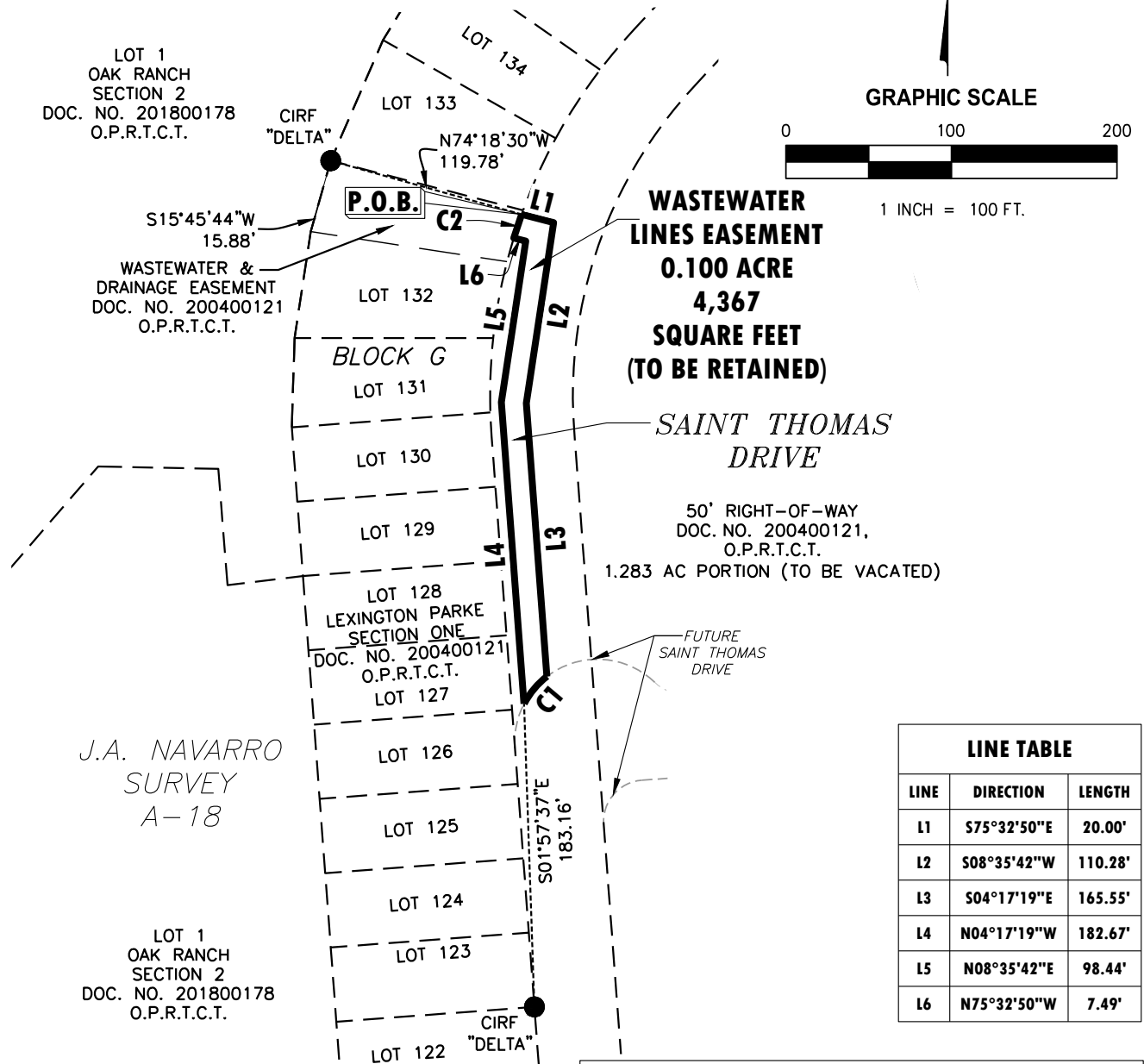


WASTEWATER LINES EASEMENT
BEING A 0.100 ACRE PORTION (TO BE RETAINED) OF SAINT THOMAS DRIVE
JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 18
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT D



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S75°32'50"E	20.00'
L2	S08°35'42"W	110.28'
L3	S04°17'19"E	165.55'
L4	N04°17'19"W	182.67'
L5	N08°35'42"E	98.44'
L6	N75°32'50"W	7.49'

