_____
Council Member Kimberly Holiday	_X_	_____
Council Member Rudy Metayer	_X_	_____
Council Member Jim McDonald	_X_	_____
Council Member David Rogers	_X_	_____

PASSED AND APPROVED on this 9th day of January, 2024.



 Victor Gonzales, Mayor
 City of Pflugerville, Texas

ATTEST:


 Trista Evans, City Secretary

RESOLUTION EXHIBIT A

EXHIBIT "A"

7.661 Acre TCE
Temporary Construction Easement
James Burleson Survey No. 19, Abstract No. 4
Travis County, Texas

**DESCRIPTION FOR A 7.661 ACRE
TEMPORARY CONSTRUCTION EASEMENT**

DESCRIPTION OF A 7.661 ACRE (333,698 SQUARE FOOT) EASEMENT CONSISTING OF THREE PARTS, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 8.38 ACRES CONVEYED TO THE CITY OF AUSTIN BY WARRANTY DEED DATED OCTOBER 14, 1964, AS RECORDED IN VOLUME 2864, PAGE 130, DEED RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 269.70 ACRES CONVEYED TO THE CITY OF AUSTIN BY WARRANTY DEED DATED DECEMBER 21, 1962, AS RECORDED IN VOLUME 2564, PAGE 41, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 20.67 ACRES ("EXHIBIT A") CONVEYED TO THE CITY OF AUSTIN BY WARRANTY DEED DATED MAY 30, 1963, AS RECORDED IN VOLUME 2607, PAGE 530, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 7.661 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED IN THREE PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.9355 Ac.

BEGINNING at a calculated point at the north corner off this easement, being in the west line of said 269.70 acre City of Austin tract, and in the east line of that tract described as 219.184 acres conveyed to the State of Texas by Special Warranty Deed, as recorded Volume 11339, Page 2005, Real Property Records, Travis County, Texas, also being in the west line of a 40 foot waterline easement recorded in Document No. 2005007744, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod with "SDHPT" aluminum cap found in the east line of said 219.184 acre State of Texas tract, being in the west line of said 8.38 acre City of Austin tract, bears North 17°56'24" East 1,245.38 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,075,505.73, E=3,141,459.60;

THENCE, along the east line of this easement, and the west line of said 40 foot waterline easement, crossing said 269.70 acre City of Austin tract, the following four (4) courses, numbered 1 through 4:

- 1) **South 27°04'09" East 122.61 feet** to a calculated point,
 - 2) **South 19°21'36" West 266.26 feet** to a calculated point,
 - 3) **South 70°38'24" East 168.45 feet** to a calculated point, and
 - 4) **South 19°21'36" West 60.00 feet** to a calculated point at the southeast corner of this easement;
- 5) THENCE, along the south line of this easement, crossing said 269.70 acre City of Austin tract, **North 70°38'24" West 247.10 feet** to a calculated point at the southwest corner of this easement, being in the west line of said 269.70 acre City of Austin tract, and in the east line of said 219.184 acre State of Texas tract, from which a 1/2-inch iron rod with "SDHPT" aluminum cap found in the west line of said 269.70 acre City of Austin tract, and in the east line of said 219.184 acre State of Texas tract, bears South 17°56'24" West, 3,541.02 feet;
- 6) THENCE, along the west line of this easement and said 269.70 acre City of Austin tract, and the east line of said 219.184 acre State of Texas tract, **North 17°56'24" East 410.90 feet** to the POINT OF BEGINNING and containing 0.9355 of one acre (40,752 square feet) of land within these metes and bounds.

PART 2 6.398 Ac.

BEGINNING at a calculated point at the southwest corner of this easement, being in the south line of said 20.67 acre City of Austin tract, and in the existing north right-of-way line of Delwau Lane (varying width), also being at the southeast corner of said 40 foot waterline easement, from which a 1/2-inch iron rod with "RPLS 5548" cap found at the southwest corner of said 20.67 acre City of Austin tract, being in the east line of said 219.184 acre State of Texas tract, and in the existing north right-of-way line of Delwau Lane, bears South 83°31'49" West 777.56 feet, and North 55°01'11" West 21.78 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,070,564.84, E=3,139,870.81;

THENCE, along the west line of this easement, and the east line of said 40 foot waterline easement, crossing said 20.67 acre City of Austin tract and said 269.70 acre City of Austin tract, the following ten (10) courses, numbered 1 through 10:

- 1) **North 06°20'06" West 319.65 feet** to a calculated point,
- 2) **North 48°56'31" East 36.54 feet** to a calculated point,
- 3) **North 35°20'55" East 348.15 feet** to a calculated point,
- 4) **North 31°11'14" East 232.10 feet** to a calculated point,
- 5) **North 25°41'31" East 95.41 feet** to a calculated point,
- 6) **North 22°18'03" East 227.09 feet** to a calculated point,
- 7) **North 18°00'06" East 444.51 feet** to a calculated point,
- 8) **North 17°53'41" East 1,502.18 feet** to a calculated point,
- 9) **North 64°21'36" East 228.53 feet** to a calculated point, and
- 10) **North 19°21'36" East 1,563.82 feet** to a calculated point at the northwest corner of this easement;
- 11) THENCE, along the north line of this easement, crossing said 269.70 acre City of Austin tract, **South 70°38'24" East 60.00 feet** to a calculated point at the northeast corner of this easement;

THENCE, along the east line of this easement, crossing said 269.70 acre City of Austin tract and said 20.67 acre City of Austin tract, the following sixteen (16) courses, numbered 12 through 27:

- 12) **South 19°21'36" West 1,588.67 feet** to a calculated point,
- 13) **South 64°21'36" West 228.53 feet** to a calculated point,
- 14) **South 17°53'41" West 916.88 feet** to a calculated point,
- 15) **South 54°04'58" West 64.95 feet** to a calculated point,

- 16)with a curve to the left, whose delta angle is **38°54'47"**, radius is **110.00 feet**, an arc distance of **74.71 feet**, and the chord of which bears **South 34°37'33" West 73.28 feet** to a calculated point,
- 17)**South 15°10'07" West 238.58 feet** to a calculated point,
- 18)with a curve to the left, whose delta angle is **46°37'42"**, radius is **110.00 feet**, an arc distance of **89.52 feet**, and the chord of which bears **South 08°08'43" East 87.07 feet** to a calculated point,
- 19)with a curve to the right, whose delta angle is **08°55'07"**, radius is **90.00 feet**, an arc distance of **14.01 feet**, and the chord of which bears **South 27°03'04" East 14.00 feet** to a calculated point,
- 20)**South 17°53'41" West 112.55 feet** to a calculated point,
- 21)**South 18°00'06" West 446.82 feet** to a calculated point,
- 22)**South 22°18'03" West 731.12 feet** to a calculated point,
- 23)**South 25°41'31" West 169.97 feet** to a calculated point,
- 24)**South 31°11'14" West 237.16 feet** to a calculated point,
- 25)**South 35°20'55" West 357.48 feet** to a calculated point,
- 26)**South 48°56'31" West 12.27 feet** to a calculated point, and
- 27)**South 06°20'06" East 288.10 feet** to a calculated point, the southeast corner of this easement, being in the south line of said 20.67 acre City of Austin tract, and in the existing north right-of-way line of Delwau Lane;

28) THENCE, along the south line of this easement and said 20.67 acre City of Austin tract, and the existing north right-of-way line of Delwau Lane, **South 83°31'49" West 60.00 feet** to the POINT OF BEGINNING and containing 6.398 acres (278,695 square feet) of land within these metes and bounds.

PART 3 0.3272 Ac.

BEGINNING at a calculated point at the northwest corner of this easement, from which a 1/2-inch iron rod with "SDHPT" aluminum cap found in the west line of said 8.38 acre City of Austin tract, and the east line of said 219.184 acre State of Texas tract, bears North 72°03'36" West 73.55 feet, and North 17°56'24" East 1,184 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,075,540.56, E=3,141,548.18;

- 1) THENCE, along the north line of this easement, crossing said 8.38 acre City of Austin tract, **South 55°06'38" East 38.44 feet** to a calculated point at the northeast corner of this easement;
- 2) THENCE, along the east line of this easement, crossing said 8.38 acre City of Austin tract, and said 269.70 acre City of Austin tract, **South 11°12'06" East 212.12 feet** to a calculated point at the southeast corner of this easement;

THENCE, along the south line of this easement, crossing said 269.70 acre City of Austin tract, the following two (2) courses, numbered 3 and 4:

- 3) **South 70°50'16" West 47.50 feet** to a calculated point, and
- 4) **North 74°01'26" West 51.65 feet** to a calculated point at the southwest corner of this easement, being in the east line of said 40 foot wide waterline easement, from which a 1/2-inch iron rod with "SDHPT" cap found in the west line of said 269.70 acre City of Austin tract, being in the east line of said 219.184 acre State of Texas tract, bears North 72°03'36" West 124.81 feet, and South 17°56'24" West 3,788.02 feet;

THENCE, along the west line of this easement, and the east line of said 40 foot wide waterline easement, crossing said 269.70 acre City of Austin tract, the following two (2) courses, numbered 5 and 6:

- 5) **North 19°21'36" East 93.40 feet** to a calculated point, and
- 6) **North 27°04'09" West 86.02 feet** to a calculated point;

7) THENCE, continuing along the west line of this easement, crossing said 269.70 acre City of Austin tract, and said 8.38 acre City of Austin tract, **North 23°50'47" East 70.50 feet** to the POINT OF BEGINNING and containing 0.3272 of one acre (14,251 square feet) of land within these metes and bounds.

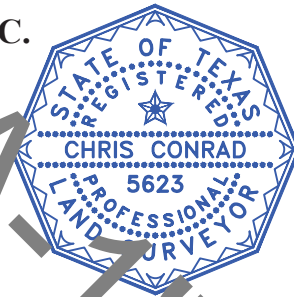
Part 1 0.9355 Ac. 40,752 Sq. Ft.
Part 2 6.398 Ac. 278,695 Sq. Ft.
Part 3 0.3272 Ac. 14,251 Sq. Ft.
Total 7.661 Ac. 333,698 Sq. Ft.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203) NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinate and can be converted to grid by dividing a combined scale factor of 1.000070.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



05/26/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\F&N~22-009~Pville Raw Water Line\Description\7.661 Ac City of Austin

Issued 09/23/2022, Revised 05/26/2023

AUSTIN GRID N-22 & N-23
TCAD# 0207280302

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.661 AC. OR 333,698 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AUSTIN, TRAVIS COUNTY, TEXAS**

JAMES BURLESON SURVEY
SURVEY NO. 19
ABSTRACT NO. 4

SCALE 1" = 200'



CITY OF AUSTIN
VOL. 2864, PG. 130
D.R.T.C.T.
(8.38 ACRES)
EXHIBIT "A"
OCTOBER 14, 1964

PART 1 - P.O.B.
SURFACE COORDINATES
N=10,075.0073
E=3,144.459.00

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S27°04'09"E	122.61'
L2	S19°21'36"W	266.26'
L3	S70°38'24"E	168.45'
L4	S19°21'36"W	60.00'
L11	S70°38'24"E	60.00'

PART 1
TEMPORARY
CONSTRUCTION
EASEMENT
0.9355 AC. OR
40,752 SQ. FT.

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

CITY OF AUSTIN
VOL. 2564, PG. 41
D.R.T.C.T.
(269.70 ACRES)
DECEMBER 21, 1962

PART 2
TEMPORARY
CONSTRUCTION
EASEMENT
6.398 AC. OR
278,635 SQ. FT.

30' WIDE
NATURAL GAS PIPELINE
EASEMENT
VOL. 10271, PG. 410
R.P.R.T.C.T.

ELECTRIC TRANSMISSION
EASEMENT
VOL. 12224, PG. 551
R.P.R.T.C.T.

HIKE AND BIKE TRAIL EASEMENT
DOC. NO. 2012040436
O.P.R.T.C.T.

