

**EXHIBIT “A”**

<b>City of Austin:</b>	Corridor Program	Parcel 5305.006 ROW
<b>Corridor:</b>	E. Martin Luther King Jr. Blvd.	0.3496 Acres, 15,228 Sq. Ft.
<b>Segment:</b>	MLKB-C1	Page 1 of 8
<b>Segment From:</b>	US 183	November 13, 2023
<b>Limits To:</b>	Decker Lane	
<b>CSJ:</b>	1186-01-099	

**DESCRIPTION OF PARCEL 5305.006 ROW**

DESCRIPTION OF A 0.3496 OF ONE ACRE (15,228 SQUARE FOOT) PARCEL, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF THAT TRACT DESCRIBED AS 143.144 ACRES CONVEYED TO KARLIN TRACOR LANE, LLC BY SPECIAL WARRANTY DEED EXECUTED AUGUST 7, 2020, AS RECORDED IN DOCUMENT NO. 2020139775, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.3496 OF ONE ACRE (15,228 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with “Chaparral Boundary” plastic cap found at an angle point in the west line of the remainder of said 143.144 acre Karlin Tracor Lane tract, and in the east line of Tract “B”, Craigwood Commercial Area, a subdivision recorded April 20, 1971 in Book 53. Page 97, Plat Records, Travis County, Texas, said Tract “B” conveyed to Dhounasalia Investment Inc. by Warranty Deed with Vendor’s Lien, as recorded in Document No. 2022136132, Official Public Records, Travis County, Texas;

THENCE, along the west line of the remainder of said 143.144 Karlin Tracor Lane tract, and the east line of said Tract “B” and said Dhounasalia Investment tract, North 23°48’28” East 164.82 feet to a 1/2-inch iron rod with “McGray McGray” plastic cap set at the southwest corner of this parcel for the POINT OF BEGINNING, being 68.31 feet right of Engineer’s Baseline Station 114+73.87, and having Surface Coordinates of N=10,078,431.31 E=3,140,902.94;

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<b>Segment:</b>	MLKB-C1	Page 2 of 8
<b>Segment From:</b>	US 183	November 13, 2023
<b>Limits To:</b>	Decker Lane	
<b>CSJ:</b>	1186-01-099	

### DESCRIPTION OF PARCEL 5305.006 ROW

1) THENCE, along the west line of this parcel, continuing along the west line of the remainder of said 143.144 acre Karlin Tracor Lane tract, and the east line of said Tract "B" and said Dhounasalia Investment tract, **North 23°48'28" East**, passing at a distance of 18.66 feet a 1/2-inch iron rod found, continuing an additional distance of 1.98 feet for a total distance of **20.64 feet** to a calculated point at the northwest corner of this parcel and the remainder of said 143.144 Karlin Tracor Lane tract, being the northeast corner of said Tract "B" and said Dhounasalia Investment tract, also being in the south line of that tract described as 0.50 of one acre conveyed to the State of Texas by deed, as recorded in Volume 994, Page 609, Deed Records, Travis County, Texas, and in the existing south right-of-way line of East Martin Luther King, Jr. Boulevard (F.M. 969, varying width right-of-way);

THENCE, along the north line of this parcel and the remainder of said 143.144 acre Karlin Tracor Lane tract, the south line of said 0.50 of one acre State of Texas tract, and the existing south right-of-way line of East Martin Luther King, Jr., Boulevard, the following two (2) courses, numbered 2 and 3:

- 2) **South 80°31'06" East 251.72 feet** to a 1/2-inch iron rod found; and
- 3) with a curve to the right, whose delta angle is **07°43'08"**, radius is **3,766.63 feet**, an arc distance of **507.44 feet**, and the chord of which bears **South 76°40'09" East 507.06 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set at the northeast corner of this parcel and the remainder of said 143.144 acre Karlin Tracor Lane tract, being the northwest corner of that tract described as 2.9219 acres (Exhibit "A"), conveyed to the City of Austin by Judgment of the Court in Absence of Objections, as recorded in Document No. 2023007174, Official Public Records, Travis County, Texas, and being 48.70 feet right of Engineer's Baseline Station 122+44.41;

