

EXHIBIT "A"

0.0088 Acre WLEFST
PARCEL 5358.05
Wastewater Line Easement for Subterranean Tunnel
Lot 1, Block A, 2900 Manor Road Subdivision
Austin, Travis County, Texas

DESCRIPTION FOR PARCEL 5358.05 OF 0.0088 ACRE WLEFST

DESCRIPTION OF A 0.0088 OF ONE ACRE (385 SQUARE FOOT) EASEMENT OUT OF LOT 1, BLOCK "A", 2900 MANOR ROAD SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200157, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 CONVEYED TO BEL ELAN LLC BY SPECIAL WARRANTY DEED DATED DECEMBER 16, 2014, AS RECORDED IN DOCUMENT NO. 2014186833, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0088 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "4WARD Surveying" cap found at the southwest corner of this easement, being the most southerly southwest corner of said Lot 1 and said Bel Elan tract, also being at the intersection of the existing north right-of-way line of Manor Road (varying width) and the existing east right-of-way line of Randolph Road (varying width), said POINT OF BEGINNING having Grid Coordinates of N=10,077,387.59, E=3,124,205.30;

- 1) THENCE, along the west line this easement, said Lot 1 and said Bel Elan tract, and the existing east right-of-way line of Randolph Road, with a curve to the right, whose delta angle is **52°34'05"**, radius is **20.00 feet**, an arc distance of **18.35 feet**, and the chord of which bears **North 75°06'35" West 17.71 feet** to a calculated point at the northwest corner of this easement, from which a 1/2-inch iron rod with "4WARD Surveying" cap found at the most northerly southwest corner of said Lot 1 and said Bel Elan tract, bears, with a curve to the right, whose delta angle is 39°33'06", radius is 20.00 feet, an arc distance of 13.81 feet, and the chord of which bears North 29°02'59" West 13.53 feet;
- 2) THENCE, along the north line of this easement, crossing said Lot 1 and said Bel Elan tract, **North 82°56'45" East 108.93 feet** to a calculated point at the east corner of this easement, being in the south line of said Lot 1 and said Bel Elan tract and the existing north right-of-way line of Manor Road;

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PARCEL 5358.05

- 3) THENCE, along the south line of this easement, said Lot 1 and said Bel Elan tract, and the existing north right-of-way line of Manor Road, **South 78°51'09" West 92.73 feet** to the POINT OF BEGINNING and containing 0.0088 of one acre (385 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad", positioned below the surveyor's seal.

03/20/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LAN~20-136~Upper Boggy WWL\Description\0.0088 WLEFST - Rev

Issued 01/11/2024; Revised 03/20/2024

AUSTIN GRID K-24
TCAD# 0214120803

FIELD NOTES REVIEWED
BY:  DATE: 03/28/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"

SKETCH TO ACCOMPANY DESCRIPTION OF
0.0088 AC. OR 385 SQ. FT. OF LAND OUT OF
LOT 1, BLOCK A, 2900 MANOR ROAD SUBDIVISION
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

