

EXHIBIT "A"

Parcel 5416.01 DE
0.0798 Acre Drainage Easement
T.J. Chambers Survey, Abstract No. 7
Travis County, Texas

DESCRIPTION FOR PARCEL 5416.01 DE
0.0798 OF ONE ACRE DRAINAGE EASEMENT

BEING a 0.0798 of one acre (3,478 square foot) easement, out of the T.J. Chambers Survey, Abstract No. 7, Travis County, Texas, being a portion of Lot 10, Block A, North Park Estates, a subdivision of record in Book 28, Page 16, Plat Records, Travis County, Texas, said Lot 10 being a portion of that tract conveyed to Marcos Acosta and Camille Acosta by General Warranty Deed with Vendor's Lien dated October 15, 2019, as recorded in Document No. 2019161805, Official Public Records, Travis County, Texas; said 0.0798 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the west line of said Lot 10 and said Acosta tract, being in the east line of Lot 11, in said North Park Estates, and the south line of an existing 5 foot public utility easement recorded in said Book 28, Page 16, said POINT OF BEGINNING having Surface Coordinates of N=10,115,089.30, E=3,131,017.05, from which a 1/2-inch iron rod with "Premier Surveying" cap found at an angle point in the west line of said Lot 10 and said Acosta tract, being the northeast corner of said Lot 11, and the southeast corner of Lot 1, Block A, North Park Estates Section Two, a subdivision of record in Book 40, Page 15, Plat Records, Travis County, Texas, bears North 20°32'02" East 5.01 feet, and from which a 1/2-inch iron rod found at the northwest corner of said Lot 10 and said Acosta tract, and the southwest corner of Lot 9, Frank Stark Subdivision, a subdivision record in Book 4, Page 199, Plat Records, Travis County, Texas, being in the east line of said Lot 1, bears North 56°08'16" East 12.35 feet;

THENCE, along the north line of this easement, and the south line of said existing 5 foot public utility easement, the following three (3) courses, numbered 1 through 3:

- 1) **South 66°40'37" East 2.48 feet** to a calculated point,
- 2) **North 56°08'16" East 12.19 feet** to a calculated point, and
- 3) **South 63°57'04" East 21.66 feet** to a calculated point;

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Parcel 5416.01 DE

- 4) THENCE, along the east line of this easement, crossing said Lot 10 and said Acosta tract, **South 23°21'03" West 125.12 feet** to a calculated point in the south line of said Lot 10 and said Acosta tract, and the existing north right-of-way line of North Bend Drive (60 foot width);
- 5) THENCE, along the south line of this easement, said Lot 10 and said Acosta tract, and the existing north right-of-way line of North Bend Drive, with a curve to the left, whose delta angle is **00°30'55"**, radius is **2,780.08 feet**, an arc distance of **25.00 feet**, and the chord of which bears **North 67°25'30" West 25.00 feet** to a calculated point at the southwest corner of said Lot 10 and said Acosta tract, and the southeast corner of said Lot 11;
- 6) THENCE, along west line of this easement, said Lot 10 and said Acosta tract, and the east line of said Lot 11, **North 20°32'02" East 116.36 feet** to the POINT OF BEGINNING and containing 0.0798 of one acre (3,478 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 Tributary\Description\Eubank 0.0798 Ac DE

Issued 08/02/2024

FIELD NOTES REVIEWED
BY:  DATE: 02/24/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