**EXHIBIT “A”**

<b>City of Austin:</b>	Corridor Program	Parcel 5305.006 ROW
<b>Corridor:</b>	E. Martin Luther King Jr. Blvd.	0.3496 Acres, 15,228 Sq. Ft.
<b>Segment:</b>	MLKB-C1	Page 3 of 8
<b>Segment From:</b>	US 183	November 13, 2023
<b>Limits To:</b>	Decker Lane	
<b>CSJ:</b>	1186-01-099	

DESCRIPTION OF PARCEL 5305.006 ROW

4) THENCE, along the east line of this parcel and the remainder of said 143.144 acre Karlin Tracor Lane tract, and the west line of said 2.9219 acre City of Austin tract, **South 10°55'10” West 20.12 feet** to a 1/2-inch iron rod with “McGray McGray” plastic cap set at the southeast corner of this parcel, being 68.71 feet right of Engineer’s Baseline Station 122+46.61;

THENCE, along the proposed south line of this parcel, crossing the remainder of said 143.144 acre Karlin Tracor Lane tract, the following two (2) courses, numbered 5 and 6:

- 5) with a curve to the left, whose delta angle is **07°45'09”**, radius is **3,746.63 feet**, an arc distance of **506.94 feet**, and the chord of which bears **North 76°39'08” West 506.56 feet** to a 1/2-inch iron rod with “McGray McGray” plastic cap set, being 67.78 feet right of Engineer’s Baseline Station 117+30.69; and
- 6) **North 80°31'06” West 256.83 feet** to the POINT OF BEGINNING and containing 0.3496 of one acre (15,228 square feet) of land within these metes and bounds, of which approximately 0.2724 of one acre (11,865 square feet) lies within the James Burleson Survey No. 19, Abstract No. 4, and approximately 0.0772 of one acre (3,363 square feet) lies within the J.C. Tannehill Survey No. 29, Abstract No. 22.

**EXHIBIT "A"**

**City of Austin:** Corridor Program Parcel 5305.006 ROW  
**Corridor:** E. Martin Luther King Jr. Blvd. 0.3496 Acres, 15,228 Sq. Ft.  
**Segment:** MLKB-C1 Page 4 of 8  
**Segment From:** US 183 November 13, 2023  
**Limits To:** Decker Lane  
**CSJ:** 1186-01-099

**DESCRIPTION OF PARCEL 5305.006 ROW**

Notes

1. All bearings and coordinates described herein 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 described herein are Surface and may be converted to Grid by dividing the combined Adjustment Factor of 1.00011. All measurements are in U.S. Survey Feet.
2. A parcel plat of even date was prepared in conjunction with this property description.
3. \*\*The monument(s) described as "calculated" may be set with a typical ROW/Easement marker, after acquisition is completed, under the supervision of a Registered Professional Land Surveyor, either employed or retained by the City of Austin.
4. Stations and offsets are relative to Engineer's Baseline provided by Engineer on 09/21/2020.

**SURVEYED BY:**

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500



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

11/13/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

M:/COA-CORRIDORS-2018/ALLIANCE~18-047\_East MLK-FM969/Descriptions/Parcel 5305.006

AUSTIN GRID N-23 / PROPERTY ID: 544816 & 544844

**SURVEY EXHIBIT REVIEWED  
BY CITY OF AUSTIN  
CORRIDOR PROGRAM OFFICE  
ACCEPTED: 11/14/2023**

**NOTES:**

1. 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 THE COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. \*\*THE MONUMENT(S) DESCRIBED AS "CALCULATED" MAY BE SET WITH TYPICAL ROW/EASEMENT MARKER, AFTER ACQUISITION IS COMPLETED, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THE CITY OF AUSTIN.
4. STATIONS AND OFFSETS ARE RELATIVE TO ENGINEER'S BASELINE PROVIDED BY ENGINEER ON 9/21/2020.
5. NO RECORD EASEMENT INFORMATION FOUND FOR SOME UTILITIES SHOWN.



