City of Austin
Council Meeting Backup: October 23, 2025
EXHIBIT "A"

File ID: 25-2171

HIDDEN CREEK OWNER, LP TO CITY OF AUSTIN (SIDEWALK, TRAIL, AND RECREATIONAL EASEMENT) CIP# 5392.02

## **FIELD NOTES FOR PARCEL 5392.02STARE**

BEING 1.0674 ACRES (APPROXIMATELY 46,496 SQUARE FEET), MORE OR LESS, OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513 AND THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 24.07 ACRE TRACT DESCRIBED IN A DEED TO HIDDEN CREEK OWNER, LP RECORDED IN DOCUMENT NO. 2020253226, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.0674 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with a cap stamped "RPLS 4337" (damaged) found for the northwest corner of said 24.07 acre tract, being the southwest corner of a called 2.160 acre tract described in a deed to the State of Texas, recorded In Document No. 2011148427, O.P.R.T.C.T.;

**THENCE**, with the west line of said 24.07 acre tract and the east line of a called 85.439 acre tract described as Parcel No. 2, Part Two in a deed to the State of Texas, recorded in Vol. 11339, Pg. 2016, of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), along a curve to the right, with a radius of 3,200 feet, a delta angle of 00°51'58", an arc length of 48.38 feet, a chord bearing of South 02°33'14" East, and a chord distance of 48.38 feet, to a calculated point for the **POINT OF BEGINNING**;

THENCE, over and across said 24.07 acre tract, the following thirteen (13) courses:

- 1. South 14°24'38" East, a distance of 133.77 feet to a calculated point;
- 2. South 04°22'45" West, a distance of 125.01 feet to a calculated point;
- 3. South 02°18'12" West, a distance of 260.02 feet to a calculated point;
- 4. South 17°58'08" West, a distance of 56.83 feet to a calculated point;
- 5. South 21°22'49" West, a distance of 50.93 feet to a calculated point;
- 6. South 05°01'03" West, a distance of 262.28 feet to a calculated point;
- 7. **South 02°11'58" West**, a distance of **90.31 feet** to a calculated point;
- 8. South 20°56'11" East, a distance of 73.10 feet to a calculated point;
- 9. South 05°23'36" West, a distance of 62.93 feet to a calculated point;
- 10. South 19°20'54" West, a distance of 127.38 feet to a calculated point;
- 11. South 04°24'07" West, a distance of 265.19 feet to a calculated point;
- 12. South 08°08'17" West, a distance of 46.24 feet to a calculated point;
- 13. **South 37°25'23" West**, a distance of **44.69 feet** to a calculated point at the northwest corner of Old Manor Road (right-of-way width varies), also being a point on the east line of said 85.439 acre tract, from which a found 1/2-inch iron rod bears South 64°38'28" West, a distance of 0.27 feet;

THENCE, with the east line of said 85.439 acre tract and the west line of said 24.07 acre tract, **North 04°23'35" East** a distance of **957.35 feet** to a calculated point;

THENCE, leaving the east line of said 85.439 acre tract and the west line of said 24.07 acre tract, **North 25°57'57" East** a distance of **61.10 feet** to a calculated point;

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THENCE, **North 08°30'18" East** a distance of **53.61 feet** to a calculated point, being an angle point in said 85.439 acre tract and in said 24.07 acre tract, from which a 5/8-inch iron pipe bears South 68°36'38" West, a distance of 0.77 feet;

THENCE, with the east line of said 85.439 acre tract and the west line of said 24.07 acre tract, **North 04°10'35" East** a distance of **148.06 feet** to a found 1/2-inch iron rod with a cap stamped "BASELINE INC.";

THENCE, with the east line of said 85.439 acre tract and the west line of said 24.07 acre tract, along a curve to the left with a radius of **3,200 feet**, a delta angle of **06°20'11"**, an arc length of **353.89 feet**, a chord bearing of **North 01°02'51" East**, and a chord distance of **353.71 feet**, to the **POINT OF BEGINNING** containing 1.0674 acres (approx. 46,496 sq. ft.) more or less.

The basis of bearings and the surface coordinates shown hereon are the Texas State Plane Coordinate System Central Zone (4203), NAD 83 (2011), (Epoch: 2010.0000), U.S. Survey Feet. All distances shown hereon are surface distances. For grid coordinates and grid distances, divide by 1.00008.

This metes and bounds description is accompanied by an easement exhibit of even date.

