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Doucetengineers.com

EXHIBIT “___”

**Eton Meadows, LP
A Texas Limited Partnership
To
City of Austin
(Temporary Working Space Easement)
TWSE**

LEGAL DESCRIPTION FOR PARCEL 5272.64 TWSE

BEING A 1.086-ACRE EASEMENT OUT OF THE MARIQUITA CASTRO SURVEY, ABSTRACT NUMBER 160, SECTION 50, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 78.516-ACRE TRACT, DESCRIBED TO ETON MEADOWS, LP A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003006187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.]; SAID 1.086-ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for the west corner of said remainder of 78.516-acre tract, and the southeast corner of the remainder of a called 1,220.210-acre tract, described to Austin HB Residential Properties, LTD., as recorded in Volume 12731, Page 1051 of the Real Property Records of Travis County, Texas [R.P.R.T.C.T.], same being in the existing northeast right-of-way line of E. Parmer Lane (F.M. 734), a 200-foot wide right-of-way as recorded in C.S.J. No. 3417-03-005 [R.P.R.T.C.T.];

THENCE N28°03'38"E, with the common line of said remainder of 78.516-acre tract and said remainder of 1,220.210-acre tract, a distance of 63.23 feet to a 60D Nail set for the **POINT OF BEGINNING** and for the northwest corner of the easement described herein;

THENCE N28°03'38"E, continuing with the common line of said remainder of 78.516-acre tract and said remainder of 1,220.210-acre tract, a distance of 26.29 feet to a calculated point for the beginning of a curve to the right, and for the northeast corner of the easement described herein;

THENCE over and across said remainder of 78.516-acre, the following five (5) courses:

- 1) With a curve to the right, having an arc length of 1,102.31 feet, a radius of 2,632.12 feet, a delta angle of 23°59'42", and a chord which bears S31°56'54"E, for a distance of 1,094.27 feet, to a calculated point for an angle point of the easement described herein,
- 2) S19°58'04"E, for a distance of 790.23 feet to a calculated point for the southeast corner of the easement described herein,
- 3) S70°01'56"W, for a distance of 25.00 feet to a 60D Nail set for the southwest corner of the easement described herein,
- 4) N19°58'04"W, a distance of 790.24 feet to a 60D Nail set for the beginning of a curve to the left and for an angle point of the easement described herein, and

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



DOUCET

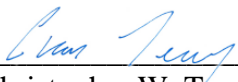
- 5) With said curve to the left, having an arc length of 1,083.71 feet, a radius of 2,607.13 feet, a delta angle of 23°48'59", and a chord which bears N31°51'32"W, for a distance of 1,075.93 feet to the **POINT OF BEGINNING** of the easement described herein and containing 1.086-acres more or less

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD 83 (2011), Epoch 2010.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.

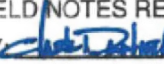


Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates
CTerry@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

07/20/2022

Date

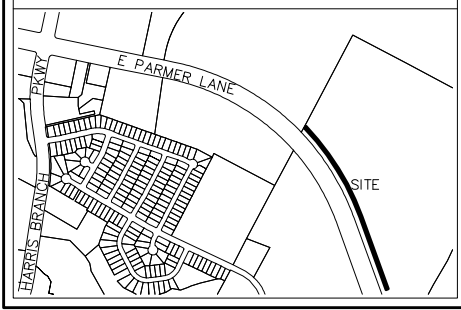


FIELD NOTES REVIEWED
BY:  DATE: 07/28/22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

REFERENCES

TCAD PID No. 477382
TCAD GID No. 0242410210
Vesting deed Doc. No. 2003006187

VICINITY MAP NOT TO SCALE



MARIQUITA CASTRO SURVEY ABSTRACT NO. 160, SECTION 50

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°03'38"E	63.23'
L2	N28°03'38"E	26.29'
L3	S70°01'56"W	25.00'

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008. UNITS: US SURVEY FEET.

UTILITY NOTE:
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AN ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. GF. NO. CTA-21-CTA2105451, EFFECTIVE DATE OCTOBER 26, 2021, AND ISSUED ON NOVEMBER 4, 2021.



STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

07/20/2022

CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATES, INC.
CTERRY@DOUCETENGINEERS.COM

Date: 07/20/2022
Drawn by: JRT
Reviewer: CWT
Project: 1570-034
Field Book: 542
Party Chief: JSM
Survey Date: 11-08-2021

CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION

1.086 ACRES (47,323 SQUARE FEET)
TEMPORARY WORKING SPACE EASEMENT

TRAVIS COUNTY, TEXAS

ETON MEADOWS, LP
A TEXAS LIMITED
PARTNERSHIP
REMAINDER OF A
CALLED 78.516 ACRES
DOC NO. 2003006187
O.P.R.T.C.T.

AUSTIN HB RESIDENTIAL
PROPERTIES, LTD.
REMAINDER OF A
CALLED 1,220.210 ACRES
VOL. 12731, PG. 1051
R.P.R.T.C.T.

5272.64 TWSE
1086 ACRES
(47,323 SQ. FT.)

TX AUSTIN MANOR, LP, A
LIMITED PARTNERSHIP
CALLED 30.501 ACRES
DOC. NO. 2020017936

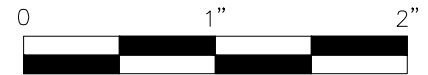
OUT OF
CALLED 49.752 ACRES
TX PARMER AUSTIN CCF, LP,
DOC. NO. 2018005882
O.P.R.T.C.T.

ITEM. f., g. & h.
CITY OF AUSTIN
0.8207 ACRE
RIGHT OF ENTRY AND
POSSESSION
VOL.11676, PG.420
R.P.R.T.C.T.
TWSE
VOL.11862, PG.1158
VOL.11883, PG.2915
R.P.R.T.C.T.

ITEM. i.
CITY OF AUSTIN
WE 0.652 ACRE
DOC.NO.2018137922
O.P.R.T.C.T.

LEGEND

	SUBJECT EASEMENT
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	APPROX. FIBER OPTIC UTILITY LINE
	APPROX. GAS UTILITY LINE
	APPROX. WATER UTILITY LINE
	EDGE OF PAVEMENT
	1/2" IRON ROD FOUND [UNLESS NOTED]
	CALCULATED POINT
	60D NAIL SET
	P.O.B. POINT OF BEGINNING
	P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
	R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



GRAPHIC SCALE: 1" = 300'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1,102.31'	2,632.12'	23°59'42"	S31°56'54"E	1,094.27'
C2	1,083.71'	2,607.13'	23°48'59"	N31°51'32"W	1,075.93'

DOUCET
Civil Engineering // Entitlements // Geospatial
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Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800



SCALE 1" = 300' Sheet: 3 OF 3