

EXHIBIT "A"

DESCRIPTION FOR A 20' WATERLINE EASEMENT
CONNIE E. MCVADE

A CENTERLINE DESCRIPTION FOR A TWENTY FOOT (20') WIDE WATERLINE EASEMENT LOCATED IN THE CALVIN BAKER SURVEY NO. 38, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.125 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 8410, PAGE 646, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod at the Southeast corner of said 1.125 acre tract, also being the Southwest corner of that certain 82.254 acre remainder described in Volume 11208, Page 824, Real Property Records of Travis County, Texas, also being on the North Right-of-Way of F.M. 973;

THENCE North 24°53'51" East, along a portion of the East boundary of said 1.125 acre tract, also being along a portion of the West boundary of said 82.254 acre remainder, a distance of 13.35 feet to the POINT OF BEGINNING, said point being on the arc of a curve to the left from which the radius point bears South 16°27'45" East;

THENCE Southwesterly along the arc of said curve, having a radius of 2,029.86 feet, a central angle of 8°50'35" and an arc distance of 313.29 feet to the POINT OF TERMINATION, said point being on the West boundary of said 1.125 acre tract, said point also being on the East Right-of-Way of Llano Street, from which a 5/8-inch iron rod bears South 27°29'13" West, a distance of 16.61 feet.

Described centerline being a total distance of 313.29 feet.
Waterline easement area of 0.14 acres (6,266 square feet)
Temporary construction easement area of 0.21 acres (9,194 square feet).

TEMPORARY CONSTRUCTION EASEMENT

Being an additional thirty feet (30') wide strip of land to be used during the construction of the waterline. The 30 foot wide strip of land will be parallel to and coincident with the above described 20 foot waterline easement as shown on Exhibit "B".

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

Bearing Basis: All bearings referenced herein are grid bearings and are based on Texas State Plane Coordinate System, Central Zone (4203), NAD83. All distances are represented in grid values, measured in U.S. survey feet, and are based on said horizontal datum.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

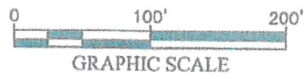
That I, Jon V. Nolting, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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 No. 10064300



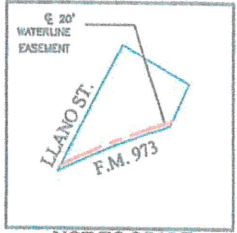
Jon V. Nolting 8-11-21
Jon V. Nolting Date
Registered Professional Land Surveyor
No. 4523 – State of Texas



TRAVIS COUNTY
CALVIN BARKER SURVEY
NO. 38

PLAT OF
WATERLINE EASEMENT
EXHIBIT "B"
TRAVIS COUNTY, TEXAS

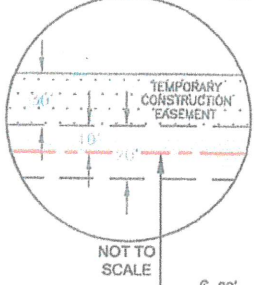
EASEMENT CENTERLINE LENGTH
313.29'
WATERLINE EASEMENT AREA
0.14 ACRE (6,266 SQUARE FEET)
TEMPORARY CONSTRUCTION
EASEMENT AREA
0.21 ACRE (9,194 SQUARE FEET)