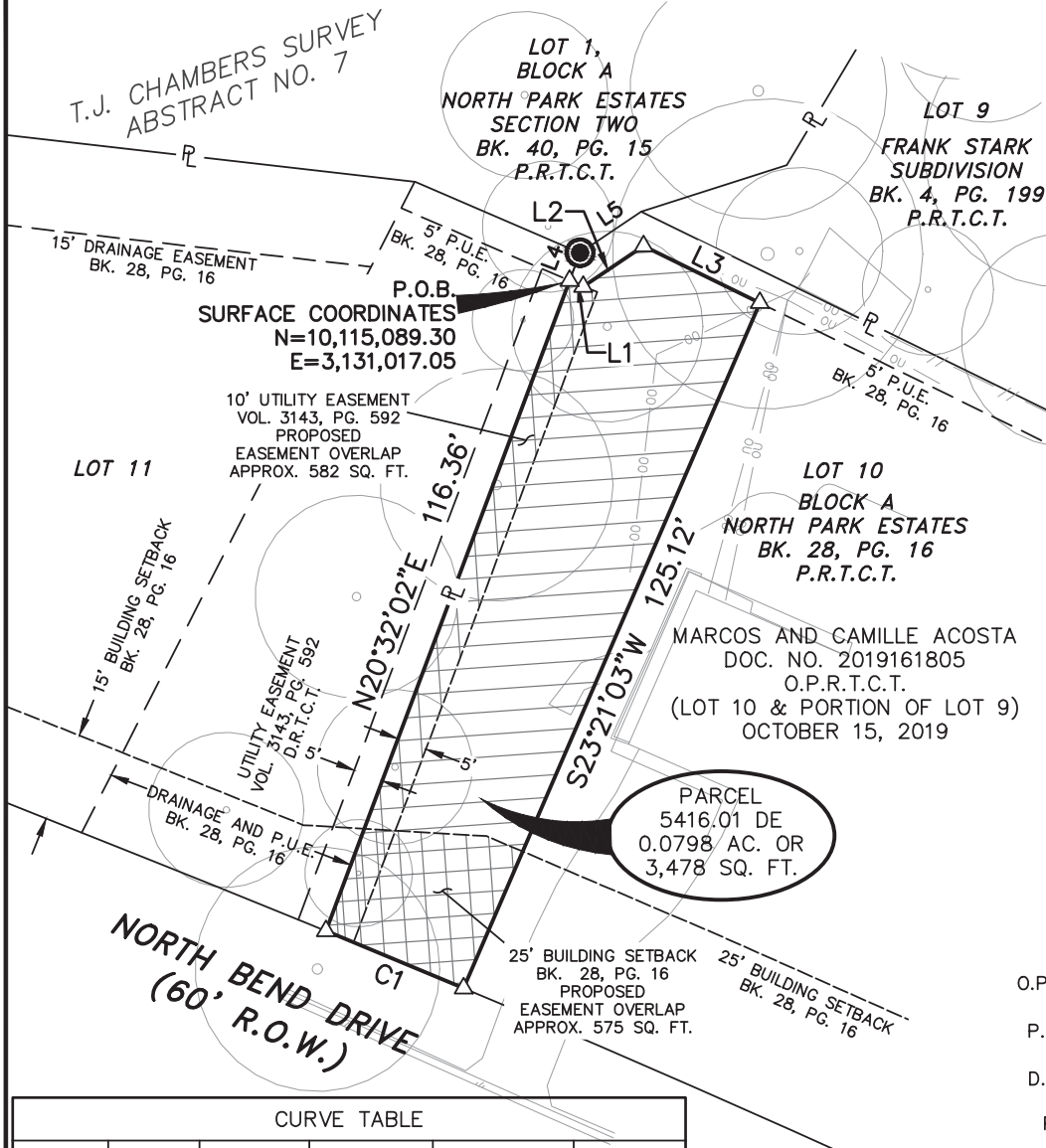
AUSTIN GRID M-32
TCAD ID 501574

EXHIBIT "A"

**SURVEY TO ACCOMPANY DESCRIPTION
OF 0.0798 AC. OR 3,478 SQ. FT. OF LAND OUT OF
THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7
AUSTIN, TRAVIS COUNTY, TEXAS**



SCALE 1" = 30'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S66°40'37\"E	2.48'
L2	N56°08'16\"E	12.19'
L3	S63°57'04\"E	21.66'
L4	N20°32'02\"E	5.01'
L5	N56°08'16\"E	12.35'

LEGEND

	CALCULATED POINT
	1/2" IRON ROD FOUND
	1/2" IRON ROD WITH CAP STAMPED "PREMIER SURVEYING" FOUND
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
	PROPERTY LINE
BK/VOL	BOOK/VOLUME
P.U.E.	PUBLIC UTILITY EASEMENT
VOL/PG	VOLUME/PAGE

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	25.00'	2,780.08'	000°30'55"	N67°25'30"W	25.00'

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 GRID COORDINATES.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN ALAMO TITLE INSURANCE, TITLE COMMITMENT, GF NO. ATA-41-1706412400582KAY, ISSUED AUGUST 29, 2024



02/18/2025

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

TCAD ID 501574

02/18/2025
REVISED: 01/29/2025
ISSUED: 08/02/2024

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

SCALE:	1" = 30'	
DATE:	02/18/24	TECH: JLP
PROJECT:	23-020	FIELD: -
FIELD BOOK:	-	SHEET: 3 OF 3

January 29, 2025

Alamo Title Insurance

RE: Title Commitment, GF No: ATA-41-1706412400582Kay
For: **DE 0.0798 AC = 3,478 SF of one-acre Drainage Easement** out of Marcos and Camille Acosta, Document Number 2019161805, Official Public Records, Travis County, Texas
Effective Date: August 29, 2024
Issued: October 4, 2024

I have reviewed the title commitment for the above referenced parcel and the results are as follow:

The following easements are **shown** or noted on the sketch and **do affect** the subject easement:

- Item 10.h. (Building Setback Lines, Volume 28, Page 16, and Volume 3143, Page 592)
- Item 10.i. (Utility Easement, Volume 3143, Page 592)

The following easements are **shown** or noted on the sketch and **do not affect** the subject easement:

- Item 10.g. (Public Utility Easement, Volume 28, Page 16)

The following easement are **not shown** or noted on the sketch and **do not affect** the subject easement:

- Item 1 Restrictions
- Item 10.j. (Wastewater Easement, Volume 10812, Page 612)



Sincerely,

01/29/2025

Date