MATCHLINE - PAGE 8 OF 11

TCAD# 0207280302

SURVEYED BY:

PAGE 7 OF 11

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731

MCGRAY.COM (512) 451-8591

TBPELS SURVEY FIRM #10095500

SKETCH TO ACCOMPANY DESCRIPTION
 OF 7.661 AC. OR 333,698 SQ. FT. OF LAND OUT OF
 THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
 AUSTIN, TRAVIS COUNTY, TEXAS

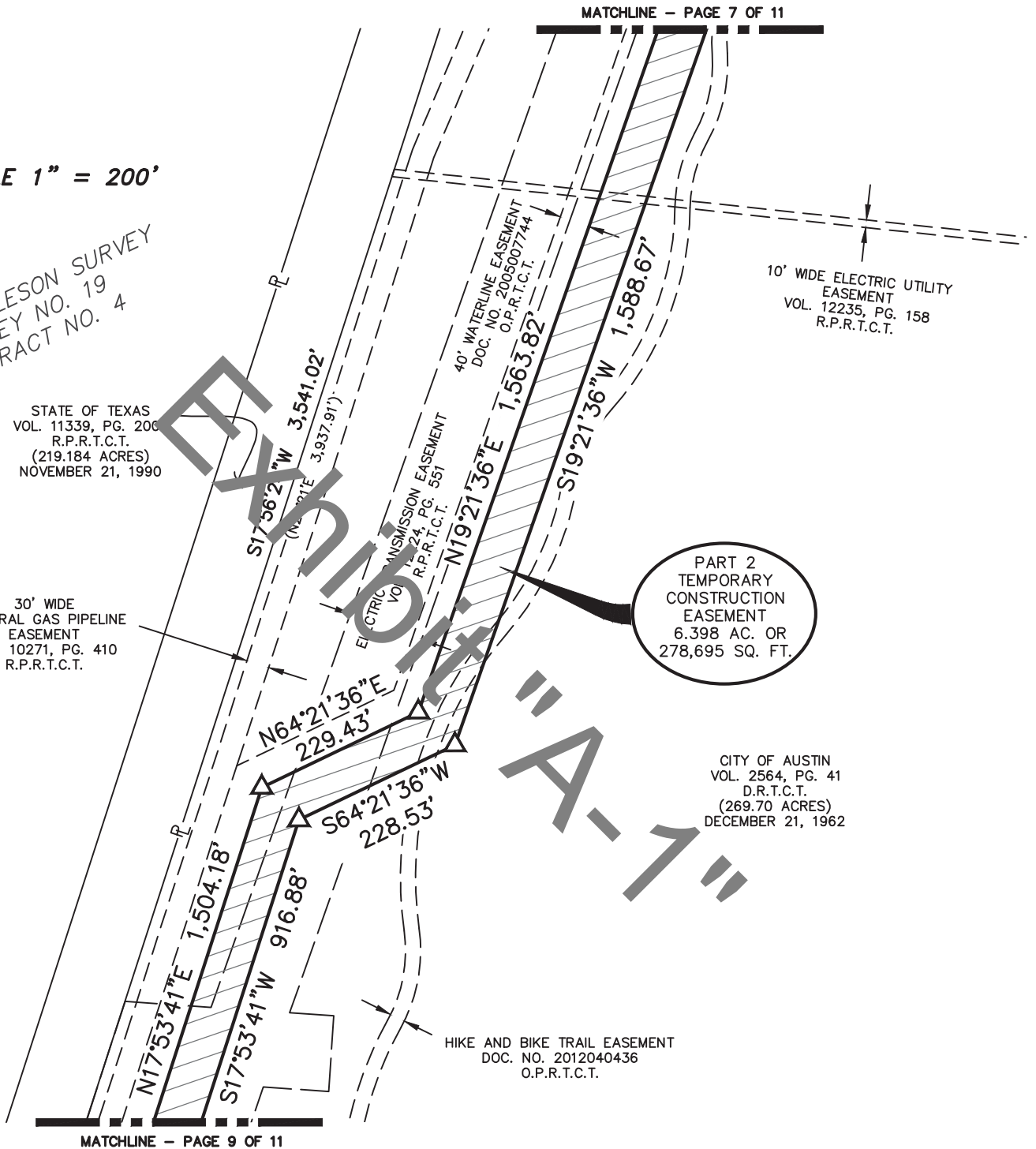


SCALE 1" = 200'

JAMES BURLESON SURVEY
 SURVEY NO. 19
 ABSTRACT NO. 4

STATE OF TEXAS
 VOL. 11339, PG. 206
 R.P.R.T.C.T.
 (219.184 ACRES)
 NOVEMBER 21, 1990

30' WIDE
 NATURAL GAS PIPELINE
 EASEMENT
 VOL. 10271, PG. 410
 R.P.R.T.C.T.



10' WIDE ELECTRIC UTILITY
 EASEMENT
 VOL. 12235, PG. 158
 R.P.R.T.C.T.

PART 2
 TEMPORARY
 CONSTRUCTION
 EASEMENT
 6.398 AC. OR
 278,695 SQ. FT.

CITY OF AUSTIN
 VOL. 2564, PG. 41
 D.R.T.C.T.
 (269.70 ACRES)
 DECEMBER 21, 1962

HIKE AND BIKE TRAIL EASEMENT
 DOC. NO. 2012040436
 O.P.R.T.C.T.

TCAD# 0207280302

SURVEYED BY:

PAGE 8 OF 11

McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731

MCGRAY.COM (512) 451-8591

TBPELS SURVEY FIRM #10095500

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.661 AC. OR 333,698 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 8 OF 11



SCALE 1" = 200'

JAMES BURLESON SURVEY
SURVEY NO. 19
ABSTRACT NO. 4

30' WIDE
NATURAL GAS PIPELINE
EASEMENT
VOL. 10271, PG. 410
R.P.R.T.C.T.

HIKE AND BIKE TRAIL
EASEMENT
DOC. NO. 2012040436
O.P.R.T.C.T.

40' WATERLINE EASEMENT
DOC. NO. 200507744
O.P.R.T.C.T.

ELECTRIC TRANSMISSION EASEMENT
VOL. 12224, PG. 551
R.P.R.T.C.T.

PART 2
TEMPORARY
CONSTRUCTION
EASEMENT
6.398 AC. OR
278,695 SQ. FT.

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

CITY OF AUSTIN
VOL. 2564, PG. 41
D.R.T.C.T.
(269.70 ACRES)
DECEMBER 21, 1962

ALUMINUM
CAP
"SDHPT"

LINE TABLE		
LINE#	BEARING	DISTANCE
L10	N22°18'03"E	227.09'
L12	S54°04'58"W	64.95'
L13	S15°10'07"W	238.58'
L14	S17°53'41"W	112.55'
L15	S22°18'03"W	231.12'

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	74.71'	110.00'	38°54'47"	S34°37'33"W	73.28'
C2	89.52'	110.00'	46°37'42"	S08°08'43"E	87.07'
C3	14.01'	90.00'	08°55'07"	S27°00'04"E	14.00'

MATCHLINE - PAGE 10 OF 11

TCAD# 0207280302

SURVEYED BY:

PAGE 9 OF 11

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

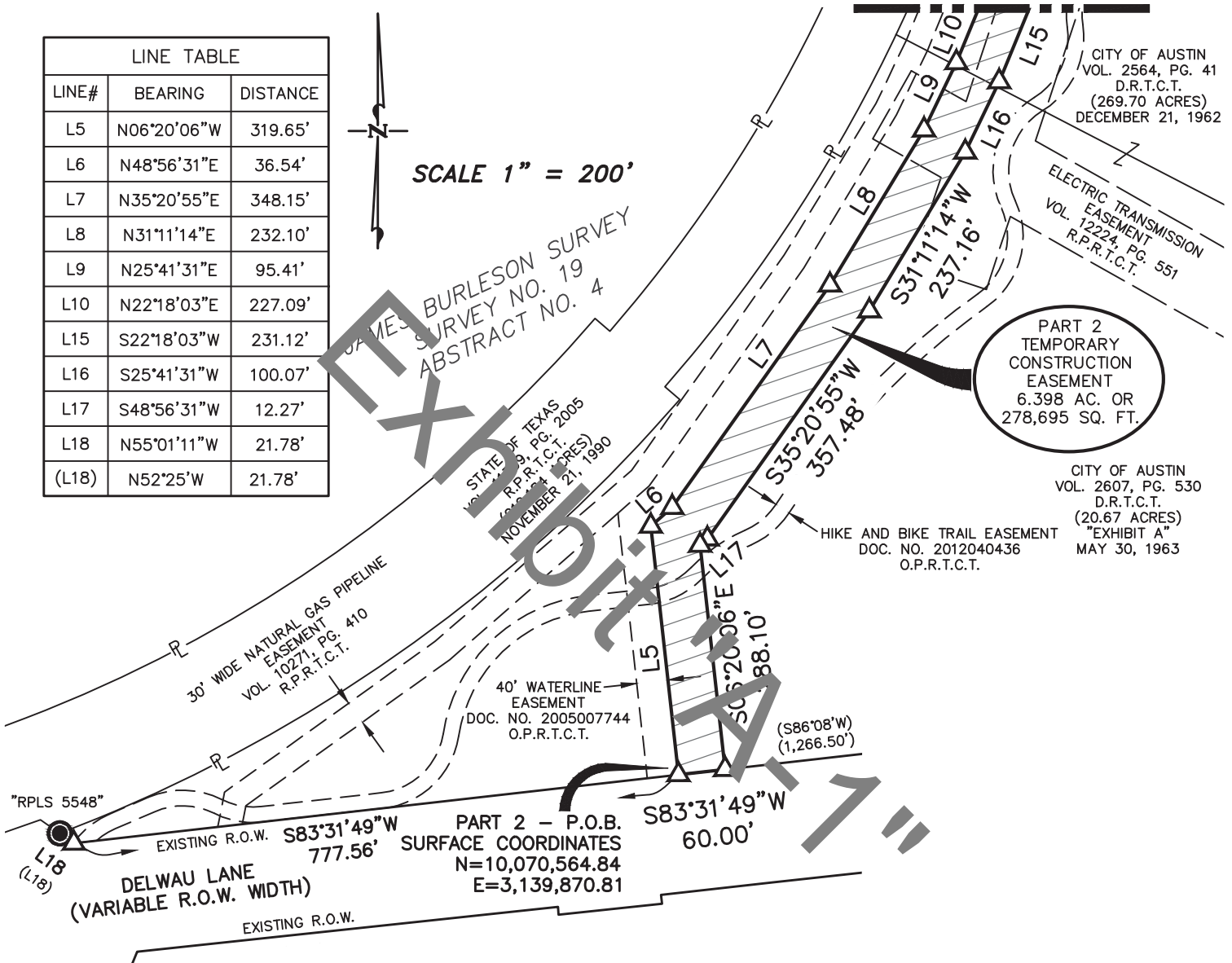
**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.661 AC. OR 333,698 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 9 OF 11

LINE TABLE		
LINE#	BEARING	DISTANCE
L5	N06°20'06"W	319.65'
L6	N48°56'31"E	36.54'
L7	N35°20'55"E	348.15'
L8	N31°11'14"E	232.10'
L9	N25°41'31"E	95.41'
L10	N22°18'03"E	227.09'
L15	S22°18'03"W	231.12'
L16	S25°41'31"W	100.07'
L17	S48°56'31"W	12.27'
L18	N55°01'11"W	21.78'
(L18)	N52°25'W	21.78'



SCALE 1" = 200'



CITY OF AUSTIN
VOL. 2564, PG. 41
D.R.T.C.T.
(269.70 ACRES)
DECEMBER 21, 1962

ELECTRIC TRANSMISSION
EASEMENT
VOL. 12224, PG. 551
R.P.R.T.C.T.

PART 2
TEMPORARY
CONSTRUCTION
EASEMENT
6.398 AC. OR
278,695 SQ. FT.

CITY OF AUSTIN
VOL. 2607, PG. 530
D.R.T.C.T.
(20.67 ACRES)
"EXHIBIT A"
MAY 30, 1963

HIKE AND BIKE TRAIL EASEMENT
DOC. NO. 2012040436
O.P.R.T.C.T.

STATE OF TEXAS
VOL. 10271, PG. 410
(269.70 ACRES)
NOVEMBER 21, 1960
R.P.R.T.C.T.

