



CENTRAL TEXAS REGIONAL  
**MOBILITY AUTHORITY**

November 9, 2020  
**AGENDA ITEM #2**

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Authorize the Executive Director to take all actions necessary to amend the drainage easement on the CTRMA 290E maintenance yard property at 8824 Old Manor Road, Austin TX, 78724

Strategic Plan Relevance: Regional Mobility  
Department: Engineering  
Contact: Robert Goode, Deputy Executive Director /  
Oscar Solis, P.E., Engineering Senior Project Manager  
Associated Costs: \$0  
Funding Source: N/A  
Action Requested: Consider and act on draft resolution

**Project Description/Background** – In 2012 the CTRMA purchased 10 acres situated adjacent to the 290E Toll corridor for use a maintenance yard facility. As a part of site development, the Authority executed a 0.357 acre drainage easement for an area of existing storm water flows recorded as Document No. 2014120671 in the real property records of Travis County, Texas.

**Previous Actions/Brief History of the Project/Program** – As part of site planning for a proposed multi-family development project on an adjoining property, the property owners (as shown in Attachment A) have proposed an alternate 0.285-acre drainage easement. The alternate drainage easement will assist with proposed storm water flows to and through the adjacent property in more efficient conformance with the specific site plan improvements being considered.

Staff reviewed the alternate drainage easement and proposed conveyance flow data and recommends acceptance from a technical and operations perspective. The amended drainage easement area is proposed to use existing channel grading and will not require any additional site modifications. The proposed revision will allow a reduced area of the Authority's property to be encumbered.





# CTRMA Maintenance Yard Property Location



**Attachment A**

**JB 290 LTD - Individual Owners**

Individual Owners	Individual Owner Addresses	Physical Address	Mailing Address
BCP GP, LLC, General Partner (sole member LLC owned by Edward S. Butler)	P.O. Box 9190 Austin, Texas 78766	10095 E. Hwy 290 Manor, Texas 78653	P.O. Box 9190 Austin, Texas 78766
Butler Family Partnership, Ltd., Limited Partner	P.O. Box 9190 Austin, Texas 78766	10095 E. Hwy 290 Manor, Texas 78653	P.O. Box 9190 Austin, Texas 78766
EBG GP LLC (sole member LLC owned by Elizabeth Granger)	2612 Wooldridge Austin, Texas 78703	2612 Wooldridge Austin, Texas 78703	2612 Wooldridge Austin, Texas 78703
Roy A. Butler, Jr.	4105 Prince Andrew Lane Austin, Texas 78730	4105 Prince Andrew Lane Austin, Texas 78730	4105 Prince Andrew Lane Austin, Texas 78730
Edward S. Butler	301 Hillcrest Court Austin, Texas 78746	301 Hillcrest Court Austin, Texas 78746	301 Hillcrest Court Austin, Texas 78746
Elizabeth B. Granger	2612 Wooldridge Drive Austin, Texas 78703	2612 Wooldridge Drive Austin, Texas 78703	2612 Wooldridge Drive Austin, Texas 78703
Charles T. Granger IV	2905 Cherry Lane Austin, Texas 78766	2905 Cherry Lane Austin, Texas 78766	2905 Cherry Lane Austin, Texas 78766
Louis B. Granger	2612 Woolridge Austin, Texas 78703	2612 Woolridge Austin, Texas 78703	2612 Woolridge Austin, Texas 78703
Roy B. Granger	2612 Woolridge Austin, Texas 78703	2612 Woolridge, Austin, Texas 78703	2612 Woolridge, Austin, Texas 78703
Sheridan S. Butler	2702 Jefferson Austin, Texas 78703	2702 Jefferson Austin, Texas 78703	2702 Jefferson Austin, Texas 78703
Grant E. Butler	1905 Mountain View Austin, Texas 78703	1905 Mountain View Austin, Texas 78703	1905 Mountain View Austin, Texas 78703
Michael A. Joseph, Limited Partner	2202 Parkland Cove Round Rock, Texas 78681	2202 Parkland Cove Round Rock, Texas 78681	2202 Parkland Cove Round Rock, Texas 78681

**GENERAL MEETING OF THE BOARD OF DIRECTORS  
OF THE  
CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY**

**RESOLUTION NO. 20-0XX**

**AUTHORIZING THE EXECUTIVE DIRECTOR TO  
TAKE ALL NECESSARY ACTIONS TO AMEND THE DRAINAGE EASEMENT  
ON THE 290E MAINTENANCE YARD PROPERTY**

WHEREAS, by Resolution No. 14-021, dated March 26, 2012, the Central Texas Regional Mobility Authority (“Mobility Authority”) Board of Directors (“Board”) approved the conveyance of a drainage easement on the Mobility Authority’s 290E maintenance yard property at 8824 Old Manor Road, Austin, Texas 787245 for the benefit of the City of Austin as shown on Exhibit A (the “Drainage Easement”); and

WHEREAS, an adjacent property owner, JB 290 LTD, is developing the parcel located at 8721 Eastern Heights Boulevard, Austin, Texas 78724 for use as a future Travis County affordable housing project;

WHEREAS, JB 290 LTD has requested the Mobility Authority’s permission to amend the limits of the Drainage Easement in order to assist with storm water flows from the proposed Travis County affordable housing project; and

WHEREAS, the requested amendment to the limits of the Drainage Easement will result in a reduction of the portion of the 290E maintenance yard property encumbered by a drainage easement; and

WHEREAS, to accommodate the request from JB 290 LTD and to reduce the portion of the 290E maintenance yard property encumbered by an easement, the Executive Director recommends amending the Drainage Easement as shown in Exhibit B hereto.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby authorizes the Executive Director to take all necessary actions to amend the Drainage Easement at no additional cost to the Mobility Authority and consistent with the easement limits show in Exhibit B attached hereto.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 9<sup>th</sup> day of November 2020.

