



7401B Highway 71 West, Suite 160
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Doucetengineers.com

EXHIBIT “___”

**Eton Meadows, LP
A Texas Limited Partnership
To
City of Austin
(Wastewater Easement)
WE**

LEGAL DESCRIPTION FOR PARCEL 5272.64 WE

BEING A 2.551-ACRE EASEMENT OUT OF THE MARIQUITA CASTRO SURVEY, ABSTRACT NUMBER 160, SECTION 50, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 78.516-ACRE TRACT, DESCRIBED TO ETON MEADOWS, LP A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003006187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.]; SAID 2.551-ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said remainder of 78.516-acre tract, and the southeast corner of the remainder of a called 1,220.210-acre tract, described to Austin HB Residential Properties, LTD., as recorded in Volume 12731, Page 1051 of the Real Property Records of Travis County, Texas [R.P.R.T.C.T.], same being in the existing northeast right-of-way line of E. Parmer Lane (F.M. 734), a 200-foot wide right-of-way as recorded in C.S.J. No. 3417-03-005 [R.P.R.T.C.T.] and for the northwest corner of the easement described herein;

THENCE N28°03'38"E with the common line of said remainder of 78.516-acre tract and said remainder of 1,220.210-acre tract, a distance of 63.23 feet to a 60D Nail set for the beginning of a curve to the right and for the northeast corner of the easement described herein;

THENCE over and across said remainder of 78.516-acre tract, the following three (3) courses:

- 1) With said curve to the right, having an arc length of 1,083.71 feet, a radius of 2,607.13 feet, a delta angle of 23°48'59", and a chord which bears S31°51'32"E, for a distance of 1,075.93 feet, to a 60D Nail set for an angle point of the easement described herein,
- 2) S19°58'04"E, for a distance of 790.24 feet to a 60D Nail set for the southeast corner of the easement described herein, and
- 3) S70°01'56"W, for a distance of 60.00 feet to a 60D Nail set in the southwest line of said remainder of a called 78.516-acre tract, same point being in the existing northeast right-of-way of said F.M. 734, and for the southwest corner of the easement described herein, from which a 1/2-inch iron rod found for the south corner of said remainder of 78.516-acre tract bears S19°58'04"E, a distance of 612.71 feet;

THENCE with the common line of said remainder of a called 78.516-acre tract and existing northeast right-of-way of said F.M. 734, the following two (2) courses:

- 1) N19°58'04"W, a distance of 790.25 feet to a calculated point for the beginning of a curve to the left and for an angle point of the easement described herein, and

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PEOPLE YOU TRUST.



DOUCET

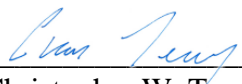
- 2) With said curve to the left, having an arc length of 1,039.06 feet, a radius of 2,547.13 feet, a delta angle of 23°22'22", and a chord which bears N31°38'13"W, for a distance of 1,031.87 feet to the **POINT OF BEGINNING** of the easement described herein and containing 2.551-acres more or less.

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD 83 (2011), Epoch 2010.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.




Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates
CTerry@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

07/20/2022

Date

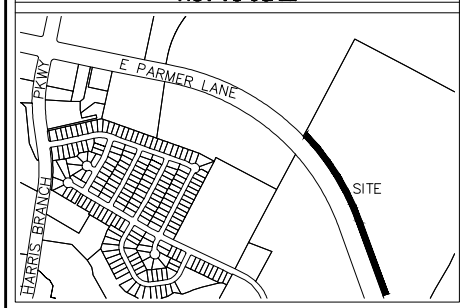


FIELD NOTES REVIEWED
BY  DATE: 07/28/22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

REFERENCES

TCAD PID No. 477382
TCAD GID No. 0242410210
Vesting deed Doc. No. 2003006187

VICINITY MAP NOT TO SCALE



MARIQUITA CASTRO SURVEY ABSTRACT NO. 160, SECTION 50

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°03'38"E	63.23'
L2	S70°01'56"W	60.00'

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008.
UNITS: US SURVEY FEET.

UTILITY NOTE:

SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AN ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. GF. NO. CTA-21-CTA2105451, EFFECTIVE DATE OCTOBER 26, 2021, AND ISSUED ON NOVEMBER 4, 2021.



STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Christopher W. Terry 07/20/2022
CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATES, INC.
CTERRY@DOUCETENGINEERS.COM

Date: 07/20/2022
Drawn by: JRT
Reviewer: CWT
Project: 1570-034
Field Book: 542
Party Chief: JSM
Survey Date: 11-08-2021

CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION

2.551 ACRES (111,098 SQUARE FEET)
WASTEWATER EASEMENT

TRAVIS COUNTY, TEXAS

ETON MEADOWS, LP
A TEXAS LIMITED
PARTNERSHIP
REMAINDER OF A
CALLED 78.516 ACRES
DOC NO. 2003006187
O.P.R.T.C.T.

AUSTIN HB RESIDENTIAL
PROPERTIES, LTD.
REMAINDER OF A
CALLED 1,220.210 ACRES
VOL. 12731, PG. 1051
R.P.R.T.C.T.

