

EXHIBIT "A"

Parcel 5416.05 DE  
0.0197 Acre Drainage Easement  
Lot 7, Frank Stark Subdivision  
Travis County, Texas

DESCRIPTION FOR PARCEL 5416.05 DE  
0.0197 OF ONE ACRE DRAINAGE EASEMENT

BEING a 0.0197 of one acre (859 square foot) easement, out of the T.J. Chambers Survey, Abstract No. 7, Travis County Texas, being a portion of Lot 7, Frank Stark Subdivision, a subdivision of record in Book 4, Page 199, Plat Records, Travis County, Texas, said Lot 7 conveyed to FC N Lamar Housing, LP by Special Warranty Deed with Vendor's Lien dated August 29, 2019, as recorded in Document No. 2019132971, Official Public Records, Travis County, Texas; said 0.0197 of one acre (859 square foot) easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point at the north corner of this easement, being in the west line of an existing 0.088 of one acre wastewater easement of record in Volume 10791, Page 2867, Real Property Records, Travis County, Texas, and in the east line of an existing 0.5686 of one acre drainage easement of record in Document No. 2020029615, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having Surface Coordinates of N=10,115,662.27, E=3,131,481.65, from which a 1/2-inch iron rod with "Premier Surveying" cap found in the north line of said Lot 7 and said FC N Lamar Housing tract, and the south line of Lot 2, Resub. Lot 6, Frank Stark Sub., a subdivision of record in Book 51, Page 88, Plat Records, Travis County, Texas, bears North 27°00'17" East 76.72 feet;

- 1) THENCE, along the east line of this easement, and the west line of said existing 0.088 of one acre wastewater easement, crossing said Lot 7 and said FC N Lamar Housing tract, **South 24°30'31" West 115.73 feet** to calculated point at the southwest corner of said existing 0.088 of one acre wastewater easement, being the northwest corner of an existing 0.041 of one acre wastewater easement of record in Volume 10783, Page 873, Real Property Records, Travis County, Texas;
- 2) THENCE, continuing along the east line of this easement, and along the west line of said existing 0.041 of one acre wastewater easement, crossing said Lot 7 and said FC N Lamar Housing tract, **South 24°30'13" West 25.05 feet** to a calculated point at the southeast corner of this easement, being in a north line of said existing 0.5686 of one acre drainage easement;

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3) THENCE, along the south line of this easement, and a north line of said existing 0.5686 of one acre drainage easement, crossing said Lot 7 and said FC N Lamar Housing tract, **North 54°57'37" West 15.73 feet** to a calculated point at the southwest corner of this easement, being a corner in the east line of said existing 0.5686 of one acre drainage easement, from which a 1/2-inch iron rod with "BGE" cap found in the south line of said Lot 7 and said FC N Lamar Housing tract, and the north line of Lot 8, in said Frank Stark Subdivision, bears South 55°14'52" West 76.29 feet;

THENCE, along the west line of this easement, and the east line of said existing 0.5686 of one acre drainage easement, crossing said Lot 7 and said FC N Lamar Housing tract, the following two (2) courses, numbered 4 and 5:

4) **North 35°15'20" East 43.66 feet** to a calculated point, and

5) **North 28°54'59" East 95.30 feet** to the POINT OF BEGINNING and containing 0.0197 of one acre (859 square feet) of land within these metes and bounds.

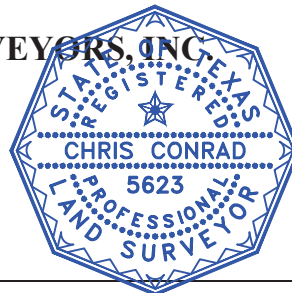
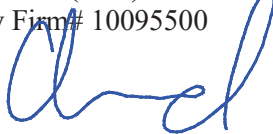
Bearing Basis Note

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



08/22/2024


Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\Jacobs~23-020~Eubanks Tributary\Description\Eubank 0.0197 Ac DE

Issued 08/02/2024; Revised 08/22/2024

FIELD NOTES REVIEWED  
BY:  DATE: 08/22/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

