

EXHIBIT “A”

5245.40TWSE  
0.0070 Acre Temporary  
Working Space Easement  
Isaac Decker League, Abstract No. 8  
Travis County, Texas

DESCRIPTION FOR PARCEL 5245.40TWSE  
0.0070 OF ONE ACRE TEMPORARY  
WORKING SPACE EASEMENT

DESCRIPTION OF A 0.0070 OF ONE ACRE (305 SQUARE FOOT) EASEMENT, OUT OF THE ISAAC DECKER LEAGUE, ABSTRACT NO. 8, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 10, BLOCK C, GREENWOOD FOREST SEC. 2, A SUBDIVISION OF RECORD IN BOOK 14, PAGE 32, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 10 CONVEYED TO LEE MARIE ROBINSON BY GENERAL WARRANTY DEED WITH VENDOR’S LEIN, AS RECORDED IN DOCUMENT NO. 2022038180, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0070 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the north line of said Lot 10 and said Robinson tract, also being in the south line of Lot 11, Block C, in said Greenwood Forest Sec. 2 subdivision, said Lot 11 conveyed to Todd McDowell and wife, Kathleen McDowell by Assumption Deed, as recorded in Volume 4899, Page 1878, Deed Records, Travis County, Texas, from which a 1/2-inch iron rod found at the northeast corner of said Lot 10 and said Robinson tract, being at the southeast corner of said Lot 11 and said McDowell tract, also being in the existing west right-of-way line of Richmond Avenue (50 foot width), bears South 62°37’25” East 140.10 feet, said POINT OF BEGINNING having Grid Coordinates of N=10,053,146.38, E=3,101,593.55;

- 1) THENCE, along the east line of this easement, crossing said Lot 10 and said Robinson tract, **South 02°04’17” West 64.74 feet** to a calculated point at the south corner of this easement, being in the east line of a 40 foot drainage and utility easement recorded in said Book 141, Page 32, from which a 1/2-inch iron rod found at the southeast corner of said Lot 10 and said Robinson tract, being at the northeast corner of Lot 9, Block C, in said Greenwood Forest Sec. 2, also being in the existing west right-of-way line of Richmond Avenue, bears South 05°12’57” West 10.32 feet, and South 61°59’15” East 148.31 feet;

5245.40TWSE

- 2) THENCE, along the west line of this easement, being the east line of said 40 foot drainage and utility easement, crossing said Lot 10 and said Robinson tract, **North 05°41'27" West 69.84 feet** to a calculated point at the northwest corner of this easement, being in the north line of said Lot 10 and said Robinson tract, also being in the south line of said Lot 11 and said McDowell tract;
- 3) THENCE, along the north line of this easement, said Lot 10 and said Robinson tract, being the south line of said Lot 11 and said McDowell tract, **South 62°37'25" East 10.43 feet** to the POINT OF BEGINNING and containing 0.0070 of one acre (305 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The bearings shown are grid bearings.

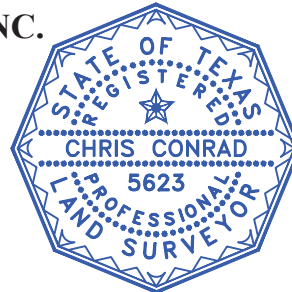
SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad", written over a horizontal line.

11/22/2022

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\JACOBS~20-127~Williamson Crk\Description\4245.40TWSE~Robinson-Rev

