



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS
FIRM REG. NO. 101141-00

EXHIBIT " A "

TCB STASSNEY HEIGHT, LLC
TO
CITY OF AUSTIN (LOWER
WILLIAMSON CREEK
WASTEWATER INTERCEPTOR)

LEGAL DESCRIPTION PARCEL 5217.50 AE

ACCESS EASEMENT

OF A 0.328 ACRE (14,282 SQUARE FOOT) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS MADE UP OF PART 1 AND PART 2. ALSO BEING OUT OF LOT 9, BLOCK B, STASSNEY HEIGHTS COMPOSITE, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200000292 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO TCB STASSNEY HEIGHTS, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021141935 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.328 ACRE (14,282 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 - 0.088 ACRE, 3,822 SQUARE FEET

POINT OF BEGINNING at a calculated point, on the west right of way line of Interstate Highway 35 and the east line of said Lot 9, **S 33°55'34" W, 90.03 feet** and **S 33°55'34" W, 15.57 feet** from a ½' iron rod found on the northeast corner of said Lot 9 and the southeast corner of a 1.769 acre tract of land having been conveyed to Austin 5432 South IH 35 LLC by instrument of record in Document Number 2020224214 of the Official Public Records of Travis County, Texas;

THENCE, S 33°55'34" W, 15.00 feet, with the west right of way line of Interstate Highway 35 and the east line of said Lot 9 to a calculated point for a corner of the herein described access easement;

THENCE, N 57°03'23" W, 17.77 feet, to a calculated point for a point of curvature of a curve to the right of the herein described access easement;

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THENCE, with said curve to the right having a radius of **40.00 feet**, an arc length of **64.10 feet**, a central angle of **91°49'11"** and a chord which beards **N 11°08'48" W, 57.46 feet** to a calculated point of tangency of said curve to the right to a point of curvature of a curve to the left of the described access easement;

THENCE, with said curve to the left having a radius of **25.02 feet**, an arc length of **40.08 feet**, a central angle of **91°47'05"** and a chord which beards **N 09°19'28" W, 35.93 feet** to a calculated point of tangency of said curve to the left of the herein described access easement;

THENCE, **N 55°14'13" W, 132.54 feet**, to a west line of said Lot 9 and an east line of said Lot 6B to a calculated point of the herein described access easement;

THENCE, **N 33°50'33" E, 15.00 feet**, with an east line of said Lot 6B and a west line of said Lot 9 to a calculated point on the north line of the herein described access easement for the north corner of the herein described access easement;

THENCE, **S 55°14'13" E, 132.78 feet**, to a calculated angle point on the point of curvature of a curve to the right of the herein described access easement;

THENCE, with said curve to the right having a radius of **40.00 feet**, an arc length of **62.83 feet**, a central angle of **90°00'00"** and a chord which bears **S 10°14'13" E, 56.57 feet** to a calculated point of tangency of a reverse curve to the left of the herein described access easement;

THENCE, with said curve to the left having a radius of **25.40 feet**, an arc length of **40.70 feet**, a central angle of **91°49'11"** and a chord which bears **S 10°14'01" E, 36.48 feet** to a calculated point of tangency of the herein described access easement;

THENCE, **S 57°03'23" E, 18.02 feet**, to the **POINT OF BEGINNING** and containing 0.088 acre (3,822 SQUARE FOOT) of land.

PART 2 - 0.240 ACRE, 10,460 SQUARE FEET

POINT OF BEGINNING at a calculated point on a southerly line of said Lot 9 and northerly line of said Lot 6B, at a northeasterly corner of said Lot 6B being **S 33°50'24" W, 258.26 feet** and **N 56°21'19" W, 24.62 feet** from a ½" iron road found at the northerly corner of a 1.769 acre tract conveyed to Austin 5432 South IH35 LLC by instrument recorded in Document Number 2020224414 of the Official Public Records of Travis County, Texas. Said iron rod also being on the easterly line of said Lot 9. Said iron rod also being on the southerly corner of the herein described access easement;

THENCE, **N 56°21'11" W, 42.73 feet** with southerly line of said Lot 9 and northerly line of said Lot 6B to a calculated angle point on the southerly line of the herein described access easement;

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THENCE, N 13°15'26" W, 19.68 feet to a calculated angle point on the southern line of the herein described access easement;

THENCE, N 04°23'47" W, 30.66 feet, to a calculated angle point on the southern line of the herein described access easement;

