

Cynthia S. Schneider
aka Cynthia S. Whitis
to
City of Austin
(For Slope Easement)

EXHIBIT A

Parcel 4738.03 SE

BEING 0.012 OF ONE ACRE (503 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE MARIQUITA CASTRO LEAGUE SURVEY No. 50, ABSTRACT NO. 160 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE REMAINDER OF LOT A, M & J ADDITION SECTION 3, RECORDED IN BOOK 85, PAGE 1D-2A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO CYNTHIA S. SCHNEIDER AKA CYNTHIA S. WHITIS BY SPECIAL WARRANTY DEED EXECUTED ON JANUARY 17, 2005 AND FILED FOR RECORD ON FEBRUARY 10, 2005, RECORDED IN DOCUMENT 2005022777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.012 OF ONE ACRE (503 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2 inch iron rod found in the northwesterly right-of-way line of Harris Branch Parkway (R.O.W. varies), at the most easterly corner of said Lot A, same being in a southwesterly line of Lot 7 of M & J Addition Section 2, recorded in Book 79, Page 158 of the Plat Records of Travis County, Texas, for the Point of Beginning and the most easterly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, US Feet, Surface Adjustment Factor 0.99989) values of N=10112180.68 and E=3155886.22;


1) THENCE, South 27°22'37" West, a distance of 53.17 feet, with the northwesterly right-of-way line of Harris Branch Parkway and a southeasterly line of said Lot A, to a calculated point for the most southerly corner of the herein described tract of land, from which a 5/8 inch iron rod found in the northeasterly line of Howard Lane (R.O.W. varies) and in a southwesterly line of the remainder of said Lot A, bears South 27°22'37" West, a distance of 306.43 feet, to a calculated point in the northwesterly right-of-way line of Harris Branch Parkway and in the northeasterly line of Howard Lane, at the point of curvature of a non-tangent circular curve to the right, and along said curve to the right of 25.00 feet radius, an arc distance of 34.94 feet, having an angle of intersection of 80°04'20", (the long chord of said curve bears South 78°21'47" West, a distance of 32.16 feet);

2) THENCE, North 62°11'34" West, a distance of 9.66 feet, leaving the northwesterly right-of-way line of Harris Branch Parkway and the southeasterly line of said Lot A and crossing said Lot A, to a calculated point for the most westerly corner of the herein described tract of land;

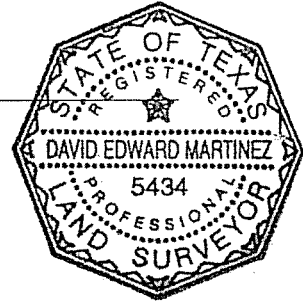
3) THENCE, North 27°48'26" East, a distance of 53.24 feet, to a calculated point in a northeasterly line of said Lot A and a southwesterly line of said Lot 7, for the most northerly corner of the herein described tract of land, from which a 1/2 inch iron rod found in the southwesterly right-of-way line of Gregg Lane (ROW Varies), at the most northerly corner of said Lot 7 and the most easterly corner of Lot 6 of said M & J Addition Section 2, bears North 61°45'21" West, a distance of 211.25 feet to a calculated point at the most westerly corner of said Lot 7 and the most southerly corner of said Lot 6, and North 28°14'37" East a distance of 937.48 feet;

4) THENCE, South 61°45'21" East, a distance of 9.26 feet, with a northeasterly line of said Lot A and a southwesterly line of said Lot 7, to the Point of Beginning and containing an area of 0.012 of one acre (503 s.f.) of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.


David Edward Martinez
Registered Professional Land Surveyor 5434

01/18/13
Date



MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767

The grid coordinates shown are Texas State Plane, Central Zone, Nad 83, established from TxDOT/TTA Control Monuments M-108, N2270074 and A2270064. For surface coordinates, divide grid coordinates by 0.99989. The project reference control points are a 2" brass disc stamped 'MWM_1' in the north end of the center median of Harris Branch Boulevard, approximately 3,200 feet north of Parmer Lane, grid coordinates N=10111219.51, E=3155464.83, and control point 16, 'X' cut in the top of curb, at the approximate intersection of the prolongation of the centerline of Proposed Howard Lane, and the west curb line of the south access road of SH 130, grid coordinates N=10108965.05, E=3163414.77. All distances shown hereon are surface distances.

