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Doucetengineers.com

EXHIBIT “ B ”

**Harris Branch Residential Property Owners Association, Inc.,
A Texas non-profit Corporation
To
City of Austin
(Temporary Working Space Easement)
TWSE**

LEGAL DESCRIPTION FOR PARCEL 5272.29 TWSE

BEING A 1.311-ACRE EASEMENT COMPRISED OF THREE (3) PARTS: 0.7665-ACRE (PART 1), 0.0651-ACRE (PART 2) AND 0.4789-ACRE (PART 3), 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-1.311 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1:

BEGINNING 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, for a distance of 36.86 feet to a 60D Nail set for the southwest corner of the easement described herein;

THENCE, over and across said Lot 63 the following three (3) courses:

- 1) N11°49'53"E, for a distance of 490.52 feet to a 60D Nail set for an angle corner of the easement described herein,
- 2) N38°19'17"W, for a distance of 207.18 feet to a calculated point for an angle corner of the easement described herein, and
- 3) N80°13'16"E, for a distance of 214.31 feet to a calculated point in the common line of said Lot 63 and said Edinburgh Gardens Section One, and for the beginning of a curve to the left, and for the north corner of the easement described herein;

THENCE, with the common line of said Lot 63 and said Edinburgh Gardens Section One the following ten (10) courses:

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- 1) With said curve to the left, having an arc length of 39.70 feet, a radius 325.00 feet, a delta angle of $06^{\circ}59'55''$, and a chord which bears $S06^{\circ}21'46''E$, for a distance of 39.67 feet to a calculated point for an angle corner of the easement described herein,
- 2) $S09^{\circ}43'33''E$, for a distance of 30.40 feet to a calculated point for an angle corner of the easement described herein,
- 3) $S80^{\circ}13'16''W$, for a distance of 110.28 feet to a calculated point for an angle corner of the easement described herein,
- 4) $S09^{\circ}47'46''E$, for a distance of 209.94 feet to a calculated point for an angle corner of the easement described herein,
- 5) $S07^{\circ}43'32''W$, for a distance of 40.89 feet to a calculated point for an angle corner of the easement described herein,
- 6) $S11^{\circ}46'07''W$, for a distance of 176.36 feet to a calculated point for an angle corner of the easement described herein,
- 7) $S29^{\circ}35'56''W$, for a distance of 66.67 feet to a calculated point for an angle corner of the easement described herein,
- 8) $S11^{\circ}40'42''W$, for a distance of 50.02 feet to a calculated point for an angle corner of the easement described herein,
- 9) $S06^{\circ}55'23''E$, for a distance of 47.44 feet to a calculated point for an angle corner of the easement described herein, and
- 10) $S11^{\circ}35'23''W$, for a distance of 25.29 feet to the **POINT OF BEGINNING** of the easement described herein and containing 0.7665-acres more or less.

PART 2:

COMMENCING at 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 line of said F.M. 734,

THENCE, $N11^{\circ}49'53''E$, with the common line of said Lot 63 and said 39.314-acre tract, for a distance of 314.92 feet to a calculated point for a common corner of said Lot 63 and said 39.314-acre tract, same being for the **POINT OF BEGINNING** and for the southeast corner of the easement described herein;

THENCE, $N17^{\circ}04'18''W$, with the common line of said Lot 63 and said 39.314-acre tract, for a distance of 41.38 feet to a calculated point for the southwest corner of the easement described herein;

THENCE, over and across said Lot 63, the following three (3) courses:

- 1) $N11^{\circ}49'53''E$, for a distance of 132.12 feet to a calculated point for the northwest corner of the easement described herein;
- 2) $S38^{\circ}19'17''E$, for a distance of 26.05 feet to a 60D Nail set for an angle corner of the easement described herein,
- 3) $S11^{\circ}49'53''W$, for a distance of 151.66 feet to the **POINT OF BEGINNING** of the easement described herein and containing 0.0651-acres more or less.