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- - - EASEMENT LINE
- BOUNDARY LINE
- IRON ROD FOUND
- CORNER
- O.P.R.T.C.T.
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	21.68'	50.00'	24°50'41"	S39°55'19"W	21.51'
C2	15.04'	325.00'	2°39'03"	N18°22'53"E	15.04'

LANDPOINT

4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2024\22-2167-10\Survey\DWG\22-2167-10 WW Easement 1 Revised 7-8-2025_ST THOMAS DR.dwg

WASTEWATER LINES EASEMENT
BEING A 0.100 ACRE PORTION (TO BE RETAINED) OF SAINT THOMAS DRIVE
JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 18
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION

BEING a 0.100 acre tract of land situated in the J. A. Navarro Survey, Abstract Number 18, Travis County, Texas and being a portion of Saint Thomas Drive (50 Foot Right of Way, Dedicated in Lexington Parke Section One, A subdivision of record in Document No. 200400121 of the Official Public Records of Travis County, Texas) and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of said Saint Thomas Drive and in the East line of Lot 132, Block G of Lexington Parke Section One, recorded in Document Number 200400121, Official Public Records, Travis County, Texas (O.P.R.T.C.T.) conveyed to Meritage Homes of Texas, LLC in County Clerk's File Number 2020248886, O.P.R.T.C.T. from which a capped iron rod stamped "DELTA" found at the Northwest corner of said Lot 132 and the Southwest corner of Lot 133, Block G of said Lexington Parke Section One bears, N 74°18'30"W, a distance of 119.78 feet;

THENCE over and across said Saint Thomas Drive the following courses and distances:

S 75°32'50" E, a distance of 20.00 feet;

S 08°35'42" W, a distance of 110.28 feet;

S 04°17'19" E, a distance of 165.55 feet to a point of curvature to the Left;

With a curve to the left having an arc length of 21.68 feet, a radius of 50.00 feet, a delta angle of 24°50'41", a chord bearing S 39°55'19"W and a chord length of 21.51 feet, from which a capped iron rod found at the Northeast corner of Lot 122 of said Lexington Parke Section One and the Southeast corner of Lot 123 of said Lexington Parke Section One bears S 01°57'37" E, a distance of 183.16 feet;

N 04°17'19" W, a distance of 182.67 feet;

N 08°35'42" E, a distance of 98.44 feet;

N 75°32'50" W a distance of 7.49 feet to the West Right of Way line of Saint Thomas Drive and the East line of Lot 132 for a point of curvature to the Right;

With the West Right of Way line of said Saint Thomas Drive and the East line of Lot 132 along a curve to the right having an arc length of 15.04 feet, a radius of 325.00 feet, a delta angle of 02°39'03", a chord bearing N 18°22'53" E and a chord length of 15.04 feet to the POINT OF BEGINNING and containing 0.100 acres of land, more or less;

Bearings described herein are Texas State Plane Grid Bearings (Texas Central Zone, NAD83 (CORS) combined scale factor 0.9999870560836371 the reference for this project is the 1/2-inch capped iron rod stamped "Delta Surveying found at the Northwest corner of Lot 144 Block G, Lexington Parke Section One recorded in Document Number 200400121, O.P.R.T.C.T. and the Northeast corner of lot 143 Block G of said Lexington Parke Section One and the 1/2-inch iron rod found at the Northeast corner of said Lexington Parke Section One, having a grid bearing of S 63°17'30" East , a surface distance of 567.27 feet (567.26 feet – Plat Distance Grid)

All distances shown hereon are Surface Distances to obtain Grid Distances apply a scale factor of 0.9999870560836371.



Ted A. Gossett

07-08-2025

R.P.L.S. 5991

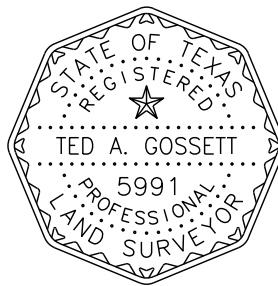
LANDPOINT

4100 INTERNATIONAL PLAZA

STE. 240

FORT WORTH, TX 76109

(817)554-1805



FIELD NOTES REVIEWED
BY  DATE: 07/08/25

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

CAD#s

586865

CITY OF AUSTIN GRID Q15

LANDPOINT

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