EXHIBIT "A"

Parcel 6652.06
0.0878 Acre Wastewater Easement
Daniel J. Gilbert Survey, Abstract No. 313
Travis County, Texas

DESCRIPTION OF PARCEL 6652.06 WE

Being a 0.0878 of one acre (3,826 square foot) easement consisting of three parts, out of the Daniel J. Gilbert Survey, Abstract No. 313, in Travis County, Texas, being a portion Lot 21, West Park Place Amended, a subdivision of record in Book 73, Page 31, Plat Records, Travis County, Texas, said Lot 21 conveyed to Tarryhollow Homeowners' Association, Inc. by Declaration of Covenants, Conditions and Restrictions dated August 20, 1975, as recorded in Volume 5246, Page 2261, Deed Records, Travis County, Texas; said 0.0878 of one acre (3,826 square foot) easement being more particularly described in three parts by metes and bounds as follows:

PART 1 0.0453 Ac. (1,975 Sq. Ft.)

BEGINNING at a calculated point in the south line of an existing 7.5 foot wide public utility easement recorded in said Book 73, Page 51, and the north line of an existing 25 foot wide drainage easement recorded in said Book 73, Page 31, said POINT OF BEGINNING having Grid Coordinates of N=10,083,434.00, E=3,105,957.17, from which a 1/2-inch iron rod found in the north line of said Lot 21 and said Tarryhollow Homeowners' Association tract, being the southwest corner of Lot 15, Block G, Herman Brown Addition No. 2 Section 5, a subdivision of record in Book 36, Page 23, Plat Records, Travis County, Texas, and the southeast corner of Lot 14, Block G, in said Herman Brown Addition No. Section 5 subdivision bears North 27°13'59" East 7.50 feet, and North 62°46'01" West 117.65 feet, and from which a 1/2-inch iron rod found at the southwest corner of said Lot 14, bears North 62°46'01" West 79.03 feet;

1) THENCE, along the north line of this easement and the south line of said 7.5 foot wide public utility easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **South 62°46'01" East 42.39 feet** to a calculated point;

THENCE, continuing along the north line of this easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, the following three (3) courses, numbered 2 through 4:

2) **South 27°13'59" West 1.49 feet** to a calculated point,

3) **North 62°52'59" West 14.03 feet** to a calculated point, and

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4) **South 52°49'05" East 116.33 feet** to a calculated point in the north line of said existing 25 foot wide drainage easement;

5) THENCE, along the east line of this easement, and the north line of said existing 25 foot wide drainage, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **South 81°30'23" West 20.97 feet** to a calculated point;

6) THENCE, along the south line of this easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **North 52°49'05" West 116.52 feet** to a calculated point in the north line of said existing 25 foot wide drainage easement;

7) THENCE, along the west line of this easement, and the north line of said existing 25 foot wide drainage easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **North 11°49'53" West 17.69 feet** to the POINT OF BEGINNING and containing 0.0453 of one acre (1,975 square feet) of land within these metes and bounds.

PART 2 0.0404 Ac. (1,760 Sq. Ft.)

BEGINNING at a calculated point in the south line of said Lot 21 and said Tarryhollow Homeowners' Association tract, and the existing north right-of-way line of Tarryhollow Drive (private drive and public utility easement, 25 foot width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=10,083,251.46, E=3,106,152.44, from which a 1/2-inch iron rod found in the north line of Lot 1, in said West Park Place Amended subdivision, and being in the existing south right-of-way line of Tarryhollow Drive, bears South 45°15'51" West 25.23 feet;

1) THENCE, along the south line of this easement, said Lot 21 and said Tarrryhollow Homeowners' Association tract, with a curve to the left, whose delta angle is **04°53'46"**, radius is **180.03 feet**, an arc distance of **15.38 feet**, and the chord of which bears **North 40°03'42" West 15.38 feet** to a calculated point;

THENCE, continuing along the south line of this easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, the following two (2) courses, numbered 2 and 3:

2) **North 37°10'55" East 12.43 feet** to a calculated point, and

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3) **North 52°49'05" West 86.08 feet** to a calculated point in the south line of said existing 25 foot wide drainage easement;