EXHIBIT "B"

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PART 3:

COMMENCING at a 1/2-inch iron rod with cap stamped "G & R" found in the common line of said Lot 63 and the existing west right-of-way line of Granton Cove, 60-foot wide right-of-way, recorded in Document Number 200500005 [O.P.R.T.C.T.] and for the beginning of a curve to the right;

THENCE, With said curve to the right, having an arc length of 73.84 feet, a radius of 1,025.00 feet, a delta angle of 04°07'40", and a chord which bears N13°51'54"E, for a distance of 73.83 feet, to a calculated point for the **POINT OF BEGINNING** and for the southeast corner of the easement described herein;

THENCE, over and across said Lot 63, the following five (5) courses:

- 1) N72°06'54"W, for a distance of 57.42 feet to a calculated point for an angle corner of the easement described herein,
- 2) N86°01'01"W, for a distance of 129.93 feet to a calculated point for an angle corner of the easement described herein,
- 3) S82°28'58"W, for a distance of 87.07 feet to a calculated point for an angle corner of the easement described herein,
- 4) N80°08'04"W, for a distance of 94.77 feet to a calculated point for an angle corner of the easement described herein, and
- 5) N77°09'02"W, for a distance of 201.71 feet to a calculated point in the common line of said Lot 63 and said 39.314-acre tract, and for the southwest corner of the easement described herein;

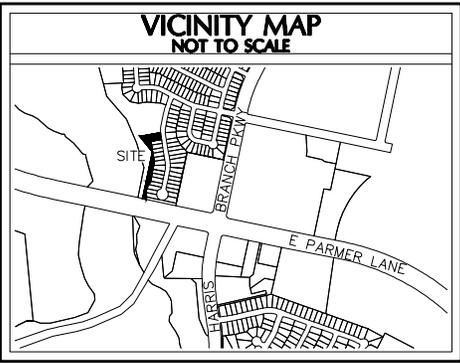
THENCE, N41°06'02"W, with the common line of said Lot 63 and said 39.314-acre tract, a distance of 59.47 feet to a calculated point for the northwest corner of the easement described herein;

THENCE, S77°09'02"E, over and across said Lot 63, a distance of 248.89 feet to a 1/2-inch iron rod with cap stamped "LENZ & ASSOC" found in the south line of said Edinburgh Gardens Section One, and for an angle corner of the easement described herein;

THENCE, with the line common to said Lot 63 and said Edinburgh Gardens Section One, the following four (4) courses:

- 1) S80°08'04"E, for a distance of 88.51 feet to a 1/2-inch iron rod with cap stamped "G & R" found for an angle corner of the easement described herein,
- 2) N82°28'58"E, for a distance of 85.25 feet to a 1/2-inch iron rod with cap stamped "G & R" found for an angle corner of the easement described herein,
- 3) S86°01'01"E, for a distance of 137.72 feet to a calculated point for an angle corner of the easement described herein, and
- 4) S72°06'54"E, for a distance of 61.09 feet to a calculated point in the common line of said Lot 63 and the existing west right-of-way of said Granton Cove, and for the beginning of a curve to the left, same being for the northeast corner of the easement described herein,

THENCE, With said curve to the left, having an arc length of 35.01 feet, a radius of 1,025.00 feet, a delta angle of 01°57'25", and a chord which bears S16°54'26"W, for a distance of 35.01 feet, to the **POINT OF BEGINNING** of the easement described herein and containing 0.4789-acres more or less.



CONTROL NOTE: EXHIBIT "B"
 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.

