LEGAL DESCRIPTION FOR PARCEL 5221.28 WLE

DESCRIPTION OF A 0.100 ACRE (4,372 SQ. FT.) EASEMENT LOCATED IN THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT 788, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A LOT 1, BLOCK 5, OAK HILL HEIGHTS, SECTION 5, A SUBDIVISION OF RECORD IN VOLUME 82, PAGES 265-266, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), DESCRIBED IN A DEED TO 7401 HWY 290 W, LLC, RECORDED JULY 22, 2013 IN DOCUMENT NO. 2013135197, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); SAID 0.100 ACRE (4,372 SQ. FT.) EASEMENT, AS SHOWN ON THE ATTACHED SKETCH AS PREPARED BY SAM, LLC, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TxDOT type II monument found at the intersection of the existing south right-of-way line of U.S. 290, a variable width right-of-way, as described to the State of Texas, recorded in Volume 11123, Page 296, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), and the existing west right-of-way line of Convict Hill Road (formerly Bird View Boulevard), an 80 foot wide right-of-way, per plat recorded in Volume 82, Page 265, P.R.T.C.TX., for the most northerly corner of said Lot 1;

THENCE S 35°33’39” E, departing the existing south right-of-way line of said U.S. 290, with the existing west right-of-way line of Convict Hill Road, a distance of 15.07 feet to a TxDOT type II monument found (Grid Coordinates: N= 10,055,935.04, E= 3,071,675.69), for the most northerly corner and the POINT OF BEGINNING of the easement described herein;

THENCE S 35°33’39” E, continuing with the existing west right-of-way line of said Convict Hill Road, a distance of 51.81 feet to a calculated point, for the most easterly corner of the easement described herein;

THENCE departing the existing west right-of-way line of said Convict Hill Road, over and across said Lot 1, the following three (3) courses and distances:

S 54°25’00” W, a distance of 47.55 feet to a calculated point, for the most southerly corner of the easement described herein,

N 80°35’00” W, a distance of 89.37 feet to a calculated point, for the most westerly corner of the easement described herein, and

THIS SPACE LEFT INTENTIONALLY BLANK
N 60°17’03” E, a distance of 111.35 feet to the POINT OF BEGINNING, and containing 0.100 acre (4,372 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 §

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

Scott C. Brashear
Registered Professional Land Surveyor
No. 6660 – State of Texas

REFERENCES
TCAD Parcel I.D No. 315132

Sam Job No. 51384
"EXHIBIT A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PARCEL 5221.28 WLE

DETAIL "A"

NOT TO SCALE

WATER LINE EASEMENT
VOL 10936, PG. 380
R.P.R.T.C.TX.

P.O.C.

P.O.B.

PARCEL 5221.28
WLE

LEGEND

R PROPERTY LINE

S APPROXIMATE SURVEY LINE

E EASEMENT

△ CALCULATED POINT

[ ] TXDOT TYPE II MONUMENT 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 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

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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 24, 2019, EFFECTIVE SEPTEMBER 12, 2019 FILE NO. 535108. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HERETON 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 1.000005048. 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

5/12/10

PROJECT: CITY OF AUSTIN - DAVAhL EASEMENTS
PAGE 4 OF 4

Scott C. Brashear
6660 - STATE OF TEXAS

Texas Firm Registration No. 10064300