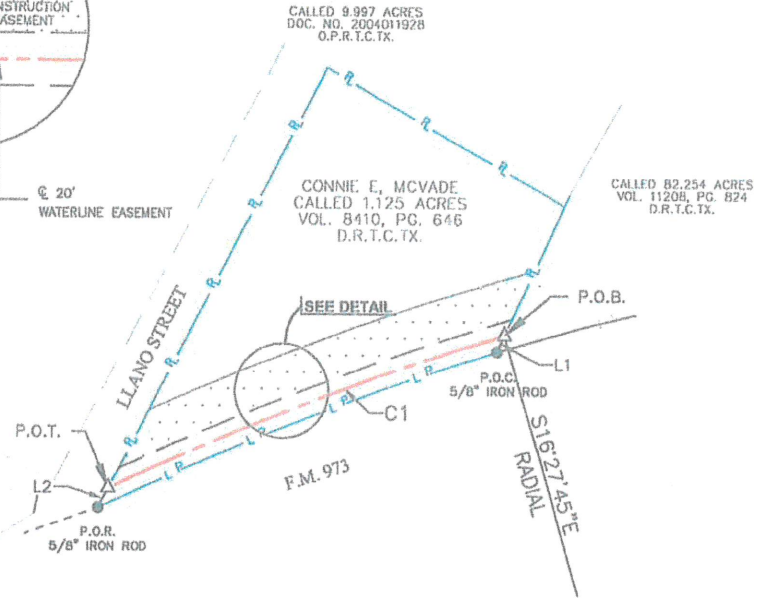
NOT TO SCALE

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	08°50'35"	2029.86'	313.29'	N69°08'57"E	312.98'

EASEMENT DETAIL



NOT TO SCALE



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N24°53'51"E	13.35'
L2	S27°29'13"W	16.61'

- NOTES:
- ALL BEARINGS ARE GRID BEARINGS AND ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM.
 - RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY CONTRACT LAND STAFF. OWNER NAME SHOWN AS PROVIDED. RECORD VOLUME AND PAGE NOTED PER VESTING DOCUMENT PROVIDED.
 - FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION (EXHIBIT "A") MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OF EASEMENT.
 - THIS EASEMENT PLAT AND THE ATTACHED DESCRIPTION (EXHIBIT "A") WERE PREPARED FOR THE PURPOSES OF CREATING AN EASEMENT AND ARE NOT INTENDED FOR USE AS A PROPERTY BOUNDARY SURVEY.

- LEGEND
- Parcel Limits
 - Approximate Survey Line
 - Adjoiner Property
 - Centerline of 20' Wide Permanent Servitude
 - Iron Rod Found (As Noted)
 - Calculated Point
 - P.O.B. Point of Beginning
 - P.O.T. Point of Termination
 - P.O.C. Point of Commencement
 - P.O.R. Point of Reference
 - D.R.T.C.TX. Deed Records, Travis County, Texas
 - O.P.R.T.C.TX. Official Public Records, Travis County, Texas
 - 20' Wide Permanent Servitude
 - 30' Wide Temporary Workspace

JOHN V. NOLTING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4525 - STATE OF TEXAS

DATE 8-11-21



REVIEWED BY:

JDR NUMBER: 1021060329
DATE: 7/23/2021
SCALE: 1"=200'
SURVEYOR: JOHN V. NOLTING
TECHNICIAN: GAILAN
DRAWING: TRACT 1, PN 45914
TRACT: 101
PARTY CHECK:
FIELD BOOKS:



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.526.3029
email: info@sam.biz