JAMES BURLESON SURVEY
SURVEY NO. 19
ABSTRACT NO. 4

TCAD# 0207280302

SURVEYED BY:

PAGE 10 OF 11

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

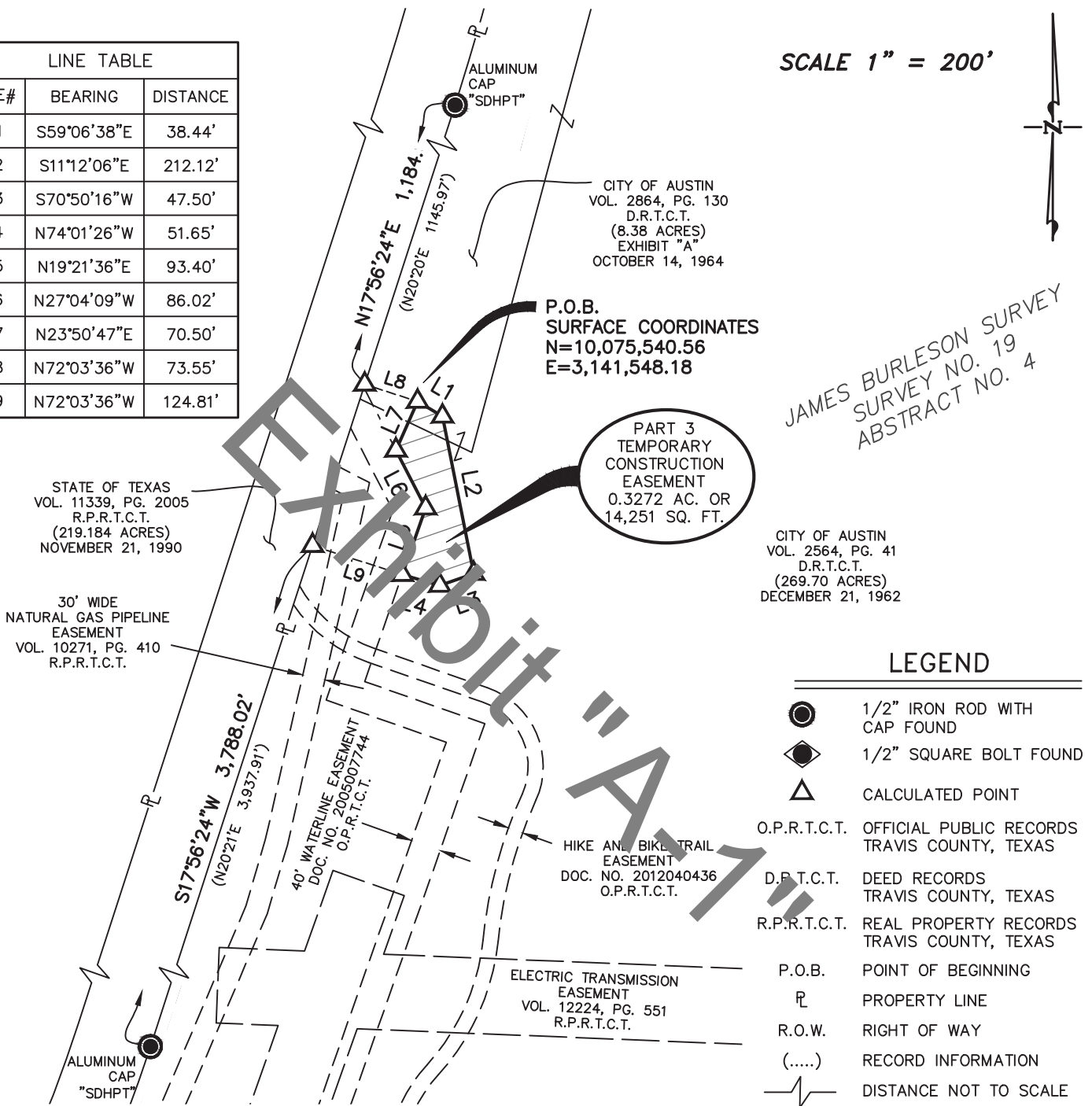
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.661 AC. OR 333,698 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 200'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S59°06'38"E	38.44'
L2	S11°12'06"E	212.12'
L3	S70°50'16"W	47.50'
L4	N74°01'26"W	51.65'
L5	N19°21'36"E	93.40'
L6	N27°04'09"W	86.02'
L7	N23°50'47"E	70.50'
L8	N72°03'36"W	73.55'
L9	N72°03'36"W	124.81'



CITY OF AUSTIN
VOL. 2864, PG. 130
D.R.T.C.T.
(8.38 ACRES)
EXHIBIT "A"
OCTOBER 14, 1964

P.O.B.
SURFACE COORDINATES
N=10,075,540.56
E=3,141,548.18

PART 3
TEMPORARY
CONSTRUCTION
EASEMENT
0.3272 AC. OR
14,251 SQ. FT.

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

30' WIDE
NATURAL GAS PIPELINE
EASEMENT
VOL. 10271, PG. 410
R.P.R.T.C.T.

CITY OF AUSTIN
VOL. 2564, PG. 41
D.R.T.C.T.
(269.70 ACRES)
DECEMBER 21, 1962

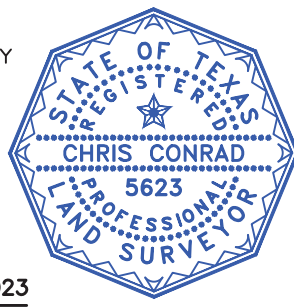
JAMES BURLESON SURVEY
SURVEY NO. 19
ABSTRACT NO. 4

LEGEND

- 1/2" IRON ROD WITH CAP FOUND
- 1/2" SQUARE BOLT FOUND
- CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.P.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.L. PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- DISTANCE NOT TO SCALE
- LAND HOOK

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000070.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY G.F. NO. 2216936-KFO, EFFECTIVE DATE APRIL 28, 2022.

05/26/2023



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

TCAD# 0207280302 ISSUED: 05-26-2023
SURVEYED BY: PAGE 11 OF 11

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

RESOLUTION EXHIBIT B

0.1393 Acre WE
Waterline Easement
J.C. Tannehill Survey No. 29, Abstract No. 22
Travis County, Texas

DESCRIPTION FOR A 0.1393 OF ONE ACRE WATERLINE EASEMENT

DESCRIPTION OF A 0.1393 OF ONE ACRE (6,070 SQUARE FOOT) EASEMENT, OUT OF THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 17.140 ACRES (TRACT ONE) CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED FEBRUARY 29, 2000, AS RECORDED IN DOCUMENT NO. 2000031176, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1393 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement, and the northeast corner of a 40 foot wide waterline easement recorded in Document No. 2003202422, Official Public Records, Travis County, Texas, being in the east line of said 17.140 acre City of Austin tract, and the west line of that tract described as 219.184 acres conveyed to the State of Texas by Special Warranty Deed, as recorded in Volume 11339, Page 2005, Real Property Records, Travis County, Texas, from which a 5/8-inch iron rod found in the east line of said 17.140 acre City of Austin tract, and the west line of said 219.184 acre State of Texas tract, bears, South 07°37'40" West 95.91 feet, and with a curve to the left, whose delta angle is 16°19'31", radius is 2,915.00, an arc distance of 830.57 feet, and the chord of which bears South 00°36'11" East 827.76 feet, and from which a 5/8-inch iron rod found in the east line of said 17.140 acre City of Austin tract, and the west line of said 219.184 acre State of Texas tract, bears South 08°57'26" East 975.77 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,079,923.03, E=3,141,701.76;

- 1) THENCE, along the south line of this easement, and the existing north line of said 40 foot wide waterline easement, crossing said 17.140 acre City of Austin tract, **South 52°35'40" West 83.85 feet** to a calculated point at the southwest corner of this easement, being the northwest corner of said 40 foot wide waterline easement;

THENCE, along the west line of this easement, crossing said 17.140 acre City of Austin tract, the following two (2) courses, numbered 2 and 3:

- 2) **North 07°13'44" East 106.36 feet** to a calculated point, and

- 3) **North 53°15'43" East 55.41 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 17.140 acre City of Austin tract, and the south line of that tract described as 96.794 acres conveyed to Young Mens Christian Association (YMCA) of Austin by Special Warranty Deed, as recorded in Volume 12018, Page 302, Real Property Records, Travis County, Texas;
- 4) THENCE, along the north line of this easement and said 17.140 acre City of Austin tract, and the south line of said 96.794 acre YMCA of Austin tract, **South 63°16'29" East 21.58 feet** to a calculated point at the northeast corner of this easement and said 17.140 acre City of Austin tract, being the southeast corner of said 96.794 acre YMCA of Austin tract, also being in the west line of said 219.184 acre State of Texas tract;
- 5) THENCE, along the east line of this easement and said 17.140 acre City of Austin tract, and the west line of said 219.184 acre State of Texas tract, **South 07°37'40" West 78.71 feet** to the POINT OF BEGINNING and containing 0.1393 of one acre (6,070 square feet) of land within these metes and bounds.

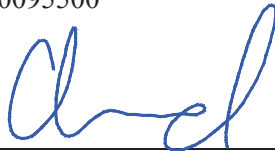
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.000070.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



02/03/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\F&N~22-009~Pville Raw Water Line\Description\0.1393 Ac COA WE

Issued 02/03/2023

AUSTIN GRID N-24 / TCAD# 0213300104

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1393 AC. OR 6,070 SQ. FT. OF LAND OUT OF
THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

J.C. TANNEHILL SURVEY
SURVEY NO. 29
ABSTRACT NO. 22

**FIRST TEE,
PHASE ONE
DOC. NO. 200200152 (96.754 ACRES)
O.P.R.T.C.T.**

**LOT 1,
BLOCK A**
YOUNG MENS CHRISTIAN
ASSOCIATION
OF AUSTIN
VOL. 12018 PG. 302
R.P.R.T.C.T.
(96.794 ACRE TRACT)
AUGUST 31, 1993

SCALE 1" = 100'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	830.57'	2,915.00'	16°19'31"	S00°36'11"E	827.76'

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(17.140 ACRES)
TRACT ONE
FEBRUARY 29, 2000

**WATER LINE
EASEMENT
0.1393 AC. OR
6,070 SQ. FT.**

YOUNG MENS CHRISTIAN
ASSOCIATION
OF AUSTIN
VOL. 12018 PG. 302
R.P.R.T.C.T.
(14.487 ACRE TRACT)
AUGUST 31, 1993

**P.O.B.
SURFACE
COORDINATES
N=10,079,923.03
E=3,141,701.76**

LEGEND

- 5/8" IRON ROD FOUND
- ▲ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- DISTANCE NOT TO SCALE
- (.....) RECORD INFORMATION

40' WATERLINE EASEMENT
DOC. NO. 2003202422
O.P.R.T.C.T.

20' WIDE
WASTEWATER
EASEMENT
DOC. NO.
2000031175
O.P.R.T.C.T.

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(24.600 ACRES)
TRACT TWO
FEBRUARY 29, 2000

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S52°35'40"W	83.85'
L2	N53°15'43"E	55.41'
L3	S63°16'29"E	21.58'

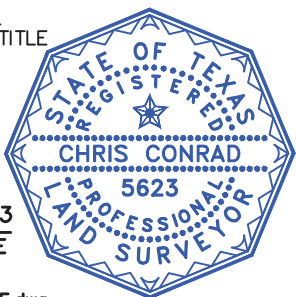
NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000070.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.



02/03/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.



