

EXHIBIT “ ___ ”

0.0104 Acre WWE (Parcel E4)
Wastewater Easement
George W. Davis Survey No. 15, Abstract No. 217
Travis County, Texas

DESCRIPTION FOR A 0.0104 OF ONE ACRE
WASTEWATER EASEMENT

DESCRIPTION OF A 0.0104 OF ONE ACRE (451 SQUARE FOOT) EASEMENT, OUT OF THE GEORGE W. DAVIS SURVEY NO. 15, ABSTRACT NO. 217, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK A, METRIC CENTER EAST SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 98, PAGES 95-97, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 2 CONVEYED TO MET PHASE I 95, LTD. BY SPECIAL WARRANTY DEED DATED DECEMBER 20, 1996, AS RECORDED IN VOLUME 12838, PAGE 1305, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0104 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this easement, being in the west line of said Lot 2 and said Met Phase I 95 tract, and in the east line of that tract conveyed to Capital Metropolitan Transportation Authority (CMTA) by Quitclaim Deed, as recorded in Volume 13187, Page 3118, Real Property Records, Travis County, Texas, being more particularly described in Volume 9870, Page 3118, Real Property Records, Travis County, Texas, from which a 1/2-inch iron rod with “McGray McGray” cap found in the west line of said Lot 2 and said Met Phase I 95 tract, and the east line of said CMTA tract, bears North 24°02’41” East 352.06 feet, and from which a 1/2-inch iron rod found bears, with a curve to the left, whose delta angle is 11°38’14”, radius is 1,989.43 feet, an arc distance of 404.07 feet, and the chord of which bears North 18°13’34” East 403.38 feet to a calculated point at the northwest corner of said Lot 2 and said Met Phase I 95 tract, and the southwest corner of Lot C, Alamo Subdivision, a subdivision of record in Book 89, Pages 297-298, Plat Records, Travis County, Texas, being in the east line of said CMTA tract, and North 66°13’28” West 0.27 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,112,065.64, E=3,120,762.91;

- 1) THENCE, along the north line of this easement, crossing said Lot 2 and said Met Phase I 95 tract, **South 61°50’00” East 30.08 feet** to a calculated point at the northeast corner of this easement;
- 2) THENCE, along the east line of this easement, crossing said Lot 2 and said Met Phase I 95 tract, **South 23°58’38” West 15.04 feet** to a calculated point at the southeast corner of this easement;

0.0104 Acre TCE (Parcel E4)

- 3) THENCE, along the south line of this easement, crossing said Lot 2 and said Met Phase I 95 tract, **North 61°50'34" West 30.10 feet** to a calculated point at the southwest corner of this easement, being in the west line of said Lot 2 and said Met Phase I 95 tract, and the east line of said CMTA tract;
- 4) THENCE, along west line of this easement, said Lot 2 and said Met Phase I 95 tract, and the east line of said CMTA tract, **North 24°02'41" East 15.04 feet** to the POINT OF BEGINNING and containing 0.0104 of one acre (451 square feet) of land within these metes and bounds.

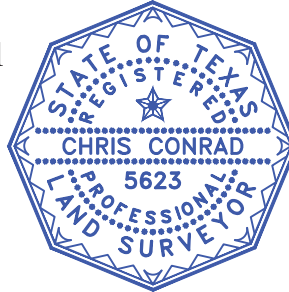
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown hereon are surface coordinates and may be converted to grid by dividing the combined adjustment factor of 1.000097228.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



12/01/2022

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\CMTA~22-103~McKalla TO #10\Description\McKalla E4_WWE

Issued 12/01/2022

AUSTIN GRID K-31
TCAD# 0247080205

EXHIBIT "A"

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0104 OR 451 SQ. FT. OF LAND
OUT OF GEORGE W. DAVIS SURVEY NO. 15, ABSTRACT NO. 217
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