Submitted and reviewed by:

Approved:

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Geoffrey Petrov, General Counsel

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Robert W. Jenkins, Jr.  
Chairman, Board of Directors

**Exhibit A**



TRV

2014120671

10 PGS

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E

**NOTICE OF CONFIDENTIALITY RIGHTS:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

**DRAINAGE EASEMENT IN EXTRATERRITORIAL JURISDICTION**

**Date:** July 8, 2014

**Grantor:** Central Texas Regional Mobility Authority, a political subdivision of the State of Texas

**Grantor's Address:** 3300 N. IH-35, Suite 300  
Austin, Texas 78705  
Travis County

**Governmental Unit:** Travis County, Texas, a Texas county, and upon annexation, CITY OF AUSTIN, TEXAS, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

**Governmental Unit's Address:**  
 Prior to annexation: P.O. Box 178  
Austin, Texas 78767  
Travis County, Texas

After annexation: P.O. Box 1088  
Austin, Travis County, Texas 78767-1088

**Easement Tract:** All that certain 0.357 acre parcel of land situated in Travis County, Texas, described in the attached **Exhibit A**

**Easement Duration:** Perpetual

**Easement Purpose:** To install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission the Facilities

**Facilities:** Drainage channels, drainage conveyance structures, and detention and water quality controls with all associated roads, gates, bridges, culverts, erosion control structures, and other appurtenances

NOT NEEDED.

JCB. / JCB  
 County Reviewer Initials City Reviewer Initials

**Permitted Encumbrances:** Any easements, liens, encumbrances, and other matters not subordinated to the Easement Tract and of record in the Real Property Records of the Texas county in which the Easement Tract is located that are valid, existing, and affect the Easement Tract as of the Date

**Non-Permitted Activity:** Installation, construction, operation, use, maintenance, repair, modification, upgrade, and replacement of any structure, building, retaining wall, or other similar improvement in the Easement Tract

**Repairable Improvements:** Asphalt or concrete walkways, driveways, and parking areas at grade level that do not interfere in any material way or are not inconsistent with the rights granted the Governmental Unit under this Easement for the Easement Purpose as determined by the Governmental Unit in its reasonable discretion

Grantor, for **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to the Governmental Unit a non-exclusive easement in, over, under, on, and across the Easement Tract for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of ingress and egress at all times over, on, and across the Easement Tract for use of the Easement Tract for the Easement Purpose, (ii) the right to eliminate any encroachments in the Easement Tract that interfere in any material way or are inconsistent with the rights granted the Governmental Unit under this Easement for the Easement Purpose as determined by the Governmental Unit in its reasonable discretion, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the "**Easement**").

**TO HAVE AND TO HOLD** the Easement to the Governmental Unit and Governmental Unit's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Tract, but in no event shall Grantor enter upon or use any portion of the Easement Tract for any Non-Permitted Activity or in any other manner that interferes in any material way or is inconsistent with the rights granted the Governmental Unit under this Easement for the Easement Purpose as determined by Governmental Unit in its reasonable discretion. Governmental Unit shall be obligated to restore or replace to a good and functioning condition as determined by the Governmental Unit in its reasonable discretion only the Repairable Improvements which have been removed, relocated, altered, damaged, or destroyed as a result of Governmental Unit's use of the Easement Tract.

Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to the Governmental Unit against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through, or under Grantor, but not otherwise.

*NOT NEEDED.*  
*JCB.* / *JCB*  
County Reviewer Initials/City Reviewer Initials



Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *Governmental Unit* includes *Governmental Unit's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

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NOT NEEDED.  
JCB

County Reviewer Initials/City Reviewer Initials

Executed effective the Date first above stated.

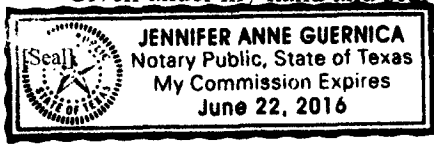
**Central Texas Regional Mobility Authority,**  
a political subdivision of the State of Texas

By: *Mike Heiligenstein*  
Name: Mike Heiligenstein  
Title: Executive Director

STATE OF TEXAS           §  
COUNTY OF TRAVIS      §

Before me, the undersigned notary, on this day personally appeared Mike Heiligenstein, Executive Director of the Central Texas Regional Mobility Authority, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on the 8<sup>th</sup> day of July, 2014.



*Jennifer Anne Guernica*  
Notary Public, State of Texas

APPROVED AS TO FORM:  
CITY OF AUSTIN, TEXAS  
LAW DEPARTMENT

REVIEWED:  
CITY OF AUSTIN, TEXAS  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

By: *Mitzi Cotton*  
Name: Mitzi Cotton  
Title: Assistant City Attorney

By: *Jay C. Baker*  
Name: Jay C. Baker  
Title: Engineer C

~~TRAVIS COUNTY, TEXAS~~      NOT NEEDED.  
By: \_\_\_\_\_      JCB.  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

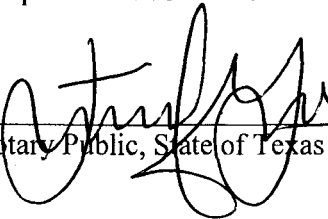
~~NOT NEEDED.~~      JCB.  
County Reviewer Initials/City Reviewer Initials

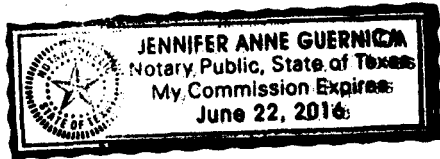


State of Texas  
County of Travis

§  
§

SUBSCRIBED AND SWORN TO BEFORE ME on this 8<sup>th</sup> day of July,  
2014 by Mike Heiligenstein, Executive Director of the Central Texas Regional Mobility  
Authority, in the capacity and for the purposes and consideration recited herein, to certify which  
witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

City of Austin  
Planning and Development Review Department  
P.O. Box 1088  
Austin, Texas 78767  
Project Name: 290 East Maintenance Yard  
Attn: Jay Baker [Project Manager]  
CIP No. SP-2013-0309D [if applicable]

## DESCRIPTION FOR DRAINAGE EASEMENT

DESCRIPTION OF 0.357 OF ONE ACRE OR 15,561 SQUARE FEET OF LAND OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.357 OF ONE ACRE TRACTT BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS 10.000 ACRES IN A DEED TO CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY, OF RECORD IN DOCUMENT NO. 2012172636, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.357 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this tract, same being in the north line of said Central Texas Regional Mobility Authority tract and a south line of that tract described as 49.985 acres in a deed to JB 290, Ltd., of record in Document No. 2012156891, Official Public Records, Travis County, Texas, from which a 1/2" iron rod found with a plastic cap ("McGray McGray") at the northeast corner of said Central Texas Regional Mobility Authority tract, same being an interior ell corner in said JB 290 tract bears N84°02'32"E 207.52 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00011) grid valued of N=10,093,491.84, E=3,147,462.33;

