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Doucetengineers.com

EXHIBIT “ A ”

**Harris Branch Residential Property Owners Association, Inc.,
A Texas non-profit Corporation
To
City of Austin
(Wastewater Easement)
WE**

LEGAL DESCRIPTION FOR PARCEL 5272.29 WE

BEING A 0.9254-ACRE EASEMENT OUT OF THE MARIQUITA CASTRO SURVEY, ABSTRACT NUMBER 160, SECTION 50, TRAVIS COUNTY, TEXAS, SAID EASEMENT BEING PART OF LOT 63, BLOCK A (WATER QUALITY, DETENTION, DRAINAGE EASEMENT, OPEN SPACE AND COMMON AREA) EDINBURGH GARDENS SECTION ONE, RECORDED IN DOCUMENT NUMBER 200500005 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.]; BEING THAT SAME TRACT DESCRIBED TO HARRIS BRANCH RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005214167 [O.P.R.T.C.T.]; SAID 0.9254-ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with cap stamped “G & R” found for the southeast corner of said Lot 63 and for the southwest corner of Lot 1, Block A, said Edinburgh Gardens Section One, being that same tract described to Harris Branch Residential Property Owners Association, Inc., A Texas non-profit Corporation, recorded in Document Number 2005214167 [O.P.R.T.C.T.] and being in the existing north right-of-way line of E. Parmer Lane (F.M. 734), 120-foot wide right-of-way as recorded in Volume 10711, Page 1848 of the Real Property Records of Travis County, Texas [R.P.R.T.C.T.];

THENCE, N77°32'51"W, with the common line of said Lot 63 and the existing north right-of-way of said F.M. 734, a distance of 36.86 feet to a 60D Nail set for the **POINT OF BEGINNING** and for the southeast corner of the easement described herein;

THENCE, N77°32'51"W, with the common line of said Lot 63 and the existing north right-of-way of said F.M. 734, a distance of 50.00 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 63 and for the southeast corner of 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 being in the existing north right-of-way of said F.M. 734, and for the southwest corner of the easement described herein;

THENCE, N11°49'53"E, partially with the common line of said Lot 63 and said 39.314-acre tract, a distance of 466.58 feet to a 60D Nail set within said Lot 63, and for an angle corner of the easement described herein;

THENCE, N38°19'17"W, over and across said Lot 63, a distance of 224.25 feet to a 60D Nail set in the common line of said Lot 63 and said 39.314-acre tract, and for an angle corner of the easement described herein;

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



DOUCET

THENCE, N23°04'45"W, with the common line of said Lot 63 and said 39.314-acre tract, a distance of 190.19 feet to a 60D Nail set for the northwest corner of the easement described herein;

THENCE, over and across said Lot 63 the following two (2) courses:


- 1) S38°19'17"E, for a distance of 431.14 feet to a 60D Nail set for an angle corner of the easement described herein, and
- 2) S11°49'53"W, for a distance of 490.52 feet to the **POINT OF BEGINNING** of the easement described herein and containing 0.9254-acres more or less.

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.


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

06/03/2022

Date



FIELD NOTES REVIEWED
 BY:  DATE: 06/08/22
 CITY OF AUSTIN
 PUBLIC WORKS DEPARTMENT

REFERENCES

TCAD PID No. 712308
 TCAD GID No. 0245430511
 Vesting deed Doc. No. 2005214167

VICINITY MAP NOT TO SCALE

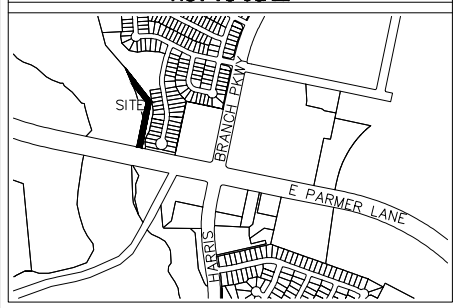
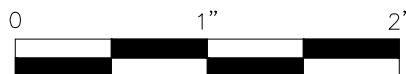


EXHIBIT "A"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N77°32'51"W	50.00'
L2	N23°04'45"W	190.19'