TCAD# 0213300104

ISSUED: 02-03-2023

SURVEYED BY:

PAGE 3 OF 3

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

AUSTIN GRID N-24

JOB NO.: 22-009

RESOLUTION EXHIBIT B-1

2.914 Acre TCE
Temporary Construction Easement
James Burleson Survey No. 19, Abstract No. 4
J.C. Tannehill Survey No. 29, Abstract No. 22
Travis County, Texas

**DESCRIPTION FOR A 2.914 ACRE
TEMPORARY CONSTRUCTION EASEMENT**

DESCRIPTION OF A 2.914 ACRE (126,927 SQUARE FOOT) EASEMENT, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 17.140 ACRES (TRACT ONE) CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED FEBRUARY 29, 2000, AS RECORDED IN DOCUMENT NO. 2000031176, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 2.914 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement, and the southwest corner of a 40 foot wide waterline easement recorded in Document No. 2003202422, Official Public Records, Travis County, Texas, being in the south line of said 17.140 acre City of Austin tract, and the existing north right-of-way line of F.M. 969 (M.L.K. Boulevard, 100 foot width), from which a 5/8-inch iron rod found in the east line of said 17.140 acre City of Austin tract, being in the west line of that tract described as 219.184 acres conveyed to the State of Texas by Special Warranty Deed, as recorded in Volume 11339, Page 2005, Real Property Records, Travis County, Texas, bears, with a curve to the right, whose delta angle is 01°01'37", radius is 3,869.72, an arc distance of 69.35 feet, and the chord of which bears North 68°08'58" West 69.35 feet, and, with a curve to the left, whose delta angle is 03°25'03", radius is 2,815.00 feet, an arc distance of 167.91 feet, and the chord of which bears North 07°31'32" West 167.88 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,077,895.76, E=3,141,807.29;

- 1) THENCE, along the south line of this easement and said 17.140 acre City of Austin tract, and the existing north right-of-way line of F.M. 969, along a curve to the left, whose delta angle is **00°11'27"**, radius is **3,869.72 feet**, an arc distance of **12.89 feet**, and the chord of which bears **North 68°46'05" West 12.89 feet** to a calculated point at the southwest corner of this easement and said 17.140 acre City of Austin tract, being the southeast corner of Lot 1, Austin DTP II, LLC Addition, a subdivision of record in Document No. 201100020, Official Public Records, Travis County, Texas, said Lot 1 being described as 3.640 acres conveyed to Brian C. Murfin by Warranty Deed, as recorded in Document No. 2018146664, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod found at the northwest corner of said Lot 1 and said 3.640 acre Murfin tract, being in the existing north right-of-way line of F.M. 969, bears, with a curve to the left, whose delta angle is **10°11'46"**, radius is **3,869.72 feet**, an arc distance of **688.65 feet**, and the chord of which bears **North 73°57'07" West 687.74 feet**;
- 2) THENCE, along the west line of this easement and said 17.140 acre City of Austin tract, and the east line of said Lot 1 and said 3.640 acre Murfin tract, **North 28°40'11" West 136.44 feet** to a calculated corner, from which a 1/2-inch iron rod found at the northeast corner of said Lot 1 and said 3.640 acre Murfin tract, being in the west line of said 17.140 City of Austin tract, bears **North 28°40'11" West 313.56 feet**;

THENCE, along the west line of this easement, crossing said 17.140 acre City of Austin tract, the following four (4) corners, numbered 3 through 6:

- 3) **North 08°56'04" West 958.22 feet** to a calculated point,
- 4) with a curve to the right, whose delta angle is **17°19'20"**, radius is **3,035.00 feet**, an arc distance of **917.57 feet**, and the chord of which bears **North 00°19'36" West 914.08 feet** to a calculate point,
- 5) **North 07°37'40" East 131.59 feet** to a calculated point, and

6) **North 53°15'43" East 49.64 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 17.140 acre City of Austin tract, and in the south line of Lot 1, Block A, First Tee, Phase One, a subdivision of record in Document No. 200200152, Official Public Records, Travis County, Texas, said Lot 1 being described as 96.794 acres conveyed to Young Mens Christian Association (YMCA) of Austin by Special Warranty Deed, as recorded in Volume 12018, Page 302, Real Property Records, Travis County, Texas;

7) THENCE, along the north line of this easement and said 17.140 acre City of Austin tract, and the south line of said Lot 1 and said 96.794 acre YMCA of Austin tract, **South 63°16'29" East 67.07 feet** to a calculated point at the northeast corner of this easement;

THENCE, along the east line of this easement, crossing said 17.140 acre City of Austin tract, the following two (2) courses, numbered 8 and 9:

8) **South 53°15'43" West 55.41 feet** to a calculated point, and

9) **South 07°13'44" West 106.36 feet** to a calculated point at the northwest corner of said 40 foot wide waterline easement;

THENCE, along the east line of this easement, the existing west line of said 40 foot wide waterline easement, crossing said 17.140 acre City of Austin tract, the following three (3) courses, numbered 10 through 12:

10) with a curve to the left, whose delta angle is **17°19'20"**, radius is **2,975.00 feet**, an arc distance of **899.43 feet**, and the chord of which bears **South 00°19'36" East 896.01 feet** to a calculated point, from which a 5/8-inch iron rod found in the east line of said 17.140 acre City of Austin tract, and the west line of said 219.184 acre State of Texas tract, bears **North 67°12'38" East 62.35 feet**,

11) **South 08°56'04" East 969.64 feet** to a calculated point, and

2.914 Acre TCE

12)with a curve to the right, whose delta angle is **02°34'12"**, radius is **2,755.00 feet**, an arc distance of **123.58 feet**, and the chord of which bears **South 07°38'38" East 123.57 feet** to the POINT OF BEGINNING and containing 2.914 acres (126,927 square feet) within these metes and bounds.

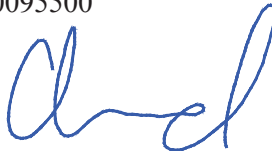
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.000070.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



01/27/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\F&N~22-009~Pville Raw Water Line\Description\2.914 Ac COA-Rev1

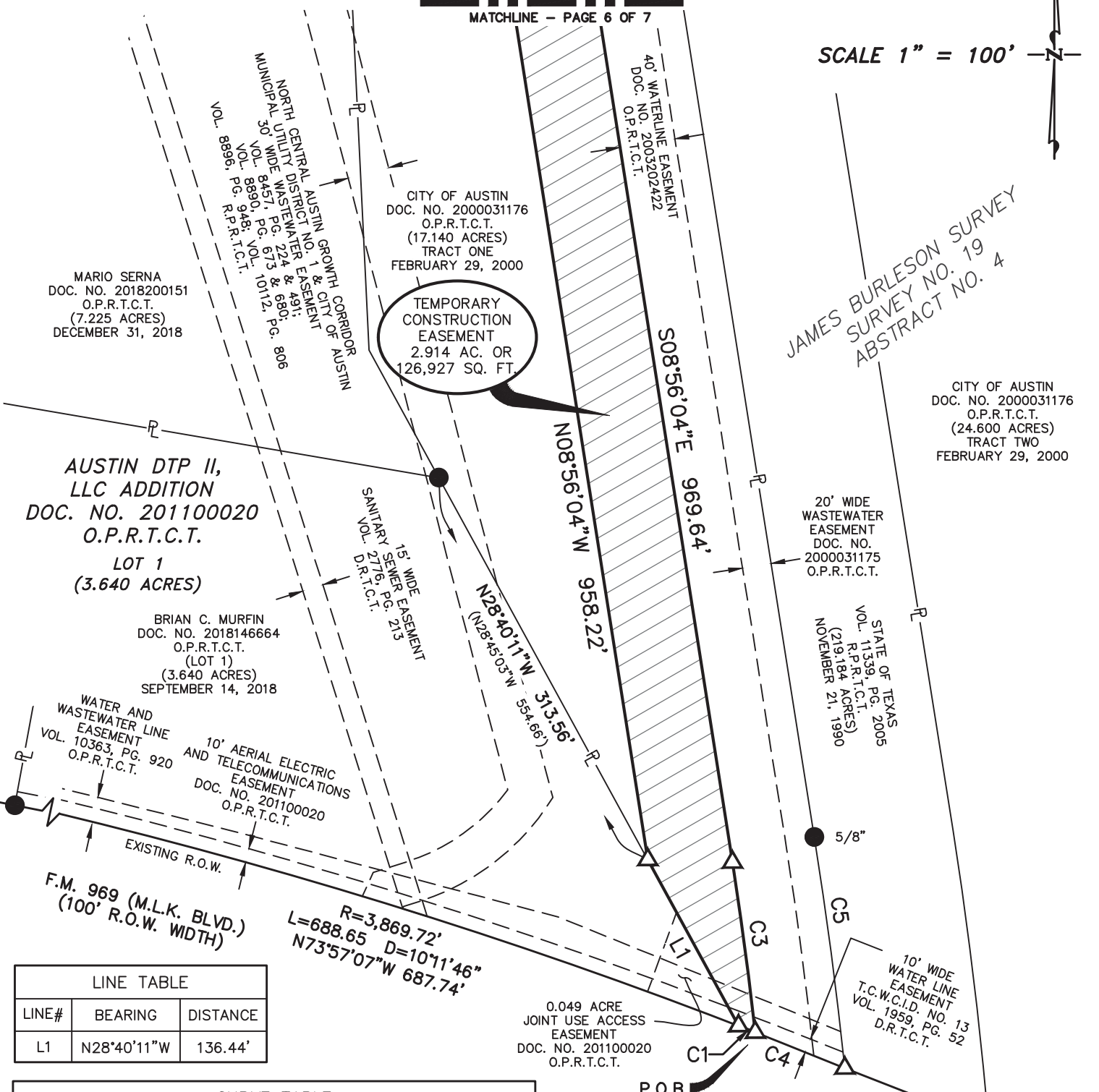
Issued 11/04/2022; Revised 01/27/2023

AUSTIN GRID N-23 & N-24
TCAD# 0213300104

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.914 AC. OR 126,927 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 6 OF 7

SCALE 1" = 100'



MARIO SERNA
DOC. NO. 2018200151
O.P.R.T.C.T.
(7.225 ACRES)
DECEMBER 31, 2018

NORTH CENTRAL AUSTIN GROWTH CORRIDOR
MUNICIPAL UTILITY DISTRICT WASTEWATER EASEMENT
VOL. 8457, PG. 224 & 491;
VOL. 8890, PG. 673 & 680;
VOL. 8896, PG. 945; VOL. 10112, PG. 806
R.P.R.T.C.T.

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(17.140 ACRES)
TRACT ONE
FEBRUARY 29, 2000

TEMPORARY
CONSTRUCTION
EASEMENT
2.914 AC. OR
126,927 SQ. FT.

JAMES BURLESON SURVEY
SURVEY NO. 19
ABSTRACT NO. 4

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(24.600 ACRES)
TRACT TWO
FEBRUARY 29, 2000

AUSTIN DTP II,
LLC ADDITION
DOC. NO. 201100020
O.P.R.T.C.T.

LOT 1
(3.640 ACRES)

BRIAN C. MURFIN
DOC. NO. 2018146664
O.P.R.T.C.T.
(LOT 1)
(3.640 ACRES)
SEPTEMBER 14, 2018

20' WIDE
WASTEWATER
EASEMENT
DOC. NO.
2000031175
O.P.R.T.C.T.

STATE OF TEXAS
VOL. 11359, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

15' WIDE EASEMENT
SANITARY SEWER
VOL. 2776, PG. 213
D.R.T.C.T.

N28°40'11\"/>

WATER AND
WASTEWATER LINE
EASEMENT
VOL. 10363, PG. 920
O.P.R.T.C.T.

10' AERIAL ELECTRIC
AND TELECOMMUNICATIONS
EASEMENT
DOC. NO. 201100020
O.P.R.T.C.T.

F.M. 969 (M.L.K. BLVD.)
(100' R.O.W. WIDTH)

R=3,869.72'
L=688.65 D=10°11'46\"/>

0.049 ACRE
JOINT USE ACCESS
EASEMENT
DOC. NO. 201100020
O.P.R.T.C.T.

10' WIDE
WATER LINE
EASEMENT
T.C.W.C.I.D. NO. 13
VOL. 1959, PG. 52
D.R.T.C.T.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N28°40'11\"/>	

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	12.89'	3,869.72'	00°11'27\"/>		
C3	123.58'	2,755.00'	02°34'12\"/>		
C4	69.35'	3,869.72'	01°01'37\"/>		
C5	167.91'	2,815.00'	03°25'03\"/>		

P.O.B.
SURFACE
COORDINATES
N=10,077,895.76
E=3,141,807.29

TCAD# 0213300104

SURVEYED BY:

PAGE 5 OF 7

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.914 AC. OR 126,927 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 7 OF 7

J.C. TANNEHILL SURVEY
SURVEY NO. 29
ABSTRACT NO. 22

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(17.140 ACRES)
TRACT ONE
FEBRUARY 29, 2000

TEMPORARY
CONSTRUCTION
EASEMENT
2.914 AC. OR
126,927 SQ. FT.

