

Exhibit " A "

Grand Oaks Owners Association
to
The City of Austin
(Wastewater Easement)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 0.037 ACRE (1,625 SQUARE FEET) OF LAND SITUATED IN THE THEODORE BISSEL SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 15, BLOCK "J", GRAND OAKS SUBDIVISION AMENDED PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300192 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO GRAND OAKS OWNERS ASSOCIATION BY SPECIAL WARRANTY DEED SEPTEMBER 22, 2005 AND RECORDED IN DOCUMENT NO. 2005177474 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.037 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod with a cap stamped "Landesign" found on the present northerly right-of-way line of Davis Lane, also being on the southerly line of said Lot 15;

THENCE, along the present northerly right-of-way line of Davis Lane and the southerly line of said Lot 15, N 61°18'23"W, a distance of 226.54 feet to a calculated point for the **POINT OF BEGINNING** and the southeast corner of the herein described tract, having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 0.999981359) coordinate values of: **N=10,041,086.34, E=3,090,455.41;**

THENCE, continuing along the present northerly right-of-way line of Davis Lane

and the southerly line of said Lot 15, **N 61°18'23"W**, a distance of **15.08** feet to a calculated point for the southwest corner of the herein described tract, from which a ½" iron rod with a cap stamped "KC Eng." found at an angle point in the old northerly right-of-way line of Davis Lane, same being an angle point in the southerly line of that certain strip of land dedicated for right-of-way purposes by said Grand Oaks Subdivision Amended Plat bears **N 61°18'23"W**, a distance of 250.58 feet and **S 27°15'51"W**, a distance of 19.01 feet;

THENCE, departing the present northerly right-of-way line of Davis Lane and crossing said Lot 15 with the following two (2) courses:

- 1.) **N 34°37'40"E**, a distance of **65.98** feet to a calculated point for an angle point;
- 2.) **N 07°13'27"E**, a distance of **46.98** feet to a calculated point on the curving northerly line of said Lot 15, also being the curving southerly right-of-way line of Brock Circle, for the northwest corner of the herein described tract, from which a calculated point for a northerly corner of said Lot 15, also being the northeast corner of Lot 1, Block "J" bears a sub-chord of **N 31°41'00"W**, a distance of 12.16 feet and from said calculated point a ½" iron rod found with a cap stamped "Landesign" found at the easterly common corner of Lot 1 and Lot 2, Block "J" bears a sub-chord of **N 18°32'51"W**, a distance of 44.91 feet;

THENCE, along the northerly line of said Lot 15 and the southerly right-of-way line of Brock Circle along a curve to the left an arc distance of 20.72 feet to a calculated point for the northeast corner of the herein described tract. Said curve having a radius of 125.00 feet, a delta angle of 09°29'53" and a sub-chord bearing **S 39°13'13"E**, a distance of **20.70** feet. From said calculated point a calculated point for the Point of Tangency of said curve bears a sub-chord of **S 57°39'06"E**, a distance of 59.13 feet and from which a disturbed ½" iron rod found bears **N 73°48'11"E**, a distance of 0.57 feet;

THENCE, departing the present curving southerly right-of-way line of Brock Circle and crossing said Lot 15 with the following two (2) courses:

- 1.) **S 07°13'27"W**, a distance of **36.37** feet to a calculated point for an angle point;
- 2.) **S 34°37'40"W**, a distance of **68.07** feet to the **POINT OF BEGINNING** and containing **0.037** acre (1,625 Square Feet) of land.

"This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey made on the ground in October 2008." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. The controlling monuments for this project are a 60D nail set in the centerline of a grass median 100'+/- south of the intersection of the centerline of Sweet Clover Drive and the centerline of Empress Boulevard, having grid coordinate values of N=10,041,636.35, E=3,091,248.47 and a mag nail with washer stamped "COA Public Works" set 20'+/- south of the intersection of the centerline of Davis Lane and the centerline of Empress Boulevard, having grid coordinate values of N=10,040,888.09, E=3,090,778.98. The distances shown are surface distances. The combined scale factor is 0.999981369.



Mary P. Hawkins 6/16/11

Mary P. Hawkins, R.P.L.S. No. 4433
Engineering Services Division
Department of Public Works
City of Austin