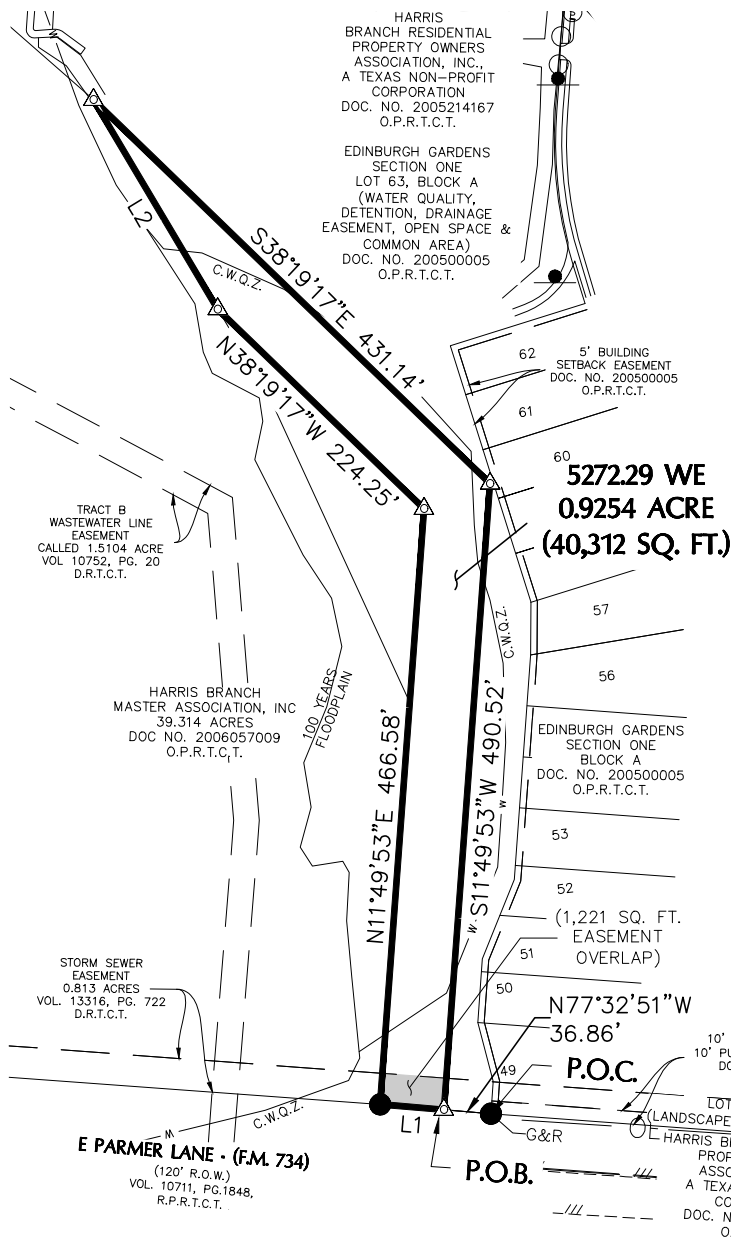


GRAPHIC SCALE: 1" = 150'

LEGEND

	SUBJECT EASEMENT
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC
	APPROXIMATED C.W.Q.Z.
	APPROXIMATED W.Q.T.Z.
	1/2" IRON ROD FOUND [UNLESS NOTED]
	CALCULATED POINT
	60D NAIL SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
W.Q.T.Z.	WATER QUALITY TRANSITION ZONE
C.W.Q.Z.	CRITICAL WATER QUALITY ZONE
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

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 STEWART TITLE GUARANTY COMPANY, FILE NO. 1622178, EFFECTIVE DATE MARCH 10, 2022, ISSUED ON MARCH 25, 2022.



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
06/03/2022
DATE
CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATES, INC.
CTERRY@DOUCETENGINEERS.COM

Date:	06/03/2022
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

0.9254 ACRE (40,312 SQUARE FEET)
WASTEWATER EASEMENT

TRAVIS COUNTY, TEXAS

DOUCET
Civil Engineering // Entitlements // Geospatial
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Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPE Firm Number: 10105800



SCALE
1" = 150' Sheet: 3 OF 3