Issued 07/06/2022, Revised 07/15/2022, Revised 11/22/2022

AUSTIN GRID G-18

TCAD# 0410120912

FIELD NOTES REVIEWED

BY DATE: 12/01/22

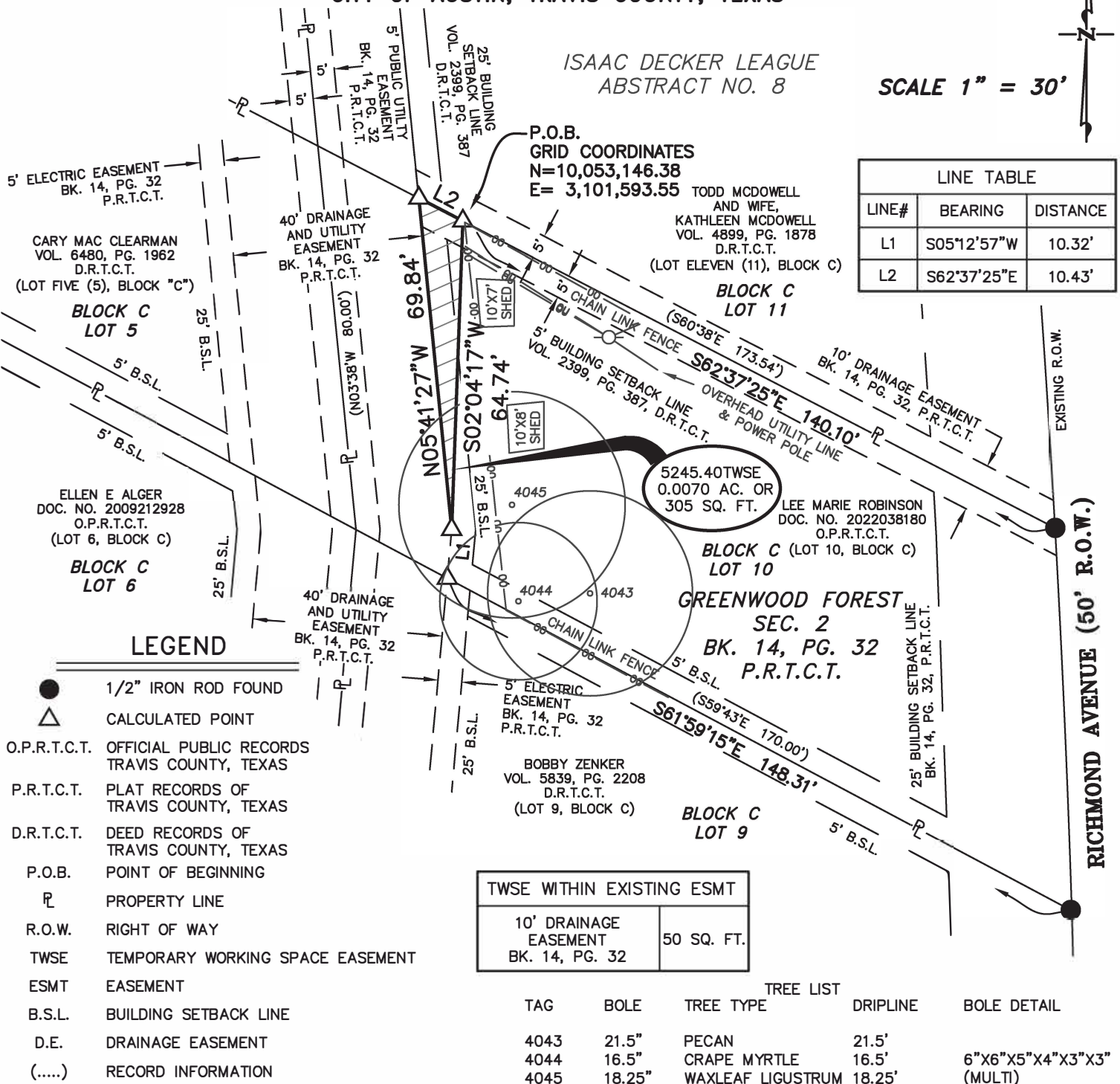
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

## EXHIBIT "A"

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0070 AC. OR 305 SQ. FT. OF LAND  
OUT OF LOT 10, BLOCK C, GREENWOOD FOREST SEC. 2  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

ISAAC DECKER LEAGUE  
ABSTRACT NO. 8

SCALE 1" = 30'



NOTES:  
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.  
2. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES AND IN SURVEY FEET.  
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TITLE RESOURCES GUARANTY COMPANY G.F. NO. 1950186-KFO, EFFECTIVE DATE DECEMBER 22, 2021.

11/22/2022

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: There is a description to accompany this plat.

M:\JACOBS~20-127~Williamson Crk\Dwg\Parcels\Lot 10-Blk C\_TWSE REV2.dwg



TCAD# 0410120912

SURVEYED BY:

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

AUSTIN GRID G-18

REVISED: 11-22-2022

REVISED: 07-15-2022

ISSUED: 07-06-2022

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JOB NO.: 20-127