

EXHIBIT " \_ "

0.0189 AC.  
LOT 16, BLOCK A  
INDIAN HILLS SECTION 1

DESCRIPTION FOR PARCEL 4938.03 T.C.E.

DESCRIPTION OF 0.0189 OF ONE ACRE OR 824 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 16, BLOCK A, INDIAN HILLS SECTION 1, A SUBDIVISION OF RECORD IN VOLUME 55, PAGE 12, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 16 BEING DESCRIBED IN A DEED TO JAMES GORDON JENSEN, OF RECORD IN DOCUMENT NO. 2015105648, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0189 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this tract, same being in the east line of said Lot 16 and said Jensen tract and the west line of Lot 15 in said Indian Hills Section 1 subdivision, said Lot 15 being described in a deed to Sylvia K. Bozant, of record in Document No. 2014032151, Official Public Records, Travis County, Texas, from which a 1/2" iron rod found with cap at the northeast corner of said Lot 16 and said Jensen tract and the northwest corner of said Lot 15 and said Bozant tract, same being in the south right-of-way line of Bitter Creek Drive, bears N00°14'34"E 89.51 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N=10,039,228.37 E=3,111,022.42;

THENCE, with the east line of this tract, said Lot 16 and said Jensen tract and the west line of said Lot 15 and said Bozant tract, S00°14'34"W 17.45 feet to a calculated point at the southeast corner of this tract and being located in the north line of a 7.5 foot wide P.U.E. dedicated in said Indian Hills Section 1 subdivision;

THENCE, with the south line of this tract, crossing said Lot 16 and said Jensen tract, the following three (3) courses, numbered 1 through 3:

- 1) S86°20'33"W 2.66 feet along the north line of said P.U.E. to a calculated point;
- 2) N87°04'35"W 16.47 feet to a calculated point; and

- 3) N78°33'39"W 31.49 feet to a calculated point at the southwest corner of this tract, same being in the west line of said Lot 16 and said Jensen tract and the east line of Lot 17 in said Indian Hills Section 1 subdivision, said Lot 17 described in a deed to Marta Lidia Dominguez, of record in Document No. 2012206484 Official Public Records, Travis County, Texas;

THENCE, with the west line of this tract, said Lot 16, and said Jensen tract and the east line of said Lot 17 and said Dominguez tract, N00°14'34"E 13.42 feet to a calculated point at the northwest corner of this tract;

THENCE, with the north line of this tract, crossing said Lot 16 and said Jensen tract, S86°41'43"E 50.07 feet to the POINT OF BEGINNING and containing 0.0189 of one acre or 824 square feet, within these metes and bounds, more or less.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (CORS96) Datum and were established by GPS observation. The bearings shown are grid bearings. The Combined Grid to Surface Scale Factor is 1.00005). All distances shown are surface distances.

**SURVEYED BY:**

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPLS Firm# 10095500



*[Handwritten Signature]*

2/2/2018

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2017/Descriptions/Bitter Creek/Jensen TCE Rev2