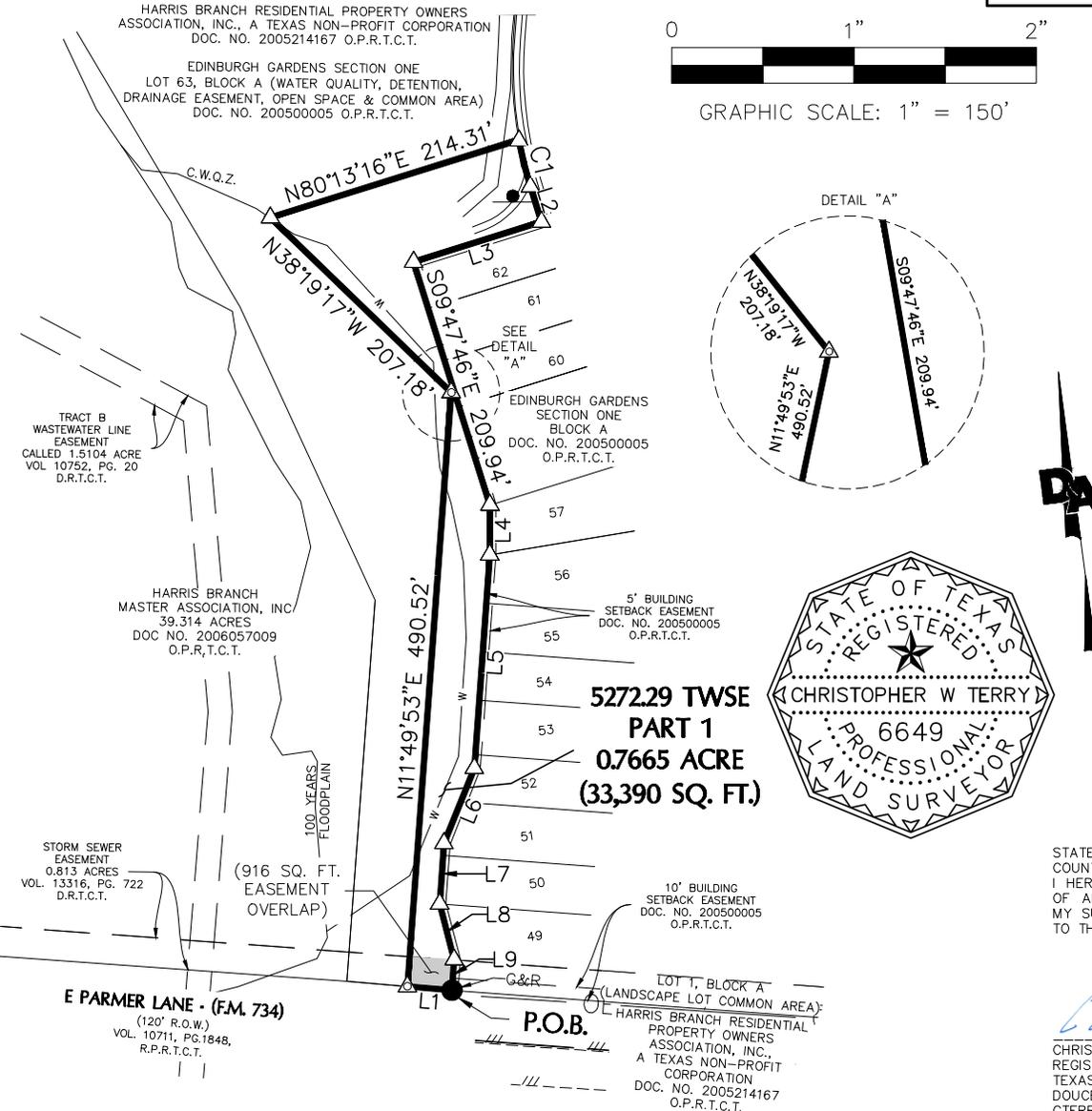
UTILITY NOTE:
 SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD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

LEGEND	
	SUBJECT EASEMENT
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EDGE OF PAVEMENT
	APPROXIMATED C.W.Q.Z.
	APPROXIMATED 100 YRS FLOOD PLAIN
	1/2" IRON ROD FOUND [UNLESS NOTED]
	CALCULATED POINT
	60D NAIL SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
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**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.70'	325.00'	6°59'55"	S06°21'46"E	39.67'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°32'51"W	36.86'
L2	S09°43'33"E	30.40'
L3	S80°13'16"W	110.28'
L4	S07°43'32"W	40.89'
L5	S11°46'07"W	176.36'
L6	S29°35'56"W	66.67'
L7	S11°40'42"W	50.02'
L8	S06°55'23"E	47.44'
L9	S11°35'23"W	25.29'



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

Chris Terry 06/03/2022
 CHRISTOPHER W. TERRY DATE
 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

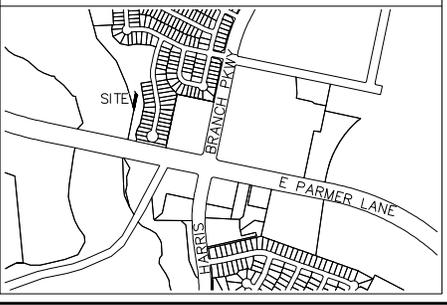
**0.7665 ACRE (33,390 SQUARE FEET) PART 1
 TEMPORARY WORKING SPACE EASEMENT**

TRAVIS COUNTY, TEXAS

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" = 150' Sheet: 5 OF 7

VICINITY MAP
NOT TO SCALE



MARIQUITA CASTRO SURVEY
ABSTRACT NO. 160, SECTION 50

EXHIBIT "B"

