



STATE OF TEXAS
COUNTY OF TRAVIS

Parcel 5273.47 WE
SH 7007-7010 LLC,
to
City of Austin
50' Wide Wastewater Easement
Remaining Portion of Lot 1, Media
Square Subdivision, Travis County,
Texas

EXHIBIT “ A ”

LEGAL DESCRIPTION FOR PARCEL 5273.47 WE

DESCRIPTION OF **0.117 (5,075 SQUARE FEET) OF ONE ACRE OF LAND**, OUT OF AND A PART OF LOT 1, MEDIA SQUARE SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 79, PAGE 167, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT 164, SITUATED IN TRAVIS COUNTY, TEXAS; SAID 0.117-ACRE PARCEL OF LAND BEING OUT OF AND A PART OF THAT CERTAIN 5.294-ACRE PARCEL OF LAND, DESCRIBED AS TRACT 1, CONVEYED TO SH 7007-7010 LLC, IN THAT CERTAIN SPECIAL WARRANTY DEED EXECUTED SEPTEMBER 20, 2022, FILED AND RECORDED IN DOCUMENT NUMBER 2022156316, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID **0.117-ACRE** PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCHES:

COMMENCING FOR POINT OF REFERENCE at a 1/2-inch iron rod with plastic cap stamped “LENZ & ASSOC.” found on the upper southeast subdivision line of Lot 1A, Block A, Resubdivision of Lot 1, Dessau Point, a subdivision in the City of Austin according to the map or plat thereof recorded in Document Number 200800190, Official Public Records of Travis County, Texas, monumenting the west corner of Lot 2A, Block A, Resubdivision of Lot 1, Dessau Point, also monumenting the north corner of said Lot 1, Media Square Subdivision, for the north corner of said SH 7007-7010 LLC, 5.294-acre parcel of land; *thence*, **South 28° 12’ 08” West**, along the upper southeast boundary line of said Lot 1A, Resubdivision of Lot 1, Dessau Point, with the northwest boundary of line of said Lot 1, Media Square Subdivision, a distance of **323.16 feet** to a 60d nail set having Texas Coordinate System of 1983 (Central Zone-4203), (CORS) U.S. Survey Feet) values of N=10,118,532.25, E=3,147,918.57 (Grid), for the



point of curvature of a circular curve to the left, also the north corner and **POINT OF BEGINNING** of this easement;

THENCE, along said circular curve the left, having a **central angle 06° 39' 23"**, radius distance of 1,002.00 feet, a chord that bears South 29° 26' 34" East, a chord distance of 116.34 feet, **an arc distance of 116.41 feet** to a 60d nail set for the east corner of this easement;

THENCE, South 57° 13' 45" West, a distance of **50.00 feet** to a 60d nail set on the northeast curving right-of-way line of East Howard Lane, having a right-of-way width that varies, same being the northeast boundary line of that certain 0.224-acre parcel of land, described as Parcel 10, conveyed to Travis County, Texas for right-of-way acquisition in that Special Warranty Deed executed November 2, 2007, filed and recorded in Document Number 2007202515, Official Public Records of Travis County, Texas, same being the southwest curving boundary line of said SH 7007-7010 LLC, 5.294-acre parcel of land, for the point of curvature of a circular curve to the right and south corner of this easement, from which said 60d nail set, a 1/2-inch iron rod with a yellow plastic cap stamped "Jones Carter" found on said northeast curving right-of-way line of East Howard Lane, monumenting the south corner of said SH 7007-7010 LLC, 5.294-acre parcel of land, with the northeast curving boundary line of said Travis County, Texas 0.224-acre parcel of land, bears with a circular curve to the left, having a central angle 04° 02' 45", radius distance of 1,052.00 feet, a chord that bears South 34° 47' 38" East, a chord distance of 74.27 feet, an arc distance of 74.28 feet;

THENCE, along said circular curve to the right, with the southwest curving boundary line of said SH 7007-7010 LLC, 5.294-acre parcel of land, same being the northeast boundary line of said Travis County, Texas 0.224-acre parcel of land, also being on the northeast curving right-of-way line of East Howard Lane, having a **central angle 04° 43' 26"**, radius distance of 1,052.00 feet, a chord that bears North 30° 24' 32" West, a chord distance of 86.71 feet, **an arc distance of 86.73 feet** to a 1/2-inch iron rod with a cap stamped "Lenz & Assoc." found, monumenting the south corner of the aforementioned Lot 1A, Resubdivision of Lot 1, Dessau Point and the north corner of said Travis County, Texas 0.224-acre parcel of land and being on the northwest boundary line of said Lot 1, Media Square Subdivision, also monumenting the northeast boundary line of that certain 0.070-acre parcel of land, described as Parcel 7, Part 2, conveyed to Travis County, Texas for right-of-way acquisition in that Special Warranty Deed executed November 2, 2007, filed and recorded in Document Number 2007202515, Official Public Records of Travis County, Texas, for the west corner of this easement;

THENCE, North 28° 12' 08" East, along the northwest boundary line of said Lot 1, Media Square Subdivision, with the southeast boundary line of said Lot 1A, Block A, Resubdivision of Lot 1, Dessau Point, a distance of **60.82 feet** to the **POINT OF BEGINNING**, containing 0.117 of an acre of land equivalent to 5,075 square feet.