TCAD No.: 0250430207
City Grid: Q31, Q32

FIELD NOTES REVIEWED

By:  Date 1/22/13

Engineering Support Section
Department of Public Works
and Transportation

THE GRID COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD83. FOR SURFACE COORDINATES DIVIDE GRID COORDINATES BY A SURFACE ADJUSTMENT FACTOR OF 0.99989. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. PROJECT REFERENCE POINTS ARE A 2" BRASS DISC STAMPED MWM-1, N=10111219.51, E=3155464.83 (GRID) AND TRV 16, AN X CUT AT THE INTERSECTION OF THE PROPOSED HOWARD LANE CENTERLINE AND THE WEST CURBLINE OF THE SOUTHBOUND ACCESS ROAD OF SH 130 N=10108965.05, E=3163414.77 (GRID).

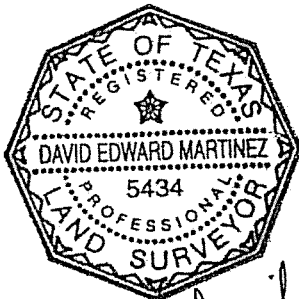
SCALE:
1"=100'

LEGEND:

- △ CALCULATED POINT
- × "X" CUT IN CONCRETE FOUND
- ⊙ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ IRON ROD WITH CAP FOUND
- ⊗ NAIL FOUND
- () INDICATES RECORD DATA
- PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCT REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- CHP CHAPPARAL
- MWM MWM DESIGN GROUP
- POB POINT OF BEGINNING

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°56'10" (90°52'31")	25.00' (25.00')	39.68' (39.65')	S72°55'52"W (N72°19'21"E)	35.64' (35.62')
C2	80°04'20"	25.00'	34.94'	S78°21'47"W	32.16'
C3	10°51'50"	25.00'	4.74'	N32°53'42"E	4.73'

LINE	BEARING	LENGTH
L1	S27°22'37"W	53.17'
L2	N62°11'34"W	9.66'
L3	S61°45'21"E	9.26'



HOWARD LANE
(114' ROW)

MARIQUITA CASTRO LEAGUE
SURVEY No. 50
ABSTRACT No. 160

17.5' P.U.E.
BK. 85, PG. 1D-2A
PRTCT

M & J ADDITION
SECTION 3
BK. 85, PG. 1D
PRTCT

LOT A

CYNTHIA S. SCHNEIDER
AKA CYNTHIA S. WHITIS
DOC. 2005022777 OPRTCT

4738.03 SE
0.012 AC N27°48'26"E
BK. 85, PG. 1D-2A (503 S.F.) 53.24'

M & J ADDITION
SECTION 2
BK. 79, PG. 158 PRTCT

LOT 6

GREGG LANE
(ROW VARIES)

(S31°43'W) (937.62')
N28°14'37"E 937.48' 1/2

10' PUE
BK. 79, PG. 158 PRTCT

BOBBY WAYNE RICHIE
VOL. 10767, PG. 542
RPRTCT
VICKIE LEE
DOC. 2006221659 OPRTCT

LOT 7

LATERAL SUPPORT ESMT
DOC. 2004124330 OPRTCT

40' B.L.
BK. 79, PG. 158 PRTCT

R.O.W. ESMT (WATERLINE)
DOC. 2003073597 OPRTCT

HARRIS BRANCH PARKWAY
(ROW VARIES)

AUSTIN HB RESIDENTIAL
PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
VOL. 12731, PG. 1051 RPRTCT

S61°45'26"E 0.91'
(N61°45'26"W (0.91'))

INSET A
N.T.S.

POINT OF
BEGINNING
N=10112180.68
E=3155886.22

mwm
Design Group

305 East Huntland Dr.
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 11 JAN 13
JOB NO: 44204
FILE: 4738.03-SE

3

3 OF 3