F.M. 969  
EAST MARTIN LUTHER KING, JR. BLVD.  
(WEBBERVILLE ROAD)  
(R.O.W. WIDTH VARIES)

EXISTING R.O.W.

PROPOSED R.O.W.  
5305.006 ROW  
0.3496 AC.  
15,228 SQ. FT.

P.O.B.  
PARCEL 5305.006 ROW

P.O.C.  
PARCEL 5305.006 ROW

"CHAPARRAL BOUNDARY"

KARLIN TRACOR LANE, LLC  
DOC. NO. 2020139775  
O.P.R.T.C.TX.  
EXHIBIT A-1  
(143,144 AC.)  
REMAINDER  
AUGUST 7, 2020

JAMES BURLESON  
SURVEY NO. 19  
ABSTRACT NO. 4

APPROXIMATE A-22  
SURVEY LINE A-14

J.C. TANNEHILL SURVEY NO. 29  
ABSTRACT NO. 22

PROPERTY INSET  
N.T.S.

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.



11/13/2023

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

**REVISIONS**

-	-
-	-

**AREA TABLE - ORIGINAL SURVEYS**

J.C. TANNEHILL SURVEY	JAMES BURLESON SURVEY
0.0772 AC. (3,363 SF.)	0.2724 AC. (11,865 SF.)

**AREA TABLE - ACRES (SQUARE FEET)**

WHOLE PROPERTY	ACQUISITION	REMAINDER
140.222 AC. (6,108,075 SF.)	0.3496 AC. (15,228 SF.)	139.873 AC. (6,092,847 SF.)

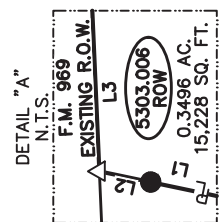
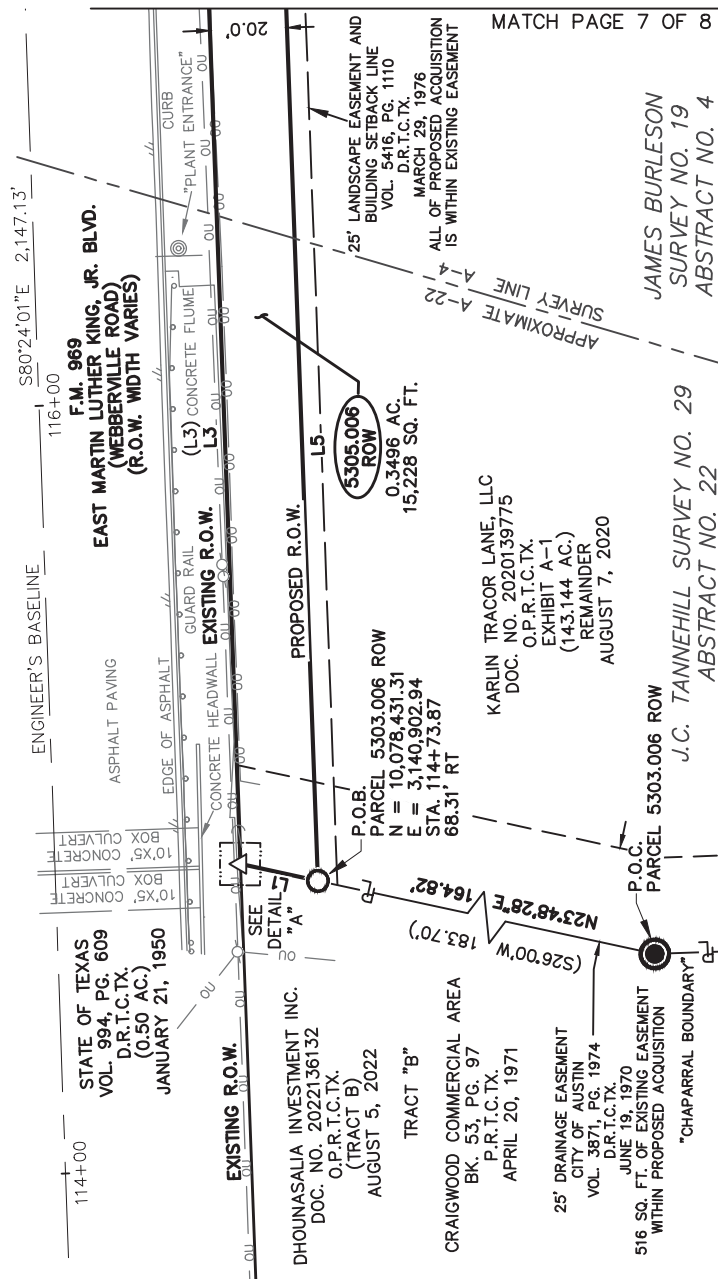
**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

