

Exhibit "A"

Parcel 5412.07 TWSE
0.0105 Acre Temporary Working Space Easement
William Cannon Survey, Abstract No. 6
Travis County, Texas

DESCRIPTION FOR PARCEL 5412.07 TWSE

DESCRIPTION OF A 0.0105 OF ONE ACRE (456 SQUARE FOOT) EASEMENT, OUT OF THE WILLIAM CANNON SURVEY, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 2, WESLEYAN CHURCH, A SUBDIVISION OF RECORD IN BOOK 59, PAGE 79, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 2 (TRACT 2) CONVEYED TO HOUSING AUTHORITY OF THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED DECEMBER 1, 2020, AS RECORDED IN DOCUMENT NO. 2020232074, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0105 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east line of an existing 34 foot wide drainage easement recorded in said Book 59, Page 79, said POINT OF BEGINNING having Grid Coordinates of N=10,046,958.16, E=3,101,408.47, from which a 1/2-inch iron rod with "Payne 6064" cap found at the northwest corner of the remainder of said Lot 2 and said Housing Authority of the City of Austin tract, and the southwest corner of a 0.061 of one acre right-of-way dedication recorded in Document No. 2020213108, Official Public Records, Travis County, Texas, being in the east line of Lot 8B, Block "A", Buckingham Meadows and Resub Lot 8, Block A Turtle Creek Estates Sec. 1, a subdivision of record in Book 54, Page 51, Plat Records, Travis County, Texas, and in the existing south right-of-way line of Turtle Creek Boulevard (varying width right-of-way) bears North 11°54'03" West 2.23 feet, and South 78°06'54" West 46.98 feet, and from which a 1-inch iron pipe found at the northeast corner of said Lot 8B, and the northwest corner of said 0.061 of one acre right-of-way dedication, being in the existing south right-of-way line of Turtle Creek Boulevard, bears North 34°28'29" East 7.25 feet;

- 1) THENCE, along the north line of this easement, crossing said Lot 2 and said Housing Authority of the City of Austin tract, **South 47°53'24" East 3.72 feet** to a calculated point;

THENCE, along the east line of this easement, crossing said Lot 2 and said Housing Authority of the City of Austin tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 34°26'00" West 105.61 feet** to a calculated point, and

- 3) **South 24°27'30" West 17.67 feet** to a calculated point;
- 4) THENCE, along the south line of this easement, crossing said Lot 2 and said Housing Authority of the City of Austin tract, **North 64°47'40" West 2.61 feet** to a calculated point the east line of said existing 34 foot wide drainage easement;

THENCE, along the west line of this easement, and the east line of said existing 34 foot wide drainage easement, the following two (2) courses, numbered 5 and 6:

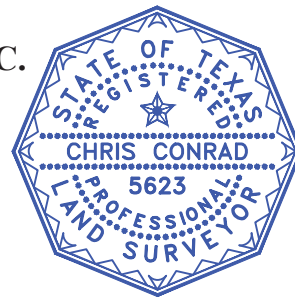
- 5) **North 21°22'28" East 19.36 feet** to a calculated point, and
- 6) **North 34°32'46" East 105.06 feet** to the POINT OF BEGINNING and containing 0.0105 of one acre (456 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates and can be converted to surface by multiplying by a combined scale factor of 1.000110.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500




11/04/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\Freese and Nichols~20-012~Williamson & Turtle Creek\Description\5412.07 TWSE_R3
Issued 09/27/2024; Revised 10/11/2024; 10/24/2024; 11/04/2024

FIELD NOTES REVIEWED
BY:  DATE: 11/07/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