BEARING BASIS NOTE

The bearings described hereon are based on the Texas Coordinate System of 1983 (Central Zone-4203), (CORS) U. S. Survey Feet, Geoid Model 12B. The distances mentioned in this description are based on surface distances.

CERTIFICATION

I do hereby state that this easement description is true and correct to the best of my knowledge and belief and was prepared from an actual on-the-ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Landmark Surveying, LP
Texas Firm Registration No. 100727-00

Juan M. Canales, Jr.

12/13/2022

Juan M. Canales, Jr.

Date

Registered Professional Land Surveyor No. 4453 – State of Texas
Vice President of the General Partner
2205 East 5th Street, Austin, Texas 78702-4633
Phone: 512-328-7411 ext# 111, Fax: 512-328-7413
juan@landmarksurveying.com



REFERENCES

MAPSCO AUSTIN TEXAS 2009, Page 497D&H
CITY OF AUSTIN GRID MP-33
TRAVISCAD PROPERTY ID No. 526883
TRAVISCAD GEOGRAPHIC ID No. 0256360502
Vesting Deed Doc. No. 2022156316

T:\Doucet +Chan\Upper Harris Branch WW Interceptor\Easements\PARCELS\Parcel 47\Parcel 5273.47 WE Description.docx

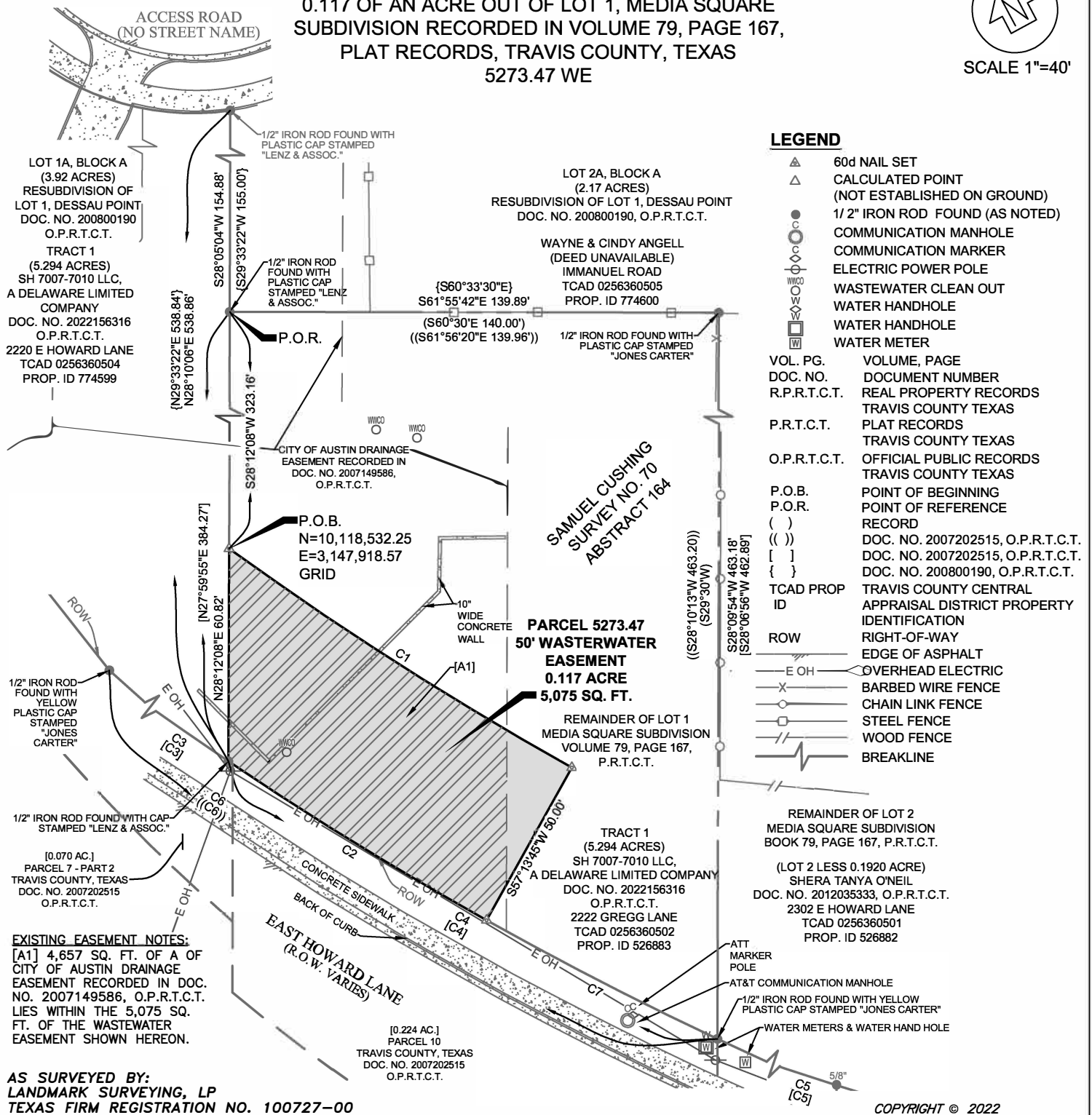
FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 02/09/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