THENCE, N 62°55'28" W, 31.58 feet, to a calculated angle point on the southern line of the herein described access easement;

THENCE, N 16°59'06" W, 17.14 feet, to a calculated angle point on the west line of the herein described access easement;

THENCE, N 35°27'33" E, 91.07 feet, to a calculated angle point on the west line of the herein described access easement;

THENCE, N 22°46'43" E, 92.40 feet, to a calculated angle point on the south line of a 4.913 acre tract having been conveyed to the City of Austin by instrument of record in Document Number 2005012807, Official Public Records of Travis County, Texas and also being on the north line of said Lot 9 and at the north line of the herein described access easement;

THENCE, S 75°10'21" E, 25.11 feet, with the south line of said 4.913 acre tract and the north line of said Lot 9 to a calculated angle point on the northeast corner of the herein described access easement;

THENCE, S 22°05'20" W, 84.80 feet, leaving the south line of said 4.913 acre tract and the north line of said Lot 9 to a calculated angle point on the easterly line of the herein described access easement;

THENCE, S 00°00'13" E, 48.47 feet, to a calculated angle point on the easterly line of the herein described access easement;

THENCE, S 39°54'17" E, 19.62 feet, to a calculated angle point on the easterly line of the herein described access easement;

THENCE, S 15°55'31" W, 44.79 feet, to a calculated angle point on the easterly line of the herein described access easement;

THENCE, N 89°36'11" W, 12.36 feet, to a calculated angle point on the easterly line of the herein described access easement;

THENCE, S 71°04'25" W, 12.21 feet, to a calculated angle point on the easterly line of the herein described access easement;

THENCE, S 09°01'28" E, 38.28 feet, to a calculated angle point on the easterly line of the herein described access easement;

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THENCE, S 21°54'35" E, 32.63 feet to the POINT OF BEGINNING and containing 0.240 acre (10,460 SQUARE FOOT) of land.

**STATE OF TEXAS §
 §
COUNTY OF TRAVIS §**

KNOW ALL MEN BY THESE PRESENTS:

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 22nd day of August 2022.

REV. 1_6-02-22

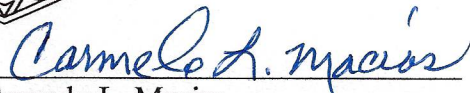
REV. 2_8-03-22

REV. 3_8-22-22

REV. 4_01-09-23



Macias & Associates, L.P.
10017 Wild Dunes Drive
Austin, Texas 78747
512-689-4746


Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

RING BASIS NOTE


All bearings described herein are based upon the Texas State Plane Coordinates Grid System, NAD 83 (1986) Central Zone.

REFERENCES

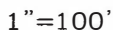
Austin Grid No. H 16

TCAD PARCEL ID NO. 484993, 512243

MACIAS & ASSOCIATES, L.P., PROJECT NO. 431-44-16

FIELD NOTES REVIEWED
BY  DATE: 01/23/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

J:/jobs/cas/Williamson creek/parcel data/parcel 50 legal desc.