THENCE, with the south line of this tract, crossing said Central Texas Regional Mobility Authority tract, the following four (4) courses, numbered 1 through 4;

1. **S08°50'38"W 50.06 feet** to a calculated point;
2. **S84°48'03"W 169.09 feet** to a calculated point;
3. **S76°47'59"W 149.73 feet** to a calculated point; and
4. **S77°16'52"W 276.25 feet** to a calculated point at the southwest corner of this tract, same being in the west line of said Central Texas Regional Mobility Authority tract and an east line in said JB 290 tract, from which a 1/2" iron rod found with a plastic cap ("McGray McGray") at the southwest corner of said Central Texas Regional Mobility Authority tract and an exterior ell corner in said JB 290 tract bears S05°32'04"E 562.14 feet;

THENCE, with the west line of this tract and said Central Texas Regional Mobility Authority tract and an east line of said JB 290 tract, **N05°32'04"W 25.20 feet** to a calculated corner at the most westerly northeast corner of this tract, from which a 1/2" iron rod found with a plastic cap ("McGray McGray") at the northwest corner of said

0.357 AC.

Central Texas Regional Mobility Authority tract and an interior ell corner in said JB 290 tract bears N05°32'04"W 72.36 feet;

THENCE, with the north line of this tract, 25 feet parallel and north of the south line of this tract, crossing said Central Texas Regional Mobility Authority tract, the following four (4) courses, numbered 1 through 4;

1. N77°16'52"E 273.00 feet to a calculated point;
2. N76°47'59"E 151.37 feet to a calculated point;
3. N84°48'03"E 151.32 feet to a calculated point; and
4. N08°50'38"E 23.93 feet to a calculated point at a northeast corner of this tract, same being in the north line of said Central Texas Regional Mobility Authority tract and a south line of said JB 290 tract;

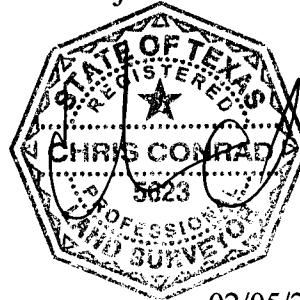
THENCE, with the north line of this tract and said Central Texas Regional Mobility Authority tract and a south line of said JB 290 tract, N84°02'32"E 25.86 feet to the POINT OF BEGINNING and containing 0.357 of one acre or 15,561 square feet, more or less, within these metes and bounds.

Bearing Basis Note

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591



A handwritten signature in black ink, appearing to read "Chris Conrad".

02/05/2014

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Year 2014/Descriptions/US 290 (Travis) CTRMA/Maint Yard Drainage Easements/0.357 AC

Issued 02/05/2014

AUSTIN GRID P-27  
TCAD# 02-2631-09-16

FIELD NOTES REVIEWED

CLARK DANIEL Date 06-19-2014

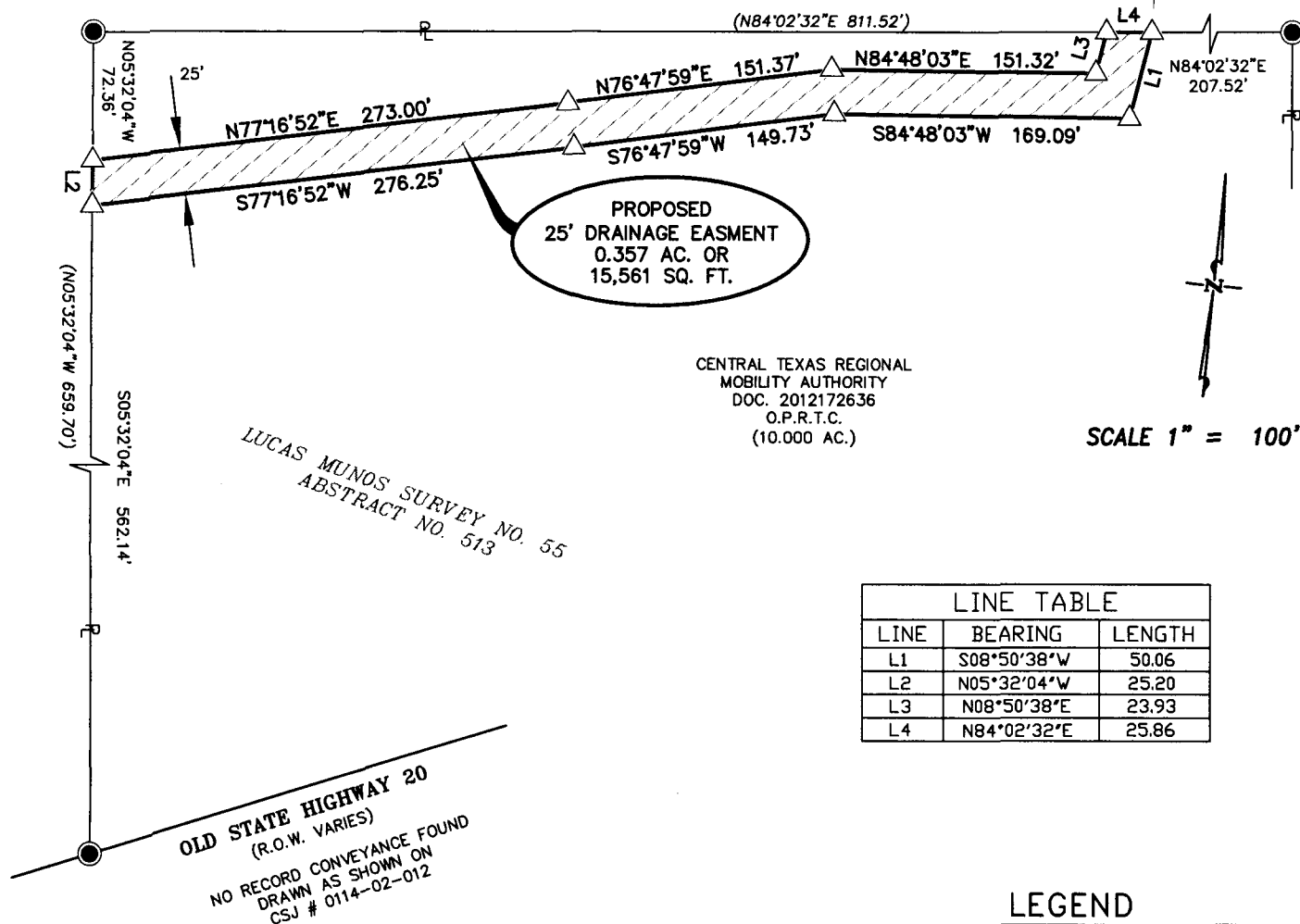
Engineering Support Section  
Department of Public Works  
Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF  
0.357 AC. OR 15,561 SQ. FT. OF LAND OUT OF  
LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,  
TRAVIS COUNTY, TEXAS