**CITY OF AUSTIN - CORRIDOR PROGRAM**

E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1	
PARCEL PLAT - 5305.006 ROW	
0.3496 ACRES, (15,228 SQ. FT.)	

CSJ:	1186-01-099	AUSTIN GRID#	N-23
SURVEY DATE:	11/13/2023	PROJECT:	18-047
REVISION DATE:		PROP.ID:	544816;544844
SCALE:	N.T.S.	PAGE:	5 OF 8

LINE TABLE	
LINE#	BEARING DISTANCE
L1	N23°48'28"E 164.82'



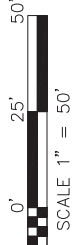
LINE#	BEARING	DISTANCE
L1	N23°48'28"E	20.64'
L2	S23°48'28"W	1.98'
L3	S80°31'06"E	251.72'
(L3)	S78°45'E	252.08'
L5	N80°31'06"W	256.83'

LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP FOUND
- IRON ROD FOUND (1/2" UNLESS NOTED)
- 1/2" IRON ROD SET WITH CAP PLASTIC STAMPED "MCGRAY MCGRAY"
- △ CALCULATED POINT, NOT SET
- PROPERTY LINE (OWNERSHIP DIVISION)
- DISTANCE NOT TO SCALE
- DEED LINE (OWNERSHIP IN COMMON)
- ① PARCEL NUMBER FOR R.O.W. ACQUISITION
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- B.L. BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- P.R.T.C.T.X. PLAT RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T.X. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- ★ LIGHT POLE
- SL GROUND LIGHT
- ⊞ ELECTRIC METER
- ⊞ TELEPHONE MANHOLE
- ⊞ TELEPHONE MARKER
- ⊞ GAS MARKER
- ⊞ WATER VALVE
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ UTILITY POLE
- ⊞ GUY ANCHOR
- ⊞ OVERHEAD UTILITY LINE
- ⊞ SINGLE POST SIGN
- ⊞ CHAINLINK FENCE

**MCGRAY & McGRAY**  
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 3301 HANCOCK DRIVE #6  
 AUSTIN, TEXAS 78731  
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 TBPELS SURVEY FIRM #10095500

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>	
E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1	
PARCEL PLAT - 5305.006 ROW	
0.3496 ACRES, (15,228 SQ. FT.)	
CSJ: 1186-01-099	AUSTIN GRID# N-23
SURVEY DATE: 11/13/2023	PROJECT: 18-047
REVISION DATE:	PROP.ID: 544816:544844
SCALE: 1" = 50'	PAGE: 6 OF 8