R=3,035.00'
L=917.57 D=17°19'20"
N00°19'36"W 914.08'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	899.43'	2,975.00'	17°19'20"	S00°19'36"E	896.01'

SCALE 1" = 100'



JAMES BURLESON SURVEY
SURVEY NO. 19
ABSTRACT NO. 4

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(24.600 ACRES)
TRACT TWO
FEBRUARY 29, 2000

NORTH CENTRAL AUSTIN GROWTH CORRIDOR
MUNICIPAL UTILITY DISTRICT NO. 1 & CITY OF AUSTIN
30' WIDE WASTEWATER EASEMENT
VOL. 8899, P.C. 648; VOL. 1012, P.C. 806
VOL. 8899, P.C. 648; VOL. 1012, P.C. 806
R.P.R.T.C.T.

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219,184 ACRES)
NOVEMBER 21, 1990

20' WIDE
WASTEWATER
EASEMENT
DOC. NO.
2000031175
O.P.R.T.C.T.

APPROXIMATE
SURVEY LINE
A-22
A-4

40' WATERLINE EASEMENT
DOC. NO. 2003202422
O.P.R.T.C.T.

N08°56'04"W 958.22'

S08°56'04"E 969.64'

LINE TABLE		
LINE#	BEARING	DISTANCE
L4	N67°12'38"E	62.35'

TCAD# 0213300104

SURVEYED BY:

PAGE 6 OF 7

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

MATCHLINE - PAGE 5 OF 7

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.914 AC. OR 126,927 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S53°15'43"W	55.41'
L3	S07°13'44"W	106.36'

**FIRST TEE,
PHASE ONE
DOC. NO. 200200152
O.P.R.T.C.T.**

**LOT 1,
BLOCK A
(96.754 ACRES)**

YOUNG MENS CHRISTIAN
ASSOCIATION
OF AUSTIN
VOL. 12018 PG. 302
R.P.R.T.C.T.
(96.794 ACRE TRACT)
AUGUST 31, 1993

SCALE 1" = 100'



J.C. TANNEHILL SURVEY
SURVEY NO. 29
ABSTRACT NO. 22

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(17.140 ACRES)
TRACT ONE
FEBRUARY 29, 2000

TEMPORARY
CONSTRUCTION
EASEMENT
2.914 AC. OR
126,927 SQ. FT.

YOUNG MENS CHRISTIAN
ASSOCIATION
OF AUSTIN
VOL. 12018 PG. 302
R.P.R.T.C.T.
(14.487 ACRE TRACT)
AUGUST 31, 1993

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(24.600 ACRES)
TRACT TWO
FEBRUARY 29, 2000

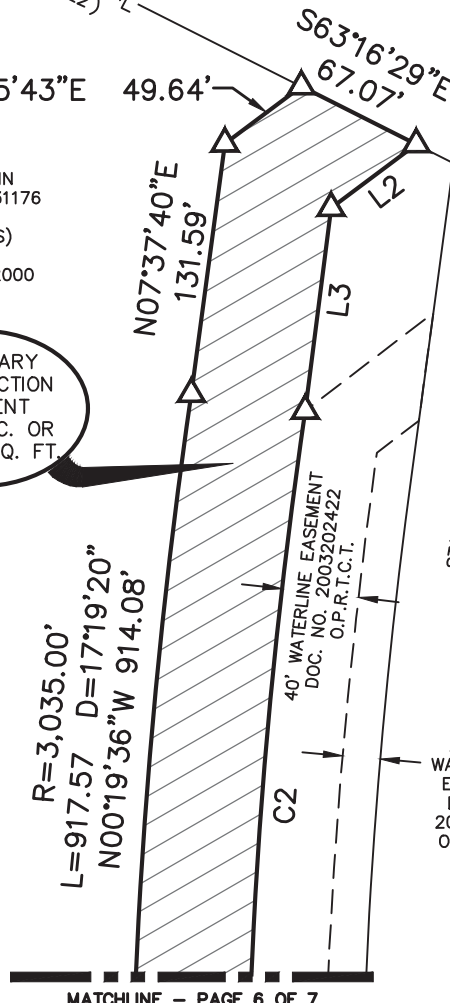
STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

20' WIDE
WASTEWATER
EASEMENT
DOC. NO.
2000031175
O.P.R.T.C.T.

APPROXIMATE
SURVEY LINE A-22
A-4
JAMES BURLESON SURVEY
SURVEY NO. 19
ABSTRACT NO. 4

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- DISTANCE NOT TO SCALE
- (.....) RECORD INFORMATION



MATCHLINE - PAGE 6 OF 7

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	899.43'	2,975.00'	17°19'20"	S00°19'36"E	896.01'

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000070.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

Chris Conrad

01/27/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



TCAD# 0213300104

REVISED: 01-27-2023

ISSUED: 11-04-2022

SURVEYED BY:

PAGE 7 OF 7

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

RESOLUTION EXHIBIT B-2

0.0592 Acre AE
Access Easement
James Burleson Survey No. 19, Abstract No. 4
Travis County, Texas

**DESCRIPTION FOR A 0.0592 OF ONE ACRE
ACCESS EASEMENT**

DESCRIPTION OF A 0.0592 OF ONE ACRE (2,580 SQUARE FOOT) EASEMENT, OUT OF THE, JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 17.140 ACRES (TRACT ONE) CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED FEBRUARY 29, 2000, AS RECORDED IN DOCUMENT NO. 2000031176, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0592 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southwest corner of this easement, being in the west line of said 17.140 acre City of Austin tract, and the east line of Lot 1, Austin DTP II, LLC Addition, a subdivision of record in Document No. 201100020, Official Public Records, Travis County, Texas, said Lot 1 being described as 3.640 acres conveyed to Brian C. Murfin by Warranty Deed, as recorded in Document No. 2018146664, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod found at the northeast corner of said Lot 1 and said 3.640 acre Murfin tract, being in the west line of said 17.140 acre City of Austin tract, bears North 28°40'11" West 351.25 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,077,987.07, E=3,141,747.90;

1) THENCE, along the west line of this easement, crossing said 17.140 acre City of Austin tract, **North 16°58'57" East 108.16 feet** to a calculated point at the north corner of this easement, being in the west line of a 40 foot waterline easement recorded in Document No. 2003202422, Official Public Records, Travis County, Texas:

THENCE, along the east line of this easement, and the west line of said 40 foot waterline easement, crossing said 17.140 acre City of Austin tract, the following two (2) courses, numbered 2 and 3:

2) **South 08°54'06" East 73.20 feet** to a calculated point, and

3) with a curve to the right, whose delta angle is **00°20'36"**, radius is **2,755.00 feet**, an arc distance of **16.51 feet**, and the chord of which bears **South 08°54'06" East 16.51 feet** to a calculate point;

0.0592 Acre AE

THENCE, continuing along the east line of this easement, crossing said 17.140 acre City of Austin tract, the following two (2) courses, numbered 4 and 5:

- 4) **North 73°01'03" West 14.17 feet** to a calculated point, and
- 5) **South 16°37'53" West 52.20 feet** to a calculated point at the southeast corner of this easement, being in the west line of said 17.140 acre City of Austin tract, and the east line of said Lot 1 and said 3.640 acre Murfin tract, from which a 1/2-inch iron rod found at the southwest corner of said Lot 1 and said 3.640 acre Murfin tract, being in the existing north right-of-way line of F.M. 969 (M.L.K. Boulevard, 100 foot width), bears South 28°40'11" East 63.34 feet, and, with a curve to the left, whose delta angle is 10°11'46", radius is 3,869.72 feet, an arc distance of 688.65 feet, and the chord of which bears North 73°57'07" West 687.74 feet;
- 6) THENCE, along the south line of this easement, the west line of said 17.140 acre City of Austin tract, and the east line of said Lot 1 and said 3.640 acre Murfin tract, **North 28°40'11" West 35.41 feet** to the POINT OF BEGINNING and containing 0.0592 of one acre (2,580 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.000070.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



10/13/2022

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\F&N~22-009~Pville Raw Water Line\Description\0.0592 Ac COA

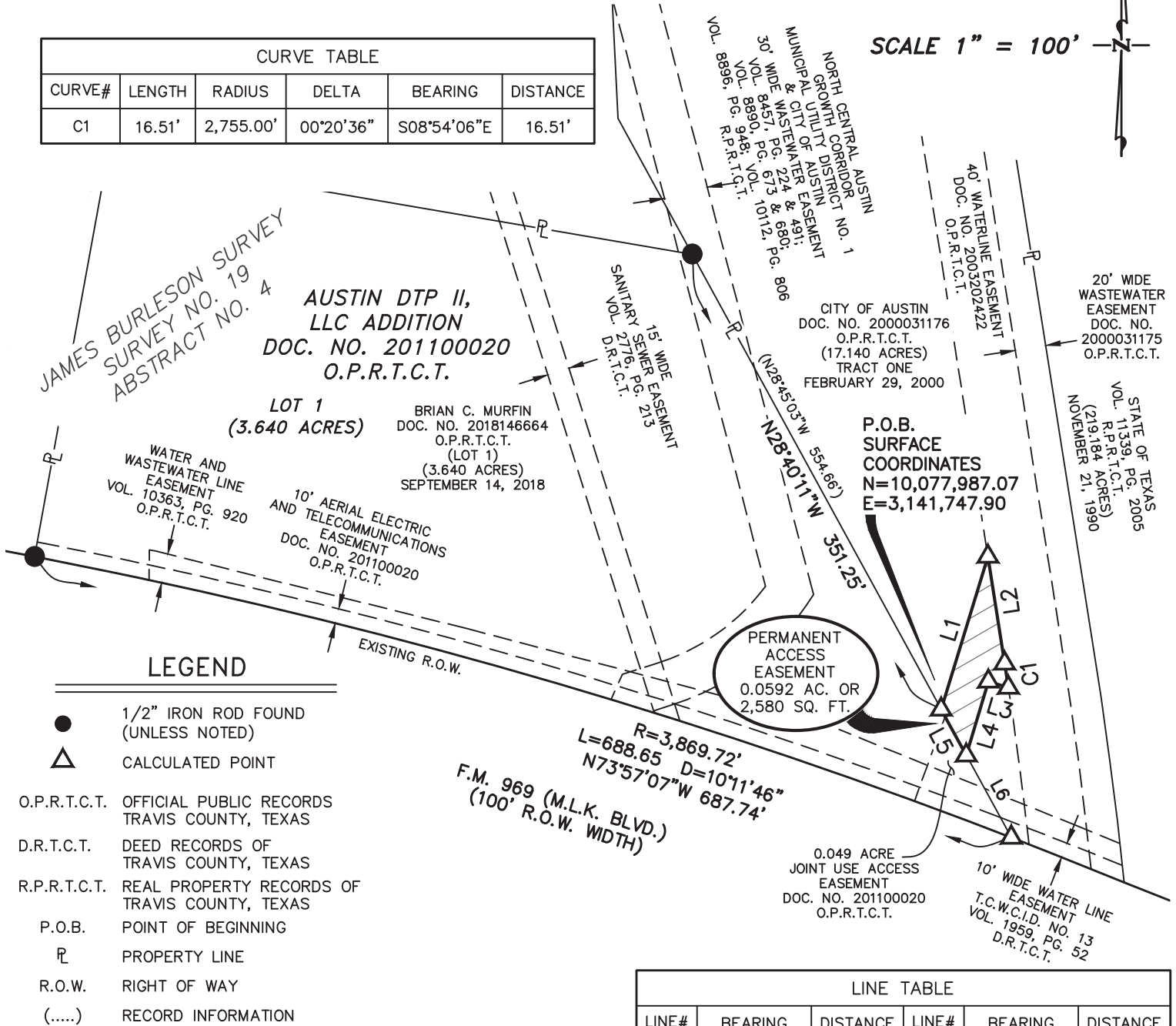
Issued 10/13/2022

AUSTIN GRID N-23 / TCAD# 0213300104

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0592 AC. OR 2,580 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AUSTIN, TRAVIS COUNTY, TEXAS**