JB 290, LTD.  
DOC. 2012156891, O.P.R.T.C.  
(49.985 AC.)

P.O.B.  
GRID COORDINATES  
N=10,093,491.84  
E= 3,147,462.33



PROPOSED  
25' DRAINAGE EASEMENT  
0.357 AC. OR  
15,561 SQ. FT.

CENTRAL TEXAS REGIONAL  
MOBILITY AUTHORITY  
DOC. 2012172636  
O.P.R.T.C.  
(10.000 AC.)

SCALE 1" = 100'

LUCAS MUNOS SURVEY NO. 55  
ABSTRACT NO. 513

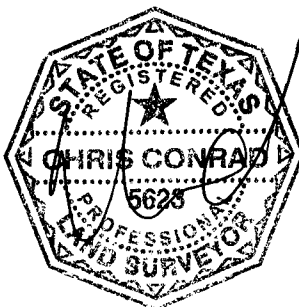
OLD STATE HIGHWAY 20  
(R.O.W. VARIES)  
NO RECORD CONVEYANCE FOUND  
DRAWN AS SHOWN ON  
CSJ # 0114-02-012

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°50'38"W	50.06
L2	N05°32'04"W	25.20
L3	N08°50'38"E	23.93
L4	N84°02'32"E	25.86

LEGEND

- 1/2" IRON ROD FOUND WITH PLASTIC CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P.O.B POINT OF BEGINNING
- ℞ PROPERTY LINE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

- NOTES:
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
  - 2) THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.



*Chris Conrad*

02/05/14

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD#: 02-2631-09-16

ISSUED: 02/05/2014  
SHEET 3 OF 3

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: P-27

JOB NO.: 14-001

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

## **FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Aug 13, 2014 10:24 AM

2014120671

SCOTTR: \$62.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS



**Exhibit B**

This Amended and Restated Drainage Easement in Extraterritorial Jurisdiction replaces the Drainage Easement in Extraterritorial Jurisdiction recorded in Document No. 2014120671 of the Official Public Records of Travis County, Texas

**NOTICE OF CONFIDENTIALITY RIGHTS:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

**AMENDED AND RESTATED DRAINAGE EASEMENT**  
**IN EXTRATERRITORIAL JURISDICTION**

**Date:** \_\_\_\_\_, 2020

**Grantor:** **Central Texas Regional Mobility Authority**, a political subdivision of the State of Texas

**Grantor's Address:** 3300 N. IH-35, Suite 300  
Austin, Travis County, Texas 78705

**Governmental Unit:** **Travis County, Texas**, a Texas county, and upon annexation, **CITY OF AUSTIN, TEXAS**, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

**Governmental Unit's Address:**  
Prior to annexation: P.O. Box 178  
Austin, Travis County, Texas 78767

After annexation: P.O. Box 1088  
Austin, Travis County, Texas 78767-1088

**Easement Tract:** All that certain 0.357 acre parcel of land situated in Travis County, Texas, described in the attached **Exhibit A**

**Easement Duration:** Perpetual

**Easement Purpose:** To install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission the Facilities

**Facilities:** Drainage channels, drainage conveyance structures, and detention and water quality controls with all associated roads, gates, bridges, culverts, erosion control structures, and other appurtenances

- Permitted Encumbrances:** Any easements, liens, encumbrances, and other matters not subordinated to the Easement Tract and of record in the Real Property Records of the Texas county in which the Easement Tract is located that are valid, existing, and affect the Easement Tract as of the Date
- Non-Permitted Activity:** Installation, construction, operation, use, maintenance, repair, modification, upgrade, and replacement of any structure, building, retaining wall, or other similar improvement in the Easement Tract
- Repairable Improvements:** Asphalt or concrete walkways, driveways, and parking areas at grade level that do not interfere in any material way or are not inconsistent with the rights granted the Governmental Unit under this Easement for the Easement Purpose as determined by the Governmental Unit in its reasonable discretion

Grantor, for **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to the Governmental Unit a non-exclusive easement in, over, under, on, and across the Easement Tract for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of ingress and egress at all times over, on, and across the Easement Tract for use of the Easement Tract for the Easement Purpose, (ii) the right to eliminate any encroachments in the Easement Tract that interfere in any material way or are inconsistent with the rights granted the Governmental Unit under this Easement for the Easement Purpose as determined by the Governmental Unit in its reasonable discretion, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the "**Easement**").

**TO HAVE AND TO HOLD** the Easement to the Governmental Unit and Governmental Unit's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Tract, but in no event shall Grantor enter upon or use any portion of the Easement Tract for any Non-Permitted Activity or in any other manner that interferes in any material way or is inconsistent with the rights granted the Governmental Unit under this Easement for the Easement Purpose as determined by Governmental Unit in its reasonable discretion. Governmental Unit shall be obligated to restore or replace to a good and functioning condition as determined by the Governmental Unit in its reasonable discretion only the Repairable Improvements which have been removed, relocated, altered, damaged, or destroyed as a result of Governmental Unit's use of the Easement Tract. So long as the Easement Tract is located in the City of Austin's extra-territorial jurisdiction, the City hereby assigns its interest in this Easement to Travis County. At such time as the Easement Tract is annexed into the City's full purpose jurisdiction, all rights and responsibilities hereunder shall revert to the City.

Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to the Governmental Unit against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through, or under Grantor, but not otherwise.

