



STATE OF TEXAS
COUNTY OF TRAVIS

Parcel 5273.47 TWSE
SH 7007-7010 LLC,
to
City of Austin
25' Temporary Working
Space Easement
Remaining Portion of Lot 1, Media
Square Subdivision, Travis County,
Texas

EXHIBIT “ B ”

LEGAL DESCRIPTION FOR PARCEL 5273.47 TWSE

DESCRIPTION OF **0.071 (3,099 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 0.071-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 **0.071-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, Block A, Resubdivision of Lot 1, Dessau Point, with the northwest boundary of line of said Lot 1, Media Square Subdivision, a distance of 292.18 feet to a calculated point having Texas Coordinate System of 1983 (Central Zone-4203), (CORS) U.S. Survey Feet) values of N=10,118,559.55 E=3,147,933.21 (Grid) for

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

THENCE, departing said southeast boundary line of said Lot 1A, Block A, said Resubdivision of Lot 1, Dessau Point, through the interior of said SH 7007-7010 LLC, Lot 1, Media Square Subdivision, the following three (3) courses and distances:

1. along said circular curve to the left, having a **central angle 07° 42' 59"**, a radius distance of 977.00 feet, a chord that bears South 28° 54' 46" East, a chord distance of 131.48 feet, **an arc distance of 131.58 feet** to a calculated point for the east corner of this easement;
2. **South 57° 13' 45" West**, a distance of **25.00 feet** to a 60d nail set for the point of curvature of a circular curve to the right and the 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 the 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, bears South 00° 13' 11" East, a distance of 88.06 feet;
3. along said circular curve to the right, having a **central angle 06° 38' 23"**, radius distance of 1,002.00, a chord that bears North 29° 26' 34" West, a chord distance of 116.34 feet, **an arc distance of 116.41 feet** to a 60d nail set on the northwest boundary line of said Lot 1, Media Square Subdivision, also being the southeast boundary of said Lot 1A, Block A, Resubdivision of Lot 1, Dessau Point, from which said 60d nail set, a 1/2" iron rod with plastic cap stamped "LENZ & ASSOC." found on the northeast curving right-of-way line of East Howard Lane, same being the southwest boundary line of said SH 7007-7010 LLC, 5.294-acre parcel of land, monumenting the south corner of said Lot 1A, Block A, Resubdivision of Lot 1, Dessau Point, bears South 28° 12' 08" West, a distance of 60.82 feet;

THENCE, North 28° 12' 08" East, along the common boundary line of said Lot 1, Media Square Subdivision, and said Lot 1A, Block A, Block A, Resubdivision of Lot 1, Dessau Point, a distance of **30.98 feet** to the **POINT OF BEGINNING**, containing 0.071 of an acre of land equivalent to 3,099 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 TWSE
Description.docx

