



STATE OF TEXAS  
COUNTY OF TRAVIS

Parcel 5273.39 WE  
Kunik QOZB, LLC  
To  
City of Austin  
50' Wide Wastewater Easement  
Lot 1, Block E, Dessau Park II

EXHIBIT “   A   ”

**LEGAL DESCRIPTION FOR PARCEL 5273.39 WE**

LEGAL DESCRIPTION FOR A **0.942 (41,032 SQUARE FEET) OF ONE ACRE OF LAND**, MORE OR LESS, OUT OF AND A PART OF LOT 1, BLOCK E, DESSAU PARK II, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 200100244, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT 164, SITUATED IN TRAVIS COUNTY, TEXAS; SAID LOT 1, BLOCK E, DESSAU PARK II HAVING BEEN CONVEYED TO KUNIK QOZB, LLC IN THAT CERTAIN SPECIAL WARRANTY DEED EXECUTED DECEMBER 9, 2021, FILED AND RECORDED IN DOCUMENT NUMBER 2021270556, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID **0.942 ACRE** PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCHES:

**BEGINNING** at a 1/2-inch iron rod with no cap found on the southeast right of way line of Lazy Ridge Drive, whose right-of-way width varies, monumenting the point of tangency of a circular curve to the left, having a radius distance of 30.00 feet, also monumenting the north corner of that certain 0.102-acre parcel of land identified as Parcel 5-Part 1 conveyed to Travis County, Texas for Right-of-Way Acquisition in that certain General Warranty Deed executed December 31, 2007, filed and recorded in Document Number 2007232432, Official Public Records of Travis County, Texas, having Texas Coordinate System of 1983 (Central Zone-4203), (CORS) U.S. Survey Feet) values of N=10,120,327.88, E=3,147,197.39 (Grid) for the point of tangency and **POINT OF BEGINNING** of this easement;



**THENCE, North 27° 52' 40" East**, along the southeast right-of-way line of said Lazy Ridge Drive, with the northwest boundary line of Kunik QOZB, LLC Lot 1, Block E, Dessau Phase II, a distance of **19.26 feet** to 60d nail set for the north corner of this easement;

**THENCE**, departing said southeast right-of-way line of said Lazy Ridge Drive, through the interior of said Kunik QOZB, LLC Lot 1, Block E, Dessau Phase II, the following three (3) courses and distances:

1. **South 62° 59' 04" East**, a distance of **68.25 feet** to a 60d nail set at a point of curvature of a curve to the right;
2. Along said circular curve to the right, having a **central angle 15° 29' 24"** a radius distance of 890.00 feet, a chord bearing South 55° 14' 22" East, a chord distance of 239.88 feet, an **arc distance of 240.61 feet** to a 60d nail set at a point of non-tangent compound curvature of a circular curve to the right and a corner of this easement;
3. Along said circular curve to the right, having **central angle 35° 48' 04"**, a radius distance of 675.76 feet, a chord bearing South 34° 03' 24" East, a chord distance of 415.41 feet, an **arc distance of 422.25 feet** to a 60d nail set at a point of non-tangent compound curvature of a curve to the right and a corner of this easement;
4. Along said circular curve to the right, having **central angle 07° 44' 13"** a radius distance of 890.00 feet, a chord bearing South 16° 41' 55" East, a chord distance of 120.09 feet, an **arc distance of 120.18 feet** to a 60d nail set at a point of non-tangency and being on the southeast boundary line of said Kunik QOZB, LLC Lot 1, Block E, Dessau Phase II, also being on the northwest boundary line of Lot 2A, Resubdivision of Lot 2, Block E, Dessau Business Park, Section Two, a subdivision in the City of Austin according to the map or plat thereof recorded in Document Number 201800297, Official Public Records of Travis County, Texas and being that same Lot 2A conveyed to FIFTY FIVE INVESTMENT, LLC in that certain Special Warranty Deed With Vendor's Lien dated November 30, 2018, filed and recorded in Document Number 2018185724, Official Public Records of Travis County, Texas, for the east corner of this easement;

