



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS – FIRM REG. NO. 101141-00

EXHIBIT “ A ”

EPOCH PARMER LANE III, LLC
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
PARMER LANE INTERCEPTOR PROJECT

DESCRIPTION FOR PARCEL 4832.04 WWE

DESCRIPTION OF A 0.087-ACRE (3,787 SQUARE FOOT) TRACT OF LAND IN THE PETER CONRAD SURVEY NO. 112, ABSTRACT NO. 199, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1, PARMER LANE LUXURY APARTMENT SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED BY SPECIAL WARRANTY DEED TO EPOCH PARMER LANE III, LLC AND RECORDED IN DOCUMENT NUMBER 2015170670 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the interior of the above-described Lot 1, on the curving northeast boundary line of an existing twenty (20') foot wide Water and Wastewater easement recorded in Document No. 2000039320 of the Official Public Records of Travis County, Texas, said 60d nail having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet) values of N=10,133,069.20, E=3,114,297.63, for the south corner of this tract, from which a concrete monument found at TXDOT Highway Station 471+97.72, on a point of curvature in the northeast right-of-way line of Farm Market Highway 734, also known as Parmer Lane (a 200 foot wide right-of-way), same being a point of curvature in the southwest boundary line of said Lot 1, bears S21°22'42" W a distance of 31.26 feet;

THENCE through said interior of Lot 1, with said curving northeast boundary line of the 20-foot wide Water and Wastewater easement, with the arc of a curve to the right having a radius of 3,716.39 feet, an arc length of 191.33 feet, a delta angle of 02°56'59" and a chord which bears N 50°46'08" W for a distance of 191.30 feet to a 60d nail set in the southeast boundary line of a called 89.48-acre tract of land, conveyed to Robinson Land Limited Partner in Document No. 2008183203 of said Official Public Records, same being the northwest boundary line of said Lot 1, for the west corner of this tract, from which a concrete monument found at TXDOT Highway Station 453+53.82 on a point of tangency in said northeast right-of-way line of Farm Market Highway 734, bears N38°09'41" W a distance of 1,576.88 feet;

THENCE with said northwest boundary line of Lot 1, same being said southeast boundary line of the 89.48-acre tract, N 49°15'33" E for a distance of 20.23 feet to a 60d nail set for the north corner of this tract;

THENCE departing said southeast boundary line of the 89.48-acre tract, through said interior of Lot 1, the following two (2) courses and distances:

- 1) along a curve to the left, having a radius of 3,696.39 feet, an arc length of 187.31 feet, a delta angle of 02°54'12" and a chord which bears S 50°47'32" E for a distance of 187.29 feet to a 60d nail set for the east corner of this tract;
- 2) S 37°48'51" W for a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.087 acres (3,787 square feet) of land;

NOTE

The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone-4203), NAD 83/HARN Combined Scale Factor 0.999898.). Project control point were established from City of Austin reference point "J-37-4001" having coordinates values of N=10,133,889.08, E=3,113,244.67.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 16th day of December, 2015, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas

REFERENCES

MAPSCO 2009, 435-X
AUSTIN GRID NO. J-37
TCAD PARCEL ID NO. 02-7003-0403
MACIAS & ASSOCIATES, L.P., PROJECT NO. 453-09-13

FIELD NOTES REVIEWED

BY: Mary Hanks DATE: 1/11/16

CITY OF AUSTIN

PUBLIC WORKS DEPARTMENT



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

ROBINSON LAND L.P.
89.48 ACRES
DOC.: 2008183203
O.P.R.T.C.Tx.

PETER CONRAD SURVEY NO. 112
ABSTRACT NO. 199

LOT 1

PARMER LANE LUXURY APARTMENT
SUBDIVISION
DOC. 201200089 O.P.R.T.C.Tx.
TCAD NO.: 02-7003-0403

EPOCH PARMER LANE III, LLC
DOC. NO. 2015170670, O.P.R.T.C.Tx.

DRAINAGE EASEMENT
DOC NO. 2012056000
O.P.R.T.C.Tx.



SCALE
1" = 50'

PARCEL 4832.04
WASTEWATER
EASEMENT
0.087 AC.
3,787 SQ. FT.

P.O.B.

N=10,133,069.20
E= 3,114,297.63

20' W&WW EASEMENT
DOC NO. 2000039320
O.P.R.T.C.Tx.

LEGEND

- △ CALCULATED POINT
- △ 60D NAIL SET
- TXDOT HIGHWAY CONCRETE MONUMENT FOUND
- P.O.C. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR IS 0.999898

CURVE TABLE

Number	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C1	3,716.39'	191.33'	02°56'59"	N50°46'08"W	191.30'
C2	3,696.39'	187.31'	02°54'12"	S50°47'32"E	187.29'

LINE TABLE

Number	Bearing	Distance
L1	N49°15'33"E	20.23'
L2	S37°48'51"W	20.00'

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Heritage Title Company of Austin, GF No.201400918, effective date 12/02/2015.

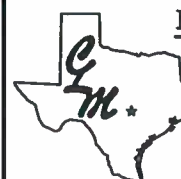


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DATE: DECEMBER 16, 2015
DRAWN BY: J.P.
MAI JOB NO.: 453-08-13
REFERENCE: F.B. 619, PG. 62

Jackie Lee Crow
JACKIE LEE CROW
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5209 - STATE OF TEXAS

DATE



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS - FIRM NO. 101141-00

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5410 SOUTH 1ST STREET

AUSTIN, TEXAS 78745 PH. (512)442-7875

FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM