

ATTACHMENT 4
Survey Field Notes

EXHIBIT " — "

Parcel 6694.03

0.1373 Acre Wastewater Declaration of Use
Vacated Portion of East Avenue and
Outlot 71, Division "O", Original City of Austin
Austin, Travis County, Texas

DESCRIPTION FOR PARCEL 6694.03
WASTEWATER DECLARATION OF USE

BEING a 0.1373 of one acre (5,980 square foot) Declaration of Use, being a portion of Outlot 71, Division "O", Original City of Austin, being described as 5.37 acres conveyed to the City of Austin by Deed dated September 10, 1929, as recorded in Volume 442, Page 414, Deed Records, Travis County, Texas, also being a portion of that vacated portion of East Avenue (3.39 acres – Tract C) by City of Austin Ordinance No. 770915-E dated September 15, 1977, and also being a portion of that vacated portion of East Avenue (38,894 square feet) by City of Austin Ordinance No. 810702-J dated July 2, 1981; said 0.1373 of one acre Declaration of Use being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod at an angle point in the north line of said vacated portion (38,894 square feet) of East Avenue, and in the south line of Lot 1, Tower of Town Lake Addition, a subdivision of record in Book 82, Pages 79-80, Plat Records, Travis County, Texas, said Lot 1, conveyed to Towers of Town Lake Condominiums Council of Co-Owners, Inc. by Condominium Document, as recorded in Volume 8306, Page 863, Deed Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,065,886.79, E=3,115,684.76;

- 1) THENCE, along the north line of this Declaration of Use and said vacated portion (38,894 square feet) of East Avenue, and said 5.37 acre City of Austin tract, and the south line of said Lot 1 and said Towers of Town Lake Condominiums Council of Co-Owners tract, **South 69°36'01" East 280.90 feet** to a calculated point, from which a 1/2-inch iron rod with "B&G" cap found at the northeast corner of said 5.37 acre City of Austin tract, and the southeast corner of said Lot 1 and said Towers of Town Lake Condominiums Council of Co-Owners tract, being in the existing west right-of-way line of San Marcos Street (varying width right-of-way), bears South 69°36'01" East 95.18 feet;
- 2) THENCE, along the east line of this Declaration of Use, crossing said 5.37 acre City of Austin tract, **South 14°03'24" West 19.32 feet** to a calculated point;

THENCE, along the south line this Declaration of Use, crossing said 5.37 acre City of Austin tract, and said vacated portion of East Avenue (3.39 acres), the following two (2) courses, numbered 3 and 4:

- 3) **North 75°56'36" West 30.89 feet** to a calculated point, and
- 4) **North 69°42'16" West 217.14 feet** to a calculated point;
- 5) THENCE, along the west line of this Declaration of Use, said vacated portion of East Avenue (3.39 acres) and said vacated portion of East Avenue (38,894 square feet), **North 36°25'23" West 42.05 feet** to the POINT OF BEGINNING and containing 0.1373 of one acre (5,980 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 coordinates shown are grid coordinates and can be converted to surface by multiplying by a combined scale factor of 1.00011.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

9/10/2026

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130

Date

Note: There is a plat to accompany this description.