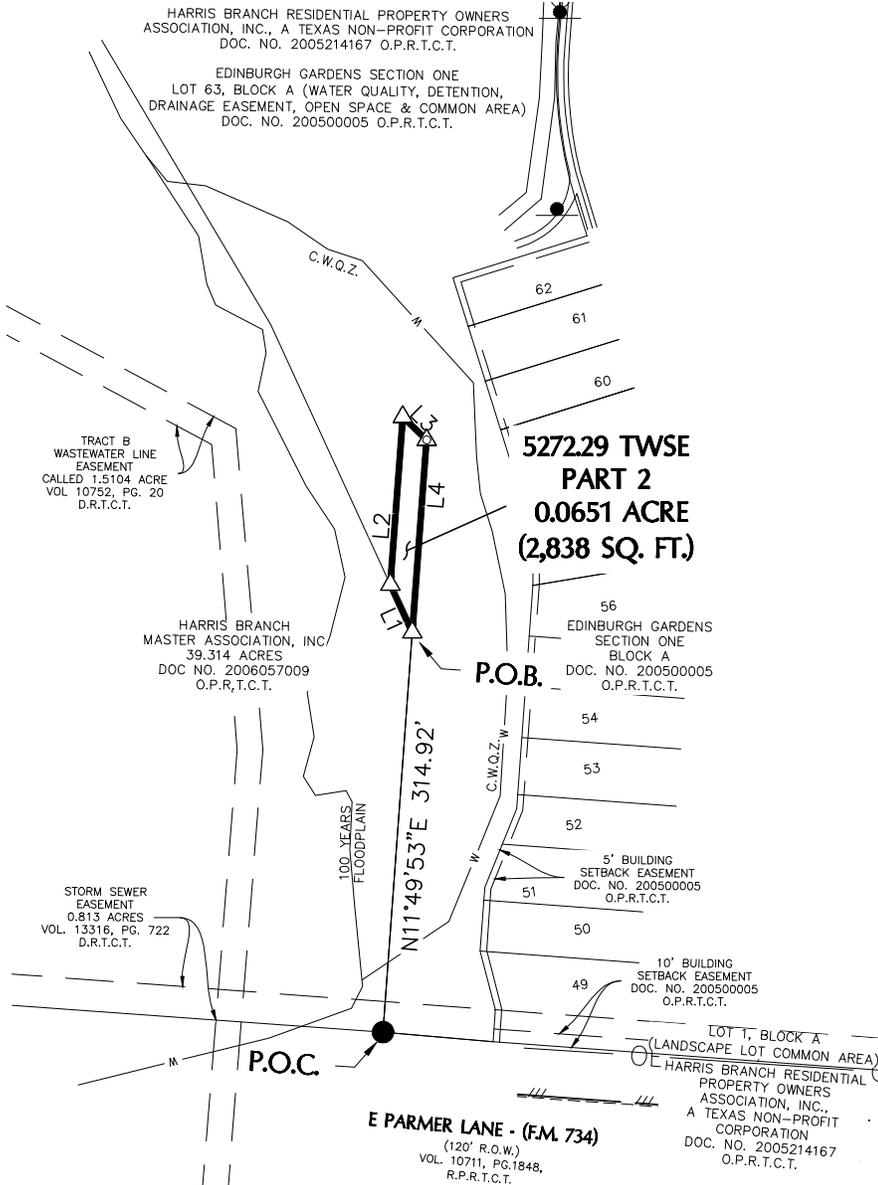
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°04'18"W	41.38'
L2	N11°49'53"E	132.12'
L3	S38°19'17"E	26.05'
L4	S11°49'53"W	151.66'

LEGEND

- SUBJECT EASEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EDGE OF PAVEMENT
- APPROXIMATED C.W.Q.Z.
- APPROXIMATED 100 YRS FLOOD PLAIN
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- CALCULATED POINT
- 60D NAIL SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 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



GRAPHIC SCALE: 1" = 150'



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:

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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

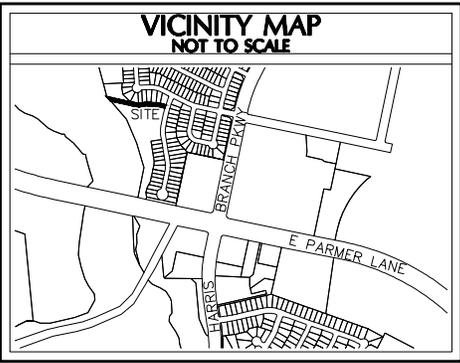
**0.0651 ACRE (2,838 SQUARE FEET) PART 2
TEMPORARY WORKING SPACE EASEMENT**