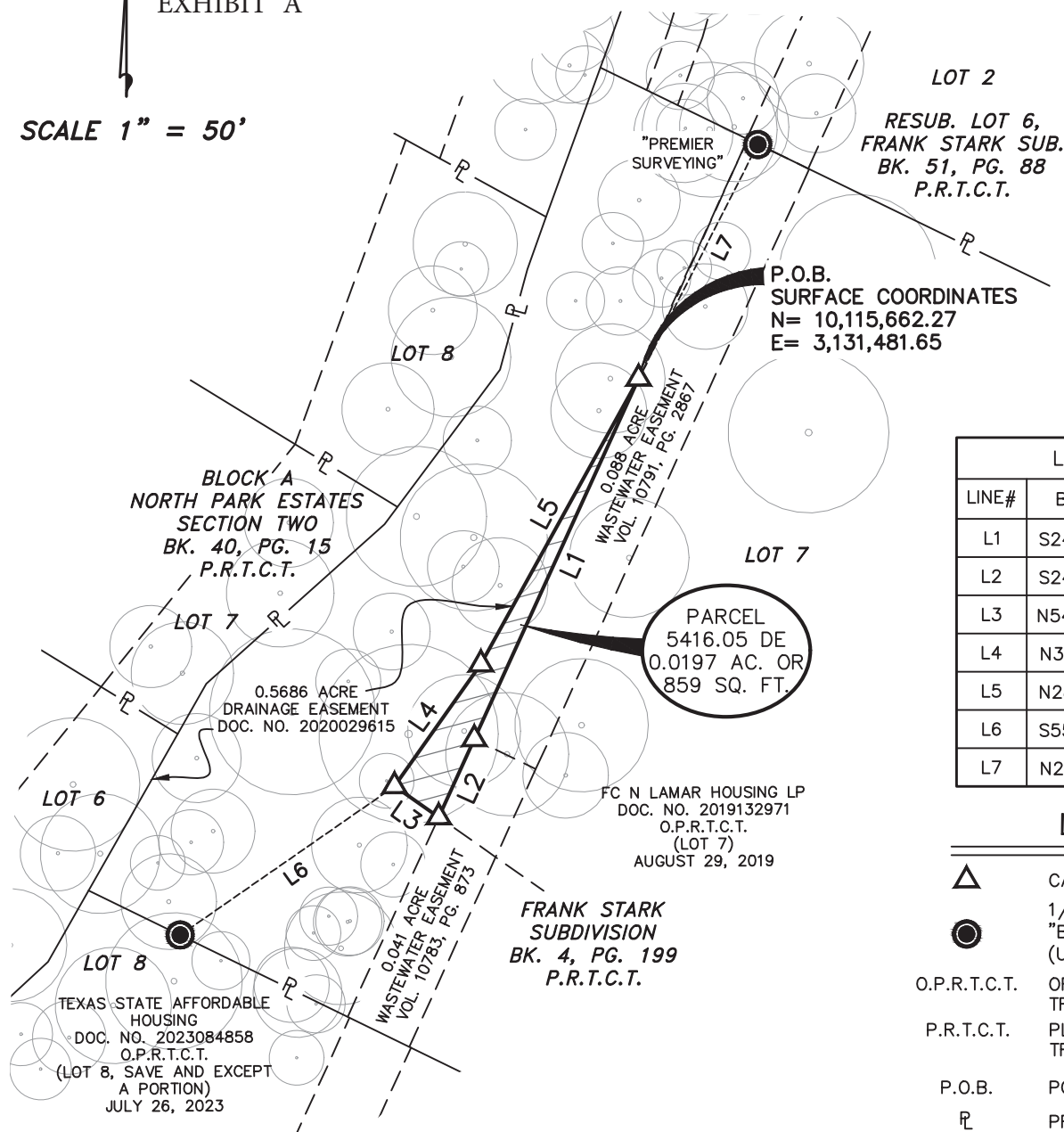
AUSTIN GRID M-32  
TCAD ID 503141

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0197 AC. OR 859 SQ. FT. OF LAND OUT OF  
LOT 7, FRANK STARK SUBDIVISION  
AUSTIN, TRAVIS COUNTY, TEXAS**



EXHIBIT "A"

SCALE 1" = 50'



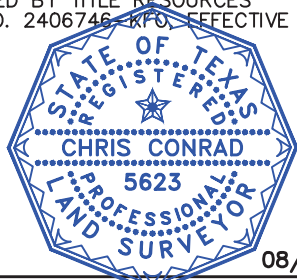
LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S24°30'31"W	115.73'
L2	S24°30'13"W	25.05'
L3	N54°57'37"W	15.73'
L4	N35°15'20"E	43.66'
L5	N28°54'59"E	95.30'
L6	S55°14'52"W	76.29'
L7	N27°00'17"E	76.72'

## LEGEND

	CALCULATED POINT
	1/2" IRON ROD WITH "BGE" CAP FOUND (UNLESS NOTED)
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
	PROPERTY LINE
(.....)	RECORD INFORMATION
BK/PG	BOOK/PAGE

## 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 TITLE RESOURCES GUARANTY COMPANY OF NO. 2406746-KFO EFFECTIVE DATE FEBRUARY 23, 2024.



08/22/24

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

TCAD ID 503141

ISSUED: 08/02/24

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

SCALE:	1" = 50'	-
DATE:	08/02/24	TECH: DBA
PROJECT:	23-020	FIELD: DS
FIELD BOOK:	-	SHEET: 3 OF 3