



## EXHIBIT "A"

**SURVEY OF 10.447 ACRES OR 455,086 SQUARE FEET OF LAND IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF THE REMAINDER OF THAT CALLED 166.598 ACRES OF LAND AS DESCRIBED TO GEORGE W. BREWER IN THAT CERTAIN PARTITION DEED AS RECORDED IN VOLUME 9106, PAGE 615, REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS, SAID 10.447 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH PREPARED HERewith AND LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:**

**BEGINNING** at a calculated point in the approximate center of Onion Creek (Grid Coordinates of N (Y) 10030268.968, E(X) 3105061.904 United States State plane Coordinates System, Texas Central Zone 4203, NAD83) for the northwest corner of that portion of the remainder of the said Brewer 166.598 acres of land situated to the east and adjoining the northeast right-of-way line of Slaughter Lane a dedicated road in Travis County, Texas, having a one hundred and twenty foot right-of-way width as described in Volume 11818, Page 224, Real Property Records Travis County, Texas, same being the northwest corner of the herein described 10.447 acres of land, same being the southwest corner of a called 25.156 acres of land described to City of Austin in that certain Special Warranty Deed (Parkland) as recorded in document number 2015001655 Official Public Records Travis County, Texas, same being a point on the northeast right-of-way line of the said Slaughter Lane and from this point a one-half inch iron rod found on the common dividing line of the said 25.156 acres of land and the northeast right-of-way line of the said Slaughter Lane bears North 25°06'23" West, a distance of 125.49 feet;

**THENCE** departing the northeast right-of-way line of the Slaughter Lane and along the common dividing line of the said City of Austin 25.156 acres of land and the said Brewer 166.598 acres of land, same being the approximate centerline of the said Onion Creek the following six (6) courses:

- 1) South 66°30'59" East, a distance of 73.16 feet to a calculated point for an interior angle corner of the herein described 10.447 acres of land;
- 2) South 85°37'28" East, a distance of 102.55 feet to a calculated point for an interior angle corner of the herein described 10.447 acres of land;
- 3) North 86°11'54" East, a distance of 92.85 feet to a calculated point for an exterior angle corner of the herein described 10.447 acres of land;
- 4) S77°52'12" East, a distance of 203.77 feet to a calculated point for an interior angle corner of the herein described 10.447 acres of land;
- 5) North 87°59'34" East, a distance of 186.27 feet to a calculated point for an interior angle corner of the herein described 10.447 acres of land;
- 6) North 83°44'37" East, a distance of 167.94 feet to a calculated point for the northeast corner of the herein described 10.447 acres of land and the said Brewer 166.598 acres of land, same being an interior angle corner of the said City of Austin 25.156 acres of land;

**THENCE** South 29°49'47" East, along the common dividing line of the said City of Austin 25.156 acres of land and the said Brewer 166.598 acres of land a distance of 28.22 feet to an iron rod with plastic cap stamped "RPLS 5548" set for the most easterly corner of the herein described 10.447 acres of land, same being the northwest corner of that called 5.253 acres of land as condemned and awarded to the Lower Colorado River Authority as described in Volume 12454, Page 80, Real Property Records Travis County, Texas, and a point on last said common dividing line and from this point the south corner of the said City of Austin 25.156 acres of land bears South 29°49'47" East, passing at a distance of 161.57 feet an aluminum capped iron rod found for the northeast corner of the said 5.253 acres of land and continuing an additional distance of 47.69 feet for a Total Distance of 209.26 feet to a one inch iron rod found for a point on the northeast line of the said Brewer 166.598 acres of land;

**THENCE** South 08°26'08" West, with the northwest line of the said Lower Colorado River Authority 5.253 acres of land and severing from the said Brewer 166.598 acres of land a distance of 974.29 feet to an iron rod with a plastic cap stamped "RPLS 5548" set for the south corner of the herein described 10.447 acres of land, same being a point on the curving northeast right of way line of the said Slaughter Lane and from this point a one-half inch iron rod found for the point of tangency of said curve bears South 63°01'42" East, a chord distance of 655.85;

**THENCE** departing the westerly line of said Lower Colorado River Authority 5.253 acres of land and coincident with the northeast right-of-way line of Slaughter Lane, same being the southwest line of the east remainder of the said Brewer 166.598 acres of land the following two (2) courses:

- 1) With said curve to the right having the following curve elements: Delta Angle 26°43'11", Arc Length 788.13 feet, Radius Length 1690.00 feet the chord of which bears North 38°28'48" West, a Chord Distance of 781.00 feet to a one-half inch iron rod found for the point of tangency of said curve;
- 2) North 25°06'23" West, a distance of 178.14 feet to an iron rod with a plastic cap stamped "RPLS 5548" for an exterior angle corner of the herein described 10.447 acres of land, same being a point on said Slaughter Lane right-of-way and the southwest line of the east remainder of the said Brewer 166.598 acres of land;

**THENCE** severing from said Brewer 166.598 acres of land and along an existing barbed wire fence for the occupied south, east and north line of a cemetery the following three (3) courses:

- 1) North 81°27'54" East, a distance of 65.03 feet to a wood corner post found for an interior angle corner of the herein described 10.447 acres of land and the occupied southeast corner of said cemetery;
- 2) North 12°05'46" West, a distance of 56.02 feet to a wood corner post found for an interior angle corner of the herein described 10.447 acres of land and the occupied northeast corner of the said cemetery;
- 3) South 89°42'14" West, a distance of 82.57 feet to an iron rod with plastic cap stamped "RPLS 5548" for an exterior angle corner of the herein described 10.447 acres of land, same being a point on the northeast right-of-way line of the said Slaughter Lane and the southwest line of the east remainder of the said Brewer 166.598 acres of land;

**THENCE** North 25°06'23" West, a distance of 221.24 feet to the **POINT OF BEGINNING** and containing 10.447 acres of land or 455,086 square feet of land more or less.

**BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.**

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision in February 2017.

Prepared By: **AUSTIN ENERGY**

  
**Robert C. Steubing**  
Registered Professional Land Surveyor No. 5548



  
Date