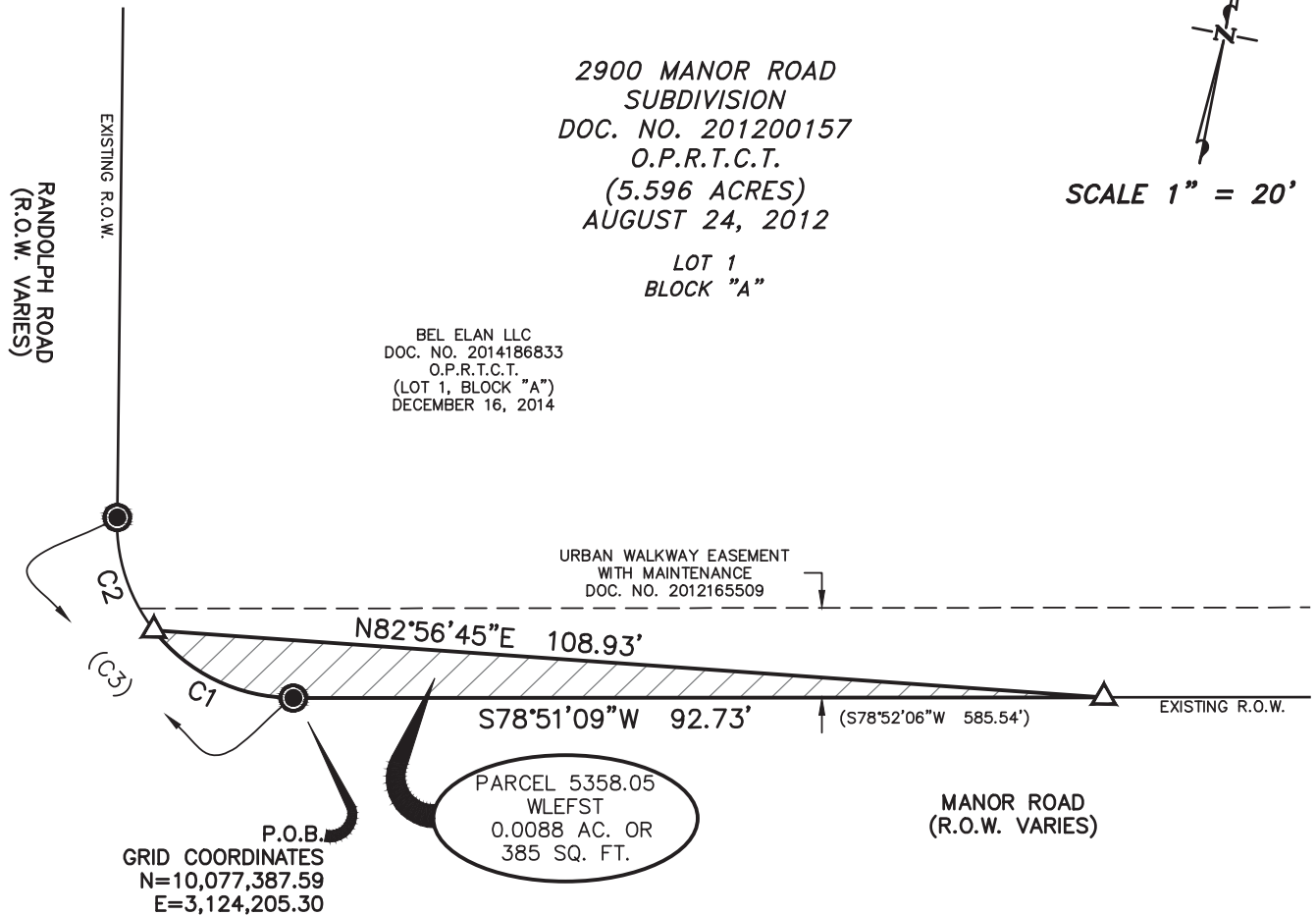
2900 MANOR ROAD
SUBDIVISION
DOC. NO. 201200157
O.P.R.T.C.T.
(5.596 ACRES)
AUGUST 24, 2012

LOT 1
BLOCK "A"

BEL ELAN LLC
DOC. NO. 2014186833
O.P.R.T.C.T.
(LOT 1, BLOCK "A")
DECEMBER 16, 2014



SCALE 1" = 20'



CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	18.35'	20.00'	52°34'05"	N75°06'35"W	17.71'
C2	13.81'	20.00'	39°33'06"	N29°02'59"W	13.53'
(C3)	(31.68')	(20.00')	(90°45'27")	(N55°51'17"W)	(28.47')

LEGEND

- 1/2" IRON ROD CAP STAMPED "4WARD SURVEYING" FOUND
- CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- WLEFST WASTEWATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- DOC. NO. DOCUMENT NUMBER

NOTES:

- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00
- ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES AND IN SURVEY FEET.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE FILE NO. ATA-41-17064124002030KAY, EFFECTIVE DATE FEBRUARY 26, 2024.

03/20/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



TCAD# 0214120803
SURVEYED BY:

REVISED: 03/20/2024
ISSUED: 01/11/2024

PAGE 3 OF 3

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPES SURVEY FIRM #10095500

AUSTIN GRID K-24

JOB NO.: 20-136

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