\_\_\_\_\_  
County Reviewer Initials

\_\_\_\_\_  
City Reviewer Initials

Except where the context otherwise requires, *Gran/or* includes *Grantor's heirs, successors, and assigns* and *Governmental Unit* includes *Governmental Unit's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

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\_\_\_\_\_  
County Reviewer Initials

\_\_\_\_\_  
City Reviewer Initials

Executed effective the Date first above stated.

**Central Texas Regional Mobility Authority,**  
a political subdivision of the State of Texas

By: \_\_\_\_\_  
Name:  
Title: Executive Director

**STATE OF TEXAS           §**  
**COUNTY OF TRAVIS       §**

Before me, the undersigned notary, on this day personally appeared \_\_\_\_\_, Executive Director of the Central Texas Regional Mobility Authority, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on the \_\_\_\_ day of November, 2020.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
County Reviewer Initials      City Reviewer Initials



STATE OF TEXAS       §  
COUNTY OF TRAVIS   §

Before me, the undersigned notary, on this day personally appeared \_\_\_\_\_, Executive Director of the Central Texas Regional Mobility Authority, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on the \_\_\_\_ day of November, 2020.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, State of Texas

## DESCRIPTION FOR DRAINAGE EASEMENT

DESCRIPTION OF 0.357 OF ONE ACRE OR 15,561 SQUARE FEET OF LAND OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.357 OF ONE ACRE TRACTT BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS 10.000 ACRES IN A DEED TO CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY, OF RECORD IN DOCUMENT NO. 2012172636, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.357 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this tract, same being in the north line of said Central Texas Regional Mobility Authority tract and a south line of that tract described as 49.985 acres in a deed to JB 290, Ltd., of record in Document No. 2012156891, Official Public Records, Travis County, Texas, from which a 1/2" iron rod found with a plastic cap ("McGray McGray") at the northeast corner of said Central Texas Regional Mobility Authority tract, same being an interior ell corner in said JB 290 tract bears N84°02'32"E 207.52 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00011) grid valued of N=10,093,491.84, E=3,147,462.33;

THENCE, with the south line of this tract, crossing said Central Texas Regional Mobility Authority tract, the following four (4) courses, numbered 1 through 4;

1. **S08°50'38"W 50.06 feet** to a calculated point;
2. **S84°48'03"W 169.09 feet** to a calculated point;
3. **S76°47'59"W 149.73 feet** to a calculated point; and
4. **S77°16'52"W 276.25 feet** to a calculated point at the southwest corner of this tract, same being in the west line of said Central Texas Regional Mobility Authority tract and an east line in said JB 290 tract, from which a 1/2" iron rod found with a plastic cap ("McGray McGray") at the southwest corner of said Central Texas Regional Mobility Authority tract and an exterior ell corner in said JB 290 tract bears S05°32'04"E 562.14 feet;

THENCE, with the west line of this tract and said Central Texas Regional Mobility Authority tract and an east line of said JB 290 tract, **N05°32'04"W 25.20 feet** to a calculated corner at the most westerly northeast corner of this tract, from which a 1/2" iron rod found with a plastic cap ("McGray McGray") at the northwest corner of said



0.357 AC.

Central Texas Regional Mobility Authority tract and an interior ell corner in said JB 290 tract bears N05°32'04"W 72.36 feet;

THENCE, with the north line of this tract, 25 feet parallel and north of the south line of this tract, crossing said Central Texas Regional Mobility Authority tract, the following four (4) courses, numbered 1 through 4;

1. N77°16'52"E 273.00 feet to a calculated point;
2. N76°47'59"E 151.37 feet to a calculated point;
3. N84°48'03"E 151.32 feet to a calculated point; and
4. N08°50'38"E 23.93 feet to a calculated point at a northeast corner of this tract, same being in the north line of said Central Texas Regional Mobility Authority tract and a south line of said JB 290 tract;

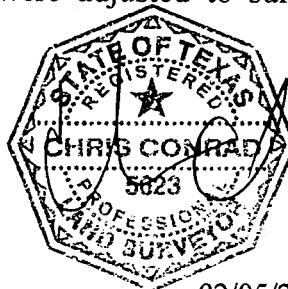
THENCE, with the north line of this tract and said Central Texas Regional Mobility Authority tract and a south line of said JB 290 tract, N84°02'32"E 25.86 feet to the POINT OF BEGINNING and containing 0.357 of one acre or 15,561 square feet, more or less, within these metes and bounds.

Bearing Basis Note

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591



A handwritten signature in black ink, appearing to read "Chris Conrad", written over a horizontal line.

02/05/2014

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Year 2014/Descriptions/US 290 (Travis) CTRMA/Maint Yard Drainage Easements/0.357 AC

Issued 02/05/2014

AUSTIN GRID P-27  
TCAD# 02-2631-09-16

ELD NOTES REVIEWED

✓ CLARK DANIEL Date 06-12-2014

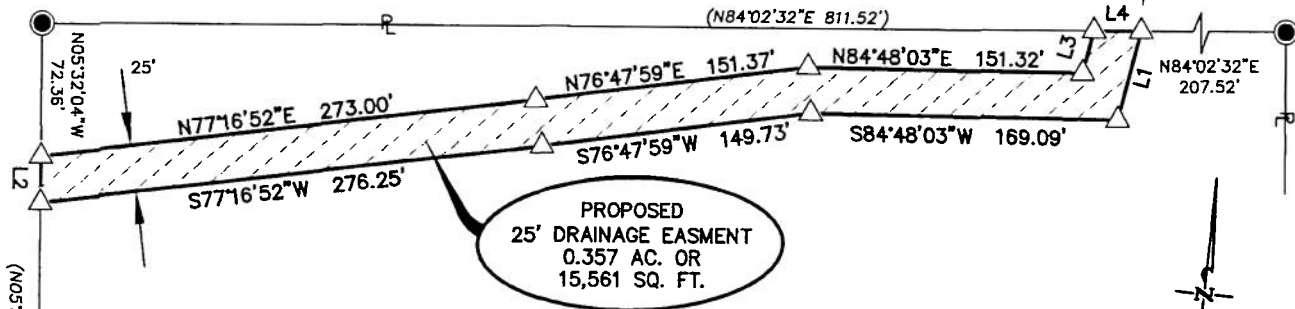
Engineering Support Section  
Department of Public Works  
Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF  
 0.357 AC. OR 15,561 SQ. FT. OF LAND OUT OF  
 LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,  
 TRAVIS COUNTY, TEXAS

JB 290, LTD.  
 DOC. 2012156891, O.P.R.T.C.  
 (49.985 AC.)