5272.64 WE
2551 ACRES
(111,098 SQ. FT.)

TX AUSTIN MANOR, LP, A
LIMITED PARTNERSHIP
CALLED 30.501 ACRES
DOC. NO. 2020017936

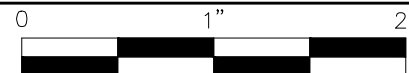
OUT OF
CALLED 49.752 ACRES
TX PARMER AUSTIN CCF, LP,
DOC. NO. 2018005882
O.P.R.T.C.T.

ITEM. f., g. & h.
CITY OF AUSTIN
0.8207 ACRE
RIGHT OF ENTRY AND
POSSESSION
VOL.11676, PG.420
R.P.R.T.C.T.
TWSE
VOL.11862, PG.1158
VOL.11883, PG.2915
R.P.R.T.C.T.

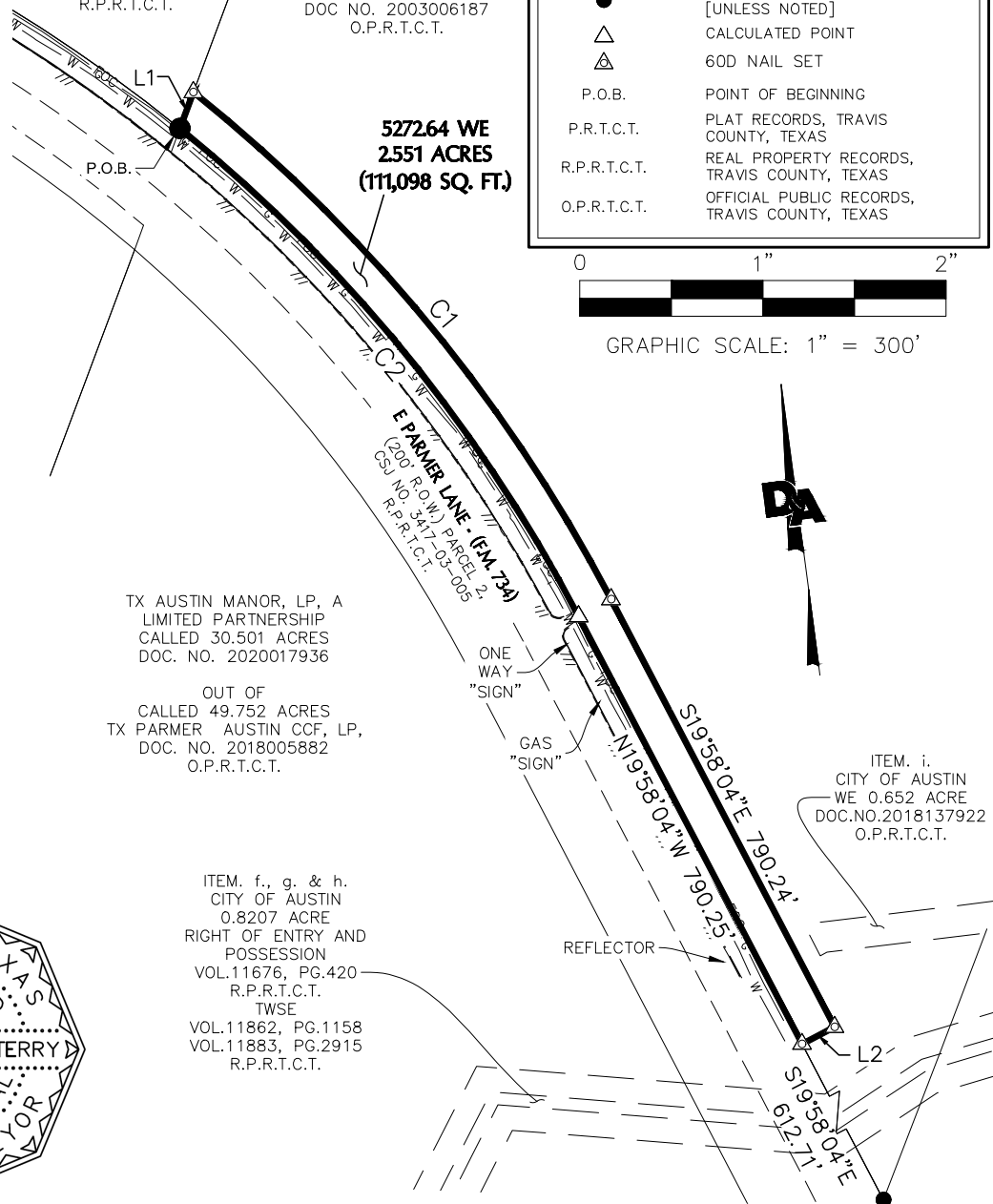
ITEM. i.
CITY OF AUSTIN
WE 0.652 ACRE
DOC.NO.2018137922
O.P.R.T.C.T.

