LEGAL DESCRIPTION FOR PARCEL 5221.04/5221.11 WLE

DESCRIPTION OF A 0.644 ACRE (28,054 SQ. FT.) EASEMENT LOCATED IN THE PETER MATSON SURVEY NO. 619, ABSTRACT 538, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.98 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SCHMIDT INVESTMENTS, LTD., RECORDED IN JUNE 2, 1997 IN VOLUME 12946, PAGE 1939, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.) AND A PORTION OF A CALLED 9.803 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SCHMIDT INVESTMENTS, LTD., RECORDED JUNE 2, 1997 IN VOLUME 12946, PAGE 1836, R.P.R.T.C.TX.; SAID 0.644 ACRE (28,054 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 3/8-inch iron rod found for an interior ell corner of Lot 15, Forest Park Subdivision, a subdivision of record in Volume 75, Page 245, Plat Records of Travis County, Texas (P.R.T.C.TX.), described in a deed to Gerald Dean & Bettina M. Powell, recorded in Volume 7006, Page 1254, Deed Records of Travis County, Texas (D.R.T.C.TX.), same being the most westerly northwest corner of said 30.98 acre tract;

THENCE S 22°05'55" W, with the common line of said 30.98 acre tract and said Lot 15, a distance of 13.42 feet to a calculated point (Grid Coordinates: N= 10,057,378.05, E= 3,062,658.92), for the northwest corner and POINT OF BEGINNING of the easement described herein;

THENCE over and across said 30.98 acre tract and said 9.803 acre tract respectively, the following twelve (12) courses and distances:

- S 76°46'34" E, a distance of 34.30 feet to a calculated point, said point being the beginning of a tangent curve to the right;
- With said tangent curve to the right, an arc distance of 316.98 feet, through a central angle of 07°10'28" having a radius of 2,531.50 feet and a chord that bears S 73°11'20" E, a distance of 316.78 feet to a calculated point;
- S 69°36'06" E, a distance of 1,060.11 feet to a calculated point;
- S 73°53'27" E, a distance of 100.28 feet to a calculated point;
- S 69°36'06" E, a distance of 350.62 feet to a calculated point;
- S 76°38'39" E, a distance of 14.46 feet to a calculated point, for the northeast corner of easement described herein;
- S 59°04'51" W, a distance of 21.49 feet to a calculated point, for the southeast corner of the easement described herein;
- N 69°36'06" W, a distance of 350.98 feet to a calculated point;
- N 73°53'27" W, a distance of 100.28 feet to a calculated point;
- N 69°36'06" W, a distance of 1,060.67 feet to a calculated point, said point being the beginning of a tangent curve to the left;
With said tangent curve to the left, an arc distance of 315.11 feet, through a central angle of 07°10'28"
having a radius of 2,516.50 feet and a chord that bears **N 73°11'20" W**, a distance of **314.90** feet to a
calculated point; and

**N 76°46'34" W**, a distance of **36.64** feet to a 5/8-inch iron rod with TxDOT aluminum cap found on the
common line of said 30.98 acre tract and said Lot 15, for the southwest corner of the easement
described herein;

**THENCE N 22°05'55" E**, along said common line, a distance of **15.18** feet to the **POINT OF BEGINNING**, and
containing **0.644** acre (28,054 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

**Bearing Basis:**
All bearings shown are based on the Texas Coordinate System, Central Zone, NAD83/2011. All distances
shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of
1.000065048. Units: U.S. Survey Feet.

THE STATE OF TEXAS
COUNTY TRAVIS

KNOW ALL BY THESE PRESENTS:

That I, Scott C. Brashear, 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.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

**SURVEYING AND MAPPING, LLC**
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm Reg. No. 10064300

REERENCES
TCAD Parcel I.D No. 446656 and 312076
"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.04, 5221.11 WLE

BEVERLY A LILLIAN
VOL. 12950, PG. 1371
R.P.R.T.C.TX.
LOT 13
FOREST PARK SUBDIVISION
VOL. 75, PG. 245
P.R.T.C.TX.

GERALD DEAN & BETTINA M. POWELL
VOL. 7006, PG. 1254
D.R.T.C.TX.
BETTINA M. POWELL
DOC. NO. 2004241832
O.P.R.T.C.TX.
LOT 15
FOREST PARK SUBDIVISION
VOL. 75, PG. 249
P.R.T.C.TX.