P.O.B.  
 GRID COORDINATES  
 N=10,093,491.84  
 E= 3,147,462.33



CENTRAL TEXAS REGIONAL  
 MOBILITY AUTHORITY  
 DOC. 2012172636  
 O.P.R.T.C.  
 (10.000 AC.)

SCALE 1" = 100'

LUCAS MUNOS SURVEY NO. 55  
 ABSTRACT NO. 513

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°50'38"W	50.06
L2	N05°32'04"W	25.20
L3	N08°50'38"E	23.93
L4	N84°02'32"E	25.86

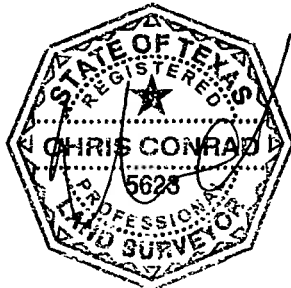
OLD STATE HIGHWAY 20  
 (R.O.W. VARIES)  
 NO RECORD CONVEYANCE FOUND  
 DRAWN AS SHOWN ON  
 CSJ # 0114-02-012

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
- 2) THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.

LEGEND

- 1/2" IRON ROD FOUND WITH PLASTIC CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P.O.B POINT OF BEGINNING
- ℞ PROPERTY LINE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY



*Chris Conrad*

02/05/14

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
 Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-2631-09-16

ISSUED: 02/05/2014  
 SURVEYED BY: SHEET 3 OF 3

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
 3301 HANCOCK DRIVE #6  
 AUSTIN, TEXAS 78731  
 (512) 451-8591

AUSTIN GRID# P-27

JOB NO.: 14-001

**A METES AND BOUNDS DESCRIPTION OF: EXHIBIT B**  
**DRAINAGE EASEMENT - 0.285 ACRES**

**BEING** a 0.285 acre (12,395 square feet) tract of land situated in the Lucas Munos Survey No. 55, Abstract No. 513, City of Austin, Travis County, Texas; being a portion of a called 10.000 acre tract described to Central Texas Regional Mobility Authority as shown on Instrument recorded in Document No. 2012172636 of the Official Public Records of Travis County, Texas; and also being a portion of Lot 2, Block B, Terrace at Walnut Creek Section One, as shown on plat recorded in Document No. 201600133 of the Official Public Records of Travis County, Texas; and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod with plastic Surveyor's cap stamped "PAYNE 6064" found in the east right-of-way line of Eastern Heights Boulevard (70' R.O.W. Width), at a southwest corner of the remainder of a called 49.985 acre tract of land described to JB 290 LTD as shown in Instrument recorded in Document No. 2012156891 of the Official Public Records of Travis County, Texas; and at the northwest corner of said Lot 2, Block B;

**THENCE**, North 84°04'11" East, along the south line of said remainder of 49.985 acre tract, a distance of 302.70 feet to a point for the **POINT OF BEGINNING** and a northwest corner of this easement;

**THENCE**, North 84°04'11" East, a distance of 71.26 feet to a point for the northeast corner of this easement;

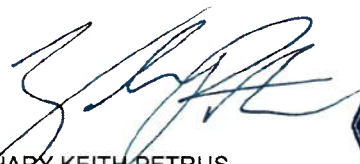
**THENCE**, over and across said 10.000 acre tract the following four (4) courses and distances:

1. South 07°47'41" East, a distance of 48.62 feet to a point for the southeast corner of this easement;
2. South 76°47'59" West, a distance of 131.17 feet to a point for an angle corner of this easement;
3. South 77°16'52" West, a distance of 180.94 feet to a point for an angle corner of this easement;
4. North 81°47'03" West, into, over, and across said Lot 2, a distance of 88.29 feet to a point in the east right-of-way line of said Eastern Heights Boulevard, for the southwest corner of this easement;

**THENCE**, North 12°06'30" East, along the east right-of-way line of said Eastern Heights Boulevard, a distance of 30.07 feet to a point for a northwest corner of this tract;

**THENCE**, over and across said Lot 2, Block B and said 10.000 acre tract the following four (4) courses and distances:

1. South 81°47'03" East, a distance of 94.70 feet to a point for an angle corner of this easement;
2. North 77°16'52" East, a distance of 162.24 feet to a point for an angle corner of this easement;
3. North 76°47'59" East, a distance of 58.22 feet to a point for an angle corner of this easement;
4. North 01°28'42" West, a distance of 33.11 feet to the **POINT OF BEGINNING** and containing or 0.285 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83). All distances are on the GRID and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



ZACHARY KEITH PETRUS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6769  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
Zach.Petrus@Kimley-Horn.com



**DRAINAGE EASEMENT**  
**0.285 ACRES**  
BEING OUT OF THE  
LUCAS MUNOS SURVEY NO. 55,  
ABSTRACT NO. 513  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

**Kimley»Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

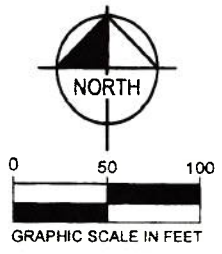
FIRM # 10193973

Tel No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTF	ZKP	9/14/2020	069275304	1 OF 2

EXHIBIT B

LINE TABLE		
NO.	BEARING	LENGTH
L1	N84°04'11"E	71.26'
L2	S07°47'41"E	48.62'
L3	S76°47'59"W	131.17'
L4	S77°16'52"W	180.94'
L5	N81°47'03"W	88.29'
L6	N12°06'30"E	30.07'
L7	S81°47'03"E	94.70'
L8	N77°16'52"E	162.24'
L9	N76°47'59"E	58.22'
L10	N01°28'42"W	33.11'



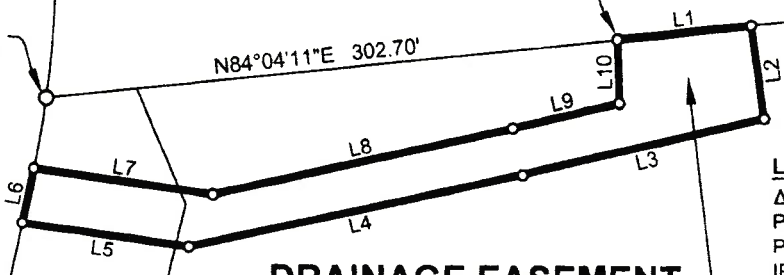
**EASTERN HEIGHTS BOULEVARD**  
 (70' ROW WIDTH)  
 DOC. NO. 201600133 - OPRTC

REMAINDER OF  
 CALLED 49.985 ACRES  
 JB 290, LTD.  
 DOC. NO. 2012156891  
 OPRTC

P.O.C.  
 1/2" IRFC  
 "PAYNE 6064"

N84°04'11"E 302.70'

P.O.B.



