EXHIBIT “A” Parcel 6652.02
0.0555 Acre Wastewater Easement
Daniel J. Gilbert Survey, Abstract No. 313
Travis County, Texas

DESCRIPTION OF PARCEL 6652.02 WE

Being a 0.0555 of one acre (2,418 square foot) easement out of the Daniel J. Gilbert Survey, Abstract No. 313, in Travis County, Texas, being a portion Lot 1, Block A, The Sanctuary Subdivision, a subdivision of record in Document No. 201000014, Official Public Records, Travis County, Texas, being the remainder of that tract described as a portion of 21 acres conveyed to Tarrytown Baptist Church by Deed, as recorded in Volume 1169, Page 493, Deed Records, Travis County, Texas; said 0.0555 of one acre (2,418 square foot) easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with “Early Boundary” cap found at the southwest corner of said Lot 1 and said Tarrytown Baptist Church tract, and the southeast corner of Lot 2, Block A, in said The Sanctuary Subdivision, being in the north line of Lot 17, Thomas Place, a subdivision of record in Book 4, Page 167, Plat Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,082,903.51, E=3,106,466.76, from which a 1/2-inch iron rod found in the south line of said Lot 2, being the northwest corner of said Lot 17, bears North 63°02’21” West 200.05 feet;

1) THENCE, along the west line of this easement, said Lot 1 and said Tarrytown Baptist Church tract, and the east line of said Lot 2, **North 27°56’35” East 15.00 feet** to a calculated point;

THENCE, along the north line of this easement, crossing said Lot 1 and said Tarrytown Baptist Church tract, the following three (3) courses, numbered 2 through 4:

2) **South 62°57’09” East 110.51 feet** to a calculated point,

3) **North 27°10’54” East 3.81 feet** to a calculated point, and

4) **South 62°49’06” East 40.50 feet** to a calculated point;

EXHIBIT "A"

Parcel 6652.02

5) THENCE, along the east line of this easement, crossing said Lot 1 and said Tarrytown Baptist Church tract, **South 27°10'54" West 18.71 feet** to a calculated point in the south line of said Lot 1 and said Tarrytown Baptist Church tract, being in the existing north right-of-way line of McCullough Street (50 foot width right-of-way), from which a 1/2-inch iron pipe found in the south line of said Lot 1 and said Tarrytown Baptist Church tract, and the existing north right-of-way line of McCullough Street, bears South 62°57'10" East 141.91 feet;

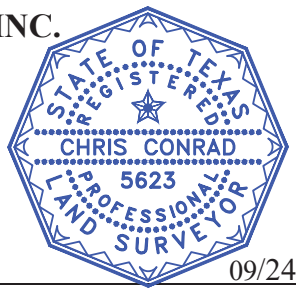
6) THENCE, along the south line of this easement, said Lot 1 and said Tarrytown Baptist Church tract, the existing north right-of-way line of McCullough Street, and the north line of said Lot 17, **North 62°57'10" West 151.21 feet** the POINT OF BEGINNING and containing 0.0555 of one acre (2,418 square 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.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



09/24/2025
Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date
Note: There is a plat to accompany this description.
M:\Kimley-Horn~23-028~NW Tarrytown Pipeline\Description\0.0555 Ac Util Esmt
Issued 06/23/2025; Revised 07/31/2025;09/15/2025;09/24/2025