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	16.51'	2,755.00'	00°20'36"	S08°54'06"E	16.51'

SCALE 1" = 100'



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION

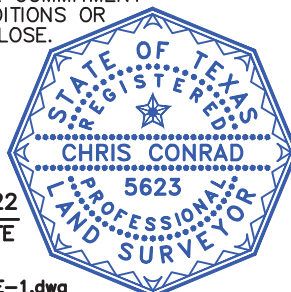
$R=3,869.72'$
 $L=688.65$ $D=1011'46"$
 $N73°57'07"W$ $687.74'$
F.M. 969 (M.L.K. BLVD.)
(100' R.O.W. WIDTH)

LINE TABLE					
LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	N16°58'57"E	108.16'	L4	S16°37'53"W	52.20'
L2	S08°54'06"E	73.20'	L5	N28°40'11"W	35.41'
L3	N73°01'03"W	14.17'	L6	S28°40'11"E	63.34'

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000070.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

10/13/2022

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



TCAD# 0213300104 ISSUED: 10-13-2022
SURVEYED BY: PAGE 3 OF 3

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPOLS SURVEY FIRM #10095500

AUSTIN GRID N-23

JOB NO.: 22-009

RESOLUTION EXHIBIT C

8.689 Acre TCE

Temporary Construction Easement

Howell T. Davis Survey No. 30, Abstract No. 214

Lucas Munos Survey No. 55, Abstract No. 513

J.C. Tannehill Survey No. 29, Abstract No. 22

Travis County, Texas

**DESCRIPTION FOR A 8.689 ACRE
TEMPORARY CONSTRUCTION EASEMENT**

DESCRIPTION OF A 8.689 ACRE (378,466 SQUARE FOOT) EASEMENT CONSISTING OF TWO PARTS, OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214, THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 46.269 ACRES (TRACT 1) CONVEYED TO THE CITY OF AUSTIN BY GENERAL WARRANTY DEED DATED AUGUST 21, 2006, AS RECORDED IN DOCUMENT NO. 2006161037, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 8.689 ACRE EASEMENT ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 192.19 ACRES CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED SEPTEMBER 25, 2002, AS RECORDED IN DOCUMENT NO. 2002182125, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 8.689 ACRE EASEMENT ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 84.427 ACRES CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED DECEMBER 22, 1999, AS RECORDED IN DOCUMENT NO. 1999159415, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 8.689 ACRE EASEMENT ALSO BEING OUT OF LOT 121, BLOCK C, SCENIC POINT SUBDIVISION, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200200035, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 121 CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED JUNE 11, 2010, AS RECORDED IN DOCUMENT NO. 2010087027, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 8.689 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 8.607 ACRES

BEGINNING at a calculated point at the northeast corner of this easement, from which a 1/2-inch iron rod with "Holt Carson, Inc" cap found in the north line of said 46.269 acre City of Austin tract, being in the existing south right-of-way line of Old Manor Road (varying width), bears, North 04°27'20" East 33.22 feet, and North 69°01'52" East 529.95 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,092,572.32, E=3,145,326.23;

1) THENCE, along the east line of this easement, crossing said 46.269 acre City of Austin tract, **South 04°27'20" West 832.85 feet** to a calculated point in the south line of said 46.269 acre City of Austin tract, being in the north line of said 192.19 acre City of Austin tract, from which a 1/2-inch iron rod found in the south line of said 46.269 acre City of Austin tract, and the north line of said 192.19 acre City of Austin tract, bears, North 52°10'41" East 286.04 feet;

THENCE, continuing along the east line of this easement, crossing said 192.19 acre City of Austin tract, the following three (3) courses, numbered 2 through 4:

- 2) **South 04°27'20" West 995.61 feet** to a calculated point,
- 3) **South 62°38'06" East 231.00 feet** to a calculated point,
- 4) **South 27°46'22" West 412.64 feet** to a calculated point in the south line of said 192.19 acre City of Austin tract, and the north line of said 84.427 acre City of Austin tract;

THENCE, continuing along the east line of this easement, crossing said 84.427 acre City of Austin tract, the following four (4) courses, numbered 5 through 8:

- 5) **South 27°46'22" West 384.46 feet** to a calculated point,
- 6) **South 04°51'48" West 740.31 feet** to a calculated point,
- 7) with a curve to the right, whose delta angle is **05°38'51"**, radius is **3,015.00 feet**, an arc distance of **297.18 feet**, and the chord of which bears **South 05°55'22" West 297.06 feet** to a calculated point, and

- 8) with a curve to the right, whose delta angle is **00°37'12"**, radius is **3,015.00 feet**, an arc distance of **32.62 feet**, and the chord of which bears **South 11°22'42" West 32.62 feet** to a calculated point in the south line of said 84.427 acre City of Austin tract, and the north line of said Lot 121 and said City of Austin tract, from which a 60D nail found in the south line of said 84.427 acre City of Austin tract, and the north line of said Lot 121 and said City of Austin tract, bears South 61°53'32" East 22.30 feet;

THENCE, continuing along the east line of this easement, crossing said Lot 121 and said City of Austin tract, the following thirteen (13) courses, numbered 9 through 21:

- 9) with a curve to the right, whose delta angle is **09°56'17"**, radius is **3,015.00 feet**, an arc distance of **522.95 feet**, and the chord of which bears **South 16°39'26" West 522.30 feet** to a calculated point,
- 10) **South 21°29'41" West 36.57 feet** to a calculated point,
- 11) with a curve to the left, whose delta angle is **21°43'39"**, radius is **375.00 feet**, an arc distance of **142.21 feet**, and the chord of which bears **South 39°01'38" West 141.36 feet** to a calculated point,
- 12) **South 26°09'00" West 134.10 feet** to a calculated point,
- 13) with a curve to the left, whose delta angle is **37°01'10"**, radius is **375.00 feet**, an arc distance of **242.29 feet**, and the chord of which bears **South 08°31'06" West 238.10 feet** to a calculated point,
- 14) **South 21°29'42" West 606.11 feet** to a calculated point,
- 15) **South 09°13'01" West 114.04 feet** to a calculated point,
- 16) **South 21°29'42" West 236.02 feet** to a calculated point,
- 17) with a curve to the left, whose delta angle is **57°41'38"**, radius is **315.00 feet**, an arc distance of **317.19 feet**, and the chord of which bears **South 21°29'42" West 303.96 feet** to a calculated point,
- 18) **South 21°29'42" West 267.28 feet** to a calculated point,

19)with a curve to the left, whose delta angle is **42°50'33"**, radius is **516.97 feet**, an arc distance of **386.56 feet**, and the chord of which bears **South 25°47'59" West 377.62 feet** to a calculated point,

20)**South 02°59'39" West 22.96 feet** to a calculated point, and

21)with a curve to the right, whose delta angle is **87°18'00"**, radius is **87.50 feet**, an arc distance of **133.32 feet**, and the chord of which bears **South 40°18'08" West 120.79 feet** to a calculated point at the south corner of this easement, being in the east line of a 40 foot wide waterline easement recorded in Document No. 2004021594, Official Public Records, Travis County, Texas;

THENCE, along the west line of this easement, and the east line of said 40 foot wide waterline easement, crossing said Lot 121 and said City of Austin tract, the following four (4) courses, numbered 22 through 25:

22)**North 21°29'42" East 1,313.49 feet** to a calculated point,

23)**North 09°13'01" East 114.04 feet** to a calculated point, from which a 3/8-inch iron pipe found at an angle point in the west line of said Lot 121, said City of Austin tract and said 40 foot wide waterline easement, being in the east line of that tract described as 219.184 acres conveyed to the State of Texas by Special Warranty Deed as recorded in Volume 11339, Page 2005, Real Property Records, Travis County, Texas, bears **South 43°17'35" West 107.72 feet**,

24)**North 21°29'42" East 1,149.73 feet** to a calculated point, and

25)with a curve to the left, whose delta angle is **10°16'52"**, radius is **2,955.00 feet**, an arc distance of **530.24 feet**, and the chord of which bears **North 16°29'08" East 529.53 feet** to a calculated point in the north line of said Lot 121 and said City of Austin tract, and the south line of said 84.427 acre City of Austin tract, being at the northeast corner of said 40 foot wide waterline easement recorded in said Document No. 2004021594, and at the southeast corner of a 40 foot wide waterline easement recorded in Document No. 2003202422, Official Public Records, Travis County, Texas, from which a 60D nail found at the northwest corner of said Lot 121, said City of Austin tract and said 40 foot wide waterline easement recorded in said Document No. 2004021594, being the southwest corner of said 84.427 acre City of Austin tract and said 40 foot wide waterline easement recorded in said Document No. 2003202422, also being in the east line of said 219.184 acre State of Texas tract, bears North 61°53'32" West 41.80 feet;

THENCE, continuing along the west line of this easement, and the east line of said 40 foot wide waterline easement recorded in said Document No. 2003202422, crossing said 84.427 acre City of Austin tract, the following four (4) courses, numbered 26 through 29:

26)with a curve to the left, whose delta angle is **00°15'12"**, radius is **2,955.00 feet**, an arc distance of **13.06 feet**, and the chord of which bears **North 11°13'07" East 13.06 feet** to a calculated point,

27)with a curve to the left, whose delta angle is **05°43'09"**, radius is **2,955.00 feet**, an arc distance of **290.97 feet**, and the chord of which bears **North 05°54'08" East 290.85 feet** to a calculated point,

28)**North 04°51'48" East 753.39 feet** to a calculated point, and

29)**North 27°46'22" East 396.02 feet** to a calculated point in the north line of said 84.427 acre City of Austin tract, and the south line of said 192.19 acre City of Austin tract, being at the northeast corner of said 40 foot wide waterline easement recorded in said Document No. 2003202422, and being the southeast corner of a 40 foot wide waterline easement (no record information found), from which a 1/2-inch iron rod found at the northwest corner of said 84.427 acre City of Austin tract, and the southwest corner of said 192.19 acre City of Austin tract, being in the east line of said 219.184 acre State of Texas tract, bears North 62°36'31" West 210.09 feet;

THENCE, along the west line of this easement, and the east line of said 40 foot wide waterline easement (no record information found), crossing said 192.19 acre City of Austin tract, the following three (3) courses, numbered 30 through 32:

30) **North 27°46'22" East 352.80 feet** to a calculated point,

31) **North 62°38'06" West 210.35 feet** to calculated point, and

32) **North 04°27'20" East 980.84 feet** to a calculated point in the north line of said 192.19 acre City of Austin tract, and the south line of said 46.269 acre City of Austin tract, being at the northeast corner of said 40 foot wide waterline easement (no record information found), and the southeast corner of a 40 foot wide waterline easement recorded in Document No. 2003241003, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod found at the northwest corner of said 192.19 acres City of Austin tract, being the southwest corner of said 46.269 acre City of Austin tract, also being in the east line of said 219.184 acre State of Texas tract, bears South 52°10'41" West 190.40 feet;

33) THENCE, continuing along the west line of this easement, and the east line of said 40 foot wide waterline easement recorded in said Document No. 2003241003, crossing said 46.269 acre City of Austin tract, **North 04°27'20" East 858.88 feet** to a calculated point at the northwest corner of this easement, from which a 1/2-inch iron rod with "Holt Carson, Inc" cap found at the northwest corner of said 46.269 acre City of Austin tract, being in the east line of said 219.184 State of Texas tract, and in the existing south right-of-way line of Old Manor Road, bears North 04°27'20" East 33.22 feet, and South 69°01'52" West 154.28 feet;

34) THENCE, along the north line of this easement, crossing said 46.269 acre City of Austin tract, **North 69°01'52" East 66.43 feet** to the POINT OF BEGINNING and containing 8.607 acres (374,917 square feet) of land within these metes and bounds.