4) THENCE, along the west line of this easement, and the south line of said existing 25 foot wide drainage easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **North 81°30'23" East 20.97 feet** to a calculated point;

5) THENCE, along the north line of this easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **South 52°49'05" East 34.77 feet** to a calculated point in the south line of said existing 25 foot wide drainage easement;

THENCE, continuing along the north line of this easement and the south line of said existing 25 foot wide drainage easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, the following two (2) courses, numbered 6 and 7:

6) **South 37°14'22" East 20.10 feet** to a calculated point, and

7) **South 82°08'17" East 11.02 feet** to a calculated point;

THENCE, continuing along the north line of this easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, the following two (2) courses, numbered 8 and 9:

8) **South 52°49'05" East 7.73 feet** to a calculated point, and

9) **North 20°35'06" East 3.88 feet** to a calculated point in the south line of said existing 25 foot wide drainage easement;

10) THENCE, continuing along the north line of this easement, and the south line of said existing 25 foot wide drainage easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **South 82°08'17" East 10.25 feet** to a calculated point;

11) THENCE, continuing along the north line of this easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **South 20°35'06" West 10.00 feet** to a calculated point in the south line of an existing 10 foot wide sanitary sewer easement recorded in Volume 895, Page 229, Deed Records, Travis County, Texas;

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12) THENCE, continuing along the north line of this easement, and the south line of said existing 10 foot wide sanitary sewer easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **South 42°36'31" East 17.88 feet** to a calculated point, from which a 1/2-inch iron rod found in the north line of said Lot 21 and said Tarryhollow Homeowners' Association tract, being at the southeast corner of Lot 21, in said Herman Brown Addition No. 2 Section 5 subdivision, also being in the existing west right-of-way line of Hillview Road, bears North 79°15'35" East 91.58 feet;

THENCE, along the east line of this easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, the following three (3) courses, numbered 13 through 15:

13) **South 36°56'19" West 10.89 feet** to a calculated point,

14) **North 53°04'24" West 13.38 feet** to a calculated point, and

15) **South 37°10'55" West 15.86 feet** to the POINT OF BEGINNING and containing 0.0404 of one acre (1,760 square feet) of land within these metes and bounds.

PART 3 0.0021 Ac. (91 Sq. Ft.)

BEGINNING at calculated point in south line of said existing 7.5 foot wide public utility easement, said POINT OF BEGINNING having Grid Coordinates of N=10,083,318.15, E=3,106,182.27, from which a 1/2-inch iron rod found in the north line of said Lot 21 and said Tarryhollow Homeowners' Association tract, being at the southeast corner of Lot 21, in said Herman Brown Addition No. 2 Section 5 subdivision, also being in the existing west right-of-way line of Hillview Road, bears North 27°13'59" East 7.50 feet, and South 62°46'01" East 93.95 feet;

1) THENCE, along the east line of this easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **South 20°35'06" West 7.34 feet** to a calculated point in the north line of said existing 25 foot wide drainage easement;

2) THENCE, along the south line of this easement, and the north line of said existing 25 foot wide drainage easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **North 82°08'17" West 10.25 feet** to a calculated point;

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3) THENCE, along the west line of this easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **North 20°35'06" East 10.77 feet** to a calculated point in the south line of said existing 7.5 foot wide public utility easement;

4) THENCE, along the north line of this easement, and the south line of said existing 7.5 foot wide public utility easement, crossing said Lot 21 and said Tarryhollow Homeowners' Association tract, **South 62°46'01" East 10.07 feet** to the POINT OF BEGINNING and containing 0.0021 of one acre (91 square feet) of land withing these metes and bounds.

