

Matterhorn Express
KTY-TX-AUS-1368.100
Revision 1
Austin County, Texas

EXHIBIT "A"
MARVIN KENNETH LAYNE

CENTERLINE DESCRIPTION OF A FIFTY-(50)-FOOT-WIDE PERMANENT EASEMENT SITUATED IN THE H. & T.C. R.R. SURVEY, A-205, AUSTIN COUNTY, TEXAS, AND BEING OVER AND ACROSS THAT LOT 12, BLOCK 1, SECTION 161 OF THE MEADOW VIEW ESTATES SUBDIVISION, DESCRIBED IN DEED TO MARVIN KENNETH LAYNE AND RECORDED IN DOCUMENT NO. 214944 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS (O.P.R.A.C.T.), SAID FIFTY-(50)-FOOT-WIDE PERMANENT EASEMENT BEING SITUATED TWENTY-FIVE-(25)-FEET EACH SIDE OF THE HEREIN DESCRIBED CENTERLINE, BOUNDED BY THE EAST LINE OF SAID LOT 12, BLOCK 1, THE SIDELINES OF SAID PERMANENT EASEMENT BEING LENGTHENED OR SHORTENED TO INTERSECT THE BOUNDARIES OF THE ABOVE REFERENCED TRACT OF LAND, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point on a south line of said Lot 12 [N: 9,884,518.10, E: 3,622,345.81], same being on a north line of that 40.05-acre tract described in deed to Robert J. Allard and Linda G. Allard as recorded in Document No. 1060 of said O.P.R.A.C.T., from which a iron rod with plastic cap found marking a south corner of said Lot 12 bears South 48°15'41" East, 14.1 feet;

THENCE across said Lot 12 the following bearing and distance:

North 45°38'53" East, 17.4 feet to a point in the east line of said Lot 12 [N: 9,884,530.25, E: 3,622,358.23], same being on a west line of that 292.880-acre tract described in deed to William Frederick Strauss as recorded in Document No. 56824 of said O.P.R.A.C.T., for the **POINT OF TERMINATION**, from which a iron pipe with plastic cap found marking the east corner of said Lot 12 bears North 05°06'04" East, 342.1 feet;

Said Centerline having a total length of 17.4 feet (1.05 rods) and said Permanent Easement containing 0.02 of an acre of land, more or less.

TEMPORARY WORKSPACE

BEING sixty-(60)-feet wide and a fifteen-(15)-feet wide strips of land, parallel and coincident with and adjoining the sides of the above described fifty-(50)-feet wide Permanent Easement. Said strips of land shall extend the entire length of the fifty (50) feet wide Permanent Easement as shown on the attached plat, containing 0.02 of an acre of land, more or less.

NOTES

- 1) Ownership and tract information shown herein is based on abstracting services provided by Norfleet. This description was prepared without a commitment for title insurance. Easements of record may exist and are not indicated herein. This description does not represent a boundary survey.
- 2) All coordinates, bearings, distances and areas are referenced to the Texas Coordinate System of 1983 (2011 Adjustment), Central Zone (4203), U.S. survey feet, based on GPS observations made by Tablerock Survey, LLC.
- 3) Refer to the attached plat of this document, a plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.



Phil Hammons
 Phil Hammons Date 10/20/2022
 Registered Professional Land Surveyor
 State of Texas License No. 5840

Tablerock Survey, LLC
 2204 Timberloch Place, Suite 180
 The Woodlands, TX 77380
 Phone: 832-415-3869
 TBPELS Firm License No. 10194261

Instrument # 230257
 1/11/2023 4:18 PM

STATE OF TEXAS COUNTY OF AUSTIN
 I certify that this instrument was filed on the date and time stamped by me and was recorded in the Official Public Records of Austin County, Texas.

Carrie Gregor, County Clerk
 Austin County, Texas

By: *Stephanie Kovar*