**THENCE, South 85° 51' 32" West**, along the common line of said Kunik QOZB, LLC Lot 1, Block E, Dessau Phase II and FIFTY FIVE INVESTMENT, LLC Lot 2A, Resubdivision of Lot 2, Block E, Dessau Business Park, Section Two, a distance of **50.62 feet** to a 1/2-inch iron rod with plastic cap stamped "Holt & Carson" found on the curving northeast right-of-way of East Howard Lane, having a right-of-way width that varies, monumenting the west corner of said FIFTY FIVE INVESTMENT, LLC Lot 2A, Resubdivision of Lot 2, Block E, Dessau Business

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Park, Section Two, also monumenting the east corner of that certain 0.012-acre parcel of land identified as Parcel 5-Part 2 conveyed to Travis County, Texas for Right-of-Way Acquisition in that certain General Warranty Deed executed December 31, 2007, filed and recorded in Document Number 2007232432, Official Public Records of Travis County, Texas for the south corner of this easement and point of curvature of a circular curve of a non-tangent curvature of a circular curve to the left, from which said 1/2-inch iron rod with plastic cap stamped "Holt & Carson" found, another 1/2-inch iron rod with plastic cap stamped "Holt & Carson," found on said curving northeast right-of-way line of East Howard Lane, also being the southwest boundary line of said FIFTY FIVE INVESTMENT, LLC Lot 2A, Resubdivision of Lot 2, Block E, Dessau Business Park, Section Two, bears along said circular, a central angle  $07^{\circ} 45' 12''$ , a radius distance of 840.00 feet, a chord bearing South  $09^{\circ} 28' 30''$  East, a chord distance of 113.58 feet, an arc distance of 113.67 feet;

**THENCE**, along the southwesterly boundary line of said Kunik QOZB, LLC Lot 1, Block E, Dessau Phase II, same being the northeasterly right-of-way line of East Howard Lane (varying right-of-way width), the following four (4) courses and distances:

1. Along said circular curve to the left, having **central angle  $07^{\circ} 12' 56''$**  a radius distance of 840.00 feet, a chord bearing North  $16^{\circ} 57' 34''$  West, a chord distance of 105.71 feet, **an arc distance of 105.78 feet**, to a found 1/2-inch iron rod with plastic cap stamped "Holt & Carson", monumenting a non-tangent circular curve to the left for a corner of this easement;
2. Along said circular curve to the left, having a **central angle  $36^{\circ} 31' 08''$** , a radius distance of 625.76 feet, a chord bearing North  $34^{\circ} 03' 30''$  West, a chord distance of 392.13 feet, **an arc distance of 398.84 feet**, to a found 1/2-inch iron rod with plastic cap stamped "Holt & Carson" found, monumenting a non-tangent compound circular curve to the left, also monumenting the east corner said aforementioned Travis County, Texas 0.102-acre parcel of land, for a corner of this easement;
3. Along said curve to the left, having a **central angle  $15^{\circ} 29' 24''$** , radius distance of 840.00 feet, a chord bearing North  $55^{\circ} 14' 22''$  West, a chord distance of 226.40 feet, **an arc distance of 227.10 feet**, to a 1/2-inch iron rod found with plastic cap stamped "Holt & Carson" found, monumenting the point of tangency of this easement;
4. **North  $62^{\circ} 59' 04''$  West**, along the northeast boundary line of said Travis County, Texas 0.102-acre parcel of land, with the continuation of the northeast right-of-way line of said East Howard Lane, a distance of **38.72 feet** to a 1/2-inch iron rod with plastic cap stamped "Holt & Carson" found, monumenting the point of



curvature of a curve to the right, being the beginning of the transitioning curve from said northeast right-of-way line of East Howard Lane to said southeast right-of-way line of Lazy Ridge Drive;

**THENCE**, along said transitioning curve from said northeast right-of-way line of East Howard Lane to said southeast right-of-way line of Lazy Ridge Drive, with said circular curve to the right, having a **central angle 91° 04' 21"**, a radius distance of 30.00 feet, a chord bearing North 17° 06' 39" West, a chord distance of 42.82 feet, **an arc distance of 47.69 feet** to the **POINT OF BEGINNING**, containing 0.942 of an acre of land equivalent to 41,032 square feet.

