



7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[Doucetengineers.com](http://Doucetengineers.com)

**EXHIBIT “ B ”**

**HOA Investment LLC  
To  
City of Austin  
(Temporary Working Space Easement)  
TWSE**

**LEGAL DESCRIPTION FOR PARCEL 5273.06 TWSE**

**BEING A 0.319-ACRE EASEMENT COMPRISED OF TWO (2) PARTS: 0.059-ACRE (PART 1) AND 0.260-ACRE (PART 2), OUT OF THE SAMUEL CUSHING SURVEY, ABSTRACT NUMBER 164, SECTION 70, TRAVIS COUNTY, TEXAS, SAID EASEMENT BEING A PORTION OF A CALLED 2.324-ACRE TRACT, CONVEYED TO HOA INVESTMENT LLC, RECORDED IN DOCUMENT NUMBER 2014118134, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], FURTHER DESCRIBED IN DOCUMENT NUMBER 2010100333 [O.P.R.T.C.T.]; SAID 0.319-ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**PART 1: (0.059 AC)**

**COMMENCING** at a 1/2-inch iron pipe (bent) found in the existing southeast right-of-way line of Dessau Road, a variable width right-of-way, for the northwest corner of said 2.324-acre tract, and for the northwest corner of the easement described herein;

**THENCE**, S27°49'02"W, with the common line of the existing southeast right-of-way line of said Dessau Road and said 2.324-acre tract, for a distance of 39.94 feet to a calculated point for the **POINT OF BEGINNING** and the northwest corner of the easement described herein;

**THENCE**, over and across said 2.324-acre tract, the following three (3) courses:

- 1) S62°48'32"E, for a distance of 195.99 feet to a 60D Nail set for the northeast corner of the easement described herein,
- 2) S28°15'46"W, for a distance of 13.00 feet to a calculated point , of the easement described herein,
- 3) N62°48'32"W, for a distance of 195.89 feet with the common line of said existing southeast right-of-way line of said Dessau Road and said 2.324-acre tract and for the southwest corner of the easement described herein;

**THENCE**, N27°49'02"E, continuing along said common line of said existing southeast right-of-way line of said Dessau Road and said 2.324-acre tract, for a distance of 13.00 feet to the **POINT OF BEGINNING** of the easement described herein and containing 0.059-acres more or less.

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





## EXHIBIT "B"

# DOUCET

### **PART 2: (0.260 AC)**

**COMMENCING** at a 1/2-inch iron rod found in the existing northeast right-of-way line of E. Howard Ln., (a.k.a Gregg Lane), a 50-foot wide right-of-way, recorded in Volume 96, Page 103 [P.R.T.C.T.], and for the southwest corner of said Lot 1;

**THENCE**, N69°00'07"E, over and across said 2.324-acre tract for a distance of 76.49 feet to a 60D Nail set for the **POINT OF BEGINNING**, and the southwest corner of the easement described herein;

**THENCE**, over and across said 2.324-acre tract, the following five (5) courses:

- 1) N28°10'57"E, for a distance of 208.62 feet to a 60D Nail set for an angle corner of the easement described herein,
- 2) S62°56'05"E, for a distance of 25.00 feet to a calculate point of the easement described herein,
- 3) S28°10'57"W, for a distance of 184.76 feet to a calculate point of the easement described herein,
- 4) S60°18'10"E, for a distance of 139.29 feet to a calculate point of the easement described herein, and
- 5) S62°47'03"E, for a distance of 100.20 feet to a calculated point in the common line of said 2.324-acre tract and a tract conveyed to State of Texas, recorded in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas [R.P.R.T.C.T.] and for the northeast corner of the easement described herein;

**THENCE**, S08°49'34"W, with the common line of said 2.324-acre tract and said State of Texas tract, for a distance of 26.35 feet to a 60D Nail set for the southwest corner of the easement described herein;

**THENCE**, over and across said 2.324-acre tract, the following two (2) courses:

- 6) N62°47'03"W, for a distance of 109.05 feet to a 60D Nail set for an angle corner of the easement described herein, and
- 7) N60°18'10"W, for a distance of 164.18 feet to the **POINT OF BEGINNING** of the easement described herein and containing 0.260-acres more or less.





EXHIBIT "B"

**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.

A handwritten signature in blue ink, appearing to read "Chris Terry".

01/19/2023

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

Date



FIELD NOTES REVIEWED

BY DATE: 02/09/23

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

**REFERENCES**

TCAD PID No. 426718  
TCAD GID No. 0258360601  
Vesting deed Doc. No. 2014118134



# VICINITY MAP NOT TO SCALE



SAMUEL CUSHING SURVEY  
ABSTRACT NO. 164, SECTION 70

## CONTROL NOTE:

THE 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 CHICAGO TITLE INSURANCE COMPANY, GF. NO. CTA-21-CTA 2002683SO, EFFECTIVE DATE OCTOBER 6, 2021, AND ISSUED ON OCTOBER 15, 2021.