**DRAINAGE EASEMENT**  
**0.285 ACRES**  
**12,399 SQ. FT.**

- LEGEND:**  
 Δ = CENTRAL ANGLE  
 P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 1/2" IRON ROD W/ "KHA" CAP SET  
 IRFC = IRON ROD W/CAP FOUND  
 IPF = IRON PIPE FOUND  
 DRTC = DEED RECORDS TRAVIS COUNTY  
 RPRTC = REAL PROPERTY RECORDS TRAVIS COUNTY  
 OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

CALLED 10.000 ACRES  
 CENTRAL TEXAS REGIONAL  
 MOBILITY AUTHORITY  
 DOC. NO. 2012172636  
 OPRTC

LOT 2 - BLOCK B  
 SLOPE/DRAINAGE EASEMENT  
 TERRACE AT WALNUT CREEK  
 SECTION ONE FINAL PLAT  
 DOC. NO. 201600133  
 OPRTC

GEODETIC BASIS STATEMENT: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).

**DRAINAGE EASEMENT**  
**0.285 ACRES**  
 BEING OUT OF THE  
 LUCAS MUNOS SURVEY NO. 55,  
 ABSTRACT NO. 513  
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

*Zachary K. Petrus*  
 ZACHARY KEITH PETRUS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6769  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH. 210-541-9166  
 Zach.Petrus@Kimley-Horn.com



**Kimley»Horn**  
 601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	9/14/2020	069275304	2 OF 2

**AFTER RECORDING, PLEASE RETURN TO:**

City of Austin  
Development Services Department  
P.O. Box 1088  
Austin, Texas 78767

**PROJECT INFORMATION:**

Project Name:	Old Manor Flats
Project Case Manager:	Jeremy Siltala
Site Plan No.:	SP-2019-0605D

**OWNERSHIP AND LIEN CERTIFICATE**

**File No. CS20200325**

**Issued: September 15, 2020**

*This is to certify that we have searched the records of Travis County in the Office of Heritage Title Company of Austin, Inc., through September 3, 2020 at 8:00 a.m. as to the following described property, to-wit:*

**LEGAL DESCRIPTION**

**Tract 1: Being all of that certain tract or parcel of land containing 10.00 acres, more or less, situated in the Lucas Munor Survey No. 55, Abstract No. 513, Travis County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and made a part hereof.**

**Tract 2: Lot(s) 2, Block B, Terrace at Walnut Creek Section One, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 201600133, Official Public Records of Travis County, Texas.**

**RECORD TITLE APPEARS TO BE VESTED IN: Central Texas Regional Mobility Authority, by deeds recorded under Document Nos. 2012172636 and 2016115764, Official Public Records of Travis County, Texas.**

**LIENS:**

*(None of Record)*

*The following information is based on a general search, from September 3, 2000 through September 3, 2020 as to the following person(s) and/or entity(ies):*

**Central Texas Regional Mobility Authority**

*(None of Record)*

*This certificate is for the use of and shall inure to the benefit of Jackson Walker LLP and is issued in consideration of \$0.00 paid to Heritage Title Company of Austin, Inc., (The Company) by same to whom said sum shall be returned as liquidated damages in the event of any mistake, error and or omissions herein, and by accepting this certificate, same agrees that said sum and no more shall constitute the full measure of damages against the Company. None of the information contained herein, or the absence of other information constitutes a representation to any party as to the status of the title to the subject property. If a title defect and/or encumbrance should exist which is not disclosed herein, the Company shall not be liable by reason of furnishing this certificate or for any*

*verbal statements related thereto. **The Company** shall not be liable for any title defect unless a title policy is hereafter issued by its insuring against such title defect, and the applicable title policy premium paid. The company's liability shall then exist only under the terms of its policy as prescribed by the Department of Insurance and as measured and limited thereby.*

**HERITAGE TITLE COMPANY OF AUSTIN, INC.**



---

**Rosie Albritton**

**Customer Service/Examiner**

**EXHIBIT A**

**County:** Travis  
**Parcel No.:** MAINTENANCE YARD  
**Highway:** U.S. Highway 290  
**Project Limits:** From: E of US 183  
To: E of SH 130  
**Right of Way CSJ:** 0114-02-085

**PROPERTY DESCRIPTION FOR MAINTENANCE YARD**

DESCRIPTION OF 10.000 ACRES (435,607 SQUARE FEET) OF LAND OUT OF THE LUCAS MUNO SURVEY NO. 55, ABSTRACT NO. 513, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 61,887 ACRES IN A DEED TO JMTCV, LTD., OF RECORD IN DOCUMENT NO. 2005073729, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 10.000 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the southeast corner of this tract, same being in the south line of said JMTCV tract and the north line of Old State Highway 20, from which a 1/2" iron rod found with cap at the southwest corner of that certain tract described as 2.9955 acres in a deed to RWJ Properties, LLC, of record in Document No. 2010188800, Official Public Records, Travis County, Texas, bears N67°26'54"E 31.37 feet, and from which point of beginning a 1/2" iron rod found at the southeast corner of said 2.9955 acre RWJ Properties tract and the southwest corner of that certain tract described as 7.876 acres in a deed to RWJ Properties, LLC, of record in Document No. 2010157735, Official Public Records, Travis County, Texas, bears N67°26'54"E 499.52 feet;

THENCE, with the south line of this tract and said JMTCV tract and the north line of Old State Highway 20, the following two (2) courses, numbered 1 and 2:

- 1) S67°26'54"W 391.55 feet to a TxDOT Type I concrete monument found; and
- 2) S67°09'59"W 457.80 feet to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, from which a 1/2" iron rod found bears S67°09'57"W 273.77 feet;