#### BEARING BASIS NOTE

The bearings described hereon are based on the Texas Coordinate System of 1983 (Central Zone-4203), (CORS) U. S. Survey Feet, Geoid Model 12B. The distances mentioned in this description are based on surface distances.

#### CERTIFICATION

I do hereby state that this easement description is true and correct to the best of my knowledge and belief and was prepared from an actual on-the-ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by  
Landmark Surveying, LP  
Texas Firm Registration No. 100727-00

*Juan M. Canales, Jr.*

5/31/2022

**Juan M. Canales, Jr.**

**Date**

Registered Professional Land Surveyor No. 4453 – State of Texas  
Vice President of the General Partner  
2205 East 5<sup>th</sup> Street, Austin, Texas 78702-4633  
Phone: 512-328-7411 ext# 111, Fax: 512-328-7413



#### REFERENCES

MAPSCO AUSTIN TEXAS 2009, Pages 467Z & 497D  
CITY OF AUSTIN GRID MP-33 & MP-34  
TRAVISCAD PROPERTY ID No. 526881  
TRAVISCAD GEOGRAPHIC ID No. 0256360402  
Vesting Deed Doc. No. 2021270556

T:\Doucet +Chan\Upper Harris Branch WW Interceptor\Easements\PARCELS\Parcel 39\ Parcel 5273.39 WE.docx

FIELD NOTES REVIEWED  
BY: *[Signature]* DATE: 06/02/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

2205 East 5<sup>th</sup> Street  
Austin, Texas 78702-4633  
Phone: (512) 328-7411 Fax: (512) 328-7413  
Texas Firm Registration No. 100727-00  
T.U.C.P./W.B.E./H.U.B./D.B.E.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

0.942 OF AN ACRE OUT OF A PORTION OF LOT 1, BLOCK E, DESSAU PARK II,  
RECORDED IN DOC. NO. 200100244, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS  
5273.39 WE



SCALE 1"=40'