PART 1	0.0453 Ac.	1,975 Sq. Ft.
PART 2	0.0404 Ac.	1,760 Sq. Ft.
PART 3	0.0021 Ac.	91 Sq. Ft.
TOTAL	**0.0878 Ac.**	**3,826 Sq. Ft.**

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\0.0878 Ac Util Esmt
Issued 06/18/2025; Revised 07/31/2025;09/04/2025;09/15/2025;09/24/2025

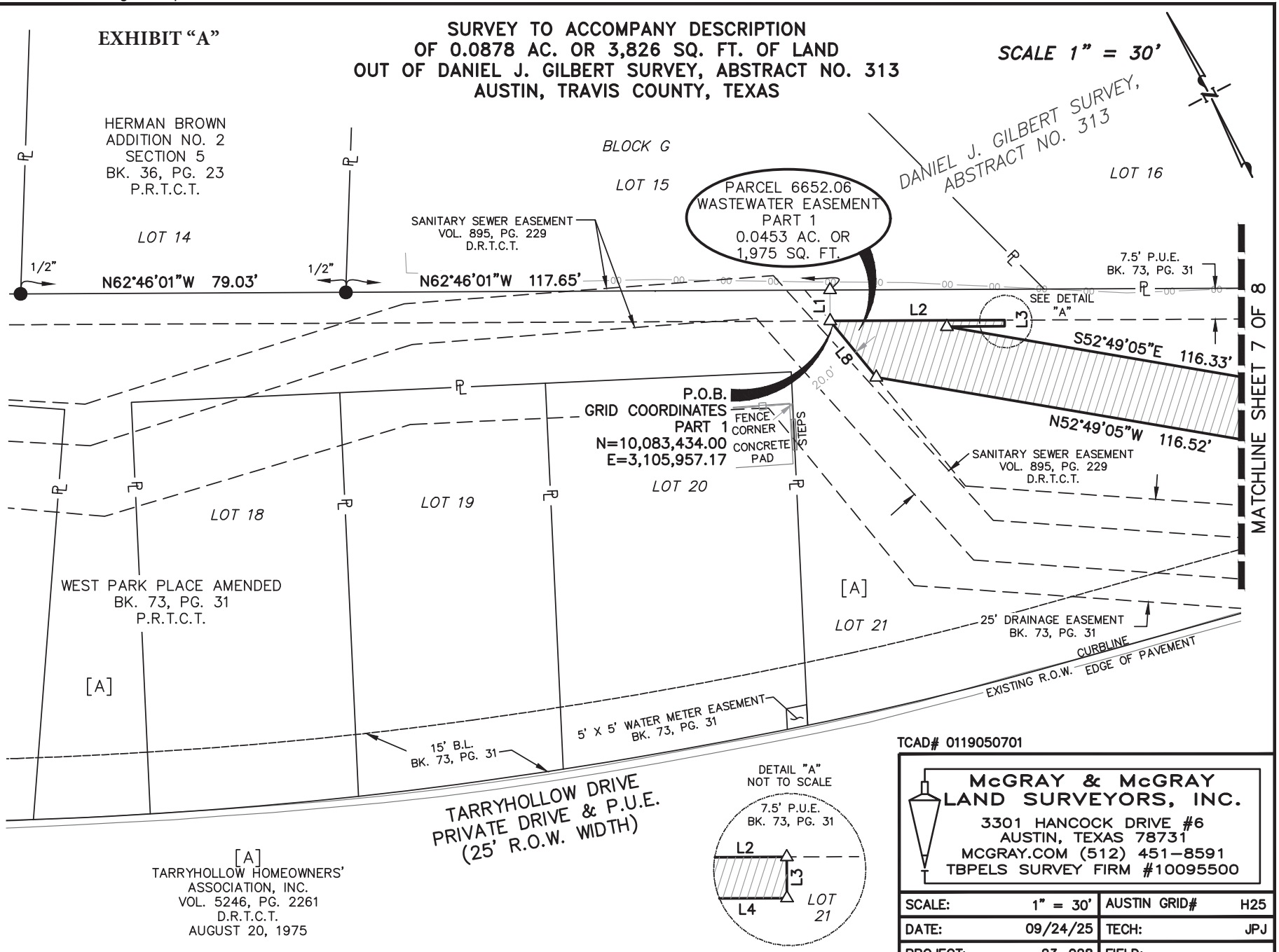
Austin Grid H-25
TCAD# 0119050701

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

EXHIBIT "A"

