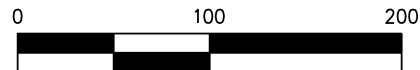


WASTEWATER LINES EASEMENT
BEING A PORTION A OF A WASTEWATER AND DRAINAGE EASEMENT WITHIN
LOT 132, BLOCK G, LEXINGTON PARKE, SECTION ONE
CONVEYED TO MERITAGE HOMES OF TEXAS
JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 18
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



GRAPHIC SCALE



1 INCH = 100 FT.

LOT 1
OAK RANCH
SECTION 2
DOC. NO. 201800178
O.P.R.T.C.T.

P.O.B.

CIRF
"DELTA"

LOT 133
N15°45'44"E
2.59'

WASTEWATER
LINES EASEMENT
0.042 ACRE
1,839
SQUARE FEET

S15°45'44"W
15.88'

WASTEWATER &
DRAINAGE EASEMENT
DOC. NO. 200400121
O.P.R.T.C.T.

LOT 132

BLOCK G
LOT 131

LOT 130

LOT 129

LOT 128
LEXINGTON PARKE
SECTION ONE
DOC. NO. 200400121
O.P.R.T.C.T.

LOT 127

LOT 126

LOT 125

LOT 124

LOT 123

J.A. NAVARRO
SURVEY
A-18

LOT 1
OAK RANCH
SECTION 2
DOC. NO. 201800178
O.P.R.T.C.T.

S01°32'17"E
464.58'

50' RIGHT-OF-WAY
DOC. NO. 200400121,
O.P.R.T.C.T.
1.283 AC PORTION (TO BE VACATED)

FUTURE
SAINT THOMAS
DRIVE

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S75°32'50"E	119.81'
L2	N75°32'50"W	110.42'
L3	S53°36'35"W	14.18'
L4	N15°45'44"E	26.00'

LEGEND / ABBREVIATIONS

---	ADJOINER LINE
---	EASEMENT LINE
---	BOUNDARY LINE
●	IRON ROD FOUND
○	CORNER
	O.P.R.T.C.T.
	OFFICIAL PUBLIC RECORDS
	TRAVIS COUNTY, TEXAS
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.04'	325.00'	2°39'03"	S18°22'53"W	15.04'

LANDPOINT

4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

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WASTEWATER LINES EASEMENT
BEING A PORTION A OF A WASTEWATER AND DRAINAGE EASEMENT WITHIN
LOT 132, BLOCK G, LEXINGTON PARKE, SECTION ONE
CONVEYED TO MERITAGE HOMES OF TEXAS
JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 18
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION

BEING a 0.042 acre tract of land situated in the J. A. Navarro Survey, Abstract Number 18, Travis County, Texas and being a portion of Lot 132, Block G of Lexington Parke Section One, recorded in Document Number 200400121, Official Public Records, Travis County, Texas (O.P.R.T.C.T.) conveyed to Meritage Homes of Texas, LLC in County Clerk's File Number 2020248886, O.P.R.T.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of said Lot 132 and being in the East line of Lot 1 of Oak Ranch, Section 2, recorded in county clerk's file number 201800178, O.P.R.T.C.T. from which a capped iron rod stamped "DELTA" found at the Northwest corner of said Lot 132 and the Southwest corner of Lot 133, Block G of said Lexington Parke Section One bears, N 15°45'44" E, a distance of 2.59 feet

THENCE S 75°32'50" E, a distance of 119.81 feet to the East line of said Lot 132 and the common West Right of Way line of Saint Thomas Drive (50 Foot Right of Way) Dedicated in DOC. 200400121 O.P.R.T.C.T.;

With a curve to the left having an arc length of 15.04 feet, a radius of 325.00 feet, a delta angle of 02°39'03", a chord bearing S 18°22'53" W and a chord length of 15.04 feet, from which a capped iron rod found at the Northeast corner of Lot 122 of said Lexington Parke Section One and the Southeast corner of Lot 123 of said Lexington Parke Section One bears S 01°32'17" E, a distance of 464.58 feet;

THENCE over and across said Lot 132 the following courses and distances:

N 75°32'50" W, a distance of 110.42 feet;

S 53°36'35, W a distance of 14.18 feet to the West line of said Lot 132 and the common East line of said Lot 1;

THENCE N 15°45'44" E, with the said common line, a distance of 26.00 feet to the POINT OF BEGINNING and containing 0.042 acres of land, more or less;

Bearings described herein are Texas State Plane Grid Bearings (Texas Central Zone, NAD83 (CORS) combined scale factor 0.9999870560836371 the reference for this project is the 1/2-inch capped iron rod stamped "Delta Surveying found at the Northwest corner of Lot 144 Block G, Lexington Parke Section One recorded in Document Number 200400121, O.P.R.T.C.T. and the Northeast corner of lot 143 Block G of said Lexington Parke Section One and the 1/2-inch iron rod found at the Northeast corner of said Lexington Parke Section One, having a grid bearing of S 63°17'30" East , a surface distance of 567.27 feet (567.26 feet – Plat Distance Grid)

All distances shown hereon are Surface Distances to obtain Grid Distances apply a scale factor of 0.9999870560836371.
0.9999870560836371.

FIELD NOTES REVIEWED
BY: [Signature] DATE: 07/08/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

CAD#s
586865
CITY OF AUSTIN GRID Q15

Ted A. Gossett

Ted A. Gossett

07-08-2025

R.P.L.S. 5991

LANDPOINT

4100 INTERNATIONAL PLAZA

STE. 240

FORT WORTH, TX 76109

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