0.117 OF AN ACRE OUT OF LOT 1, MEDIA SQUARE
SUBDIVISION RECORDED IN VOLUME 79, PAGE 167,
PLAT RECORDS, TRAVIS COUNTY, TEXAS
5273.47 WE



SCALE 1"=40'



LEGEND

	60d NAIL SET
	CALCULATED POINT (NOT ESTABLISHED ON GROUND)
	1/2" IRON ROD FOUND (AS NOTED)
	COMMUNICATION MANHOLE
	ELECTRIC POWER POLE
	WASTEWATER CLEAN OUT
	WATER HANDHOLE
	WATER METER
	VOLUME, PAGE
	DOCUMENT NUMBER
	REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
	PLAT RECORDS TRAVIS COUNTY TEXAS
	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
	POINT OF BEGINNING
	POINT OF REFERENCE
	RECORD
	DOC. NO. 2007202515, O.P.R.T.C.T.
	DOC. NO. 2007202515, O.P.R.T.C.T.
{ } symbol"/>	DOC. NO. 200800190, O.P.R.T.C.T.
	TRAVIS COUNTY CENTRAL APPRAISAL DISTRICT PROPERTY IDENTIFICATION
	RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	STEEL FENCE
	WOOD FENCE
	BREAKLINE

REMAINDER OF LOT 2
MEDIA SQUARE SUBDIVISION
BOOK 79, PAGE 167, P.R.T.C.T.
(LOT 2 LESS 0.1920 ACRE)
SHERA TANYA O'NEIL
DOC. NO. 2012035333, O.P.R.T.C.T.
2302 E HOWARD LANE
TCAD 0256360501
PROP. ID 526882

EXISTING EASEMENT NOTES:
[A1] 4,657 SQ. FT. OF A OF
CITY OF AUSTIN DRAINAGE
EASEMENT RECORDED IN DOC.
NO. 2007149586, O.P.R.T.C.T.
LIES WITHIN THE 5,075 SQ.
FT. OF THE WASTEWATER
EASEMENT SHOWN HEREON.

AS SURVEYED BY:
LANDMARK SURVEYING, LP
TEXAS FIRM REGISTRATION NO. 100727-00

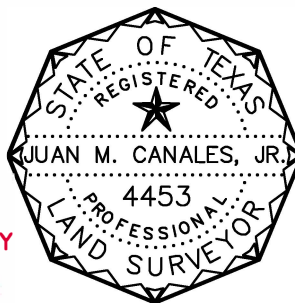
Juan M. Canales, Jr.

JUAN M. CANALES, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453
STATE OF TEXAS
SURVEYED: DECEMBER 21, 2021 AND JANUARY 28, 2022

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

REVIEWED BY

12-13-2022
Date



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Landmark
SURVEYING, LP
2205 E. 5TH STREET
AUSTIN, TEXAS 78702
PH: (512)328-7411 FAX: (512)328-7413
TEXAS FIRM REGISTRATION NO. 100727-00

Client: DOUCET & ASSOCIATES
Date: MAY 27, 2022; DECEMBER 13, 2022-NEW OWNER & TC UPDATE
Office: JOSHUA BRADSHAW; E.LEOS
Crew: S. DUNN/K. PERKINS
F.B.: 1864/75
Path: T:\DOUCET +CHANUPPER HARRIS BRANCH WW INTERCEPTOR\EASEMENTS\PARCELS\PARCEL 47\PARCEL 5273.47 WE, TC UPDATE, 12.13.2022.DWG
Job No.: 98-208-07-06