LEGEND

	SUBJECT EASEMENT
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	APPROX. FIBER OPTIC UTILITY LINE
	APPROX. GAS UTILITY LINE
	APPROX. WATER UTILITY LINE
	EDGE OF PAVEMENT
	1/2" IRON ROD FOUND [UNLESS NOTED]
	CALCULATED POINT
	60D NAIL SET
	P.O.B. POINT OF BEGINNING
	P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
	R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



GRAPHIC SCALE: 1" = 300'



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1,083.71'	2,607.13'	23°48'59"	S31°51'32"E	1,075.93'
C2	1,039.06'	2,547.13'	23°22'22"	N31°38'13"W	1,031.87'



Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800



SCALE 1" = 300' Sheet: 3 OF 3

LEGEND

	SUBJECT EASEMENT
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	EDGE OF PAVEMENT
	1/2" IRON ROD FOUND [UNLESS NOTED]
	CALCULATED POINT
	60D NAIL SET
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

APPRAISAL SKETCH

2.121 ACRES OUT OF ETON MEADOWS, LP A TEXAS LIMITED PARTNERSHIP
REMAINDER OF A CALLED 78.516 ACRES DOC NO. 2003006187
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
5272.64 WE

AUSTIN HB RESIDENTIAL
PROPERTIES, LTD.
REMAINDER OF A
CALLED 1,220.210 ACRES
VOL. 12731, PG. 1051
R.P.R.T.C.T.
BOYCE LN TX 78653
TCAD 0242410207
PROP. ID 426234

ETON MEADOWS, LP
A TEXAS LIMITED
PARTNERSHIP
REMAINDER OF A
CALLED 78.516 ACRES
DOC NO. 2003006187
O.P.R.T.C.T.
PARMER LN TX 78653
TCAD 0242410210
PROP. ID 447382

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°03'38"E	63.23'
L2	S70°01'56"W	60.00'

MARIQUITA CASTRO SURVEY
ABSTRACT NO. 160, SECTION 50



EXISTING EASEMENT NOTES:

[10i.] CITY OF AUSTIN, WATER EASEMENT RECORDED IN
DOCUMENT NO. 2018137922, OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS [NOT SUBJECT TO, AS SHOWN].

[10f., 10g. & 10h.] CITY OF AUSTIN, RIGHT OF ENTRY AND
POSSESSION VOL.11676, PG.420 / WASTEWATER EASEMENT
RECORDED IN VOL.11862, PG.1158, & VOL.11883, PG.2915
REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS [NOT
SUBJECT TO, AS SHOWN].

NO EASEMENT OVERLAP OBSERVED.



STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT
OF AN ON THE GROUND SURVEY CONDUCTED UNDER
MY SUPERVISION AND THAT IT IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE

Christopher W. Terry
DATE 07/18/2022
CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATES, INC.
CTERRY@DOUCETENGINEERS.COM

Date: 07/18/2022
Drawn by: JRT
Reviewer: CWT
Project: 1570-034
Field Book: 542
Party Chief: JSM
Survey Date: 11-08-2021

CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION

2.121 ACRES (92,368 SQUARE FEET)
WASTEWATER EASEMENT

TRAVIS COUNTY, TEXAS

[10f., 10g. & 10h.]

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1,083.71'	2,607.13'	23°48'59"	S31°51'32"E	1,075.93'
C2	1,039.06'	2,547.13'	23°22'22"	N31°38'13"W	1,031.87'

DOUCET
Civil Engineering // Entitlements // Geospatial
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Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
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SCALE
1" = 300' Sheet: 1 OF 1

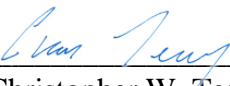
TITLE LETTER FOR PARCEL 5272.64 WE

To: Chicago Title Insurance Company
From: Doucet & Associates
Date: November 04, 2021
GF No: CTA-21-CTA2105451
RE: Parcel 5272.64 WE

All of those recorded easements shown on Commitment for Title Insurance, Schedule B, issued by Chicago Title Insurance Company, GF No. CTA-21-CTA2105451, effective October 26, 2021, furnished to Doucet & Associates are addressed herein. Unrecorded, unwritten, or undeterminable easements that are not addressed herein may exist.

RESTRICTIVE COVENANTS AND EASEMENTS

- 10f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: the City of Austin
Purpose: Right of Entry and Possession
Recording No: Volume 11676, 420, Real Property Records, Travis County, Texas.
[DOES NOT AFFECT the proposed easement]
- 10g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: the City of Austin
Purpose: 20' wastewater easement
Recording No: Volume 11862, Page 1158, Real Property Records, Travis County, Texas, as corrected in Volume 11883, Page 2915, Real Property Records, Travis County, Texas.
[DOES NOT AFFECT the proposed easement]
- 10h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: the City of Austin
Purpose: 100' temporary working space easement
Recording No: Volume 11862, Page 1153, Real Property Records, Travis County, Texas, as corrected in Volume 11883, Page 2908, Real Property Records, Travis County, Texas.
[DOES NOT AFFECT the proposed easement]
- 10i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: the City of Austin
Purpose: Permanent wastewater easement
Recording Date: August 29, 2018
Recording No: Document No. 2018137922, Official Public Records, Travis County, Texas.
[DOES NOT AFFECT the proposed easement]



Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates
CTerry@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

07/18/2022

Date



COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.