Issued 08/11/17, 10/20/17, 02/02/18

AUSTIN GRID H-15  
TCAD# 04-2601-07-62

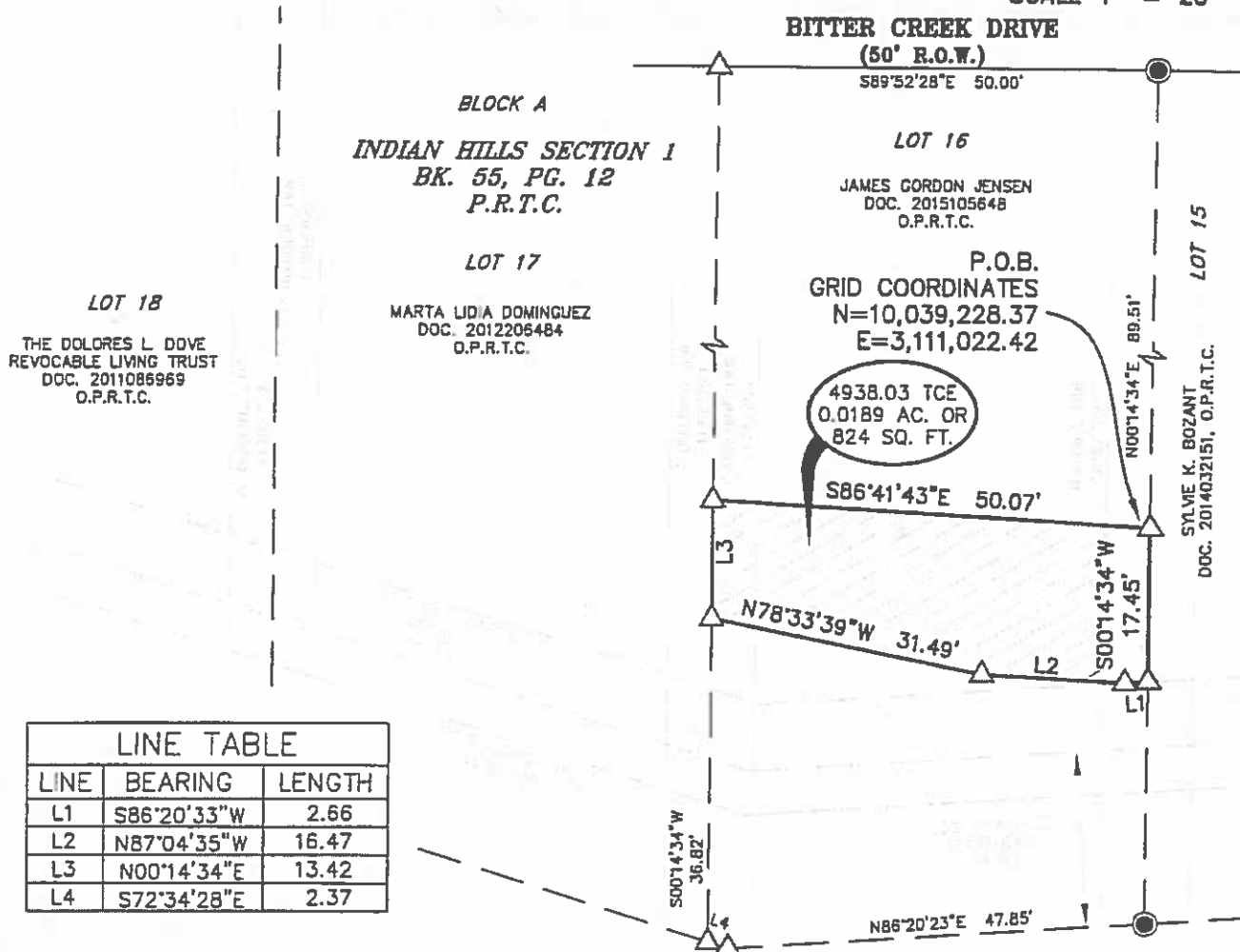
FIELD NOTES REVIEWED  
BY: [Signature] DATE: 02-07-2018  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF  
0.0189 AC. OR 824 SQ. FT. OF LAND OUT OF  
LOT 16, BLOCK A, INDIAN HILLS SECTION 1  
AUSTIN, TRAVIS COUNTY, TEXAS

Exhibit B

SCALE 1" = 20'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°20'33"W	2.66
L2	N87°04'35"W	16.47
L3	N00°14'34"E	13.42
L4	S72°34'28"E	2.37

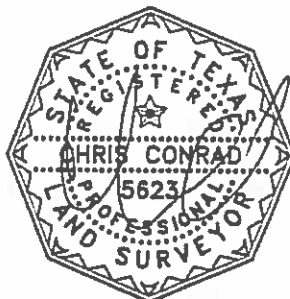
NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF FIDELITY TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. AUT-13-671-AUT17001729SG.

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND WITH CAP
- △ CALCULATED POINT
- DE DRAINAGE EASEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY



*Chris Conrad*

02/02/2018

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 04-2801-07-82

M:\Bitter Creek\DWG\Parcel\Jensen TCE Rev2

ISSUED: 08/11/17  
SURVEYED BY:

REVISED: 02/02/18  
REVISED: 10/20/17  
PAGE 3 OF 3

McGRAY & McGRAY  
LAND SURVEYORS, INC.

TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID# H-15 JOB NO.: 17-037