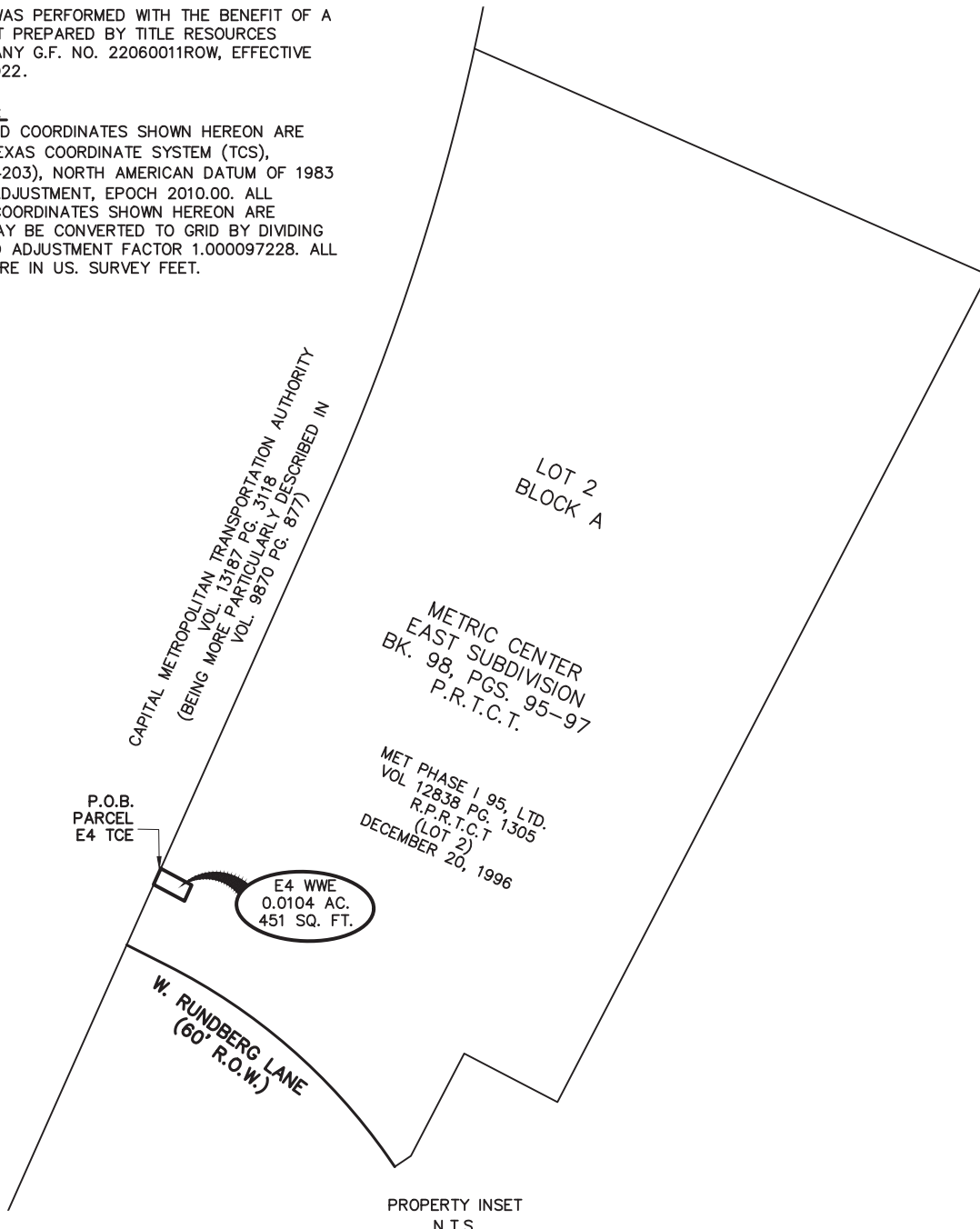
PARCEL "E4"

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TITLE RESOURCES GUARANTY COMPANY G.F. NO. 22060011ROW, EFFECTIVE DATE JULY 11, 2022.

BEARING BASIS:

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (TCS), CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR 1.000097228. ALL MEASUREMENTS ARE IN US. SURVEY FEET.



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

Chris Conrad

 12/01/2022

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
 Note: There is a description to accompany this plat.

