

**LEGAL DESCRIPTION FOR PARCEL 5221.30 WE**

**DESCRIPTION OF A 0.023 ACRE (1,013 SQ. FT.) EASEMENT LOCATED IN THE THOMAS ANDERSON SURVEY NO. 90, ABSTRACT 28, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, CENTER OF THE HILLS SUBDIVISION SECTION II, A SUBDIVISION OF RECORD IN VOLUME 95, PAGE 341, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), DESCRIBED IN A DEED TO TLC PROPERTIES, INC, RECORDED MAY 29, 2002 IN DOCUMENT NO. 2002099214, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); SAID 0.023 ACRE (1,013 SQ. FT.) EASEMENT, AS SHOWN ON THE ATTACHED SKETCH AS PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 5/8-inch iron rod with TxDOT aluminum cap found for the south corner of said Lot 1, Block A, Center of the Hills Subdivision, Section II, on the existing north right-of-way line of U.S 290, a variable width right-of-way, as described in a deed to the State of Texas, recorded in Document No. 2019200316, O.P.R.T.C.TX., same being the east line of Lot 1, Block A, Center of the Hills Subdivision, a subdivision of record in Volume 93, Page 93, P.R.T.C.TX., described in a deed to Kimco Austin L.P., recorded in Volume 13229, Page 3052, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), from which a 1/2-inch iron pipe found for an ell corner of the existing north right-of-way line of said U.S. 290 and Lot 1, Block A, of said Center of the Hills Subdivision, bears **S 36°01'52" W**, a distance of **15.56** feet;

**THENCE N 56°18'33" E**, departing the east line of Lot 1, Block A, of said Center of the Hills Subdivision, along the common line of Lot 1, Block A, of said Center of the Hills Subdivision, Section II and the existing north right-of-way line of said U.S. 290, a distance of **127.76** feet to a calculated point (**Grid Coordinates: N= 10,057,813.20, E= 3,073,594.36**), for the southwest corner and the **POINT OF BEGINNING** of the easement described herein,

**THENCE**, departing said common line, over and across Lot 1, Block A, of said Center of the Hills Subdivision, Section, the following four (4) courses and distances:

**N 35°27'50" W**, a distance of **26.57** feet to a calculated point on the east line of a sanitary sewer easement, recorded in Volume 10908, Page 829, R.P.R.T.C.TX., for the northwest corner of the easement described herein,

**N 35°59'53" E**, along said east sanitary sewer easement line, a distance of **15.48** feet to a calculated point, on the south line of a sanitary sewer easement, recorded in Volume 6165, Page 1868, Deed Records of Travis County, Texas, (D.R.T.C.TX.) for the north corner of the easement described herein,

**S 85°43'20" E**, along said south sanitary sewer easement line, a distance of **23.05** feet to a calculated point, for the northeast corner of the easement described herein, and

**S 35°27'50" E**, a distance of **27.60** feet to a calculated point on said common line for the southeast corner of the easement described herein;

**THENCE**, along said common line, the following two (2) courses and distances:

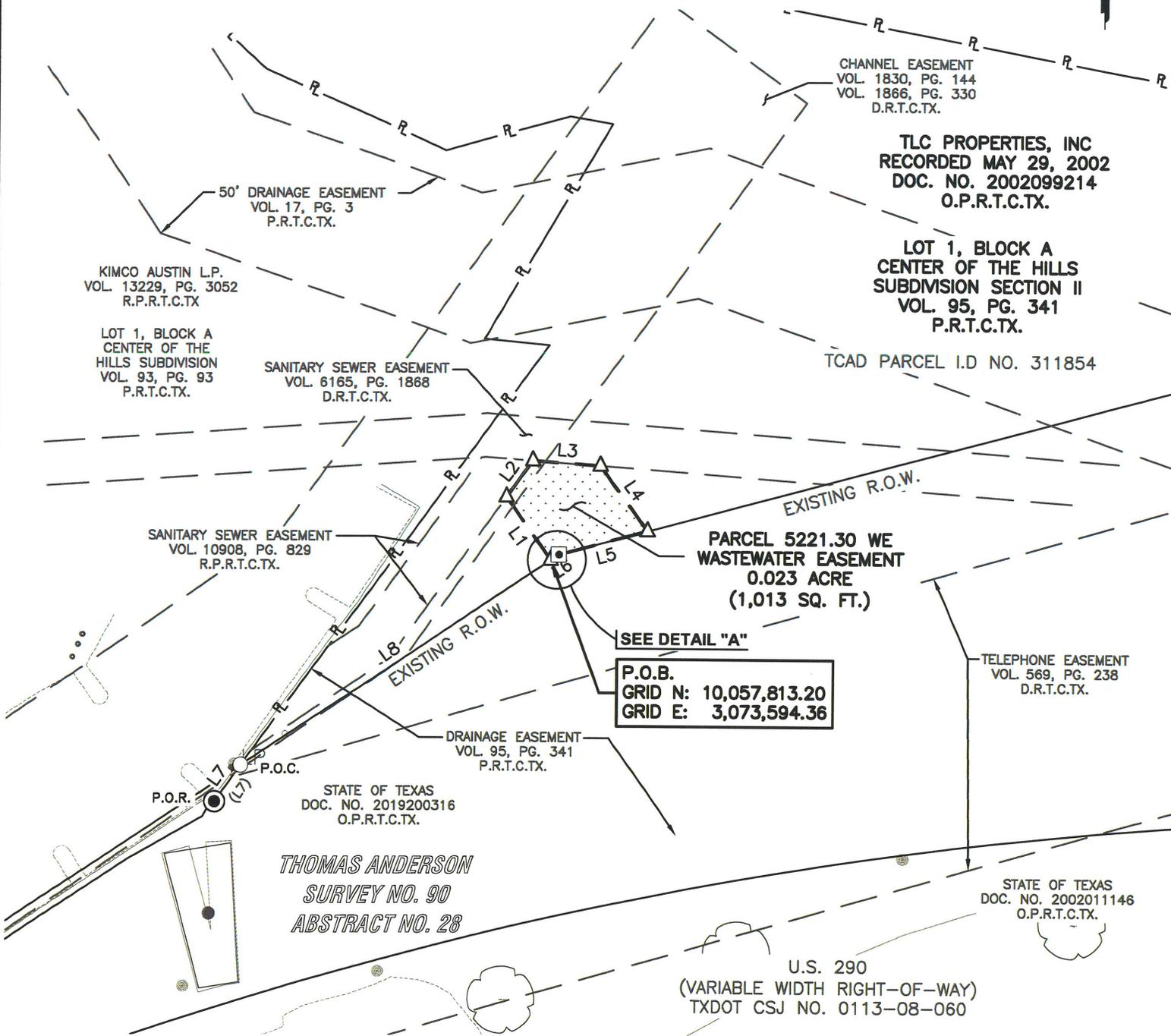
**S 74°50'04" W**, a distance of **30.94** feet to a TxDOT Type II monument found, and