## NOTES:

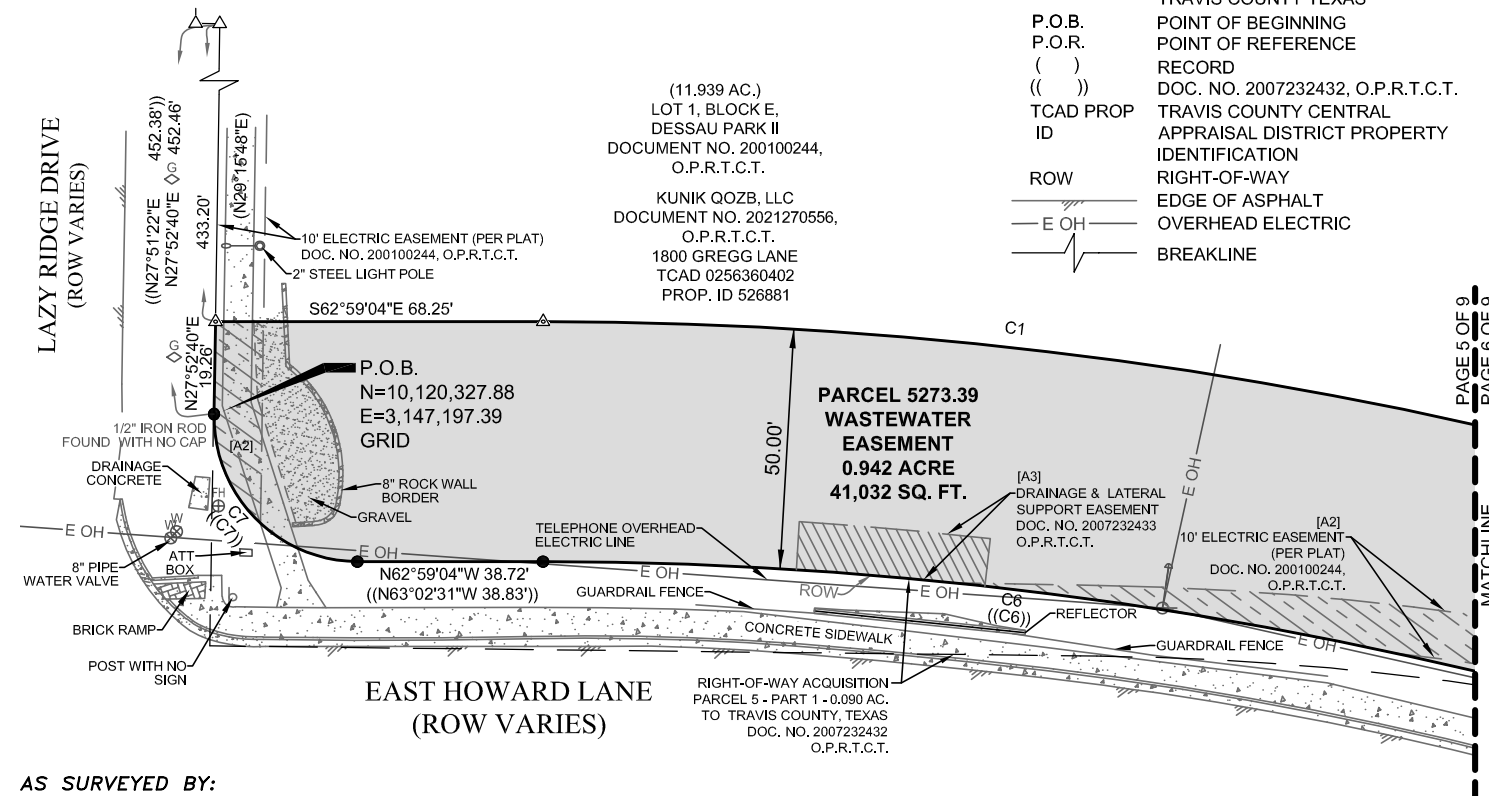
- 1) THIS DRAWING IS BASED ON MEASURED DISTANCES IN THE FIELD NOT ON GRID DISTANCES.
- 2) IMPROVEMENTS SHOWN ON THIS SURVEY SKETCH WERE OBTAINED FROM A TOPOGRAPHIC SURVEY DATED FEBRUARY 8, 2021, SURVEYED BY LANDMARK SURVEYING, LP.
- 3) THE BEARINGS DESCRIBED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE-4203. U. S. SURVEY FEET, GEOID MODEL 12B. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES.

## CURVE TABLE

| CURVE | DELTA     | RADIUS  | CHORD BEARING | CHORD DISTANCE | ARC LENGTH |
|-------|-----------|---------|---------------|----------------|------------|
| C1    | 15°29'24" | 890.00' | S55°14'22"E   | 239.88'        | 240.61'    |
| C2    | 35°48'04" | 675.76' | S34°03'24"E   | 415.41'        | 422.25'    |
| C3    | 07°44'13" | 890.00' | S16°41'55"E   | 120.09'        | 120.18'    |
| C4    | 07°12'56" | 840.00' | N16°57'34"W   | 105.71'        | 105.78'    |
| ((C4  | 07°15'40" | 840.00' | N16°56'32"W   | 106.38'        | 106.45'))  |
| C5    | 36°31'08" | 625.76' | N34°03'30"W   | 392.13'        | 398.84'    |
| ((C5  | 36°30'34" | 625.76' | N34°04'02"W   | 392.03'        | 398.74'))  |
| C6    | 15°29'24" | 840.00' | N55°14'22"W   | 226.40'        | 227.10'    |
| ((C6  | 15°28'49" | 840.00' | N55°18'07"W   | 226.26'        | 226.95'))  |
| C7    | 91°04'21" | 30.00'  | N17°06'39"W   | 42.82'         | 47.69'     |
| ((C7  | 90°53'53" | 30.00'  | N17°35'34"W   | 42.76'         | 47.59'))   |
| C8    | 07°45'12" | 840.00' | S09°28'30"E   | 113.58'        | 113.67'    |
| ((C8  | 07°45'14" | 840.00' | S09°26'05"E   | 113.59'        | 113.68'))  |
| (C8   | N/A       | 840.00' | S08°02'19"E   | 113.56'        | 113.65'))  |