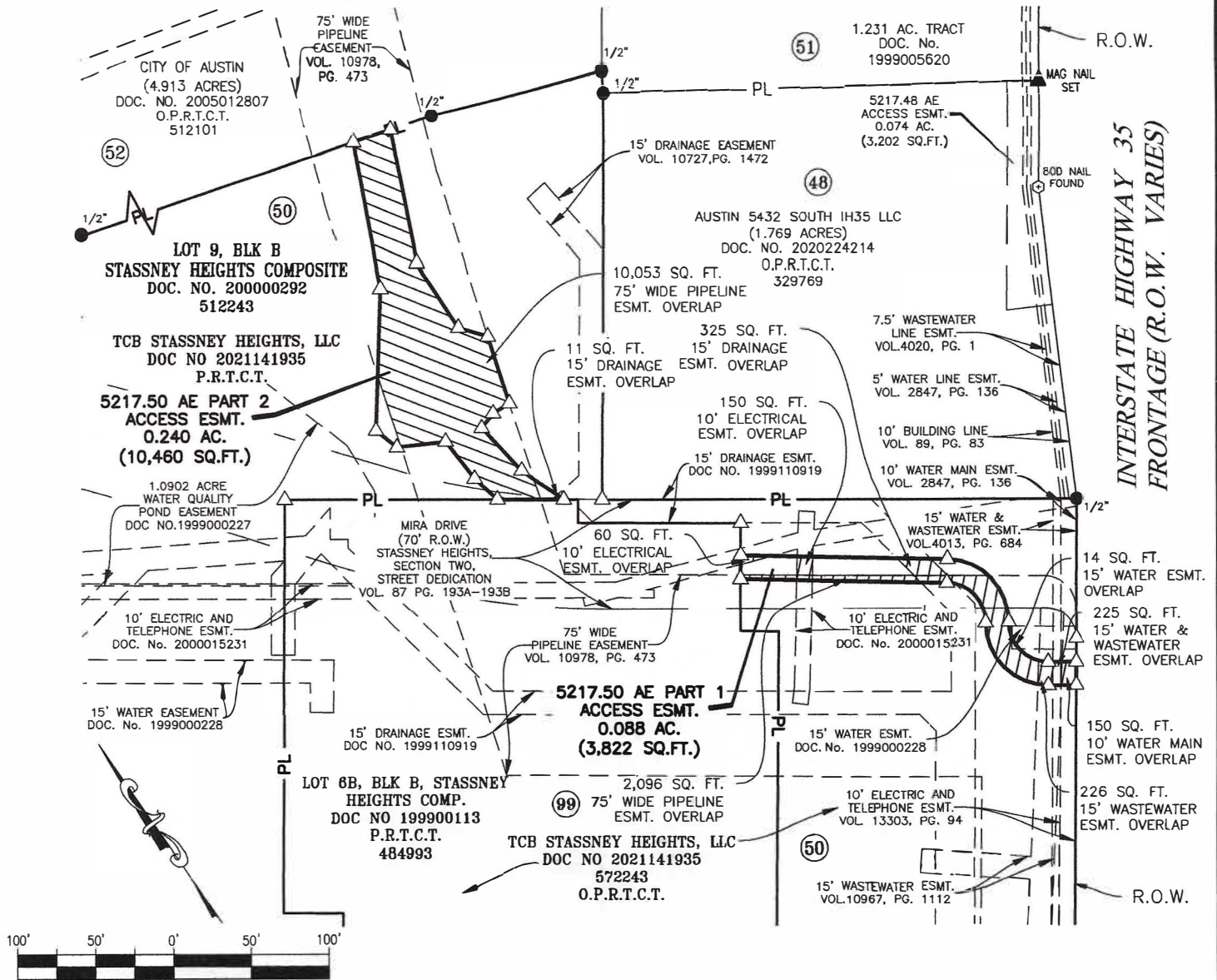
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C (512) 689-4746 WWW.MACIASWORLD.COM

CARMELO LETTERE MACIAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333

DATE _____

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SKETCH SHOWING EASEMENT OVERLAPS



PARCEL 5217.50 PART 2

LINE TABLE

LINE	DIRECTION	DISTANCE
L9	N56°21'11"W	42.73'
L10	N13°15'26"W	19.68'
L11	N04°23'47"W	30.66'
L12	N62°55'28"W	31.58'
L13	N16°59'06"W	17.14'
L14	N35°27'33"E	91.07'
L15	N22°46'43"E	92.40'
L16	S75°10'21"E	25.11'
L17	S22°05'20"W	84.80'
L18	S00°00'13"E	48.47'
L19	S39°54'17"E	19.62'
L20	S15°55'31"W	44.79'
L21	N89°36'11"W	12.36'
L22	S71°04'25"W	12.21'
L23	S09°01'28"E	38.28'
L24	S21°54'35"E	32.63'

PARCEL 5217.50 PART 1

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S33°55'34"W	90.03'
L2	S33°55'34"W	15.57'
L3	S33°55'34"W	15.00'
L4	N57°03'23"W	17.77'
L5	N55°14'13"W	132.54'
L6	N33°50'33"E	15.00'
L7	S55°14'13"E	132.78'
L8	S57°03'23"E	18.02'

PARCEL 5217.50 PART 1

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C1	64.10'	40.00'	91°49'11"	N11°08'48"W	57.46'
C2	40.08'	25.02'	91°47'05"	N09°19'28"W	35.93'
C3	62.83'	40.00'	90°00'00"	S10°14'13"E	56.57'
C4	40.70'	25.40'	91°49'11"	S10°14'01"E	36.48'