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

0.117 OF AN ACRE OUT OF LOT 1, MEDIA SQUARE SUBDIVISION RECORDED IN
VOLUME 79, PAGE 167, PLAT RECORDS, TRAVIS COUNTY, TEXAS
5273.47 WE

CURVE TABLE

<u>CURVE</u>	<u>CENTRAL ANGLE</u>	<u>RADIUS</u>	<u>CHORD BEARING</u>	<u>CHORD DISTANCE</u>	<u>ARC LENGTH</u>
C1	06°39'23"	1002.00'	S29°26'34"E	116.34'	116.41'
C2	04°43'26"	1052.00'	N30°24'32"W	86.71'	86.73'
C3	08°24'54"	1052.00'	N23°50'23"W	154.37'	154.51'
((C3	08°32'58"	1052.00'	N23°50'12"W	156.83'	156.97'))
C4	08°46'10"	1052.00'	N32°25'25"W	160.86'	161.02'
((C4	08°41'32"	1052.00'	S32°27'27"E	159.44'	159.60'))
C5	07°36'58"	1052.00'	S40°37'29"E	139.74'	139.84'
((C5	07°38'08"	1052.00'	S40°37'17"E	140.09'	140.20'))
C6	17°11'04"	1052.00'	S28°13'28"E	314.34'	315.52'
((C6	17°10'59"	1052.00'	S28°13'48"E	314.32'	315.50'))
C7	04°02'45"	1052.00'	S34°47'38"E	74.27'	74.28'

NOTES:

- 1) THIS DRAWING IS BASED ON MEASURED DISTANCES IN THE FIELD NOT ON GRID DISTANCES.
- 2) IMPROVEMENTS SHOWN ON THIS SURVEY SKETCH WERE OBTAINED FROM A TOPOGRAPHIC SURVEY DATED FEBRUARY 8, 2021, SURVEYED BY LANDMARK SURVEYING, LP.
- 3) THE BEARINGS DESCRIBED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE-4203. U.S. SURVEY FEET, GEOID MODEL 12B. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES.

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Path: T:\DOUCET+CHAN\UPPER HARRIS BRANCH WW INTERCEPTOR\EASEMENTS\PARCELS\PARCEL 47\PARCEL 5273.47 WE_TC UPDATE 12.13.2022.DWG
Job No.: 98-208-07-06

ENCUMBRANCES PER SCHEDULE B

0.117 OF AN ACRE OUT OF LOT 1, MEDIA SQUARE SUBDIVISION RECORDED IN
VOLUME 79, PAGE 167, PLAT RECORDS, TRAVIS COUNTY, TEXAS
5273.47 WE

RESTRICTIVE COVENANTS AND EASEMENTS

Commitment for Title Insurance issued By First American Title Company, File No. 202001619
Issued date: October 19, 2022

SCHEDULE B DOCUMENTS

1. Volume 79, Page 167, Plat Records of Travis County, Texas and Document Number 2009091988, Official Public Records of Travis County, Texas, DO AFFECT to the subject easement.

10a. Building setback 25 feet in width along the front property line, as shown by the Plat recorded in Volume 79, Page 167, of the Plat Records of Travis County, Texas, NO LONGER EXISTS ON PORTION OF TRACT WITHIN SURVEYED LIMITS.

10c. An electric and telephone easement granted to the City of Austin, by instrument dated April 9, 1981, recorded in Volume 7446, Page 196 of the Deed Records of Travis County, Texas, NO LONGER EXISTS ON PORTION OF TRACT WITHIN SURVEYED LIMITS.

10d. A drainage easement granted to the City of Austin, by instrument dated August 9, 2007, recorded under Document No. 2007149586 of the Official Public Records of Travis County, Texas, DOES AFFECT to the subject easement.

10e. The terms, conditions, stipulations and obligations (which may be secured by separately recorded liens) of that certain Declaration of Easements and Restrictive Covenant Regarding Unified Development and Maintenance of Drainage Facilities dated February 16, 2009, recorded under Document No. 2009091988 of the Official Public Records of Travis County, Texas, DO AFFECT to the subject easement.

10f. An electric utility easement granted to the City of Austin, by instrument dated April 23, 2018, recorded under Document No. 2018069392 of the Official Public Records of Travis County, Texas, BLANKET EASEMENT AND DOES AFFECT to the subject easement.

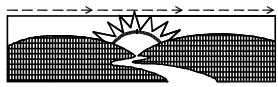
REVIEWED BY EL.

12-13-2022

Date

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