TCAD# 0247080205

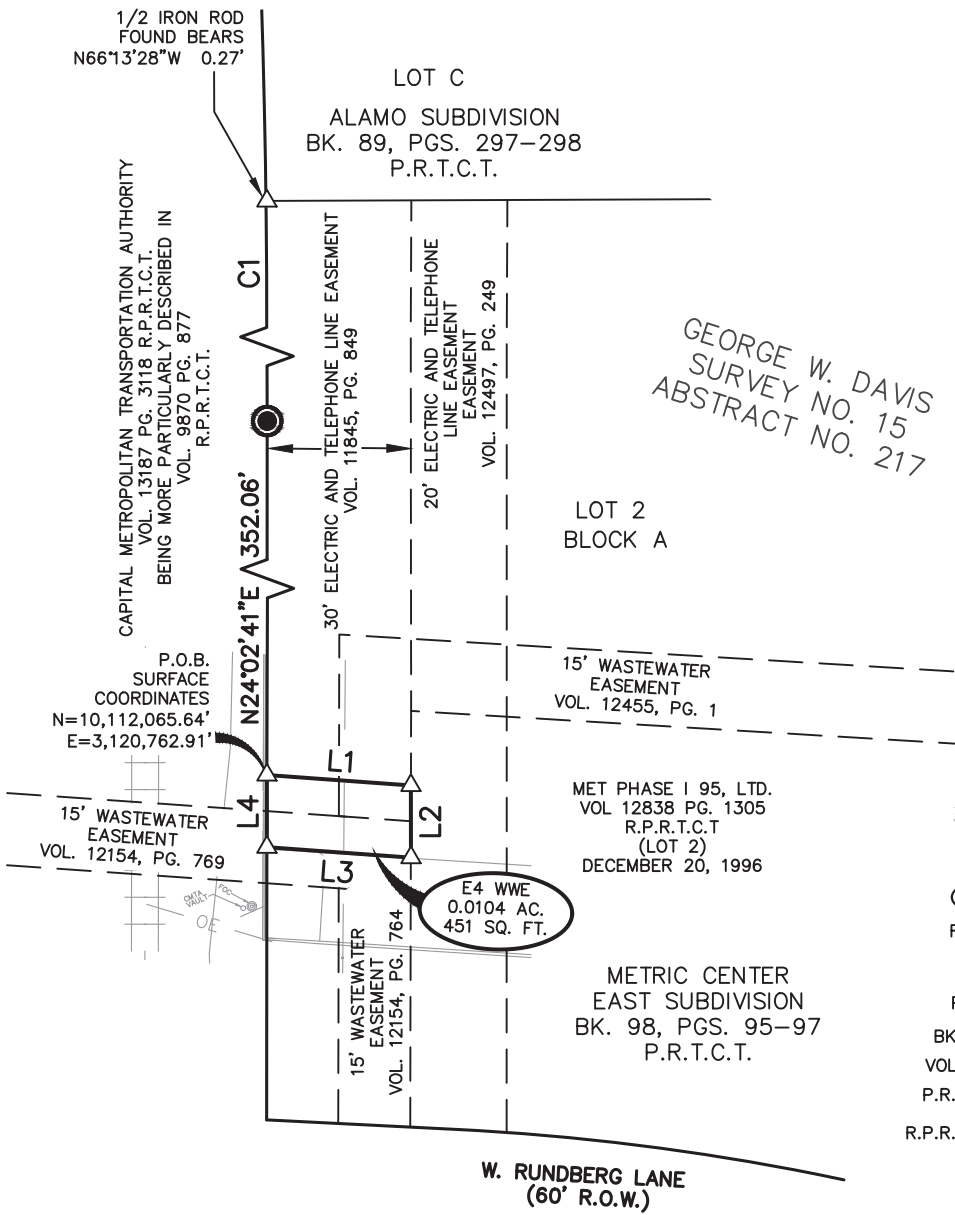
ISSUED: 12/01/22

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500			
SCALE:	-	AUSTIN GRID#	K-31
DATE:	12/01/22	TECH:	RM
PROJECT:	22-103	FIELD:	SH
FIELD BOOK:	-	SHEET:	3 OF 4

EXHIBIT "A"

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0104 OR 451 SQ. FT. OF LAND
OUT OF GEORGE W. DAVIS SURVEY NO. 15, ABSTRACT NO. 217
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PARCEL "E4"



SCALE 1" = 40'

GEORGE W. DAVIS
SURVEY NO. 15
ABSTRACT NO. 217

- LEGEND**
- 1/2" IRON ROD CAP STAMPED "McGRAY & McGRAY" FOUND
 - CALCULATED POINT
 - PARCEL NUMBER
 - R.O.W. RIGHT-OF-WAY
 - WWE WASTEWATER EASEMENT
 - P.O.B. POINT OF BEGINNING
 - BK./PG. BOOK/PAGE
 - VOL./PG. VOLUME/PAGE
 - P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	404.07'	1,989.43'	11°38'14"	N18°13'34"E	403.38'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S61°50'00"E	30.08'
L2	S23°58'38"W	15.04'
L3	N61°50'34"W	30.10'
L4	N24°02'41"E	15.04'

TCAD# 0247080205

McGRAY & McGRAY
LAND SURVEYORS, INC.

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AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
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SCALE:	1" = 40'	AUSTIN GRID#	K-31
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