PART 2 0.0815 Acre

BEGINNING at calculated point at the southeast corner of this easement, being in the south line of said Lot 121 and said City of Austin tract, and the north line of Lot 1, Worley and Barton Subdivision, a subdivision of record in Book 84, Pages 199B-199C, Plat Records, Travis County, Texas, said Lot 1 conveyed to Arabon Real Estate, LLC by Special Warranty Deed, as recorded in Document No. 2018139782, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod with "Lenz & Assoc." cap found at the southeast corner of Lot 5, Block C, in said Scenic Point Subdivision Phase Two, being the northeast corner of said Lot 1 and said Arabon Real Estate tract, bears South 61°43'03" East 1,164.97 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,085,910.07, E=3,143,824.70;

- 1) THENCE, along the south line of this easement, said Lot 121 and said City of Austin tract, and the north line of said Lot 1 and said Arabon Real Estate tract, **North 61°43'03" West 60.42 feet** to a calculated point at the southwest corner of this easement, being the southeast corner of said 40 foot wide waterline easement recorded in said Document No. 2004021594;
- 2) THENCE, along the west line of this easement and said 40 foot wide waterline easement, crossing said Lot 121 and said City of Austin tract, **North 21°29'42" East 34.95 feet** to a calculated point at the northwest corner of this easement;
- 3) THENCE, along the north line of this easement, crossing said Lot 121 and said City of Austin tract, **North 76°58'36" East 72.82 feet** to a calculated point at the northeast corner of this easement;

8.689 Acre TCE

4) THENCE, along the east line of this easement, crossing said Lot 121 and said City of Austin tract, **South 21°29'42" West 83.36 feet** to the POINT OF BEGINNING and containing 0.0815 of one acre (3,549 square feet) of land within these metes and bounds.

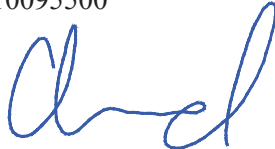
PART 1 8.607 Ac. 374,917 Sq. Ft.
PART 2 0.0815 Ac. 3,549 Sq. Ft.
TOTAL 8.689 Ac. 378,466 Sq. Ft.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.000070.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



02/03/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

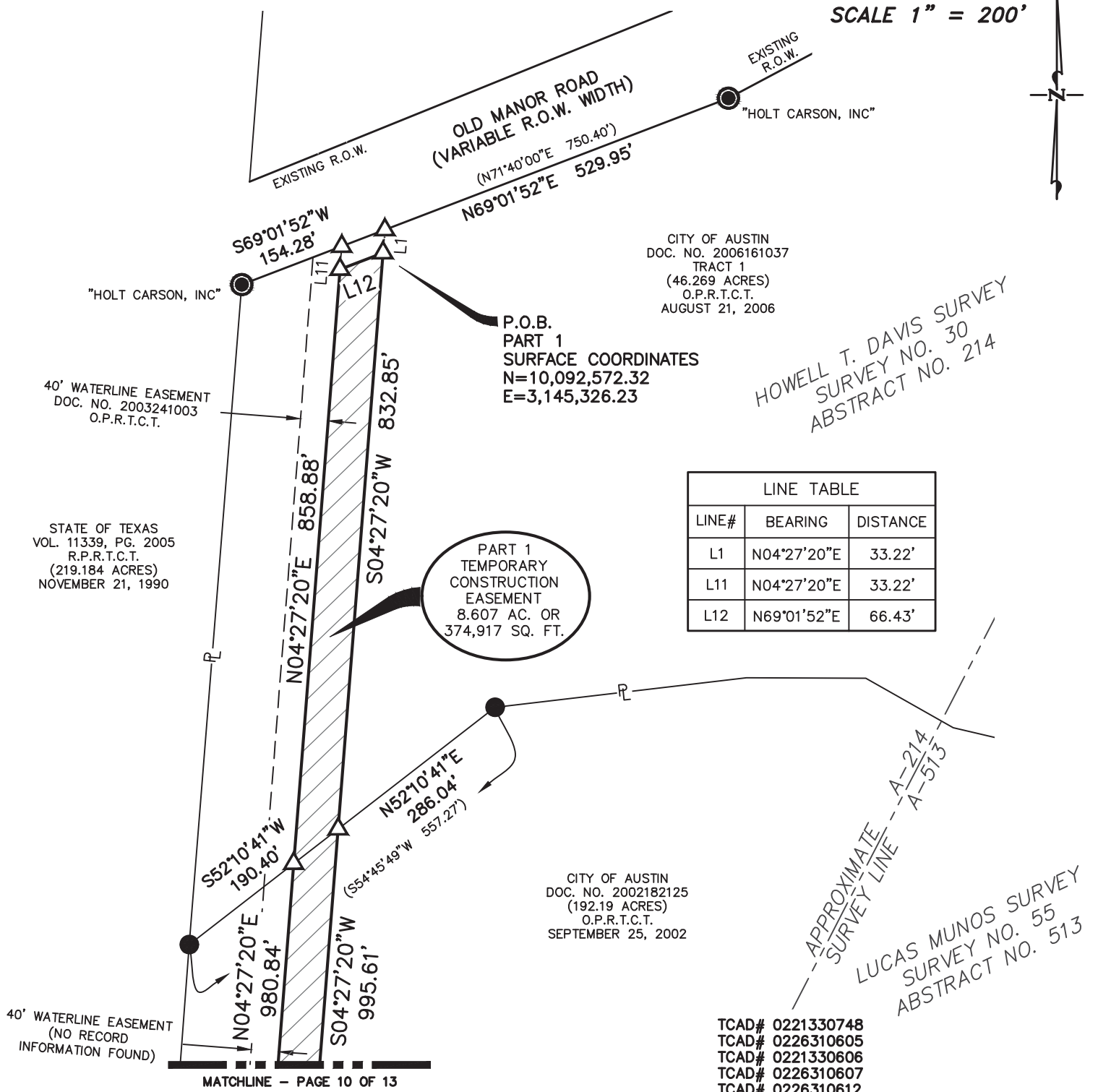
M:\F&N~22-009~Pville Raw Water Line\Description\8.689 Ac COA

Issued 02/03/2023

AUSTIN GRID P-27, P-26, N-26, N-25
TCAD# 0226310607, 0226310606, 0226310612,
0226310605, 0221330748

**SKETCH TO ACCOMPANY DESCRIPTION
OF 8.689 AC. OR 378,466 SQ. FT. OF LAND
OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214,
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 200'



CITY OF AUSTIN
DOC. NO. 2006161037
TRACT 1
(46.269 ACRES)
O.P.R.T.C.T.
AUGUST 21, 2006

HOWELL T. DAVIS SURVEY
SURVEY NO. 30
ABSTRACT NO. 214

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N04°27'20"E	33.22'
L11	N04°27'20"E	33.22'
L12	N69°01'52"E	66.43'

**PART 1
TEMPORARY
CONSTRUCTION
EASEMENT**
8.607 AC. OR
374,917 SQ. FT.

CITY OF AUSTIN
DOC. NO. 2002182125
(192.19 ACRES)
O.P.R.T.C.T.
SEPTEMBER 25, 2002

APPROXIMATE
SURVEY LINE
A-214
A-513

LUCAS MUNOS SURVEY
SURVEY NO. 55
ABSTRACT NO. 513

- TCAD# 0221330748
- TCAD# 0226310605
- TCAD# 0221330606
- TCAD# 0226310607
- TCAD# 0226310612

SURVEYED BY: PAGE 9 OF 13

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

**SKETCH TO ACCOMPANY DESCRIPTION
OF 8.689 AC. OR 378,466 SQ. FT. OF LAND
OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214,
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 9 OF 13

SCALE 1" = 200'



HOWELL T. DAVIS SURVEY
SURVEY NO. 30
ABSTRACT NO. 214

40' WATERLINE EASEMENT
(NO RECORD INFORMATION FOUND)

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

PART 1
TEMPORARY
CONSTRUCTION
EASEMENT
8.607 AC. OR
374,917 SQ. FT.

APPROXIMATE
SURVEY LINE
A-214
A-513

LUCAS MUNOS SURVEY
SURVEY NO. 55
ABSTRACT NO. 513

CITY OF AUSTIN
DOC. NO. 2002182125
(192.19 ACRES)
O.P.R.T.C.T.
SEPTEMBER 25, 2002

40' WATERLINE EASEMENT
DOC. NO. 2003202422
O.P.R.T.C.T.

CITY OF AUSTIN
DOC. NO. 1999159415
(84.427 ACRES)
O.P.R.T.C.T.
DECEMBER 22, 1999

- TCAD# 0221330748
- TCAD# 0226310605
- TCAD# 0221330606
- TCAD# 0226310607
- TCAD# 0226310612

SURVEYED BY:

PAGE 10 OF 13

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

MATCHLINE - PAGE 11 OF 13

**SKETCH TO ACCOMPANY DESCRIPTION
OF 8.689 AC. OR 378,466 SQ. FT. OF LAND
OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214,
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 10 OF 13

SCALE 1" = 200'

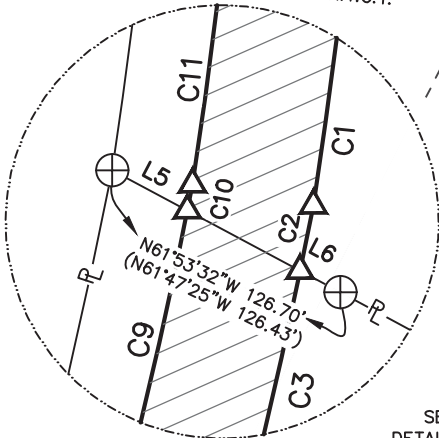


HOWELL T. DAVIS SURVEY
SURVEY NO. 30
ABSTRACT NO. 214

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

LINE TABLE		
LINE#	BEARING	DISTANCE
L5	N61°53'32"W	41.80'
L6	S61°53'32"E	22.30'

40' WATERLINE EASEMENT
DOC. NO. 2003202422
O.P.R.T.C.T.



DETAIL "A"
NOT TO SCALE

SEE
DETAIL "A"

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	297.18'	3,015.00'	05°38'51"	S05°55'22"W	297.06'
C2	32.62'	3,015.00'	00°37'12"	S11°22'42"W	32.62'
C3	522.95'	3,015.00'	09°56'17"	S16°39'26"W	522.30'
C4	142.21'	375.00'	21°43'39"	S39°01'38"W	141.36'
C5	242.29'	375.00'	37°01'10"	S08°31'06"W	238.10'
C9	530.24'	2,955.00'	10°16'52"	N16°29'08"E	529.53'
C10	13.06'	2,955.00'	00°15'12"	N11°13'07"E	13.06'
C11	290.97'	2,955.00'	05°43'09"	N05°54'08"E	290.85'

CITY OF AUSTIN
DOC. NO. 1999159415
(84.427 ACRES)
O.P.R.T.C.T.
DECEMBER 22, 1999

LUCAS MUNOS SURVEY
SURVEY NO. 55
ABSTRACT NO. 513

CITY OF AUSTIN
DOC. NO. 2010087027
(LOT 121, BLOCK C)
O.P.R.T.C.T.
JUNE 11, 2010

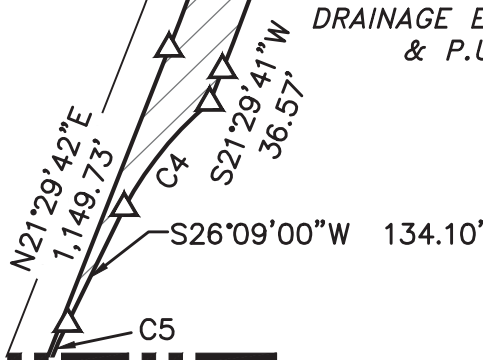
LOT 121
BLOCK C

PART 1
TEMPORARY
CONSTRUCTION
EASEMENT
8.607 AC. OR
374,917 SQ. FT.

DEDICATED TO
CITY OF AUSTIN
FOR
PARKLAND GREENBELT,
ACCESS EASEMENT,
DRAINAGE EASEMENT
& P.U.E.

SCENIC POINT
SUBDIVISION
PHASE TWO
DOC. NO. 200200035
O.P.R.T.C.T.

