

Exhibit “ A ”

JORGE GONZALEZ JR. &
MARIA PEREZ
3.007 ACRE TRACT
(DRAINAGE EASEMENT)

LEGAL DESCRIPTION FOR PARCEL 5347.01 DE

LEGAL DESCRIPTION OF 0.138 ACRES (APPROX. 6,015 SQUARE FEET) OF LAND IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.007 ACRE TRACT CONVEYED TO JORGE GONZALEZ, JR. AND MARIA PEREZ IN A GENERAL WARRANTY DEED DATED AUGUST 30, 2005 AND RECORDED IN DOCUMENT NO. 2005167541 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.007 ACRE TRACT ALSO KNOWN AS TRACT 5A, AUSTEX ACRES, AN UNRECORDED SUBDIVISION AS SHOWN IN AUSTEX ACRES RESTRICTIONS RECORDED IN VOLUME 4647, PAGE 348 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.138 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the north corner of said 3.007 acre tract, being the west corner of a 3.01 acre tract conveyed to Tam N. Tran in Document No. 2006010175 of the Official Public Records of Travis County, Texas, and being further described in Volume 12231, Page 1771 of the Real Property Records of Travis County, Texas, said 3.01 acre tract being also known as Tract 6A of said unrecorded Austex Acres subdivision, also being in the southeast line of Lot 36, Block A, Harris Branch Phase One-B Section Two, a subdivision of record in Volume 92, Page 381 of the Plat Records of Travis County, Texas and also being the north corner of the herein described tract and having Texas State Plane Coordinate System of 1983, Texas Central Zone (NAD83) Epoch 2010, U.S. Survey Feet, Combined Scale Factor 0.999922704875) grid coordinate values of **N=10099423.76, E=3155671.32**, from which a 1/2" rebar found for the north corner of said 3.01 acre tract, being the west corner of a 3.060 acre tract conveyed to Vinh Truong in Document No. 2007153899 of the Official Public Records of Travis County, Texas, said 3.02 acre tract being also known as Tract 7A of said unrecorded Austex Acres subdivision and also being an angle point in the southeast line of Lot 176, Block A, Harris Branch Phase One-B Section 1, a subdivision of record in Volume 91, Page 247 of the Plat Records of Travis County, Texas, bears North 27°35'09" East, a distance of 217.11 feet;

THENCE South 61°45'23" East, with the northeast line of the 3.007 acre tract, same being the southwest line of the 3.01 acre tract, a distance of **75.00 feet** to a calculated point;

THENCE crossing the 3.007 acre tract, the following two (2) courses and distances:

1. **South 27°51'26" West**, a distance of **80.20 feet** to a calculated point;
2. **North 61°45'23" West**, a distance of **75.00 feet** to a calculated point in the northwest line of the 3.007 acre tract, same being the southeast line of Lot 37, Block A, said Harris Branch Phase One-B Section Two;

THENCE North 27°51'26" East, with the northwest line of the 3.007 acre tract, same being the southeast lines of Lots 37 and 36, Block A, said Harris Branch Phase One-B Section Two, a distance of **80.20 feet** to the **POINT OF BEGINNING**, containing **0.138** acres (approx. 6,015 square feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey made on the ground in October, 2023 and July, 2024. Bearings are based on the Texas State Plane Coordinate System NAD 83 Epoch 2010, Central Zone. The coordinates for this project were derived from utilizing VRS GPS observations. The distances shown are surface values. The combined scale factor is 0.999922704875.

For associated sketch see: AVERING LANE DE3.DWG



Mary P. Hawkins 08/08/2024

Mary P. Hawkins, R.P.L.S. No. 4433
Capital Delivery Services
Engineering Services Division
City of Austin

FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 08/08/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