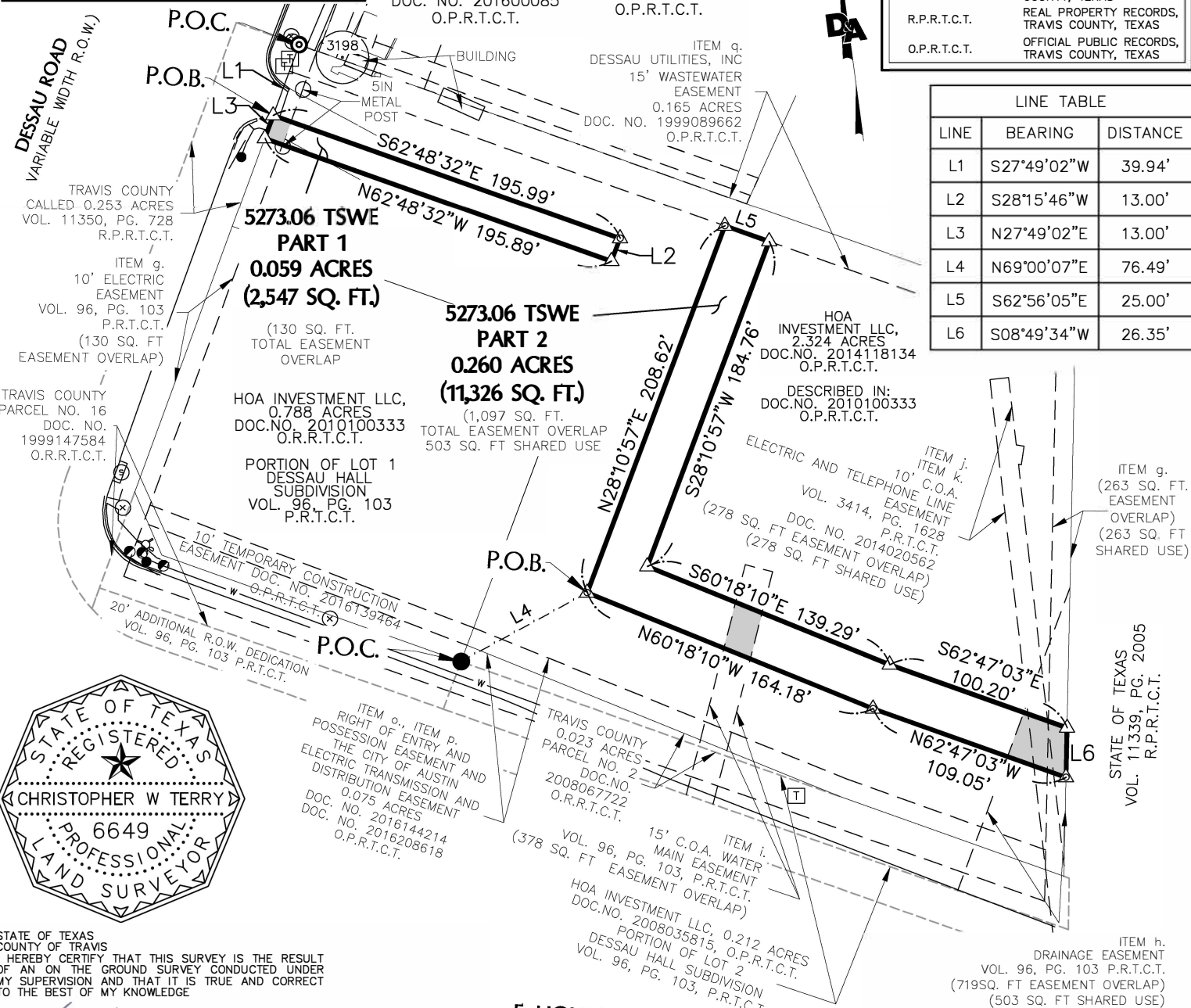
## EXHIBIT "B"

# LEGEND

	SUBJECT EASEMENT
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EDGE OF PAVEMENT
	IRON PIPE FOUND [AS NOTED]
	1/2" IRON ROD FOUND [UNLESS NOTED]
	CALCULATED POINT
	60D NAIL SET
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	PLAT RECORDS, TRAVIS COUNTY, TEXAS
	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

LOT 2  
DESSAU PHASE II  
DOC. NO. 201600085  
O.P.R.T.C.T.

HOA INVESTMENT LLC  
DOC. NO. 2017005857  
O.P.R.T.C.T.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°49'02"W	39.94'
L2	S28°15'46"W	13.00'
L3	N27°49'02"E	13.00'
L4	N69°00'07"E	76.49'
L5	S62°56'05"E	25.00'
L6	S08°49'34"W	26.35'



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.

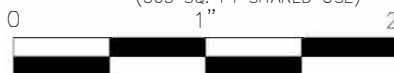
*Christopher W. Terry*

01/19/2023

DATE

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

E. HOWARD LN / (GREGG LANE)  
(50' WIDE R.O.W.) VOL. 96, PG. 103  
P.R.T.C.T.



GRAPHIC SCALE: 1" = 80'

Date:	01/19/2023
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

0.059 ACRE (2,547 SQUARE FEET) PART 1  
0.260 ACRE (11,326 SQUARE FEET) PART 2  
TEMPORARY WORKING SPACE EASEMENT

TRAVIS COUNTY, TEXAS



**DOUCET**

Civil Engineering // Easements // 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" = 80' Sheet: 4 OF 4