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Doucetengineers.com

EXHIBIT “ A ”

**East Creek ATX, LLC
To
City of Austin
(Wastewater Easement)
WE**

LEGAL DESCRIPTION FOR PARCEL 5272.25 WE

BEING A 2.106-ACRE EASEMENT OUT OF THE MARIQUITA CASTRO SURVEY, ABSTRACT NUMBER 160, SECTION 50, TRAVIS COUNTY, TEXAS, SAID EASEMENT BEING PART OF A CALLED 47.733-ACRE TRACT, CONVEYED TO EAST CREEK ATX, LLC, RECORDED IN DOCUMENT NUMBER 2022008621, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.]; SAID 2.106-ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped “LANDSIGN” found in the existing northeast right-of-way line of Hulsey Street, a 60 feet width right-of-way, recorded in Volume 61, Page 64 of the Plat Records of Travis County, Texas [P.R.T.C.T.], and for the southwest corner of said 47.733-acre tract, and an angle corner of a called 38.73-acre tract, conveyed to RH Pioneer North LLC, recorded in Document Number 2021093293 [O.P.R.T.C.T.], same being for the southwest corner of the easement described herein;

THENCE, N30°51'07"E, with the common line of said 47.733-acre tract and said 38.73-acre tract, for a distance of 579.52 feet to a 60D Nail set for the north corner of the easement described herein;

THENCE, over and across said 47.733-acre tract, the following three (3) courses:

- 1) S12°32'52"E, for a distance of 72.77 feet to a 60D Nail set for the northeast corner of the easement described herein,
- 2) S30°51'07"W, for a distance of 479.11 feet to a 60D Nail set for an angle corner of the easement described herein, and
- 3) S51°23'20"E, for a distance of 1,281.09 feet to a 60D Nail set in the common line of said 47.733-acre tract and a called 39.314-acre tract, conveyed to Harris Branch Master Association, Inc., recorded in Document Number 2006057009 [O.P.R.T.C.T.], and for the southeast corner of the easement described herein;

THENCE, S32°35'01"W, with the common line of said 47.733-acre tract and said 39.314-acre tract, for a distance of 50.33 feet to a 60D Nail set for the common corner of said 47.733-acre tract and a right-of-way dedication, recorded in Volume 61, Page 64 [P.R.T.C.T.], and for the south corner of the easement described herein;

THENCE, N51°23'12"W, with the common line of said 47.733-acre tract and said right-of-way dedication, for a distance of 1,307.43 feet to a 60D Nail set for an angle corner of the easement described herein;

THENCE, N61°17'09"W, with the common line of said 47.733-acre tract and said right-of-way dedication, for a distance of 22.41 feet to the **POINT OF BEGINNING** of the easement described herein and containing 2.106-acres more or less.

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



EXHIBIT "A"

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD 83 (2011), Epoch 2010.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.

A handwritten signature in blue ink, appearing to read "Chris Terry".

10/27/2022

Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates
CTerry@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

Date



FIELD NOTES REVIEWED

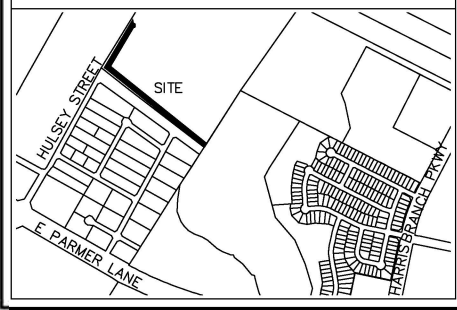
BY DATE: 11/03/22

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

REFERENCES

TCAD PID No. 247925
TCAD GID No. 0242410102
Vesting deed Doc. No. 2022008621

VICINITY MAP NOT TO SCALE



MARIQUITA CASTRO SURVEY ABSTRACT NO. 160, SECTION 50

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008.
UNITS: US SURVEY FEET.

UTILITY NOTE:
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

TITLE COMMITMENT NOTES:
THE EASEMENTS SHOWN OR NOTED AN ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. GF. NO. ATA-91-AUT20008317KAY, EFFECTIVE DATE SEPTEMBER 28, 2022, ISSUED ON OCTOBER 11, 2022.

LEGEND

| | |
|--------------|---|
| | SUBJECT EASEMENT |
| | EXISTING EASEMENT |
| | EXISTING PROPERTY LINE |
| | EDGE OF PAVEMENT |
| | OVERHEAD ELECTRIC |
| | 1/2" IRON ROD FOUND [UNLESS NOTED] |
| | CALCULATED POINT |
| | 60D NAIL SET |
| P.O.B. | POINT OF BEGINNING |
| P.R.T.C.T. | PLAT RECORDS, TRAVIS COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S12°32'52"E | 72.77' |
| L2 | S32°35'01"W | 50.33' |
| L3 | N61°17'09"W | 22.41' |



GRAPHIC SCALE: 1" = 250'

RH PIONEER NORTH LLC
CALLED 38.73 AC
DOC. NO. 2021093293
O.P.R.T.C.T.

EAST CREEK ATX, LLC
CALLED 47.733 ACRE
DOC. NO. 2022008621
O.P.R.T.C.T.

57,225 WE
2,106 ACRE
(91,720 SQ. FT.)
(435 SQ. FT. TOTAL EASEMENT OVERLAP)

CITY OF AUSTIN
ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT
CALLED 5.110 ACRES
DOC. NO. 2019176698
DOC. NO. 2019089787
O.P.R.T.C.T.

ITEM h.
CITY OF AUSTIN
20' WASTEWATER LINE EASEMENT
CALLED 0.9329 ACRES
OUT OF CALLED 47.72 ACRES
(PARENT 87.57 ACRES.)
VOL. 10768, PG. 2089
R.P.R.T.C.T.
(435 SQ. FT. EASEMENT OVERLAP)

P.O.B.
LANDSIN
HULSEY STREET
60' WIDE ROW LOT 61, PG. 64

AREA DEDICATED FOR STREET
VOL. 61, PG. 64
P.R.T.C.T.

BLOCK A
LOT 2

BALES AND WARREN
SUBDIVISION

BLOCK B
LOT 1

BLOCK C
LOT 1

HARRIS BRANCH
MASTER ASSOCIATION, INC
CALLED 39.314 ACRES
DOC NO. 2006057009
O.P.R.T.C.T.

STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Christopher W. Terry

10/27/2022

DATE

CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATES, INC.
CTERRY@DOUCETENGINEERS.COM



| | |
|--------------|------------|
| Date: | 10/27/2022 |
| Drawn by: | JRT |
| Reviewer: | CWT |
| Project: | 1570-034 |
| Field Book: | 548 |
| Party Chief: | JSM |
| Survey Date: | 03-07-2020 |

CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION

2.106 ACRE (91,720 SQUARE FEET)
WASTEWATER EASEMENT

TRAVIS COUNTY, TEXAS

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800



SCALE
1" = 250' Sheet: 3 OF 3