REFERENCES

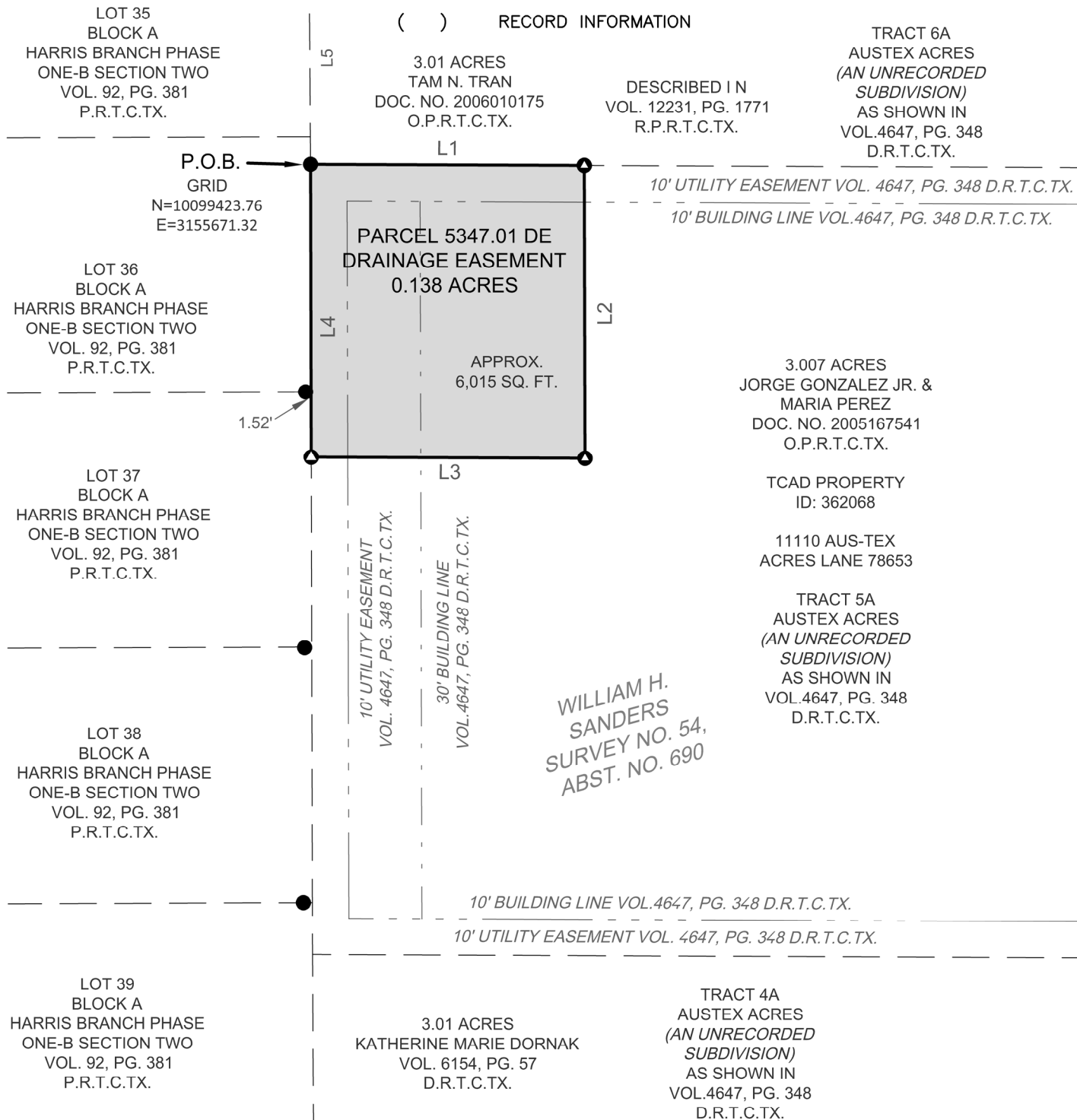
TCAD Parcel No. 362068
Austin Grid Q-29 & Q-28

LEGEND



SCALE 1" = 40'

- 1/2" REBAR FOUND
- ▲ CALCULATED POINT
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S61°45'23"E	75.00
L2	S27°51'26"W	80.20
L3	N61°45'23"W	75.00
L4	N27°51'26"E	80.20
L5	N27°35'09"E	217.11
(L5)	(N30°18'42"E)	(216.97)

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 EPOCH 2010, CENTRAL ZONE. THE COORDINATES FOR THIS PROJECT WERE DERIVED FROM UTILIZING RTK GPS OBSERVATIONS. DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 0.999922704875.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN OCTOBER, 2023 AND JULY, 2024.

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ISSUED ON JUNE 20, 2024, EFFECTIVE MAY 28, 2024, FILE NO. 1687348. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

Mary P. Hawkins

08/08/2024

MARY P. HAWKINS, R.P.L.S. NO. 4433 DATE
 DRAWN BY: MARY P. HAWKINS
 AVERING LANE DE2.DWG
 FB. 4105, PG. 50



CAPITAL DELIVERY SERVICES
 505 BARTON SPRINGS ROAD, SUITE 760
 PHONE (512) 974-2661
 FAX (512) 974-7291





SCALE 1" = 40'

LOT 35
BLOCK A
HARRIS BRANCH PHASE
ONE-B SECTION TWO
VOL. 92, PG. 381
P.R.T.C.TX.