APPROXIMATE
SURVEY LINE
A-214
A-513



- TCAD# 0221330748
- TCAD# 0226310605
- TCAD# 0221330606
- TCAD# 0226310607
- TCAD# 0226310612

SURVEYED BY:

PAGE 11 OF 13

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

MATCHLINE - PAGE 12 OF 13

**SKETCH TO ACCOMPANY DESCRIPTION
OF 8.689 AC. OR 378,466 SQ. FT. OF LAND
OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214,
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**



MATCHLINE - PAGE 11 OF 13

SCALE 1" = 200'

HOWELL T. DAVIS SURVEY
SURVEY NO. 30
ABSTRACT NO. 214

APPROXIMATE
SURVEY LINE
A-214
A-513

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

LUCAS MUNOS SURVEY
SURVEY NO. 55
ABSTRACT NO. 513

PART 1
TEMPORARY
CONSTRUCTION
EASEMENT
8.607 AC. OR
374,917 SQ. FT.

40' WATERLINE EASEMENT
DOC. NO. 2004021594
O.P.R.T.C.T.

CITY OF AUSTIN
DOC. NO. 2010087027
(LOT 121, BLOCK C)
O.P.R.T.C.T.
JUNE 11, 2010

SCENIC POINT SUBDIVISION
PHASE TWO
DOC. NO. 200200035
O.P.R.T.C.T.

LOT 121
BLOCK C

DEDICATED TO CITY OF AUSTIN
FOR PARKLAND GREENBELT,
ACCESS EASEMENT,
DRAINAGE EASEMENT & P.U.E.

J.C. TANNEHILL SURVEY
SURVEY NO. 29
ABSTRACT NO. 22

APPROXIMATE
SURVEY LINE
A-513
A-22

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N09°13'01"E	114.04'
L4	S43°17'35"W	107.72'

MATCHLINE - PAGE 13 OF 13

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C5	242.29'	375.00'	37°01'10"	S08°31'06"W	238.10'
C6	317.19'	315.00'	57°41'38"	S21°29'42"W	303.96'
C7	386.56'	516.97'	42°50'33"	S25°47'59"W	377.62'
C8	133.32'	87.50'	87°18'00"	S40°18'08"W	120.79'

TCAD# 0221330748
TCAD# 0226310605
TCAD# 0221330606
TCAD# 0226310607
TCAD# 0226310612

SURVEYED BY: PAGE 12 OF 13

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

**SKETCH TO ACCOMPANY DESCRIPTION
OF 8.689 AC. OR 378,466 SQ. FT. OF LAND
OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214,
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**



MATCHLINE - PAGE 12 OF 13

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S02°59'39"W	22.96'
L7	N61°43'03"W	60.42'
L8	N21°29'42"E	34.95'
L9	N76°58'36"E	72.82'
L10	S21°29'42"W	83.36'

SCALE 1" = 200'

**SCENIC POINT SUBDIVISION
PHASE TWO
DOC. NO. 200200035
O.P.R.T.C.T.
LOT 121
BLOCK C**

**DEDICATED TO CITY OF AUSTIN
FOR PARKLAND GREENBELT,
ACCESS EASEMENT,
DRAINAGE EASEMENT & P.U.E.**

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 3/8" IRON PIPE FOUND
- ⦿ 1/2" IRON ROD WITH CAP FOUND
- ⊕ 60D NAIL FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION

J.C. TANNEHILL SURVEY
SURVEY NO. 29
ABSTRACT NO. 22

40' WATERLINE EASEMENT
DOC. NO. 2004021594
O.P.R.T.C.T.

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

PART 1
TEMPORARY
CONSTRUCTION
EASEMENT
8.607 AC. OR
374,917 SQ. FT.

CITY OF AUSTIN
DOC. NO. 2010087027
(LOT 121, BLOCK C)
O.P.R.T.C.T.
JUNE 11, 2010

PART 2
TEMPORARY
CONSTRUCTION
EASEMENT
0.0815 AC. OR
3,549 SQ. FT.

P.O.B.
PART 2
SURFACE COORDINATES
N=10,085,910.07
E=3,143,824.70

LOT 1
**WORLEY AND BARTON
SUBDIVISION
BK. 84, PGS. 199B-199C
P.R.T.C.T.**

LOT 16
S61°43'03"E 1,164.97'
(N59°26'40"W 1,265.59')

ARABON REAL ESTATE, LLC
DOC. NO. 2018139782
(LOT 1)
TRACT 1
O.P.R.T.C.T.
AUGUST 31, 2018

LOT 5

"LENZ & ASSOC."

NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000070.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

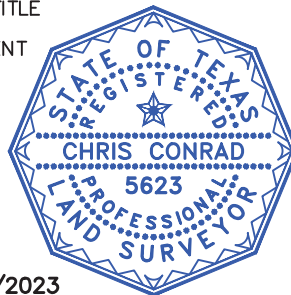
- TCAD# 0221330748
- TCAD# 0226310605
- TCAD# 0221330606
- TCAD# 0226310607
- TCAD# 0226310612

ISSUED: 02-03-2023

SURVEYED BY:

PAGE 13 OF 13

02/03/2023



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPOLS SURVEY FIRM #10095500

RESOLUTION EXHIBIT D

0.3293 Acre AE
Access Easement
Howell T. Davis Survey No. 30, Abstract No. 214
Travis County, Texas

**DESCRIPTION FOR A 0.3293 OF ONE ACRE
ACCESS EASEMENT**

DESCRIPTION OF A 0.3293 OF ONE ACRE (14,344 SQUARE FOOT) EASEMENT, OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 46.269 ACRES (TRACT 1) CONVEYED TO THE CITY OF AUSTIN BY GENERAL WARRANTY DEED DATED AUGUST 21, 2006, AS RECORDED IN DOCUMENT NO. 2006161037, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.3293 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the north line of said 46.269 acre City of Austin tract, also being in the existing south right-of-way line of Old Manor Road (varying width), from which a 1/2-inch iron rod with "Holt Carson, Inc" cap found in the north line of said 46.269 acre City of Austin tract, being in the existing south right-of-way line of Old Manor Road, bears North 69°01'52" East 117.44 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,092,753.05, E=3,145,714.00;

- 1) THENCE, along the east line of this easement, crossing said 46.269 acre City of Austin tract, **South 07°03'19" West 33.98 feet** to a calculated point at the southeast corner of this easement;
- 2) THENCE, along the south line of this easement, crossing said 46.269 acre City of Austin tract, **South 69°01'52" West 477.23 feet** to a calculated point at the southwest corner of this easement, being in the east line of a 40 foot wide waterline easement recorded in Document No. 2003241003, Official Public Records, Travis County, Texas;

- 3) THENCE, along the west line of this easement, and the east line of said 40 foot wide waterline easement, crossing said 46.269 acre City of Austin tract, **North 04°27'20" East 33.22 feet** to a calculated point at the northwest corner of this easement, being the northeast corner of said 40 foot wide waterline easement, also being in the north line of said 46.269 acre City of Austin tract, and the existing south right-of-way line of Old Manor Road, from which a 1/2-inch iron rod with "Holt Carson" cap found at the northwest corner of said 46.269 acre City of Austin tract, being in the east line of that tract described as 219.184 acres conveyed to the State of Texas by Special Warranty Deed, as recorded in Volume 11339, Page 2005, Real Property Records, Travis County, Texas, bears South 69°01'52" West 154.28 feet;
- 4) THENCE, along the north line of this easement and said 46.269 acre City of Austin tract, and the existing south right-of-way line of Old Manor Road, **North 69°01'52" East 478.94 feet** to the POINT OF BEGINNING and containing 0.3293 of one acre (14,344 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.000070.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



02/03/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\F&N~22-009~Pville Raw Water Line\Description\0.3293 Ac COA AE

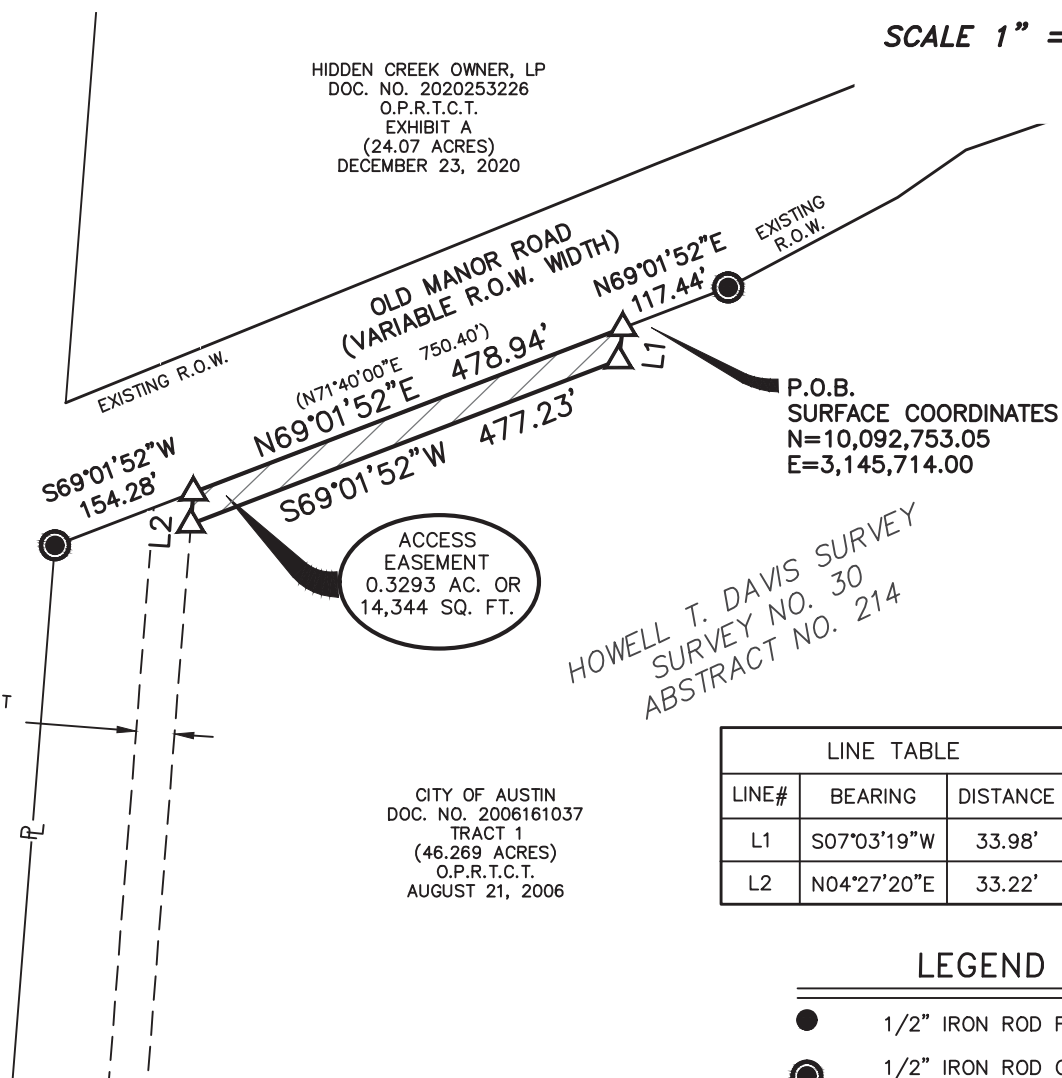
Issued 02/03/2023

AUSTIN GRID P-27
TCAD# 0226310607

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.3293 AC. OR 14,344 SQ. FT. OF LAND OUT OF
THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 200'

HIDDEN CREEK OWNER, LP
DOC. NO. 2020253226
O.P.R.T.C.T.
EXHIBIT A
(24.07 ACRES)
DECEMBER 23, 2020



P.O.B.
SURFACE COORDINATES
N=10,092,753.05
E=3,145,714.00

HOWELL T. DAVIS SURVEY
SURVEY NO. 30
ABSTRACT NO. 214

40' WATERLINE EASEMENT
DOC. NO. 2003241003
O.P.R.T.C.T.

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

CITY OF AUSTIN
DOC. NO. 2006161037
TRACT 1
(46.269 ACRES)
O.P.R.T.C.T.
AUGUST 21, 2006

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S07°03'19"W	33.98'
L2	N04°27'20"E	33.22'

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD CAP STAMPED "HOLT CARSON" FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION

NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000070.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

02/03/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



TCAD# 0226310607 ISSUED: 02-03-2023
SURVEYED BY: PAGE 3 OF 3

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500