**"EXHIBIT A"**  
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**FOR PARCEL 5221.30 WE**



GRAPHIC SCALE  
 SCALE 1" = 50'  
 TRAVIS COUNTY, TEXAS



**SEE DETAIL "A"**  
**P.O.B.**  
**GRID N: 10,057,813.20**  
**GRID E: 3,073,594.36**

JOB NUMBER: 1019051384
DATE: 01/31/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.30 WE
TRACT ID: 311854
PARTY CHIEF: S. PESTL
FIELDBOOKS:

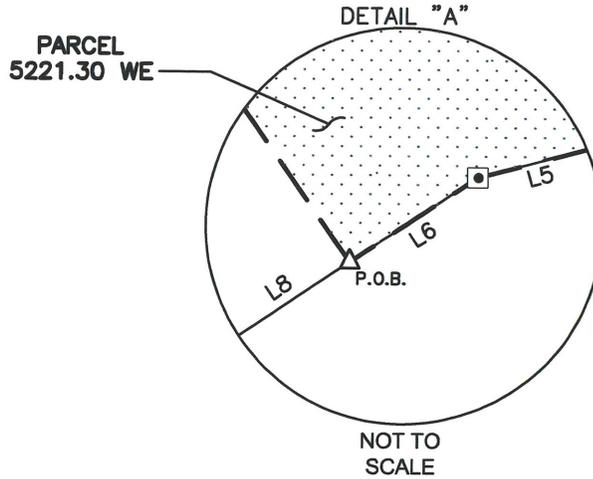


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**PROJECT:** CITY OF AUSTIN - OAKHILL EASEMENTS  
**PAGE 3**  
**OF 4**

Texas Firm Registration No. 10064300

**"EXHIBIT A"**  
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**FOR PARCEL 5221.30 WE**



**LEGEND**

- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- EASEMENT
- CALCULATED POINT
- 1/2" IRON PIPE FOUND
- 5/8" IRON ROD W/TxDOT ALUM CAP FOUND
- TxDOT TYPE II MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF REFERENCE
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- ( ) RECORD INFORMATION

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N35°27'50"W	26.57'
L2	N35°59'53"E	15.48'
L3	S85°43'20"E	23.05'
L4	S35°27'50"E	27.60'
L5	S74°50'04"W	30.94'
L6	S56°18'33"W	3.38'
L7	S36°01'52"W	15.56'
(L7)	N35°53'50"E	194.64'
L8	N56°18'33"E	127.76'

NOTE:  
 EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ON FEBRUARY 12, 2020, EFFECTIVE JANUARY 20, 2020 FILE NO. 20200117. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR 1.000065048. PROJECT UNITS ARE IN U.S. SURVEY FEET.

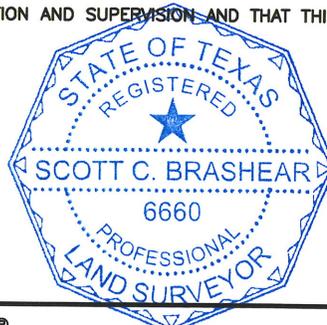
THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3/27/20

SCOTT C. BRASHEAR  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6660 - STATE OF TEXAS

DATE



JOB NUMBER: 1019051384
DATE: 01/31/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.30 WE
TRACT ID: 511854
PARTY CHIEF: S. PEST
FIELDBOOKS:



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PAGE 4  
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