

EXHIBIT "A"

Parcel 5416.04 DE  
0.3494 Acre Drainage Easement  
T.J. Chambers Survey, Abstract No. 7  
Travis County, Texas

DESCRIPTION FOR PARCEL 5416.04 DE  
0.3494 OF ONE ACRE DRAINAGE EASEMENT

BEING a 0.3494 of one acre (15,220 square foot) easement, out of the T.J. Chambers Survey, Abstract No. 7, Travis County, Texas, being a portion of Lot 8, Frank Stark Subdivision, a subdivision of record in Book 4, Page 199, Plat Records, Travis County, Texas, said Lot 8 conveyed to Texas State Affordable Housing Corporation by Special Warranty Deed dated July 26, 2023, as recorded in Document No. 2023084858, Official Public Records, Travis County, Texas; said 0.3494 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the north line of said Lot 8 and said Texas State Affordable Housing tract, and the south line of Lot 7, in said Frank Stark Subdivision, being at the northeast corner of an existing 0.272 of one acre drainage easement recorded in Document No. 2023047714, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having Surface Coordinates of N=10,115,490.32, E=3,131,366.90, from which a 1/2-inch iron rod with "BGE INC" cap found at the in the north line of said Lot 8 and said Texas State Affordable Housing tract, being in the south line of said Lot 7, bears North 63°59'37" West 21.39 feet;

1) THENCE, along the north line of this easement, said Lot 8 and said Texas State Affordable Housings tract, and the south line of said Lot 7, **South 63°59'37" East 33.65 feet** to a calculated point at the northwest corner of an existing 0.118 of one acre wastewater easement recorded in Volume 10781, Page 1126, Real Property Records, Travis County, Texas;

THENCE, along the east line of this easement, and the west line of said existing 0.118 of one acre wastewater easement, crossing said Lot 8 and said Texas State Affordable Housing tract, the following two (2) courses, numbered 2 and 3:

2) **South 24°30'10" West 248.50 feet** to a calculated point, and

3) **South 41°28'48" West 8.20 feet** to a calculated point at the southwest corner of said existing 0.118 of one acre wastewater easement, being in the south line of said Lot 8 and said Texas State Affordable Housing tract, and the north line of Lot 9, in said Frank Stark Subdivision;

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Parcel 5416.04 DE

- 4) THENCE, along the south line of this easement, said Lot 8 and said Texas State Affordable Housing tract, and the north line of said Lot 9, **North 63°59'37" West 71.68 feet** to a calculated point at the southeast corner of said existing 0.272 of one acre drainage easement, from which a 1/2-inch iron rod with "BGE INC" cap found in the south line of said Lot 8 and said Texas State Affordable Housing tract, and the north line of said Lot 9, bears North 63°59'37" West 2.84 feet;

THENCE, along the west line of this easement, and the east line of said existing 0.272 of one acre drainage easement, the following three (3) courses, numbered 5 through 7:

- 5) **North 26°01'30" East 130.27 feet** to a calculated point,
- 6) **North 48°38'48" East 87.76 feet** to a calculated point, and
- 7) **North 25°50'49" East 45.05 feet** to the POINT OF BEGINNING and containing 0.3494 of one acre (15,220 square feet) of land within these metes and bounds.

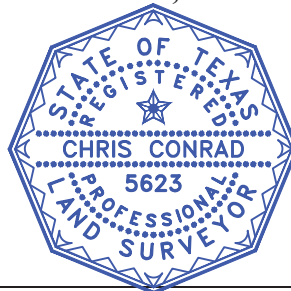
Bearing Basis Note

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



08/02/2024


Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\Jacobs~23-020~Eubanks Tribuary\Description\Eubank 0.3494 Ac DE

Issued 08/02/2024

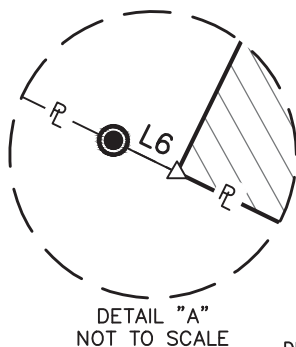
FIELD NOTES REVIEWED  
BY:  DATE: 08/22/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

AUSTIN GRID M-32  
TCAD ID 501664

EXHIBIT "A"

**SURVEY TO ACCOMPANY DESCRIPTION  
OF 0.3494 AC. OR 15,220 SQ. FT. OF LAND OUT OF  
THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7  
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 50'

DETAIL "A"  
NOT TO SCALE

P.O.B.  
SURFACE COORDINATES  
N=10,115,490.32  
E=3,131,366.90

0.272 ACRE  
DRAINAGE EASEMENT  
DOC. NO. 2023047714  
O.P.R.T.C.T.

0.5686 ACRE  
DRAINAGE EASEMENT  
DOC. NO. 2020029615  
O.P.R.T.C.T.

0.0417 ACRE  
WASTEWATER EASEMENT  
VOL. 10783, PG. 873  
R.P.R.T.C.T.

PARCEL  
5416.04 DE  
0.3494 AC. OR  
15,220 SQ. FT.

TEXAS STATE  
AFFORDABLE HOUSING  
DOC. NO. 2023084858  
O.P.R.T.C.T.  
JULY 26, 2023

LOT 8  
(5 ACRES)

FRANK STARK SUBDIVISION  
BK. 4, PG. 199  
P.R.T.C.T.

**LEGEND**

- △ CALCULATED POINT  
● 1/2" IRON ROD WITH  
CAP STAMPED  
"BGE INC" FOUND

- R.P.R.T.C.T. REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS  
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  
R PROPERTY LINE  
VOL./PG VOLUME/PAGE  
BK./PG. BOOK/PAGE  
DOC. NO. DOCUMENT NUMBER

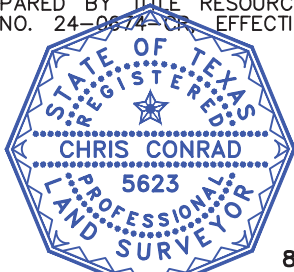
LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S63°59'37"E	33.65'
L2	S41°28'48"W	8.20'
L3	N63°59'37"W	71.68'
L4	N25°50'49"E	45.05'
L5	N63°59'37"W	21.39'
L6	N63°59'37"W	2.84'

TCAD ID 501664

ISSUED: 08/02/24

**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 GRID COORDINATES.  
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 24-0674-CP EFFECTIVE DATE FEBRUARY 27, 2024.



8/02/24

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

**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: -
FIELD BOOK:	-	SHEET: 3 OF 3