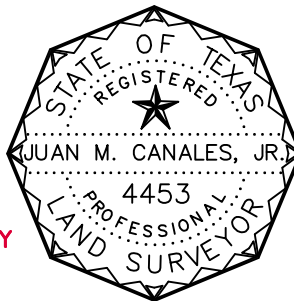
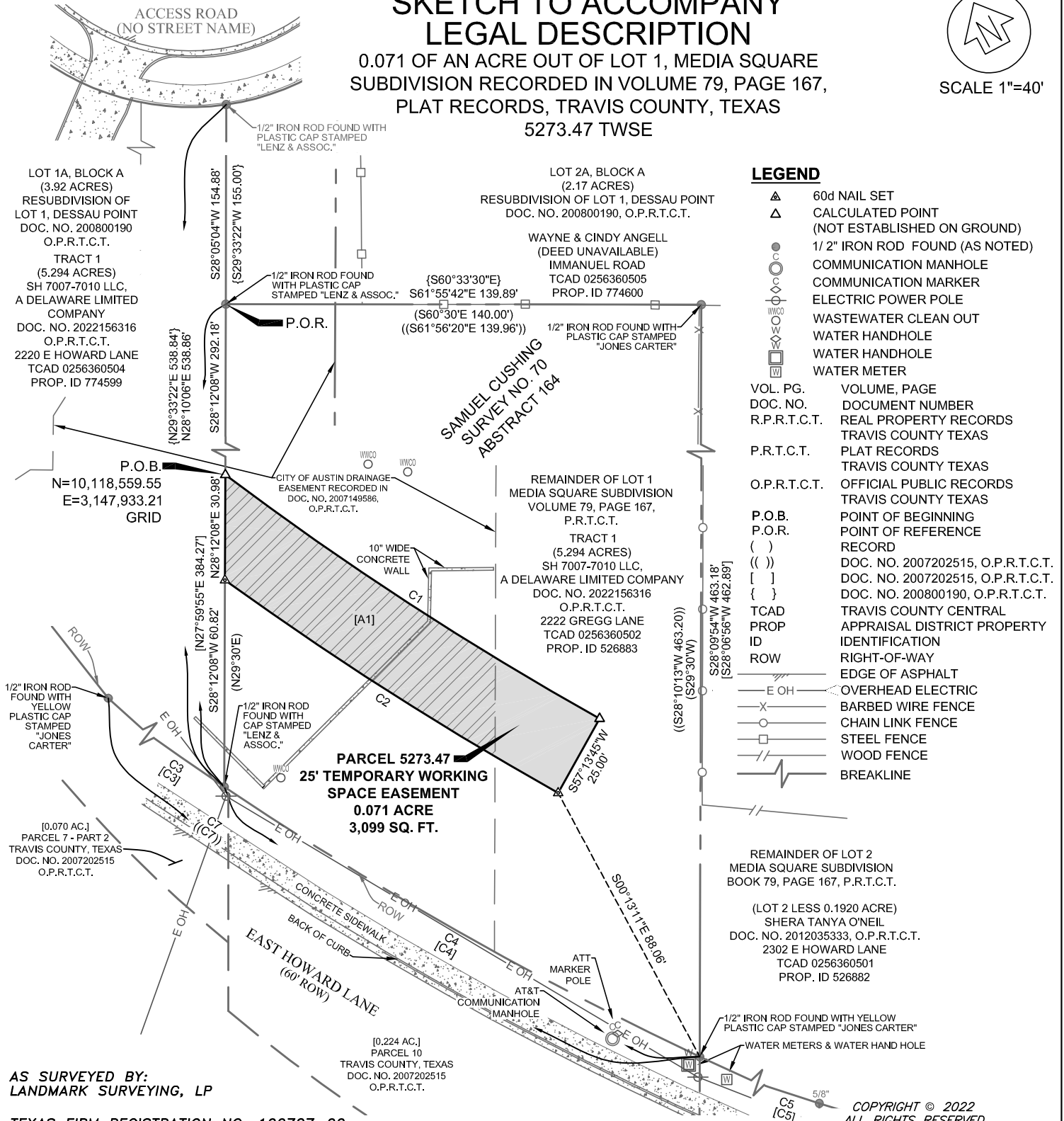
FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 02/09/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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



SCALE 1"=40'



REVIEWED BY

12-13-2022
Date

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

EXHIBIT "B"**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

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

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	07°42'59"	977.00'	S28°54'46"E	131.48'	131.58'
C2	06°38'23"	1002.00'	N29°26'34"W	116.34'	116.41'
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'))

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.

EXISTING EASEMENT NOTES:

[A1] 2,387 SQ. FT. OF A CITY OF AUSTIN DRAINAGE EASEMENT RECORDED IN DOC. NO. 2007149586, O.P.R.T.C.T. LIES WITHIN THE 3,099 SQ. FT. OF THE TEMPORARY WORKING SPACE EASEMENT SHOWN HEREON.

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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 + CHAN\UPPER HARRIS BRANCH WW INTERCEPTOR\EASEMENTS\PARCELS\PARCEL 47\PARCEL 5273.47 TWSE_TC UPDATE_12.13.2022.DWG
Job No.: 98-208-07-06