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

CITY OF AUSTIN
FOUNDED 1839

SCALE: 1" = 150' Sheet: 6 OF 7



MARIQUITA CASTRO SURVEY
ABSTRACT NO. 160, SECTION 50



GRAPHIC SCALE: 1" = 150'

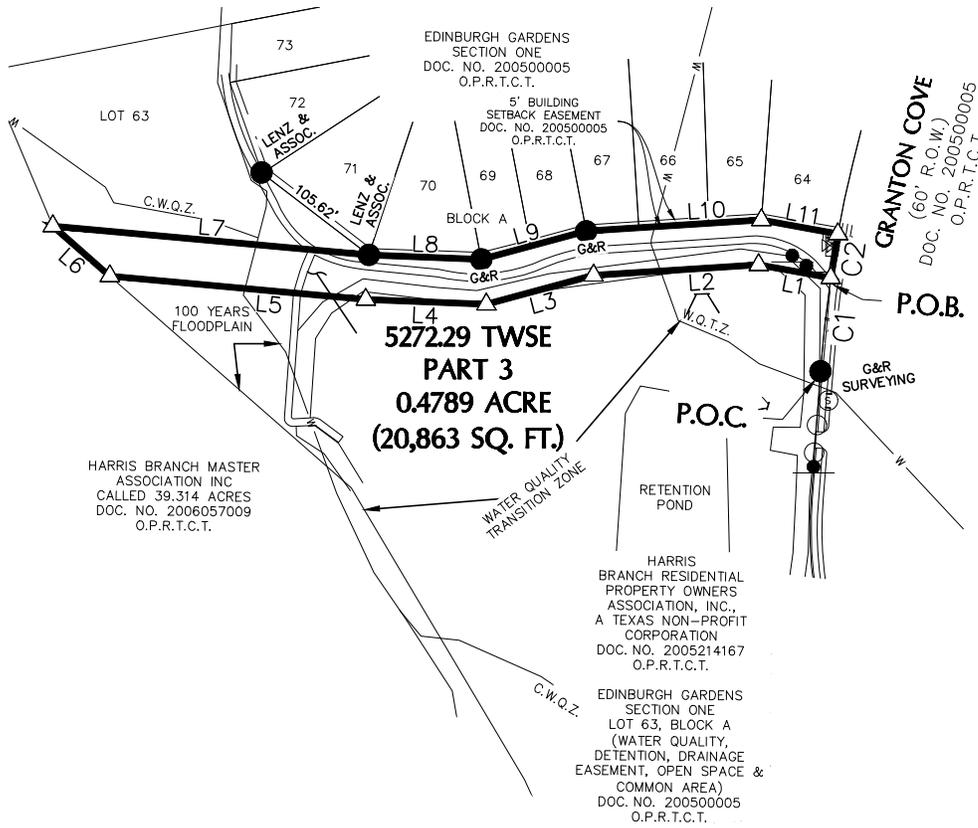
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CONTROL NOTE: BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING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

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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
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	WATER QUALITY TRANSITION ZONE
	CRITICAL WATER QUALITY ZONE
	PLAT RECORDS, TRAVIS COUNTY, TEXAS
	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	73.84'	1,025.00'	4°07'40"	N13°51'54"E	73.83'
C2	35.01'	1,025.00'	1°57'25"	S16°54'26"W	35.01'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°06'54"W	57.42'
L2	N86°01'01"W	129.93'
L3	S82°28'58"W	87.07'
L4	N80°08'04"W	94.77'
L5	N77°09'02"W	201.71'
L6	N41°06'02"W	59.47'
L7	S77°09'02"E	248.89'
L8	S80°08'04"E	88.51'
L9	N82°28'58"E	85.25'
L10	S86°01'01"E	137.72'
L11	S72°06'54"E	61.09'

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

**0.4789 ACRE (20,863 SQUARE FEET) PART 3
TEMPORARY WORKING SPACE EASEMENT**

TRAVIS COUNTY, TEXAS

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
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SCALE 1" = 150' Sheet: 7 OF 7