APPROX. 1,452 SQ. FT.
OVERLAP OF
EXISTING UTILITY
EASEMENT
AND PROPOSED
DRAINAGE EASEMENT

3.01 ACRES
TAM N. TRAN
DOC. NO. 2006010175
O.P.R.T.C.TX.

TRACT 6A
AUSTEX ACRES
(AN UNRECORDED
SUBDIVISION)
AS SHOWN IN
VOL.4647, PG. 348
D.R.T.C.TX.

DESCRIBED IN
VOL. 12231, PG. 1771
R.P.R.T.C.TX.

10' UTILITY EASEMENT VOL. 4647, PG. 348 D.R.T.C.TX.

10' BUILDING LINE VOL.4647, PG. 348 D.R.T.C.TX.

LOT 36
BLOCK A
HARRIS BRANCH PHASE
ONE-B SECTION TWO
VOL. 92, PG. 381
P.R.T.C.TX.

PARCEL 5347.01 DE
PROPOSED DRAINAGE
EASEMENT
0.138 ACRES

3.007 ACRES
JORGE GONZALEZ JR. &
MARIA PEREZ
DOC. NO. 2005167541
O.P.R.T.C.TX.

LOT 37
BLOCK A
HARRIS BRANCH PHASE
ONE-B SECTION TWO
VOL. 92, PG. 381
P.R.T.C.TX.

TCAD PROPERTY
ID: 362068

11110 AUS-TEX
ACRES LANE 78653

TRACT 5A
AUSTEX ACRES
(AN UNRECORDED
SUBDIVISION)
AS SHOWN IN
VOL.4647, PG. 348
D.R.T.C.TX.

LOT 38
BLOCK A
HARRIS BRANCH PHASE
ONE-B SECTION TWO
VOL. 92, PG. 381
P.R.T.C.TX.

WILLIAM H.
SANDERS
SURVEY NO. 54,
ABST. NO. 690

10' UTILITY EASEMENT
VOL. 4647, PG. 348 D.R.T.C.TX.

30' BUILDING LINE
VOL.4647, PG. 348 D.R.T.C.TX.

10' BUILDING LINE VOL.4647, PG. 348 D.R.T.C.TX.

10' UTILITY EASEMENT VOL. 4647, PG. 348 D.R.T.C.TX.

LOT 39
BLOCK A
HARRIS BRANCH PHASE
ONE-B SECTION TWO
VOL. 92, PG. 381
P.R.T.C.TX.

3.01 ACRES
KATHERINE MARIE DORNAK
VOL. 6154, PG. 57
D.R.T.C.TX.

TRACT 4A
AUSTEX ACRES
(AN UNRECORDED
SUBDIVISION)
AS SHOWN IN
VOL.4647, PG. 348
D.R.T.C.TX.





August 6, 2024

Stewart Title Company

RE: File No. 1687348
Effective Date: May 28, 2024
Issued June 20, 2024

0.138 Acre (Drainage Easement)

Portion of Jorge Gonzalez, Jr. & Maria Perez 3.007 Acre Tract
Recorded in Document No. 2005167541, Official Public Records of Travis County, Texas

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

- Item (1.) Restrictive covenants recorded in Volume 4647, Page 348 of the Deed Records of Travis County, Texas. (The 0.138 acre tract is subject to these).
- Item (10c.) Building setback line 30 feet in width along the front and back property lines and 10 feet in width along the side property line(s) as set forth in restrictions recorded in/under Volume 4647, Page 348 of the Deed Records of Travis County, Texas. (The 0.138 acre tract is subject to these).
- Item (10d.) Subject to any easements, rights-of-way, roadways, encroachments, etc. which a survey or physical inspection of the premises might disclose. (The 0.138 acre tract is subject to these).
- Item (10e.) Ten (10) foot utility easement along the front, back and side property lines, as set forth in restrictions recorded in/under Volume 4647, Page 348 of the Deed Records of Travis County, Texas. (The 0.138 acre tract is subject to these).

Sincerely,

08/08/2024

Mary P. Hawkins, R.P.L.S. No. 4433
Engineering Services Division
Capital Delivery Services
City of Austin

Date

