

EXHIBIT "A"

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

**FIELD NOTES FOR PARCEL 5392.02 STARE**

**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;

EXHIBIT "A"

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

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.

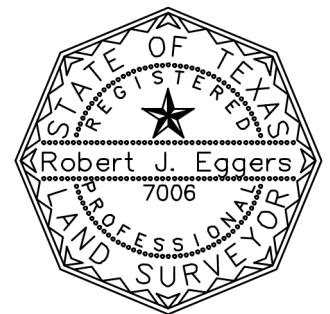
The basis of bearings and the surface coordinates shown hereon are the Texas State Plane Coordinate System Central Zone (4203), NAD 83 (2011), (Epoch: 2010.0000), U.S. Survey Feet. All distances shown hereon are surface distances. For grid coordinates and grid distances, divide by 1.00008.

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

*Robert J. Eggers*

08/21/2024  
Date

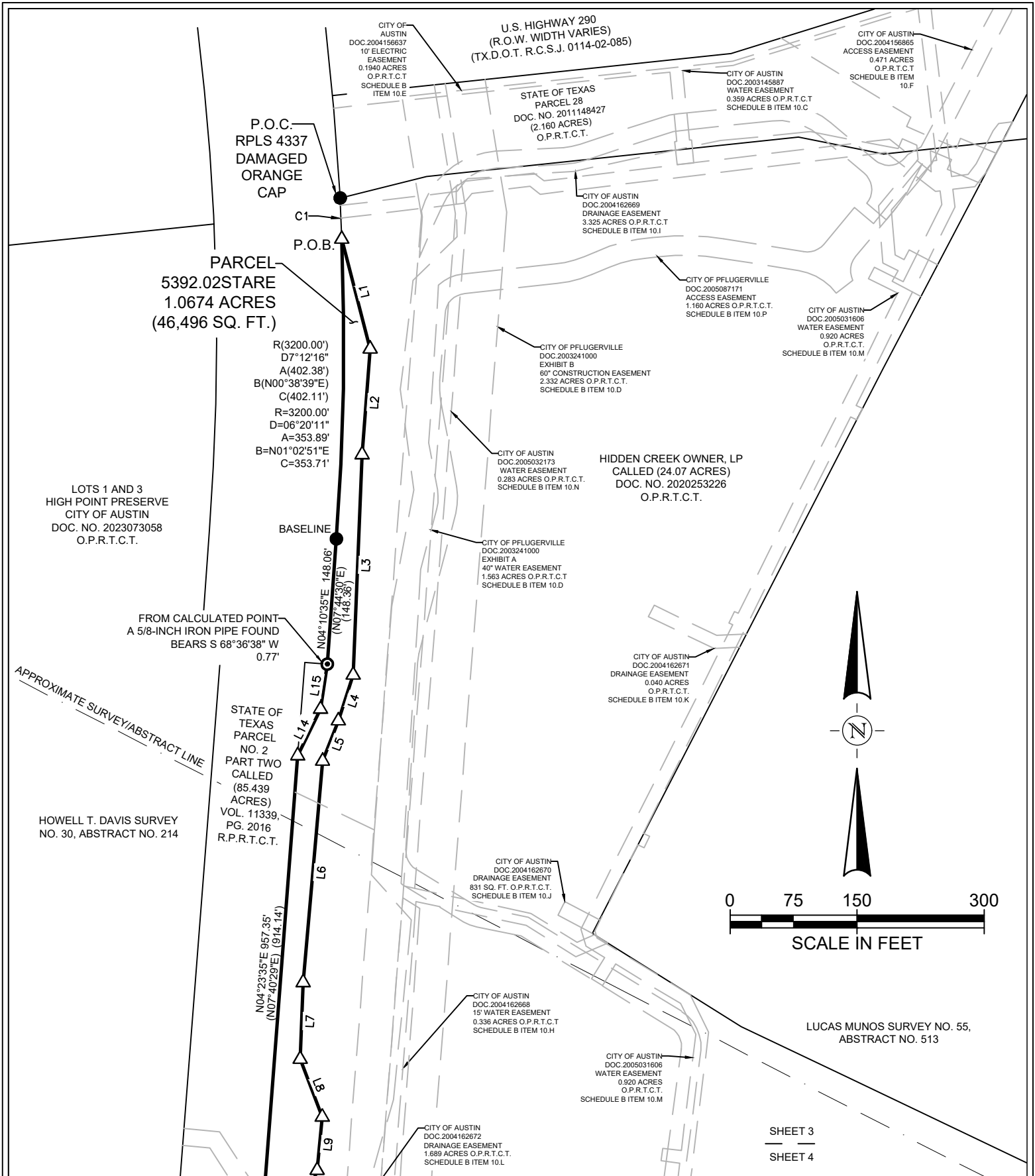
Robert J. Eggers, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 7006  
Halff Associates, Inc.,  
13620 Briarwick Dr., Suite 100  
Austin, Texas 78729  
Tel (512)777-4600  
Fax (512) 252-8141  
TBPELS Firm No. 10029607