## LEGEND

|              |   |
|--------------|---|
| △            | 60d NAIL SET  |
| △            | CALCULATED POINT<br>(NOT ESTABLISHED ON GROUND)   |
| ●            | 1/2" IRON ROD FOUND WITH PLASTIC<br>CAP STAMPED "HOLT & CARSON"<br>UNLESS OTHERWISE NOTED |
| ○            | COMMUNICATION MARKER  |
| ○            | GAS PIPELINE MARKER   |
| ○            | ELECTRIC POWER POLE   |
| ○            | GUY WIRE  |
| ○            | METAL POST  |
| ○            | POLE  |
| ○            | SIGN  |
| ○            | WASTEWATER CLEAN OUT  |
| ○            | WASTEWATER MANHOLE  |
| VOL., PG.    | VOLUME, PAGE  |
| DOC. NO.     | DOCUMENT NUMBER   |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS<br>TRAVIS COUNTY TEXAS  |
| P.R.T.C.T.   | PLAT RECORDS<br>TRAVIS COUNTY TEXAS   |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS<br>TRAVIS COUNTY TEXAS  |
| P.O.B.       | POINT OF BEGINNING  |
| P.O.R.       | POINT OF REFERENCE  |
| ( )          | RECORD  |
| (( ))        | DOC. NO. 2007232432, O.P.R.T.C.T.   |
| TCAD PROP ID | TRAVIS COUNTY CENTRAL<br>APPRAISAL DISTRICT PROPERTY<br>IDENTIFICATION                    |
| ROW          | RIGHT-OF-WAY  |
| E OH         | EDGE OF ASPHALT   |
| —            | OVERHEAD ELECTRIC   |
| —            | BREAKLINE   |



AS SURVEYED BY:  
LANDMARK SURVEYING, LP  
TEXAS FIRM REGISTRATION NO. 100727-00

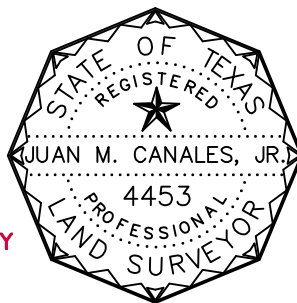
*Juan M. Canales, Jr.*

JUAN M. CANALES, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453  
STATE OF TEXAS  
SURVEYED: DECEMBER 21, 2021 & JANUARY 11, 2022

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE  
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

REVIEWED BY

05-31-2022  
Date



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TEXAS FIRM REGISTRATION NO. 100727-00