AUSTIN GRID G-17
TCAD ID 325542

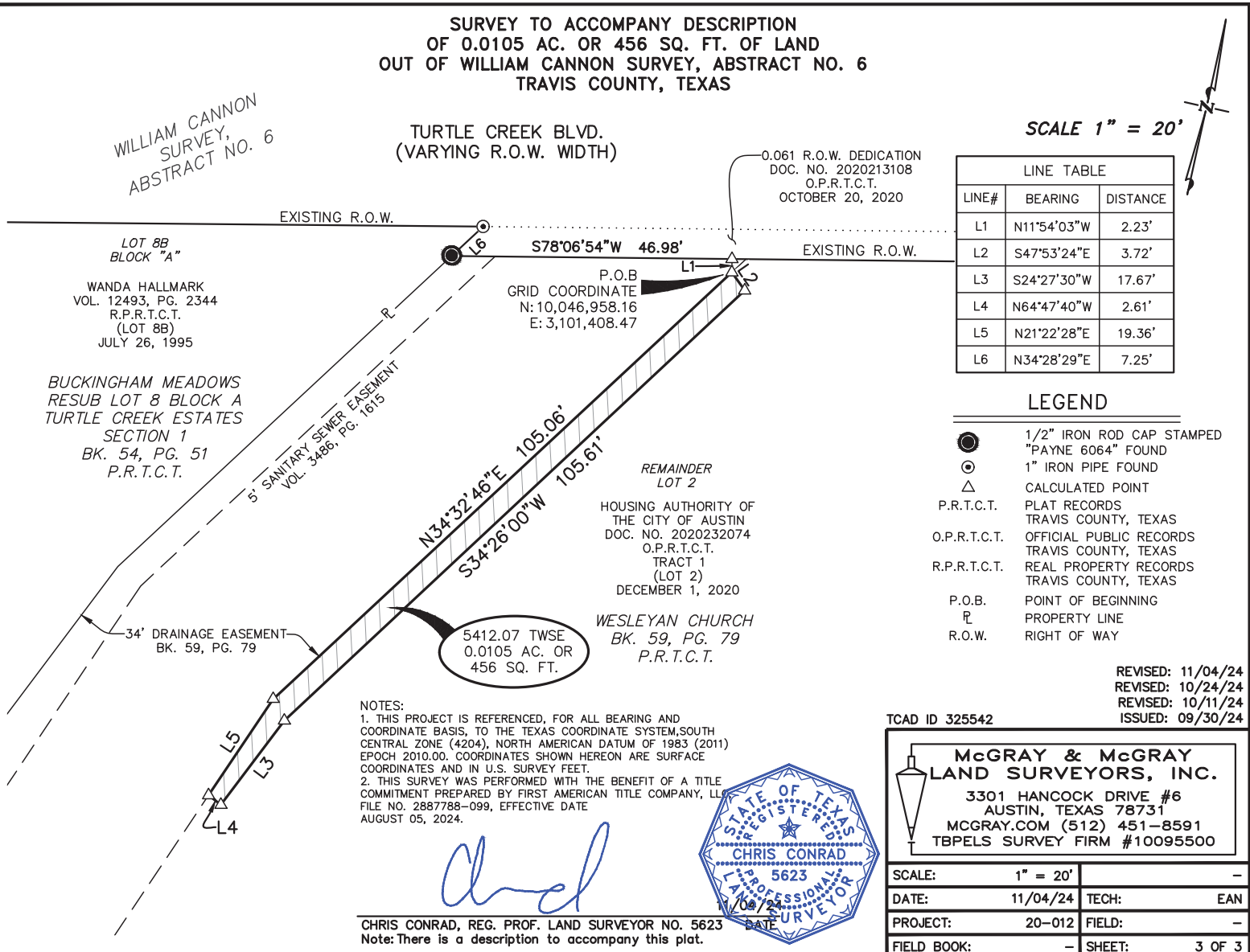
EXHIBIT "A"

SURVEY TO ACCOMPANY DESCRIPTION OF 0.0105 AC. OR 456 SQ. FT. OF LAND OUT OF WILLIAM CANNON SURVEY, ABSTRACT NO. 6 TRAVIS COUNTY, TEXAS

WILLIAM CANNON
SURVEY,
ABSTRACT NO. 6

TURTLE CREEK BLVD.
(VARYING R.O.W. WIDTH)

SCALE 1" = 20'



LOT 8B
BLOCK "A"

WANDA HALLMARK
VOL. 12493, PG. 2344
R.P.R.T.C.T.
(LOT 8B)
JULY 26, 1995

BUCKINGHAM MEADOWS
RESUB LOT 8 BLOCK A
TURTLE CREEK ESTATES
SECTION 1
BK. 54, PG. 51
P.R.T.C.T.

5' SANITARY SEWER EASEMENT
VOL. 3486, PG. 1615

34' DRAINAGE EASEMENT
BK. 59, PG. 79

P.O.B
GRID COORDINATE
N: 10,046,958.16
E: 3,101,408.47

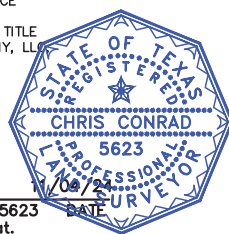
REMAINDER
LOT 2
HOUSING AUTHORITY OF
THE CITY OF AUSTIN
DOC. NO. 2020232074
O.P.R.T.C.T.
TRACT 1
(LOT 2)
DECEMBER 1, 2020

WESLEYAN CHURCH
BK. 59, PG. 79
P.R.T.C.T.

5412.07 TWSE
0.0105 AC. OR
456 SQ. FT.

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND
COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH
CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011)
EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE
COORDINATES AND IN U.S. SURVEY FEET.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE
COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY, LLC
FILE NO. 2887788-099, EFFECTIVE DATE
AUGUST 05, 2024.

Chris Conrad



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

0.061 R.O.W. DEDICATION
DOC. NO. 2020213108
O.P.R.T.C.T.
OCTOBER 20, 2020

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N11°54'03"W	2.23'
L2	S47°53'24"E	3.72'
L3	S24°27'30"W	17.67'
L4	N64°47'40"W	2.61'
L5	N21°22'28"E	19.36'
L6	N34°28'29"E	7.25'

- LEGEND**
- 1/2" IRON ROD CAP STAMPED "PAYNE 6064" FOUND
 - ⊙ 1" IRON PIPE FOUND
 - △ CALCULATED POINT
 - P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - ℙ PROPERTY LINE
 - R.O.W. RIGHT OF WAY

REVISED: 11/04/24
REVISED: 10/24/24
REVISED: 10/11/24
ISSUED: 09/30/24

TCAD ID 325542

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 20'	
DATE:	11/04/24	TECH: EAN
PROJECT:	20-012	FIELD: -
FIELD BOOK:	-	SHEET: 3 OF 3