M:\TxDOT Division~22-087~IH 35-US90E to US290W\Description\Parcel 6694.03 WWD0U

Issued 9/10/2026

AUSTIN GRID J-21

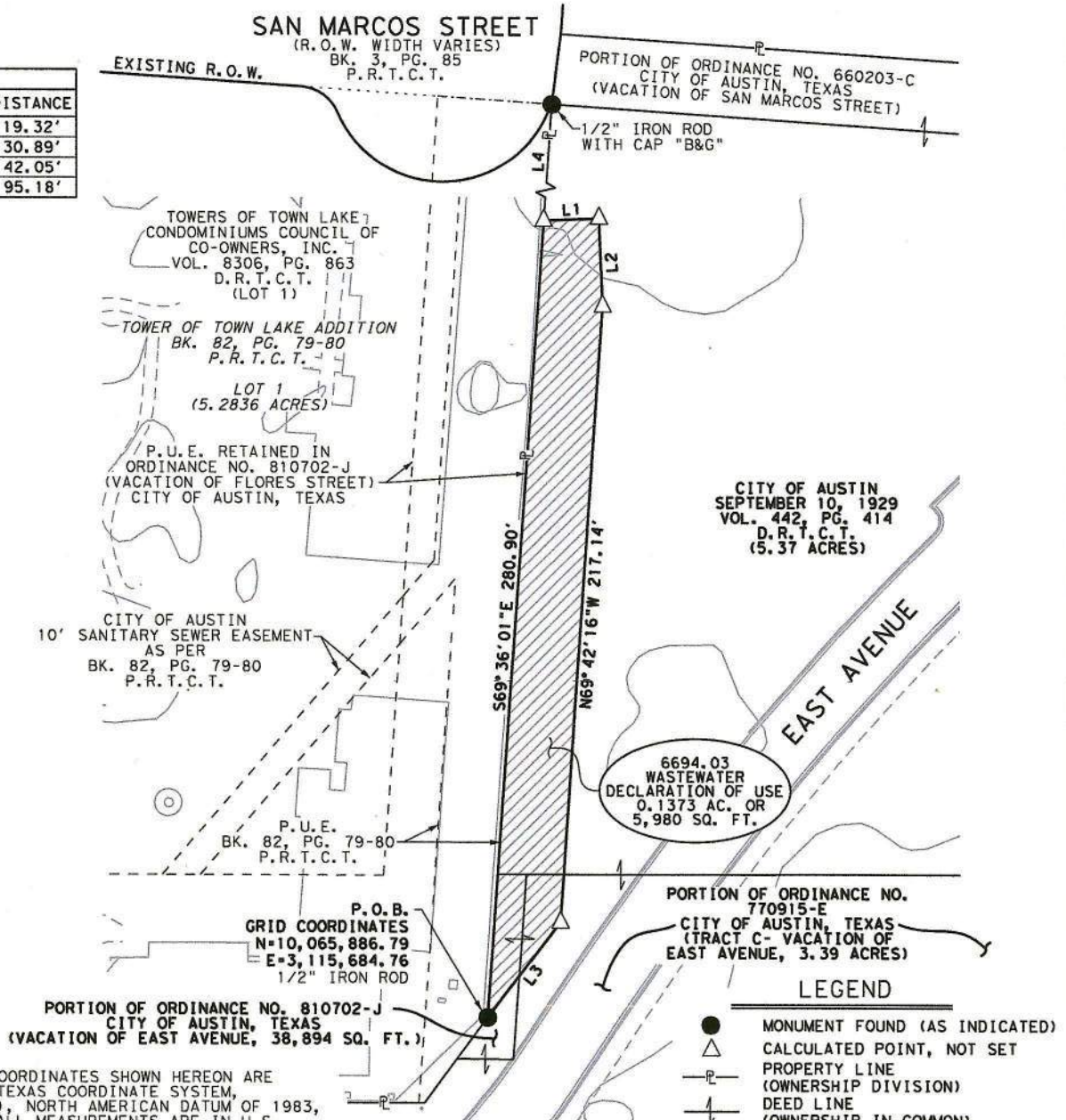
TCAD ID 188025

SKETCH TO ACCOMPANY DESCRIPTION OF
0.1373 AC., 5,980 SQ. FT. OF LAND
OUT OF VACATED PORTION OF EAST AVENUE, AND OUTLOT 71,
DIVISION "O", ORIGINAL CITY OF AUSTIN,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 60'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S14°03'24"W	19.32'
L2	N75°56'36"W	30.89'
L3	N36°25'23"W	42.05'
L4	S69°36'01"E	95.18'



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. DISTANCES ARE DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LIMITED TITLE CERTIFICATE PROVIDED BY CORRIDOR TITLE AND ISSUED ON NOVEMBER 6, 2025.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

9/10/2026

TROY R. THOMAS, REG. PROF. LAND SURVEYOR NO. 6130 DATE

Note: There is a description to accompany this plat.

M:\TxDOT Division\22-087-1H35-US290E to US290W\Dgn\COA EASEMENTS\PARCELS

TCAD ID: 188025

SURVEYED BY:

PAGE 3 OF 3

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

AUSTIN GRID J-21

JOB NO: 22-087

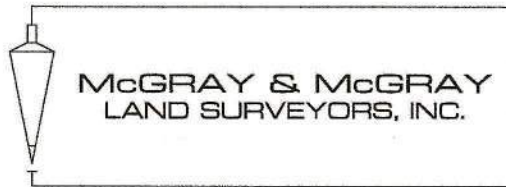
CLOSURE REPORT
Parcel 6694.03
0.1373 Acre Wastewater Declaration of Use
County: Travis
Highway: IH 35

Point of Beginning

Northing:	10065886.7900'		
Easting:	3115684.7600'		
Side 1: Line			
Direction:	S69°36'01.00"E	Distance:	280.9000'
Northing:	10065788.8774'		
Easting:	3115948.0430'		
Side 2: Line			
Direction:	S14°03'24.00"W	Distance:	19.3200'
Northing:	10065770.1359'		
Easting:	3115943.3505'		
Side 3: Line			
Direction:	N75°56'36.00"W	Distance:	30.8900'
Northing:	10065777.6385'		
Easting:	3115913.3855'		
Side 4: Line			
Direction:	N69°42'16.00"W	Distance:	217.1400'
Northing:	10065852.9563'		
Easting:	3115709.7264'		
Side 5: Line			
Direction:	N36°25'23.00"W	Distance:	42.0500'
Northing:	10065886.7921'		
Easting:	3115684.7596'		

Closure Summary

Precision, 1 part in:	279716.7858'
Error distance:	0.0021'
Error direction:	N12°03'15.25"W
Area:	0.1373 Ac.
Square area:	5980 Sq. Ft.
Perimeter:	590.3000'



May 15, 2026

Corridor Title Company

RE: Title Commitment, GF No. N/A

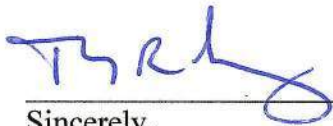
For: **Parcel 6694.03, 0.1204 of one acre (5,243 sq. ft.) Wastewater Declaration of Use** out of Outlot 71, Division "O" & Vacated portion of East Avenue

Effective Date: N/A

Issued: November 6, 2025

I have reviewed the title commitment for the above referenced parcel and the results are as follows:

- No easements provided.

A handwritten signature in blue ink, appearing to read "T R Thomas", is written over a horizontal line.

Sincerely,
Troy R. Thomas, RPLS
Project Manager
TBPELS Survey Firm #10095500

5/15/2026

Date