

EXHIBIT “\_A\_”

Parcel 5416.02 DE  
0.0083 Acre Drainage Easement  
Lot 1, Block A, North Park Estates, Section Two  
Travis County, Texas

DESCRIPTION FOR PARCEL 5416.02 DE  
0.0083 OF ONE ACRE DRAINAGE EASEMENT

BEING a 0.0083 of one acre (361 square foot) easement being a portion of Lot 1, Block A, North Park Estates, Section Two, a subdivision of record in Book 40, Page 15, Plat Records, Travis County, Texas, said Lot 1 conveyed to Jamin Stevens Greenbaum by General Warranty Deed dated February 21, 2020, as recorded in Document No. 2020033261, Official Public Records, Travis County, Texas; said 0.0083 of one acre (361 square foot) easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point at the south corner of this easement, being in the north line of an existing drainage and public utility easement of record in said Book 40, Page 15, said POINT OF BEGINNING having Surface Coordinates of N=10,115,112.14, E=3,131,017.14, from which a 1/2-inch iron rod with “Premier Surveying” cap found in the south line of said Lot 1 and said Greenbaum tract, being the northeast corner of Lot 11, Block A, North Park Estates, a subdivision of record in Book 28, Page 16, Plat Record, Travis County, Texas, also being a corner in the west line of Lot 10, Block A, in said North Park Estate subdivision, bears South 05°16’10” East 18.22 feet;

- 1) THENCE, along the south line of this easement, and the north line of said existing drainage and public utility easement, crossing said Lot 1 and said Greenbaum tract, **North 66°40’37” West 23.68 feet** to calculated point at the northwest corner of this easement;

THENCE, along the north line of this easement, crossing said Lot 1 and said Greenbaum tract, the following two (2) courses, numbered 2 and 3;

- 2) **North 66°48’59” East 9.90 feet** to a calculated point, and
- 3) **North 82°38’11” East 34.61 feet** to a calculated point at the northeast corner of this easement, being in the west line of said existing drainage and public utility easement;

Parcel 5416.02 DE

THENCE, along the east line of this easement, and the west line of said existing drainage and public utility easement, crossing said Lot 1 and said Greenbaum tract, the following three (3) courses, numbered 4 through 6:

- 4) **South 45°59'17" West 19.49 feet** to a calculated point, from which a 1/2-inch iron rod found in the south line of said Lot 1 and said Greenbaum tract, being at the northwest corner of said Lot 10, and the southwest corner of Lot 9, Frank Stark Subdivision, a subdivision of record in Book 4, Page 199, Plat Records, Travis County, Texas, bears South 15°28'14" East 16.01 feet,
- 5) **South 72°16'55" West 2.90 feet** to a calculated point, and
- 6) **South 56°08'16" West 5.90 feet** to the POINT OF BEGINNING and containing 0.0083 of one acre (361 square feet) of land within these metes and bounds.