SURVEY TO ACCOMPANY DESCRIPTION OF 0.0878 AC. OR 3,826 SQ. FT. OF LAND OUT OF DANIEL J. GILBERT SURVEY, ABSTRACT NO. 313 AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 30'



TCAD# 0119050701

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

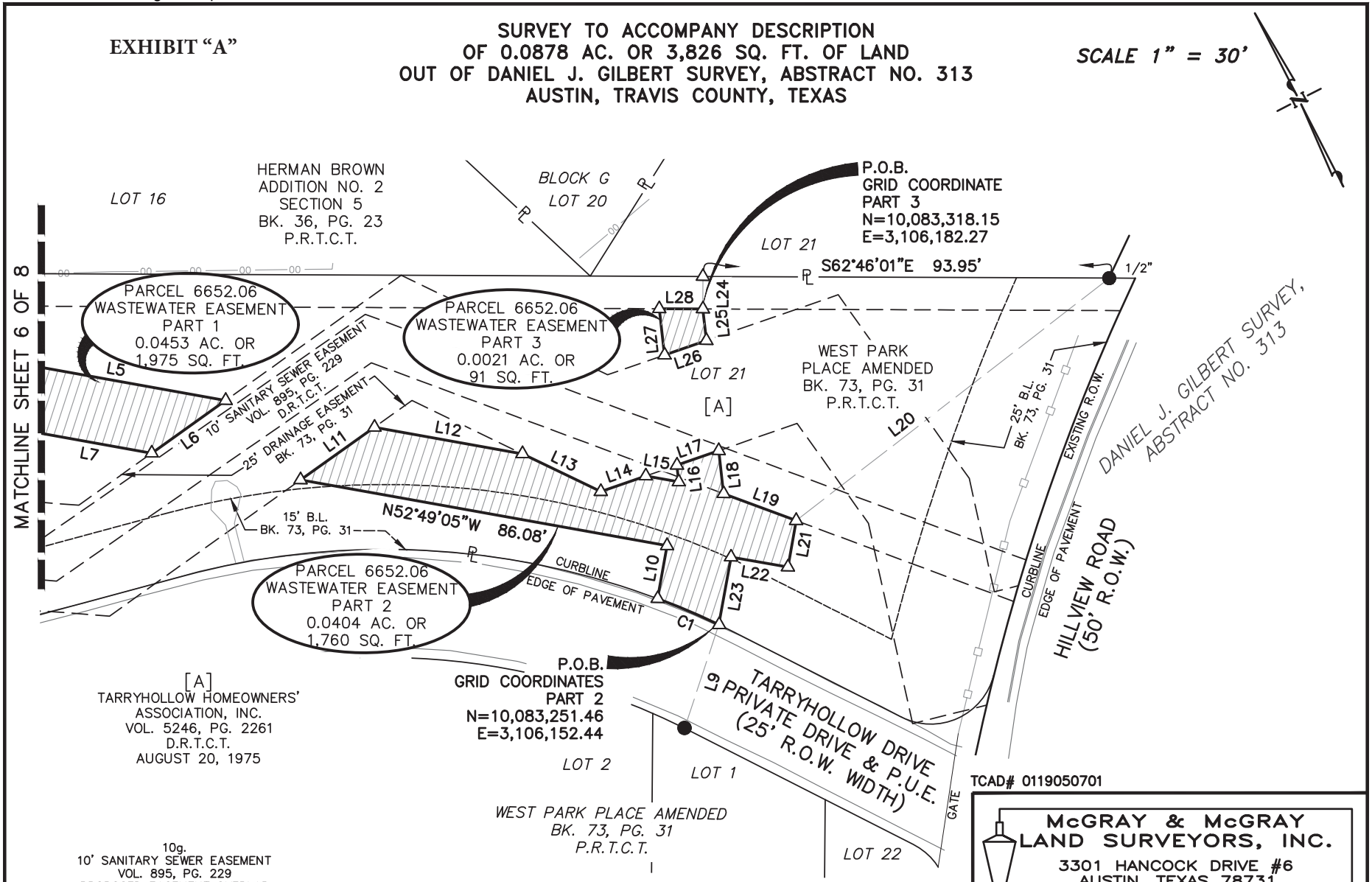
SCALE:	1" = 30'	AUSTIN GRID#	H25
DATE:	09/24/25	TECH:	JPJ
PROJECT:	23-028	FIELD:	–
FIELD BOOK:	–	SHEET:	6 OF 8