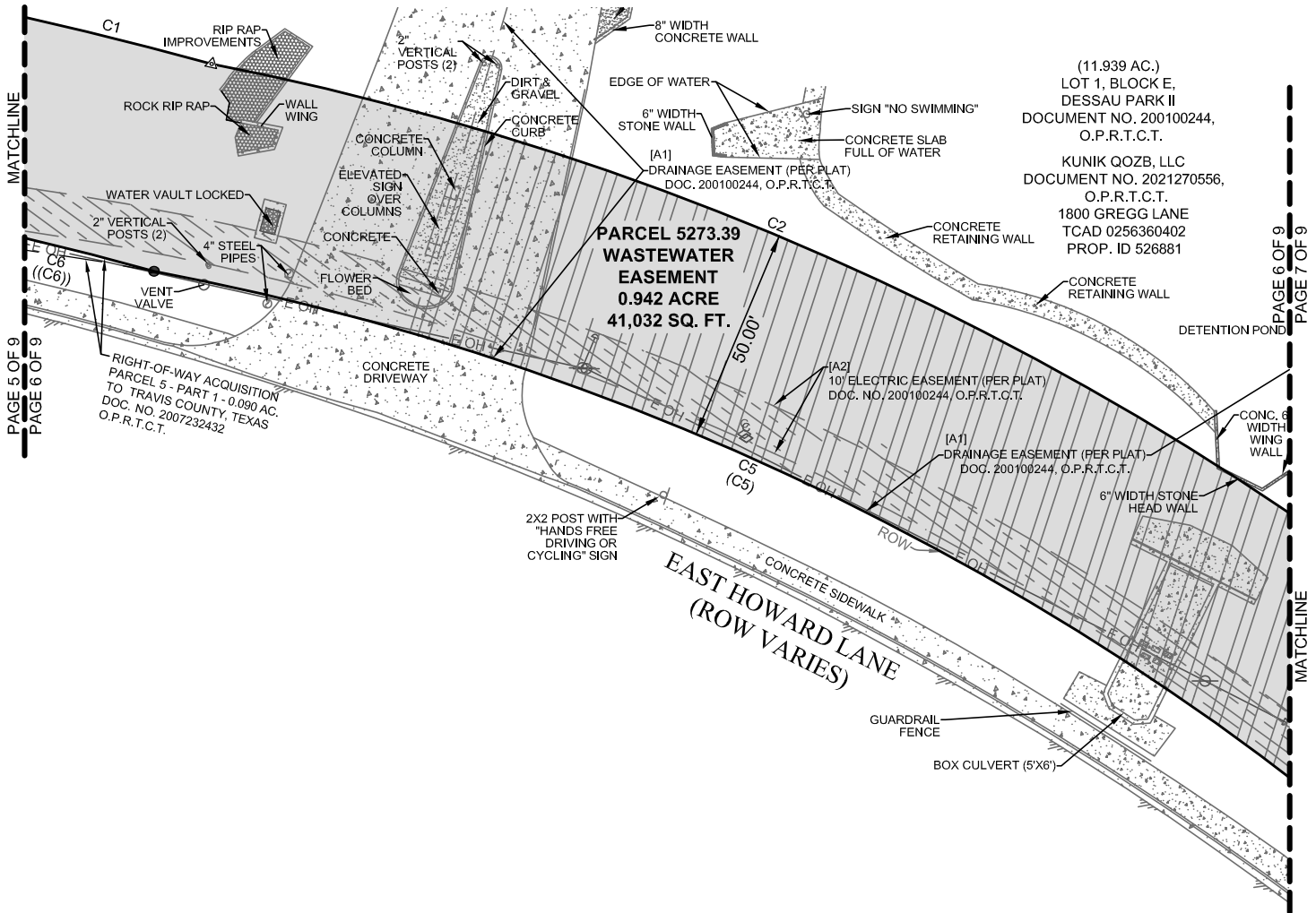
# EXHIBIT "A"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

0.942 OF AN ACRE OUT OF A PORTION OF LOT 1, BLOCK E, DESSAU PARK II,  
RECORDED IN DOC. NO. 200100244, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS  
5273.39 WE



SCALE 1"=40'



### EXISTING EASEMENT NOTES:

[A1] 23,037 SQ. FT. OF A OF DRAINAGE EASEMENT RECORDED IN DOC. NO. 200100244, O.P.R.T.C.T. LIES WITHIN THE 41,032 SQ. FT. OF THE WASTEWATER EASEMENT SHOWN HEREON.

[A2] 5,892 SQ. FT. OF A 10' ELECTRIC EASEMENT RECORDED IN DOC. NO. 200100244, O.P.R.T.C.T. LIES WITHIN THE 41,032 SQ. FT. OF THE WASTEWATER EASEMENT SHOWN HEREON.

[A3] 394 SQ. FT. OF DRAINAGE & LATERAL SUPPORT EASEMENT RECORDED IN DOC. NO. 2007232433, O.P.R.T.C.T. LIES WITHIN THE 41,032 SQ. FT. OF THE WASTEWATER EASEMENTS SHOWN HEREON.