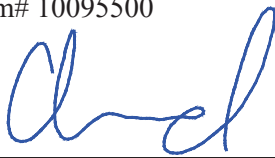
Bearing Basis Note

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



01/29/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

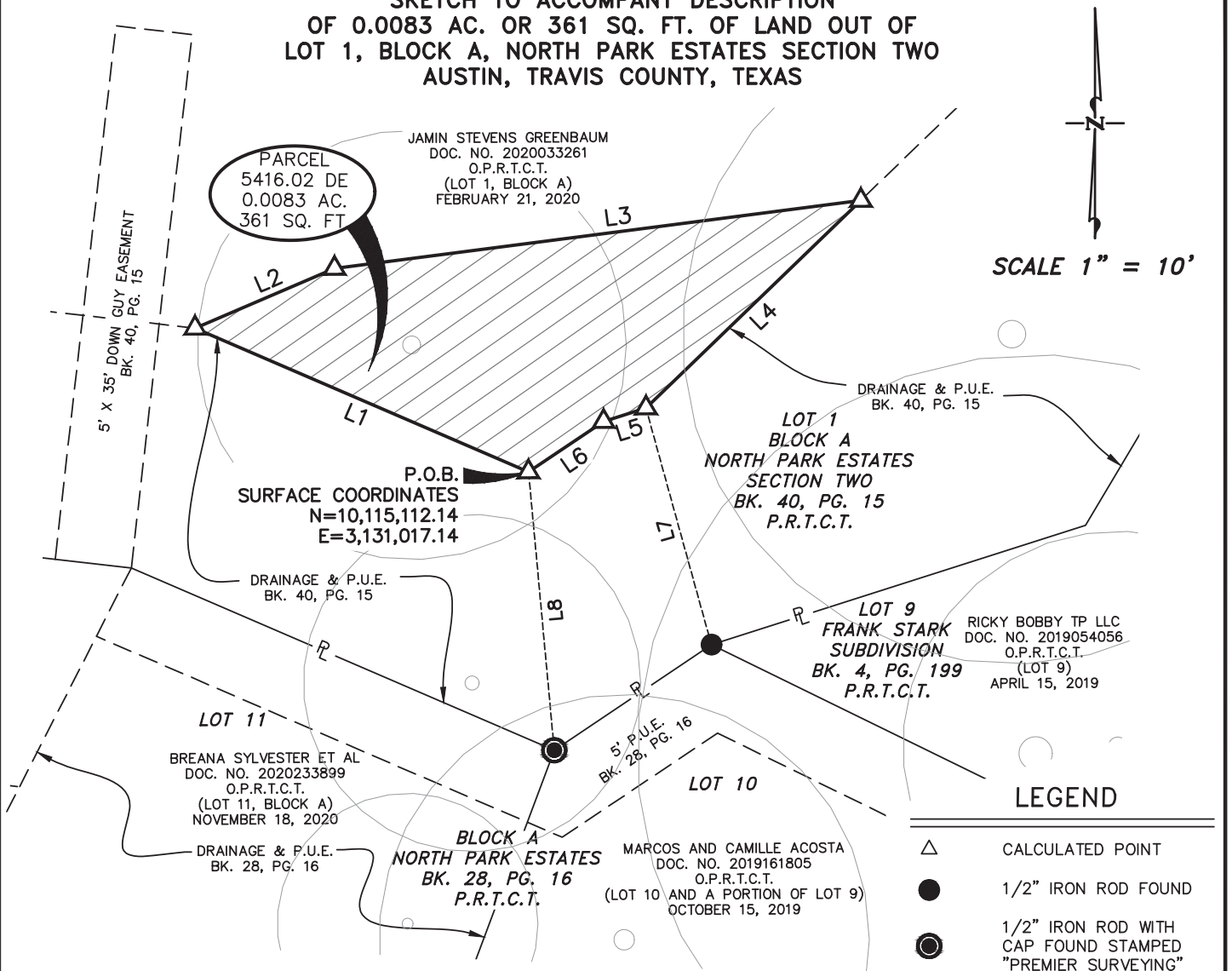
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Issued 01/10/2025; Revised 01/29/2025

FIELD NOTES REVIEWED  
BY:  DATE: 01/30/25  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

AUSTIN GRID M-32  
TCAD ID 501576

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0083 AC. OR 361 SQ. FT. OF LAND OUT OF  
LOT 1, BLOCK A, NORTH PARK ESTATES SECTION TWO  
AUSTIN, TRAVIS COUNTY, TEXAS**



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.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, GF NO. ATA-41-1706412400580KAY, EFFECTIVE DATE AUGUST 29, 2024

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE#      | BEARING     | DISTANCE |
| L1         | N66°40'37"W | 23.68'   |
| L2         | N66°48'59"E | 9.90'    |
| L3         | N82°38'11"E | 34.61'   |
| L4         | S45°59'17"W | 19.49'   |
| L5         | S72°16'55"W | 2.90'    |
| L6         | S56°08'16"W | 5.90'    |
| L7         | S15°28'14"E | 16.01'   |
| L8         | S05°16'10"E | 18.22'   |



01/29/2025

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

TCAD ID 501576

REVISED: 01/29/2025  
ISSUED: 01/10/2025

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

|             |            |               |
|-------------|------------|---------------|
| SCALE:      | 1" = 10'   | —             |
| DATE:       | 01/29/2024 | TECH: BLM     |
| PROJECT:    | 23-020     | FIELD: DS     |
| FIELD BOOK: | —          | SHEET: 3 OF 3 |