



STATE OF TEXAS  
COUNTY OF TRAVIS

(Drainage Easement)  
Lot 53, Block 3, Lincoln Gardens Section One  
Fort Branch Creek Reach 6 & 7, Proj. No. 6039.059

EXHIBIT " A "

#### LEGAL DESCRIPTION

Field notes description for a parcel of land containing 0.023 of an acre of land, comprised of two parcels of land equivalent to a total of 964 square feet of land, out of and a part of Lot 53, Block 3, Lincoln Gardens Section One, a subdivision in the City of Austin, Travis County, Texas according to the map or plat thereof recorded in Book 5, Page 4 of the Plat Records of Travis County, Texas and being the same Lot 53, Block 3, Lincoln Gardens Section One which was conveyed to Roy Lee Loggins by that certain Warranty Deed executed November 29, 1982 and recorded in Volume 8119, Page 656 of the Deed Records of Travis County, Texas; said parcel of land being described as Part 1, containing 0.012 of an acre of land, and Part 2, containing 0.011 of an acre of land, and being more particularly described by metes and bounds, as follows, and as shown on the attached sketch:

#### PART 1 0.012-ACRE (501-S.F.)

**BEGINNING FOR REFERENCE** at a 1/4-inch iron rod found on the east right-of-way line of Eleanor Street (50' Right-of-Way) monumenting the southwest corner of said Lot 52, same being the northwest corner of Lot 51, above referenced Block 3, Lincoln Gardens Section One, from which a 1/2-inch iron rod found on said east right-of-way line of Eleanor Street at the southwest corner of said Lot 51, Block 3, same being the northwest corner of Lot 50, said Block 3 bears S18°48'07"E a distance of 50.13 feet; **Thence**, with the common line of said east right-of-way line of Eleanor Street and said Lot 52, Block 3, N18°48'07"W a distance of 50.00 feet to a calculated point at the northwest corner of said Lot 52, Block 3, same being the southwest corner of Lot 53, said Block 3; **Thence**, with the common line of said Lot 52 and Lot 53, Block 3, N68°08'16"E a distance of 86.05 feet to a 80d nail set, for the southwest corner and **POINT OF BEGINNING** of this easement, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet, Combined Scale Factor 0.999923385) values of N= 10,074,266.75, E= 3,134,119.80;

**THENCE**, through said Lot 53, Block 3, the following three (3) courses:

- 1) N47°05'54"W a distance of 47.09 feet to a 80d nail set on the most southerly line of a City of Austin open drainage ditch or enclosed storm sewer easement recorded in Volume 7860, Page 215 of the Deed Records of Travis County, Texas, for the northwest corner of this easement;

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BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413  
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- 2) With said City of Austin open drainage ditch or enclosed storm sewer easement, N71°33'27"E a distance of 15.50 feet to a 80d nail set at an angle point of said City of Austin open drainage ditch or enclosed storm sewer easement, for the northeast corner of this easement; and
- 3) Continuing with said City of Austin open drainage ditch or enclosed storm sewer easement, S39°33'12"E a distance of 43.73 feet to an 80d nail set on said common line of said Lot 52 and Lot 53, Block 3, for the southeast corner of this easement;

**THENCE**, with said common line of said Lot 52 and Lot 53, Block 3, S68°08'16"W a distance of 8.69 feet to the "**POINT OF BEGINNING**", and containing 0.012 of an acre of land, more or less.