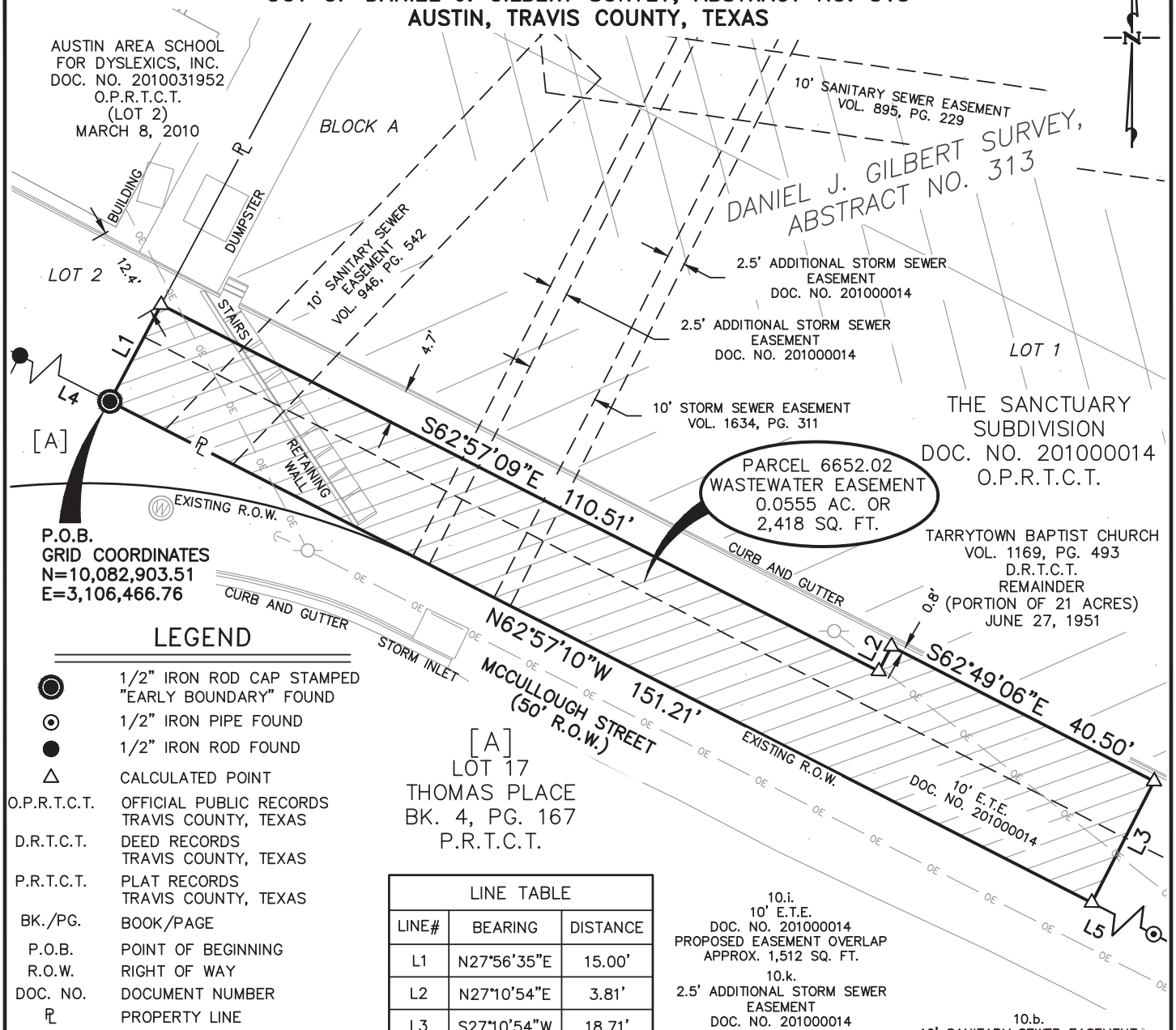
Austin Grid H-25
TCAD# 0119050225

FIELD NOTES REVIEWED
BY: DATE: 09/25/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"

SURVEY TO ACCOMPANY DESCRIPTION OF 0.0555 AC. OR 2,418 SQ. FT. OF LAND OUT OF DANIEL J. GILBERT SURVEY, ABSTRACT NO. 313 AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 20'



LEGEND

◉	1/2" IRON ROD CAP STAMPED "EARLY BOUNDARY" FOUND
⊙	1/2" IRON PIPE FOUND
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
BK./PG.	BOOK/PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
DOC. NO.	DOCUMENT NUMBER
℄	PROPERTY LINE
(.....)	RECORD INFORMATION
—oo—	CHAIN LINK FENCE
— OE —	OVERHEAD ELECTRIC

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N27°56'35"E	15.00'
L2	N27°10'54"E	3.81'
L3	S27°10'54"W	18.71'
L4	N63°02'21"W	200.05'
L5	S62°57'10"E	141.91'

10.i.
10' E.T.E.
DOC. NO. 201000014
PROPOSED EASEMENT OVERLAP
APPROX. 1,512 SQ. FT.

10.k.
2.5' ADDITIONAL STORM SEWER EASEMENT
DOC. NO. 201000014
PROPOSED EASEMENT OVERLAP
APPROX. 75 SQ. FT.

10.g.
10' STORM SEWER EASEMENT
VOL. 1634, PG. 311
PROPOSED EASEMENT OVERLAP
APPROX. 150 SQ. FT.

10.b.
10' SANITARY SEWER EASEMENT
VOL. 946, PG. 542
PROPOSED EASEMENT OVERLAP
APPROX. 157 SQ. FT.

TCAD# 0199050225

REVISED: 09/24/25
REVISED: 09/15/25
REVISED: 07/31/25
ISSUED: 06/23/25

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES AND IN U.S. SURVEY FEET.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH GF NO. 202500982 WITH AN EFFECTIVE DATE OF APRIL 1, 2025.

STATE OF TEXAS
REGISTERED
CHRIS CONRAD
5623
PROFESSIONAL
LAND SURVEYOR

09/24/25

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

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

SCALE:	1" = 20'	AUSTIN GRID#	H25
DATE:	09/24/25	TECH:	EAN
PROJECT:	23-028	FIELD:	–
FIELD BOOK:	–	SHEET:	3 OF 3

M:\Kimley-Horn~23-028~NW Tarrytown Pipeline\Dwg\Parcels\Tarrytown Baptist~PUE_R2.dwg