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PH: (512)328-7411 FAX: (512)328-7413  
TEXAS FIRM REGISTRATION NO. 100727-00

Client: DOUCET & CHAN  
Date: MAY 31, 2022  
Office: Eleuterio Leos  
Crew: S. DUNN/K. PERKINS  
F.B.: 1864/75  
Path: T:\DOUCET+CHAN\UPPER HARRIS BRANCH WW INTERCEPTOR\EASEMENTS\PARCELS\PARCEL 39\PARCEL 5273.39 WE\_REV.05.31.2022.DWG  
Job No.: 98-208-07-06

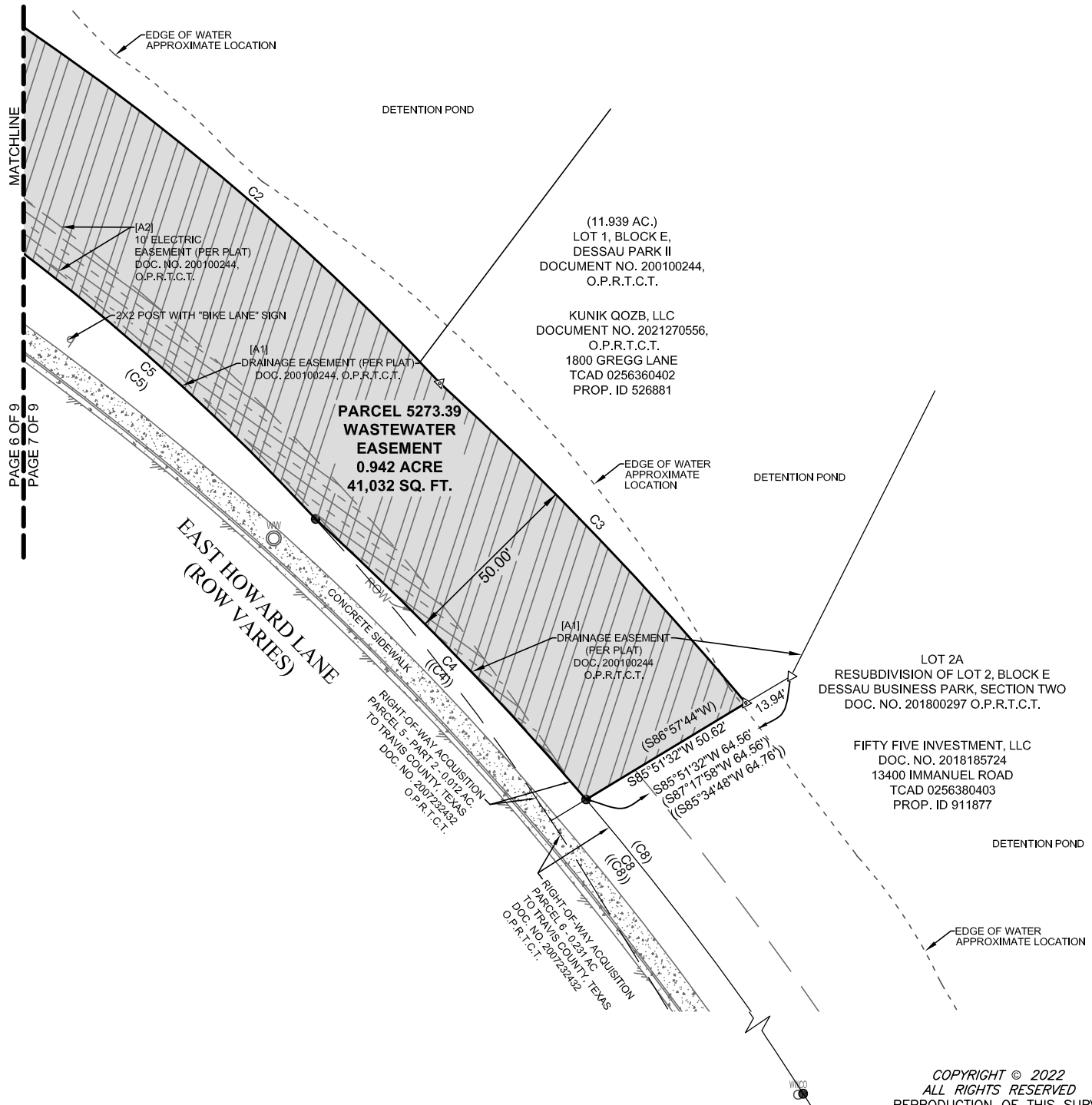


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PH: (512)328-7411 FAX: (512)328-7413  
TEXAS FIRM REGISTRATION NO. 100727-00

Client: DOUCET & CHAN  
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Job No.: 98-208-07-06