PROJECT: MANOR F.M. 973 WATERLINE

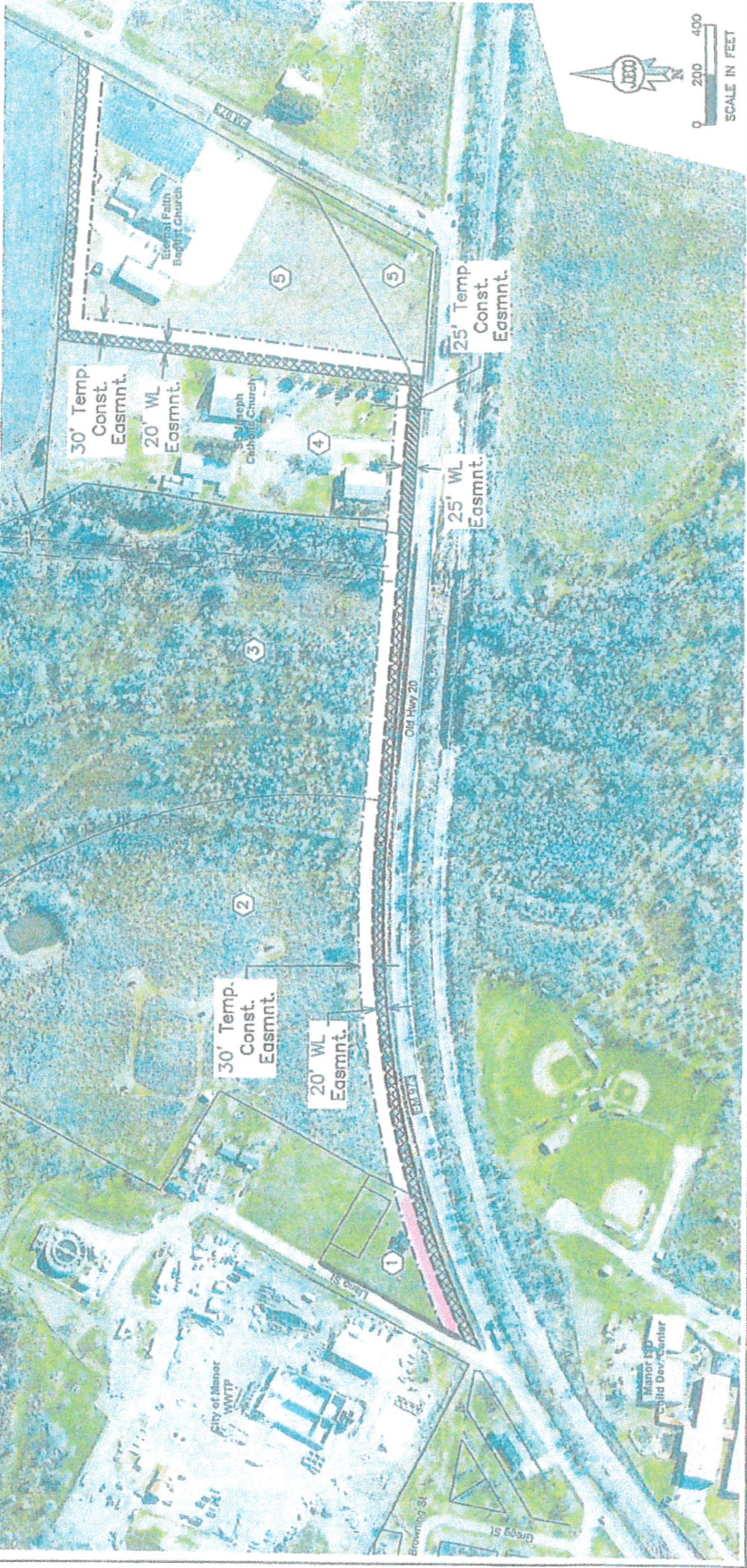
SHEET 2
OF 2

Rect

526037	ETERNAL FAITH BAPTIST CHURCH	12720 FM 973 MANOR TX 78653
526038	REHMAN CATHOLIC DIOCESE	8725 HWY 201 E AUSTIN TX 78723
526039	MCVADE CONNIE E	PO BOX 2175 HAMBURG IN 46323
824765	TIMMERMANIN GERALDINE	PO BOX 4784 AUSTIN TX 78765
882598	CITY OF MANOR	105 E EGLESTON ST MANOR TX 78653

Legend

- 30' Proposed Temporary Construction Easement
- Proposed 20' Waterline Easement
- Proposed 25' Waterline Easement



<p>JACO 400 WESTLARK - DRYDEN, TX 75749 817.433.4444 www.jaco.com</p>		<p>1800 CH 201 LAWLER, TX 79644 P.O. BOX 276 (817) 291-3322</p>	<p>CITY OF MANOR, TEXAS</p>	<p>NO. DATE</p>	<p>REVISIONS DESCRIPTION</p>	<p>Easement Acquisition FM 973 Waterline - CIP 5-15</p>	<p>EXHIBIT "A"</p>
<p>PROJECT DESCRIPTION</p>		<p>DATE COMPLETED</p>	<p>DESIGNED BY: JAC</p>	<p>SCALE: AS SHOWN</p>	<p>ENGINEER: DM</p>	<p>DATE: 10/27/09</p>	<p>SHEET NO. 1 of 4</p>