REV. 4_ 1-09-23

REV. 3_ 8-22-22

REV. 2_ 8-03-22

REV. 1_ 6-02-22

DATE: 3-31-2022

DRAWN BY: JRB

MAI JOB NO.: 431-44-16

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS - FIRM NO. 101141-00

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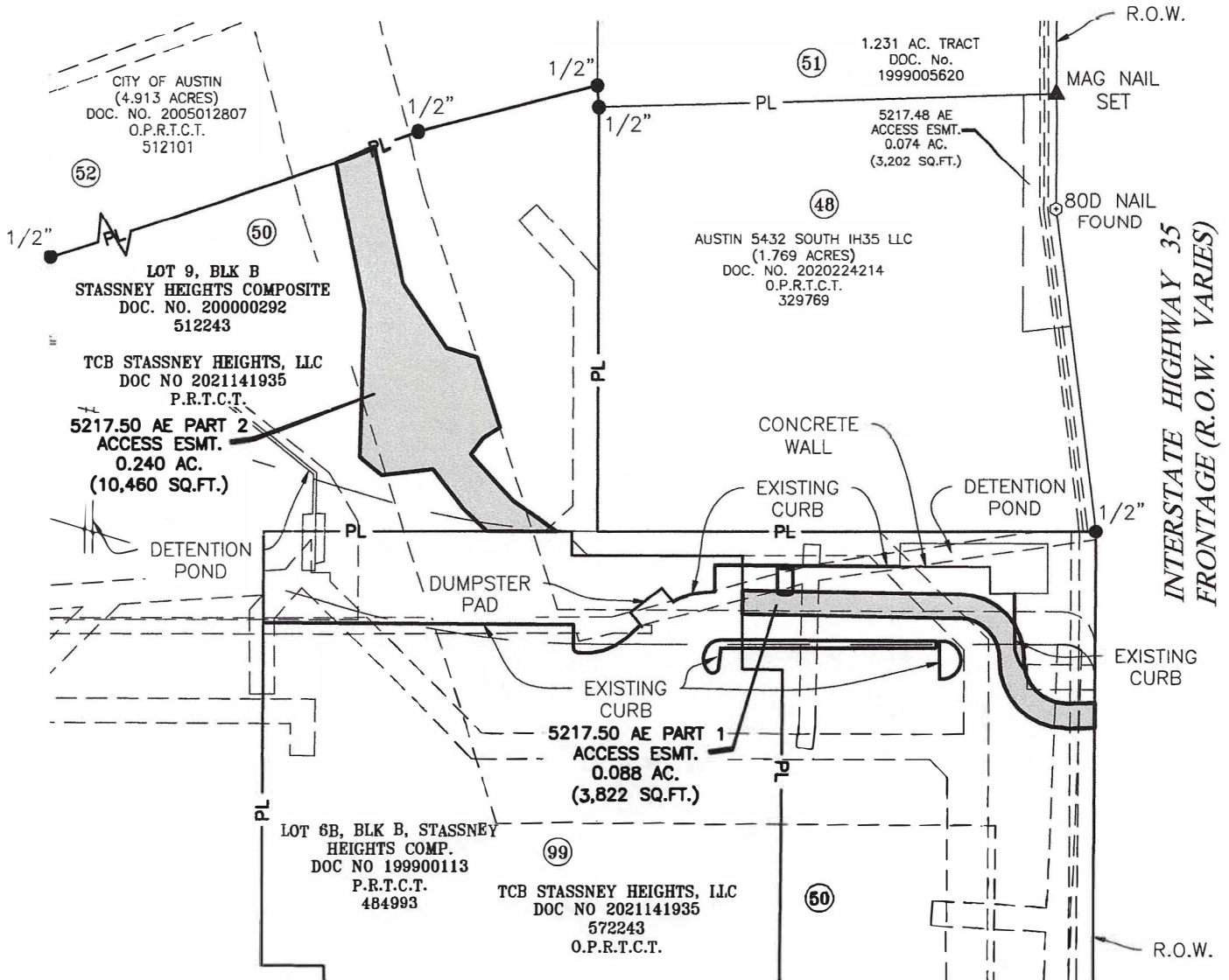
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SKETCH SHOWING EXISTING IMPROVEMENTS



GRAPHIC SCALE

1"=100'

DATE: 1-09-2023
DRAWN BY: JRB
MAI JOB NO.: 431-44-16

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