Robert J. Eggers

08/21/2024

Date

Robert J. Eggers, R.P.L.S.
Registered Professional La

Registered Professional Land Surveyor

Texas Registration No. 7006

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TBPELS Firm No. 10029607

TCAD PROPERTY ID:

227099

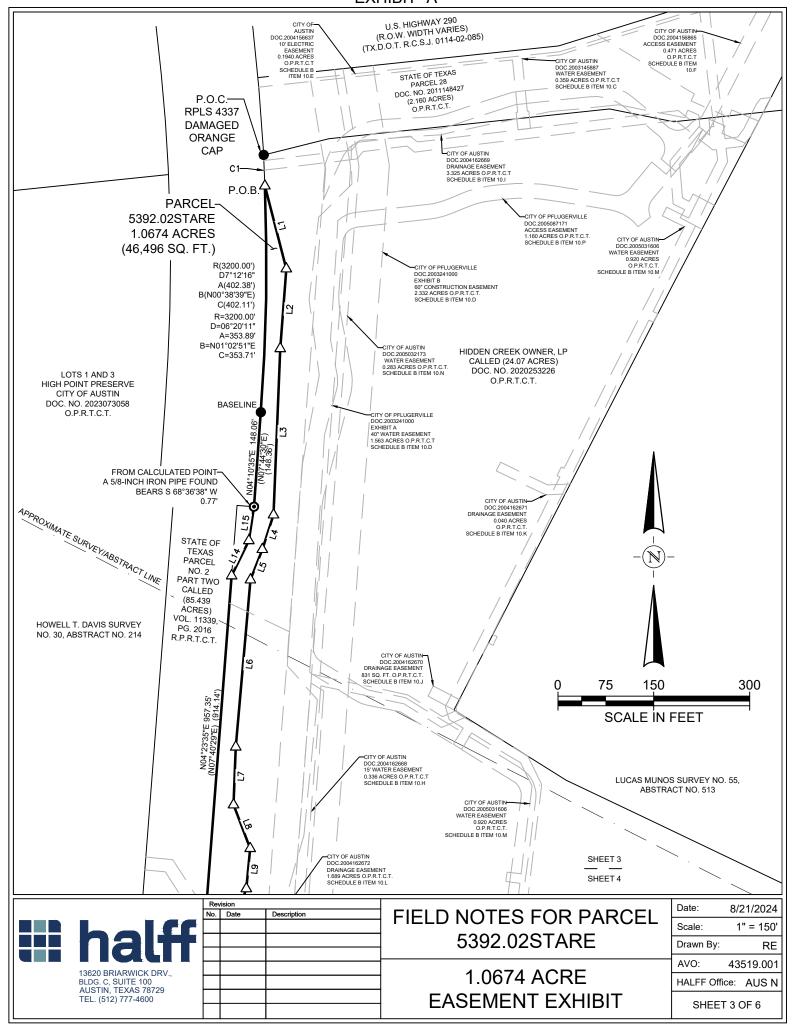
FIELD NOTES REVIEWED

BY 08/27/24

CITY OF AUSTIN

PUBLIC WORKS DEPARTMENT

## **EXHIBIT "A"**



**EXHIBIT "A"** -CITY OF AUSTIN DOC.2004162672 DRAINAGE EASEMENT 1.689 ACRES O.P.R.T.C.T. SCHEDULE B ITEM 10.L SHEET 3 6 SHEET 4 DOC.2004156864 20' ELECTRIC HIDDEN CREEK OWNER, TRANSMISSION LP CITY OF AUSTINDOC.2005031606
WATER EASEMENT
0.920 ACRES
O.P.R.T.C.T.
SCHEDULE B ITEM 10.M CALLED (24.07 ACRES) DOC. NO. 2020253226 LICENSE AGREEMENT N04°23'35"E 957.35' (N07°40'29"E) (914.14') 0.063 ACRES O.P.R.T.C.T. O.P.R.T.C.T. SCHEDULE B CITY OF PFLUGERVILLE
DOC.2024041964 & DOC. 2024016790
TEMPORARY CONSTRUCTION
EASEMENT
0.4760 ACRES O.P.R.T.C.T.
SCHEDULE B ITEM 10.Q & 10.AA ITEM 10.R LOTS 1 AND 3 HIGH POINT PRESERVE CITY OF AUSTIN DOC. NO. 2023073058 CITY OF AUSTIN-DOC.2004157631 10' ELECTRIC EASEMENT 0.232 ACRES O.P.R.T.C.T O.P.R.T.C.T. SCHEDULE B ITEM PARCEL-5392.02STARE 1.0674 ACRES (46,496 SQ. FT.) OLD MANOR ROAD (R.O.W. WIDTH VARIES) FROM CALCULATED CORNER A 150 300 75 1/2" IRON ROD FOUND BEARS S64°38'28"W A DISTANCE OF 0.27 FEET SCALE IN FEET OLD MANOR ROAD (R.O.W. WIDTH VARIES) STATE OF TEXAS PARCEL NO. PART TWO CALLED (85.439 ACRES) VOL. 11339, PG. 2016 R.P.R.T.C.T. CITY OF AUSTIN CALLED (46.269 ACRES) DOC. NO. 2006161037 O.P.R.T.C.T. CITY OF AUSTIN CALLED (35.97 ACRES) DOC. NO. 2001194661 O.P.R.T.C.T. HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214 Revision Date: 8/21/2024 FIELD NOTES FOR PARCEL No. Date Description Scale: 1" = 150' 5392.02STARE Drawn By: RE 43519.001 1.0674 ACRE 13620 BRIARWICK DRV., BLDG. C, SUITE 100 AUSTIN, TEXAS 78729 TEL. (512) 777-4600 HALFF Office: AUS N **EASEMENT EXHIBIT** SHEET 4 OF 6