**PART 2 0.011-ACRE (463-S.F.)**

**BEGINNING FOR REFERENCE** at a 1/4-inch iron rod found on the east right-of-way line of Eleanor Street (50' Right-of-Way) monumenting the southwest corner of said Lot 52, same being the northwest corner of Lot 51, above referenced Block 3, Lincoln Gardens Section One, from which a 1/2-inch iron rod found on said east right-of-way line of Eleanor Street at the southwest corner of said Lot 51, Block 3, same being the northwest corner of Lot 50, said Block 3 bears S18°48'07"E a distance of 50.13 feet; **Thence**, with the common line of said east right-of-way line of Eleanor Street and said Lot 52, Block 3, N18°48'07"W a distance of 50.00 feet to a calculated point at the northwest corner of said Lot 52, Block 3, same being the southwest corner of Lot 53, said Block 3; **Thence**, with the common line of said Lot 52 and Lot 53, Block 3, N68°08'16"E a distance of 116.90 feet to an 80d nail set on the most easterly line of an existing City of Austin open drainage ditch or enclosed storm sewer easement, for the southwest corner and **POINT OF BEGINNING** of this easement, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet, Combined Scale Factor 0.999923385) values of N= 10,074,278.24, E= 3,134,148.43;

**THENCE**, through said Lot 53, Block 3 and with said most easterly line of an existing City of Austin open drainage ditch or enclosed storm sewer easement and through said Lot 53, Block 3, N51°34'38"W a distance of 53.11 feet to an 80d nail set on the south line of Lot 54, said Block 3, for the northeast corner of said City of Austin open drainage ditch or enclosed storm sewer easement, and the northwest corner of this easement;

**THENCE**, with said south line of Lot 54, said Block 3, N71°33'27"E a distance of 12.81 feet to an 80d nail set, for the northeast corner of this easement;

**THENCE**, through said Lot 53, Block 3, S47°05'54"E a distance of 50.15 feet to an 80d nail set on said common line of Lot 52 and Lot 53, Block 3, for the southeast corner of this easement, from which a 1/2-inch iron rod found at the southeast corner of said Lot 53, Block 3, same being the northeast corner of said Lot 52, Block 3 bears N68°08'16"E a distance of 15.26 feet;

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**THENCE**, with said common line of Lot 52 and Lot 53, Block 3, S68°08'16"W a distance of 7.84 feet to the **"POINT OF BEGINNING"**, and containing 0.011 of an acre of land, more or less.

**Basis of Bearing:**

Bearings mentioned on this easement are based on State Plane Coordinate System, NAD'83, Texas Central Zone 4203; Horizontal And Vertical Coordinates for Aus 5 And E.U.D. 169 as established and published by Texas Department Of Transportation and by the L.C.R.A. were used as the controlling monuments for this survey. Distances shown hereon are surface.

**CERTIFICATION:**

I do hereby certify 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**

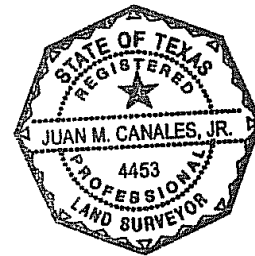
*Juan M. Canales, Jr.*  
**Juan M. Canales, Jr.**

Registered Professional Land Surveyor No. 4453  
Senior Project Manager  
Firm Registration No. 100727-00

*9-9-09*  
Date

**REFERENCES**

MAPSCO 2009, Page 586-Q  
AUSTIN GRID NO. M-23  
TCAD PARCEL ID NO.02-1021-0430  
Lot 53, Blk 3, Lincoln-Loggins-DE.doc  
1239 Eleanor Street



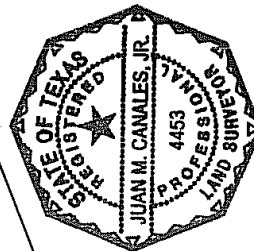
**FIELD NOTES REVIEWED**

By: *[Signature]* Date *10-21-2009*

Engineering Support Section  
Department of Public Works  
and Transportation

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SCALE 1"=30'



**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark**  
**SURVEYING, LP**  
1301 S. CAPITAL OF TEXAS HWY

**AUSTIN, TEXAS 78748**  
**PH: (512)328-7411 FAX: (512)328-7413**

Client: HDR  
Date: September 8, 2009  
Office: Stephen Lawrence  
Crew: J. Lee  
F.B: 1153/32-33  
Path: c:\dwg\11\hdr\read  
Job No.: 492-08-01

