

EXHIBIT "A"

0.0181 acre out of the  
James M. Mitchell Survey No. 17  
Abstract No. 521, Travis County, Texas

(Right-of-Way Dedication)  
Laszlo Herczeg  
To City of Austin, Texas

**LEGAL DESCRIPTION**

BEING A DESCRIPTION OF 0.0181 ACRE OF LAND (APPROX. 789 SQUARE FEET), BEING OUT OF AND A PORTION OF THE JAMES M. MITCHELL SURVEY NO. 17, ABSTRACT NO. 521, IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN DOCUMENT NO. 2000017269 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO LASZLO HERCZEG IN A GENERAL WARRANTY DEED DATED NOVEMBER 21, 2008, RECORDED IN DOCUMENT NO. 2008169731 OF THE SAID OFFICIAL PUBLIC RECORDS; SAID 0.0181 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found at an angle point in the existing southwest right-of-way line of Spicewood Springs Road (right-of-way width varies, shown on Right-of-Way Widening of Spicewood Springs Road, C.S.J. No. 8012-14-002), being also a point in a southeasterly line of the said Herczeg tract, being also the most northerly corner of a called 0.0221 acre tract of land conveyed to the City of Austin in Document No. 2005134048 of said Official Public Records, also being the northwest corner of a called 0.2977 acre tract of land conveyed to the City of Austin in Cause No. 1680 of the Probate Records of Travis County, Texas, described in Document No. 2001057843 of said Official Public Records, and the most southerly corner of the herein described tract of land, having Texas State Plane Grid Coordinate values (Central Zone 4203, NAD 83/2011) of Northing: 10,111,535.49 and Easting 3,106184.50, from which a 1/2-inch iron rod with yellow cap stamped "SAM, Inc." found in the existing southwest right-of-way line of Spicewood Springs Road, at the southeast corner of the said 0.0221 acre City of Austin tract bears South 10°00'48" East, a distance of 48.72 feet;

**THENCE** North 10°09'25" West, over and across the said Herczeg tract, with the proposed southwest right-of-way line of Spicewood Springs Road, a distance of 39.79 feet to a 5/8" iron rod found at an angle point in the existing southwest right-of-way line of Spicewood Springs Road, being a point in the northwest line of the said Herczeg tract, being the most southerly corner of a called 0.2128 acre tract of land conveyed to the City of Austin in Document No. 1999087726 of said Official Public Records, being also the most easterly corner of a called 2.31 acre tract of land (Tract 1) conveyed to 5005 SSR, LLC in Document No. 2014100348 of said Official Public Records, for the most westerly corner of the herein described tract of land;

**THENCE** with the existing southwest right-of-way line of Spicewood Springs Road, being in common with lines of the said Herczeg tract, the following three (3) courses and distances:

1. North 28°48'49" East, a distance of 22.98 feet to a 60d nail found for the most northerly corner of the herein described tract of land;
2. South 30°28'38" East, a distance of 29.89 feet to a 60d nail found for the most easterly corner of the herein described tract of land;

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3. South 29°48'31" West, a distance of 38.66 feet to the **POINT OF BEGINNING** and containing 0.0181 acre of land, more or less, within these metes and bounds.

BEARING BASIS NOTE:

All bearings based on the Texas State Plane Coordinate System of 1983, Central Zone 4203 (NAD83/2011), EPOCH 2010.00. All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00011. Units: U.S. Survey Feet.

I, Paul L. Easley, a Registered Professional Land Surveyor, do hereby certify 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 May 23, 2019.



Paul L. Easley, R.P.L.S.