TCAD PROPERTY ID:  
227099

FIELD NOTES REVIEWED  
BY *[Signature]* DATE: 08/27/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

# EXHIBIT "A"



13620 BRIARWICK DRV.,  
BLDG. C, SUITE 100  
AUSTIN, TEXAS 78729  
TEL. (512) 777-4600

| Revision |      |             |
|----------|------|-------------|
| No.      | Date | Description |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |

**FIELD NOTES FOR PARCEL**  
**5392.02STARE**  
**1.0674 ACRE**  
**EASEMENT EXHIBIT**

|               |           |
|---------------|-----------|
| Date:         | 8/21/2024 |
| Scale:        | 1" = 150' |
| Drawn By:     | RE        |
| AVO:          | 43519.001 |
| HALFF Office: | AUS N     |
| SHEET 3 OF 6  |           |

EXHIBIT "A"

SHEET 3  
SHEET 4

LOTS 1 AND 3  
HIGH POINT PRESERVE  
CITY OF AUSTIN  
DOC. NO. 2023073058  
O.P.R.T.C.T.

DOC. 2004156864  
20' ELECTRIC  
TRANSMISSION  
LICENSE  
AGREEMENT  
0.063 ACRES  
O.P.R.T.C.T.  
SCHEDULE B  
ITEM 10.R

PARCEL  
5392.02STARE  
1.0674 ACRES  
(46,496 SQ. FT.)

STATE OF  
TEXAS  
PARCEL NO.  
2  
PART TWO  
CALLED  
(85.439  
ACRES)  
VOL. 11339,  
PG. 2016  
R.P.R.T.C.T.

CITY OF AUSTIN  
DOC. 2004162872  
DRAINAGE EASEMENT  
1.689 ACRES O.P.R.T.C.T.  
SCHEDULE B ITEM 10.L

HIDDEN CREEK OWNER,  
LP  
CALLED (24.07 ACRES)  
DOC. NO. 2020253226  
O.P.R.T.C.T.

CITY OF AUSTIN  
DOC. 2005031606  
WATER EASEMENT  
0.920 ACRES  
O.P.R.T.C.T.  
SCHEDULE B ITEM 10.M

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

CITY OF AUSTIN  
DOC. 2004157631  
10' ELECTRIC  
EASEMENT  
0.232 ACRES  
O.P.R.T.C.T.  
SCHEDULE B ITEM  
10.G

OLD MANOR ROAD  
(R.O.W. WIDTH VARIES)

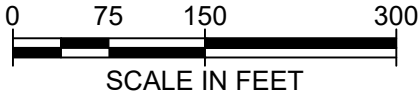
FROM CALCULATED CORNER A  
1/2" IRON ROD FOUND BEARS  
S64°38'28"W A DISTANCE OF  
0.27 FEET

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

APPROXIMATE SURVEY/ABSTRACT LINE



13620 BRIARWICK DRV.,  
BLDG. C, SUITE 100  
AUSTIN, TEXAS 78729  
TEL. (512) 777-4600

| Revision |      |             |
|----------|------|-------------|
| No.      | Date | Description |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |

FIELD NOTES FOR PARCEL  
5392.02STARE

1.0674 ACRE  
EASEMENT EXHIBIT

|               |           |
|---------------|-----------|
| Date:         | 8/21/2024 |
| Scale:        | 1" = 150' |
| Drawn By:     | RE        |
| AVO:          | 43519.001 |
| HALFF Office: | AUS N     |
| SHEET 4 OF 6  |           |