# LEGEND

- 1/2" Iron Rod Found  
(Unless Otherwise Noted)
- △ Calculated Point  
"Not Established on Ground"
- △ 80d Nail Set
- //— Wood Privacy Fence
- oo— Chain Link Fence
- Edge of Asphalt
- E O/H — Power Pole with  
Overhead Electric Line
- ( ) Record Information
- R.O.W. Right-of-Way
- P.O.B. Point of Beginning
- P.O.R. Point of Reference
- Bk. Book
- Pg. Page
- Vol. Volume
- D.E. Drainage Easement
- P.U.E. Public Utility Easement

## SURVEY OF A PORTION OF LOT 53, BLOCK 3, LINCOLN GARDENS SECTION ONE, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 5 OF 5

### LEGEND

- P.R.T.C.T. Plat Records  
Travis County, Texas
- D.R.T.C.T. Deed 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

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N47°05'54"W	47.09'
L2	N71°33'27"E	15.50'
L3	S39°33'12"E (S37°27'39"E)	43.73'
L4	S68°08'16"W	8.69'
L5	N51°34'38"W (N49°29'05"W)	53.11'
L6	N71°33'27"E	12.81'
L7	S47°05'54"E	50.15'
L8	S68°08'16"W	7.84'

### CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N02°31'32"E (N03°22'E)	21.74' (21.63')	39°40'17" (39°28')	22.18' (22.06')	32.03' (32.03')
C2	N18°16'32"E (N19°07'E)	31.27' (31.12')	07°59'48" (7°52'44")	31.30' (31.16')	224.26' (224.26')
C3	N02°31'17"E (N06°11'E)	69.70' (70')		69.98' (70.08')	224.26' (224.26')

### Utility and Improvement Note:

Utilities and improvements exist on this tract, but are not shown hereon.

The property described hereon is contained within Zone AE, Zone X (shaded), and Zone X as scaled from F.I.R.M. Map Number 48453C0470H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

### Restrictive Covenant and Easement Note:

- Drainage and Public Utility easements as recorded in Book 5, Page 4 of the Plat Records of Travis County, Texas DO NOT APPLY to the subject parcel, as shown hereon.
- Electric transmission line easement recorded in Volume 570, Page 489 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject parcel.
- Electric Lines and systems, and telephone lines granted to the City of Austin, recorded in Volume 2266, Page 82 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject parcel.
- Storm water drainageway easement granted to the City of Austin, recorded in Volume 7860, Page 215 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject parcel.

All easements of which I have knowledge and those recorded easements furnished by Alliant National Title Insurance Company, according to GF No. 00090658, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

### BEARING BASIS NOTE:

STATE PLANE COORDINATE SYSTEM (GRID) NAD'83  
TEXAS CENTRAL ZONE 4203  
COMBINED SCALE FACTOR = 0.999923385  
NAVD'88 VERTICAL DATUM  
HORIZONTAL AND VERTICAL COORDINATES FOR AUS 5 AND E.U.D. 169 AS ESTABLISHED AND PUBLISHED BY TEXAS DEPARTMENT OF TRANSPORTATION AND BY THE L.C.R.A. WERE USED AS THE CONTROLLING MONUMENTS FOR THIS SURVEY.

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

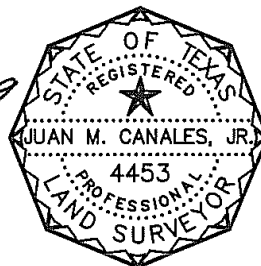
*Juan M. Canales Jr.* 9-9-09  
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453

DATE: September 8, 2009

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

Client: HDR  
Date: September 8, 2009  
Office: Stephen Lawrence  
Crew: J. Lee  
F.B.: 1153/32-33  
Path: c:\dwg\11\hdr\reaches 6 and 7\grid\easements\fbwma-grid-base.dwg  
Job No.: 492-08-01



SKETCH TO  
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