P.O.B.
GRID N: 10,057,378.05
GRID E: 3,062,658.92
SEE DETAIL "A"

5221.04
SCHMIDT INVESTMENTS, LTD.
RECORDED JUNE 2, 1997
CALLED 30.98 ACRE
VOL. 12946, PG. 1939,
R.P.R.T.C.TX.

5221.11 WLE
WATER LINE EASEMENT
0.644 ACRE
(28,054 SQ. FT.)

PARCEL 5221.04,
5221.11 WLE

TCAD PARCEL I.D. NO. 446656

U.S. 290
(VARIABLE WIDTH RIGHT-OF-WAY)
TXDOT CSJ NO. 0113-08-060

ENGINEER'S CENTERLINE

STATE OF TEXAS
VOL. 1611, PG. 84
D.R.T.C.TX.

PETER MATSON
SURVEY NO. 619,
ABSTRACT NO. 536

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas, 78735
Gto: 512.347.0575
Fax: 512.326.3679
email: info@scm.biz

Texas Firm Registration No. 10064300

PROJECT: CITY OF AUSTIN-DAHLER EASEMENTS
PAGE 3
OF 8
"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.04, 5221.11 WLE

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

5221.04
SCHMIDT INVESTMENTS, LTD.
RECORDED JUNE 2, 1997
CALLED 30.98 ACRE
VOL. 12946, PG. 1939,
R.P.R.T.C.TX.

PARCEL 5221.04, 5221.11 WLE
WATER LINE EASEMENT
0.644 ACRE
(28,054 SQ. FT.)

TCAD PARCEL I.D. NO. 446656

EXISTING R.O.W.

U.S. 290
ENGINEER'S CENTERLINE

U.S. 290
(VARIABLE WIDTH RIGHT-OF-WAY)
TXDOT CSJ NO. 0113-08-060

STATE OF TEXAS
VOL. 1611, PG. 84
D.R.T.C.TX.

4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3629
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: CITY OF AUSTIN - DOWNHILL EASEMENTS
PAGE 4 OF 8
"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.04, 5221.11 WLE

PETER MATSON
SURVEY NO. 619,
ABSTRACT NO. 538

5221.11
SCHMIDT INVESTMENTS, LTD.
RECORDED JUNE 2, 1997
CALLED 9.803 ACRE
VOL. 12946, PG. 1836,
R.P.R.T.C.TX.

PARCEL 5221.04,
5221.11 WLE
WATER LINE EASEMENT
0.644 ACRE
(28,054 SQ. FT.)

TCAD PARCEL I.D NO. 312076

10' ELECTRIC EASEMENT
VOL. 9586, PG. 978
P.R.T.C.TX.

EXISTING R.O.W.

U.S. 290
(VARIABLE WIDTH RIGHT-OF-WAY)
TXDOT CSJ NO. 0113-08-060

STATE OF TEXAS
VOL. 1611, PG. 84
D.R.T.C.TX.

WASTEWATER LINE
EASEMENT
VOL. 12554, PG. 2796
P.R.T.C.TX.

SCENIC BROOK DRIVE
(50' R.O.W., PER PLAT,
P.R.T.C.TX.)

4901 Southwest Parkway
Building Two, Suite 100
Austin, Texas, 78735
Gfd: 512.447.0575
Fax: 512.326.3629
email: info@sam.blz

Texas Firm Registration No. 10064300

JOB NUMBER: 1019051384
DATE: 02/12/2020
SCALE: 1" = 50'
SURVEYOR: ROSS MEAD
TECHNICIAN: GALVAN
DRAWING: PARCEL 5221.04, 5221.11 WLE
PARCELS: PESL
FIELDBOOKS:

PROJECT:
CITY OF AUSTIN - EASEMENTS

PAGE 7
OF 8
"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.04, 5221.11 WLE

LEGEND

R PROPERTY LINE
L APPROXIMATE SURVEY LINE
E EASEMENT

● 3/8" IRON ROD FOUND
△ CALCULATED POINT
○ 5/8" IRON ROD W/TxDOT
   ALUM CAP FOUND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX. REAL PROPERTY RECORDS
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

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<td>316.78'</td>
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<tr>
<td>C2</td>
<td>7°10'28&quot;</td>
<td>2,516.50</td>
<td>315.11'</td>
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<td>314.90'</td>
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NOTE:
EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ON SEPTEMBER 13, 2019, EFFECTIVE SEPTEMBER 5, 2019 FILE NO. 20190851. 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 1.00006504B. 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.

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

DATE
5/12/16

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR

Texas Firm Registration No. 10064300