**EXHIBIT A**

THENCE, with the west line of this tract, crossing said JMTCV tract, N05°32'04"W 659.70 feet to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract;

THENCE, with the north line of this tract, crossing said JMTCV tract, N84°02'32"E 811.52 feet to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract;

THENCE, with the east line of this tract, crossing said JMTCV tract, S05°32'04"E 414.97 feet to the POINT OF BEGINNING and containing 10.000 acres within these metes and bounds, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

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

That I, Chris Conrad, 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, this the 12th day of September, 2012 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

Descriptions 2012/US 290/0.183 ac  
Issued 09/12/2012



"EXHIBIT A"

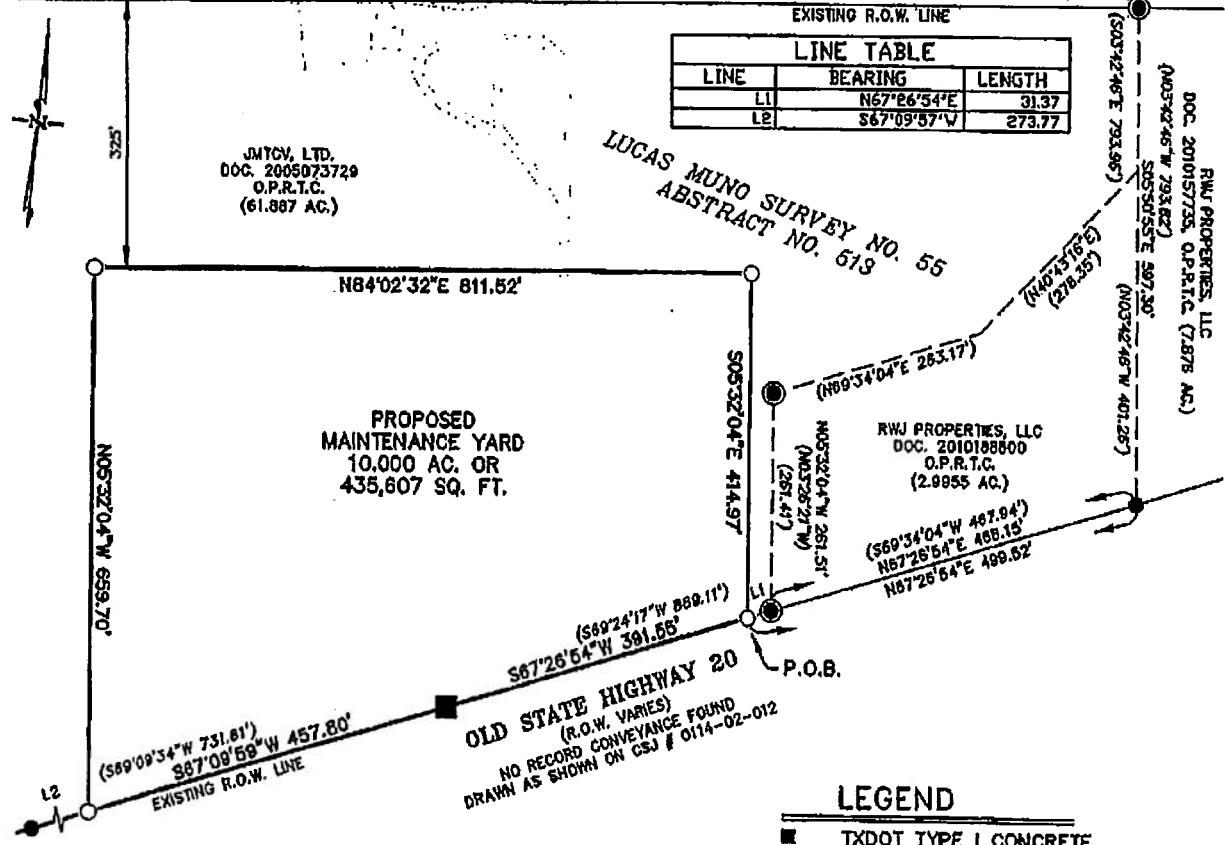
09/12/12

STATE OF TEXAS  
CENTRAL TEXAS REGIONAL  
MOBILITY AUTHORITY  
POSSESSION AND USE AGREEMENT  
DOC. 2011089672, O.P.R.T.C. (9.108 AC.)

U.S. HIGHWAY 290  
(R.O.W. VARIES)

STATE OF TEXAS  
CENTRAL TEXAS REGIONAL  
MOBILITY AUTHORITY  
DOC. 2011118837, O.P.R.T.C.  
(2.432 AC.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°26'54"E	31.37
L2	S67°09'57"W	273.77



- NOTES:
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
  - 2) SEE PAGES 1 AND 2 OF 3 FOR A DESCRIPTION OF THIS PARCEL.
  - 3) IMPROVEMENTS SHOWN ARE TAKEN FROM TXDOT AERIAL SURVEY DIGITAL FILES.
  - 4) THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.

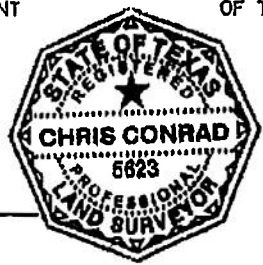
- LEGEND
- TXDOT TYPE I CONCRETE MONUMENT FOUND
  - 1/2" IRON ROD FOUND WITH CAP
  - 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
  - (XXX) RECORD INFORMATION
  - P.O.B POINT OF BEGINNING
  - O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

SURVEYED BY: MCGRAY & MCGRAY LAND SURVEYORS, INC.  
3301 HANCOCK DR., STE 5, AUSTIN, TX 78731 512/451-8591

*Chris Conrad*

09/12/12

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE SURVEYED ON GROUND UNDER MY DIRECT SUPERVISION



**McGRAY & McGRAY**  
LAND SURVEYORS, INC.  
3301 HANCOCK DRIVE #5  
AUSTIN, TEXAS 78731  
(512) 451-8591

PLAT OF 10,000 AC. OF LAND OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 613, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 61.887 AC. IN A DEED TO JMTCV, LTD., OF RECORD IN DOCUMENT 2005073728, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY  
U.S. 290  
CSJ 0114-02-085  
PAGE 3 OF 3