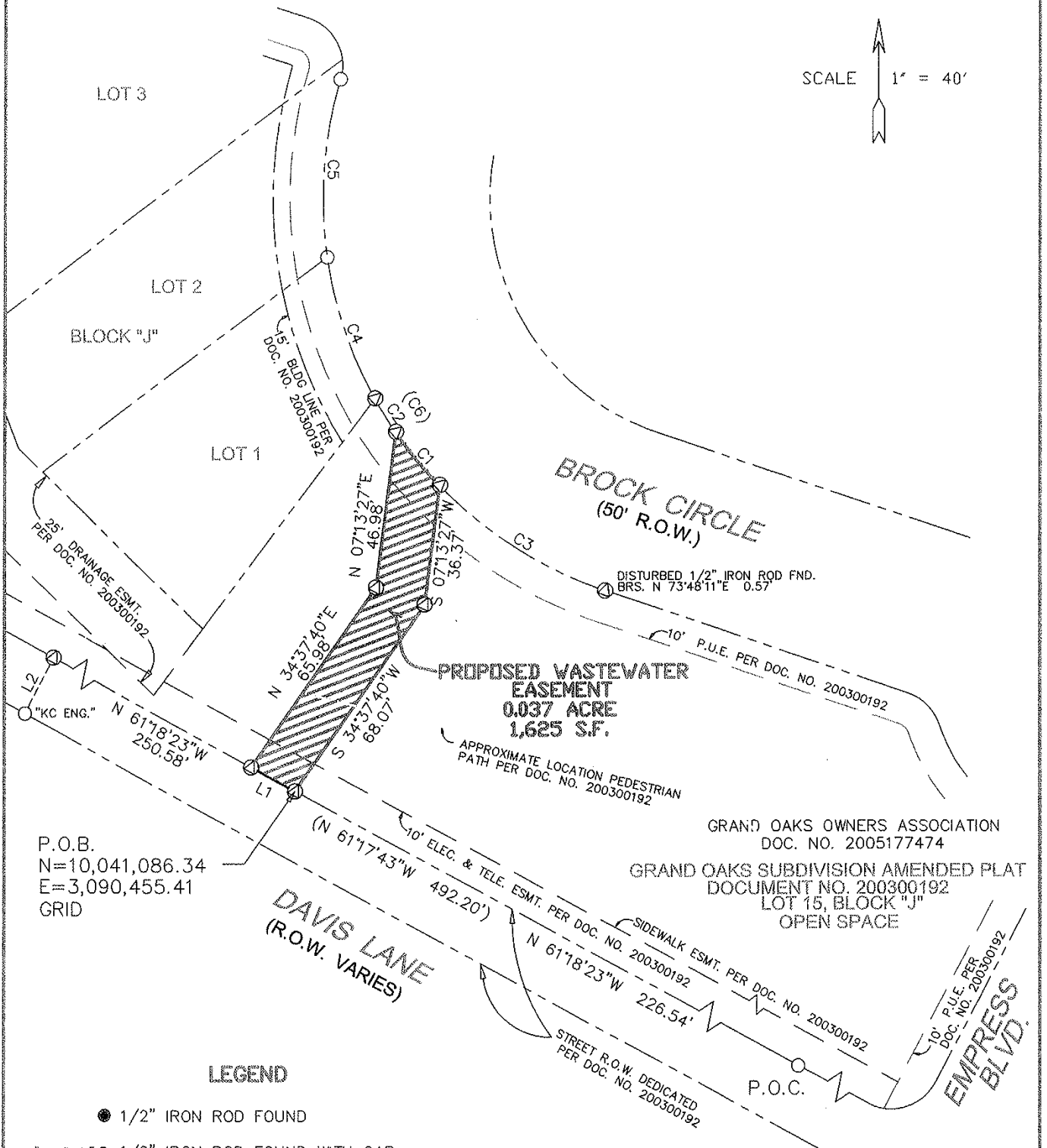
REFERENCES

TCAD Parcel No. 04-2421-17-05
Austin Grid E-15

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760
Austin Texas, 78704 – Ph (512) 974-2661 – Fax (512) 974-7179

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 40'



LEGEND

- 1/2" IRON ROD FOUND
- "KC ENG." ○ 1/2" IRON ROD FOUND WITH CAP STAMPED "KC ENG."
- 1/2" IRON ROD FOUND WITH CAP STAMPED "LANDESIGN"
- ⊙ CALCULATED POINT
- () RECORD INFORMATION

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DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-2661
FAX (512) 974-7179



SKETCH -) ACCOMPANY LEGAL DESCRIPTION

NO.	RADIUS	ARC	DELTA	BEARING	CHORD
C1	125.00'	20.72'	09°29'53"	S 39°13'13"E	20.70'
C2	125.00'	12.16'	05°34'33"	N 31°41'00"W	12.16'
C3	125.00'	59.70'	27°21'51"	S 57°39'06"E	59.13'
C4	125.00'	45.15'	20°41'47"	N 18°32'51"W	44.91'
C5	125.00'	54.10'	24°47'57"	N 04°10'14"E	53.68'
(C6)	(125.00')	(191.88")	(87°57'12")	(S 27°26'43"E)	(173.59')

NO.	BEARING	DISTANCE
L1	N 61°18'23"W	15.08'
L2	S 27°15'51"W	19.01'

BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. THE CONTROLLING MONUMENTS FOR THIS PROJECT ARE A 60D NAIL SET IN CENTERLINE OF A GRASS MEDIAN 100'+/- SOUTH OF THE INTERSECTION OF THE CENTERLINE OF SWEET CLOVER DRIVE AND THE CENTERLINE OF EMPRESS BOULEVARD HAVING GRID COORDINATE VALUES OF N=10,041,636.35. E=3,091,248.47 AND A MAG NAIL WITH WASHER STAMPED "COA PUBLIC WORKS" SET 20'+/- SOUTH OF THE INTERSECTION OF THE CENTERLINE OF DAVIS LANE AND THE CENTERLINE OF EMPRESS BOULEVARD HAVING GRID COORDINATE VALUES OF N=10,040,888.09, E=3,090,778.98. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 0.999981369.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN OCTOBER 2008 WITH THE BENEFIT OF A TITLE COMMITMENT, CHICAGO TITLE INSURANCE COMPANY, FILE NO. CTA-07-CTA11000799JP.

Mary P. Hawkins 6/16/11
 MARY P. HAWKINS, R.P.L.S. NO. 4433 DATE
 DRAWN BY: MARY P. HAWKINS
 FILE: DAVIS LANE WASTEWATER ESMT.-REV 2 (2000).DWG
 FB. 4007, PG. 37



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DEPARTMENT OF PUBLIC WORKS
 ENGINEERING SERVICES DIVISION
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