M:\Kimley-Horn~23-028~NW Tarrytown Pipeline\Dwg\Parcels\LOT 21~UE_R2.dwg

EXHIBIT "A"

SURVEY TO ACCOMPANY DESCRIPTION OF 0.0878 AC. OR 3,826 SQ. FT. OF LAND OUT OF DANIEL J. GILBERT SURVEY, ABSTRACT NO. 313 AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 30'



10g.
10' SANITARY SEWER EASEMENT
VOL. 895, PG. 229
PROPOSED EASEMENT OVERLAP
APPROX. 64 SQ. FT.

TCAD# 0119050701

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

SCALE:	1" = 30'	AUSTIN GRID#	H25
DATE:	09/24/25	TECH:	JPJ
PROJECT:	23-028	FIELD:	–
FIELD BOOK:	–	SHEET:	7 OF 8

M:\Kimley-Horn~23-028~NW Tarrytown Pipeline\Dwg\Parcels\LOT 21~UE_R2.dwg

EXHIBIT "A"

SURVEY TO ACCOMPANY DESCRIPTION OF 0.0878 AC. OR 3,826 SQ. FT. OF LAND OUT OF DANIEL J. GILBERT SURVEY, ABSTRACT NO. 313 AUSTIN, TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N27°13'59"E	7.50'
L2	S62°46'01"E	42.39'
L3	S27°13'59"W	1.49'
L4	N62°52'59"W	14.03'
L5	S52°49'05"E	116.33'
L6	S81°30'23"W	20.97'
L7	N52°49'05"W	116.52'
L8	N11°49'53"W	17.69'
L9	S45°15'51"W	25.23'
L10	N37°10'55"E	12.43'

LINE TABLE		
LINE#	BEARING	DISTANCE
L11	N81°30'23"E	20.97'
L12	S52°49'05"E	34.77'
L13	S37°14'22"E	20.10'
L14	S82°08'17"E	11.02'
L15	S52°49'05"E	7.73'
L16	N20°35'06"E	3.88'
L17	S82°08'17"E	10.25'
L18	S20°35'06"W	10.00'
L19	S42°36'31"E	17.88'
L20	N79°15'35"E	91.58'

LINE TABLE		
LINE#	BEARING	DISTANCE
L21	S36°56'19"W	10.89'
L22	N53°04'24"W	13.38'
L23	S37°10'55"W	15.86'
L24	N27°13'59"E	7.50'
L25	S20°35'06"W	7.34'
L26	N82°08'17"W	10.25'
L27	N20°35'06"E	10.77'
L28	S62°46'01"E	10.07'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	15.38'	180.03'	04°53'46"	N40°03'42"W	15.38'

LEGEND

●	3/8" IRON ROD FOUND (UNLESS NOTED)
△	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
VOL./PG.	VOLUME/PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
DOC. NO.	DOCUMENT NUMBER
PL	PROPERTY LINE
(.....)	RECORD INFORMATION
—— OO ——	CHAIN LINK FENCE
—— OE ——	OVERHEAD ELECTRIC
—□—□—	IRON FENCE

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 SURFACE COORDINATES AND IN U.S. SURVEY FEET.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TITLE RESOURCE GUARANTY COMPANY G.F. NO. 202501006A, EFFECTIVE DATE JULY 21, 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.

REVISED: 09/24/25
REVISED: 09/15/25
REVISED: 09/04/25
REVISED: 07/31/25
ISSUED: 06/18/25

TCAD# 0119050701

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

SCALE:	N.T.S.	AUSTIN GRID#	H25
DATE:	09/24/25	TECH:	JPJ
PROJECT:	23-028	FIELD:	–
FIELD BOOK:	–	SHEET:	8 OF 8

M:\Kimley-Horn~23-028~NW Tarrytown Pipeline\Dwg\Parcels\LOT 21~UE_R2.dwg