Registered Professional Land Surveyor

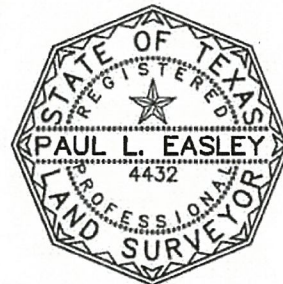
Texas Registration No. 4432

Halff Associates, Inc., TBPLS Firm No. 10029607

9500 Amberglen Blvd., Bldg. F, Suite 125

Austin, Texas 78729 512-777-4600

07/18/19  
Date



REFERENCES

TCAD # 01-4705-0104

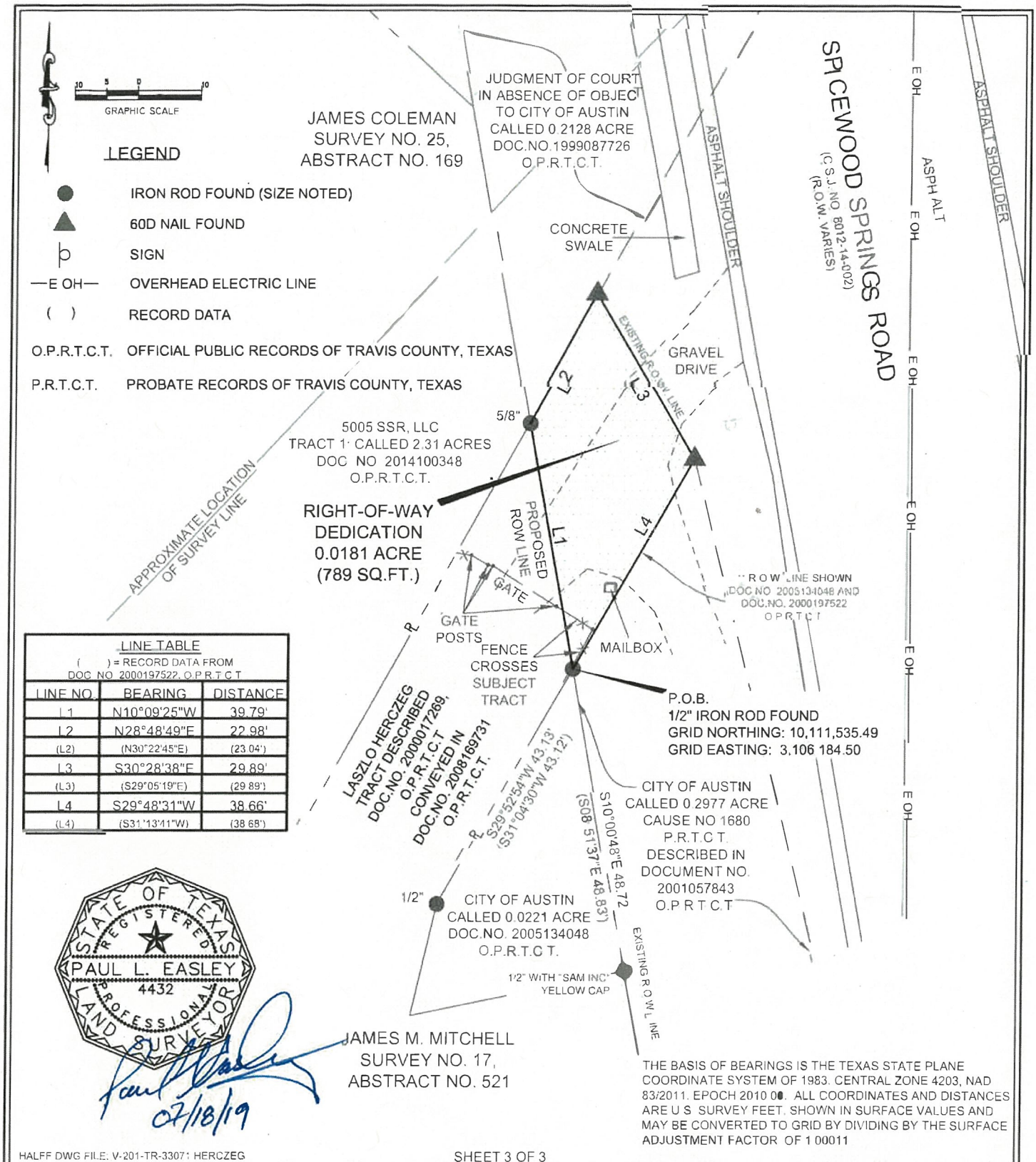
AUSTIN GRID H-32

FIELD NOTES REVIEWED

BY  DATE: 12-16-2019

CITY OF AUSTIN

PUBLIC WORKS DEPARTMENT



Issued: 07/18/2019

Scale: 1" = 20'

Drawn By: JAO

Approved By: PLE

HALFF Office: AUSTIN

V-201-TR-33071  
HERCZEG

## 0.0181 ACRE RIGHT-OF-WAY DEDICATION

**JAMES M. MITCHELL SURVEY NO. 17,  
ABSTRACT NO. 521  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**



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AUSTIN, TEXAS 78729  
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