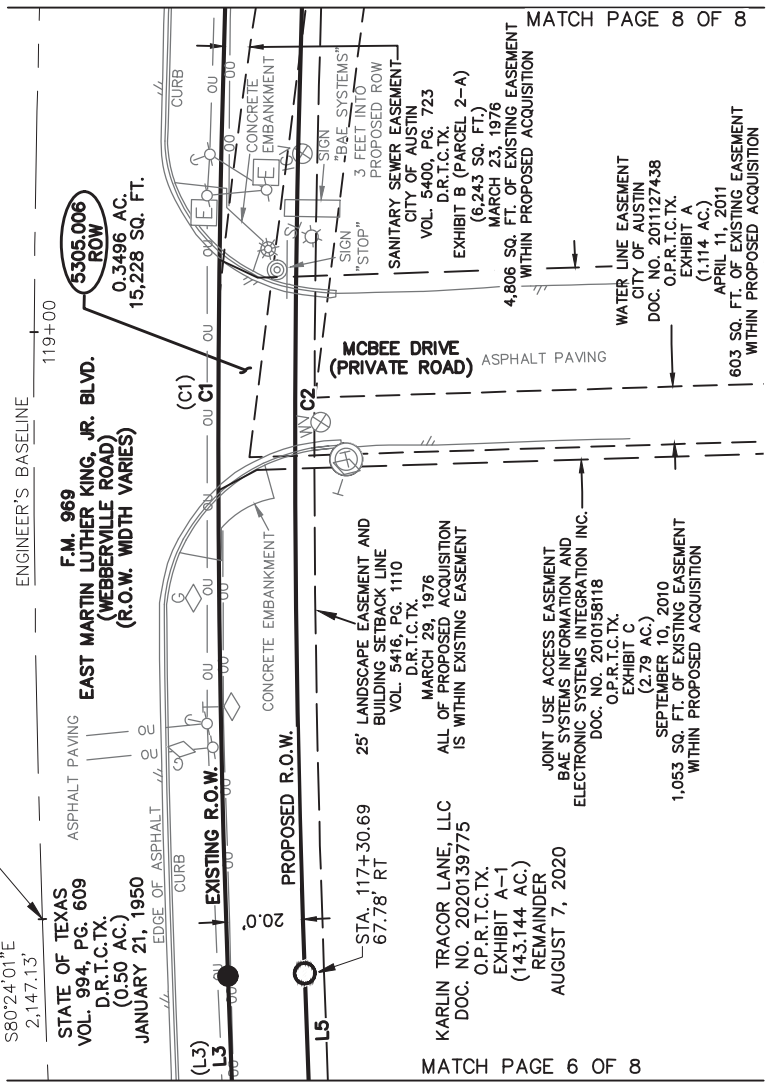
ENGINEER'S BASELINE  
 MLK CURVE DATA  
 = 10,078.382,64  
 PI NORTHING  
 = 3,141,600.36  
 PI EASTING  
 = 121+69.63  
 PI STATION  
 = 12+ 41' 19" (RT)  
 DELTA  
 = 12' 41' 19" (RT)  
 DEGREE OF CURVE = 01° 30' 28"  
 TANGENT  
 = 422.50'  
 LENGTH  
 = 841.54'  
 RADIUS  
 = 3,800.00'  
 CHORD BEARING = S 74° 03' 22" E  
 CHORD  
 = 839.82'  
 PC STATION = 117+47.13  
 PT STATION = 125+88.68

LINE#	BEARING	DISTANCE
L3	S80°31'06"E	251.72'
(L3)	S78°45'E	252.08
L5	N80°31'06"W	256.83'

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	TANGENT	BEARING	DISTANCE
C1	507.44'	3,766.63'	07°43'08"	254.10'	S76°40'09"E	507.06'
(C1)	506.77'	3,769.94'	-	-	S74°54'E	505.08'
C2	506.94'	3,746.63'	07°45'09"	253.86'	N76°39'08"W	506.56'

JAMES BURLERSON  
 SURVEY NO. 19  
 ABSTRACT NO. 4



**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
 3301 HANCOCK DRIVE #6  
 AUSTIN, TEXAS 78731  
 MCGRAY.COM (512) 451-8591  
 TBPELS SURVEY FIRM #10095500

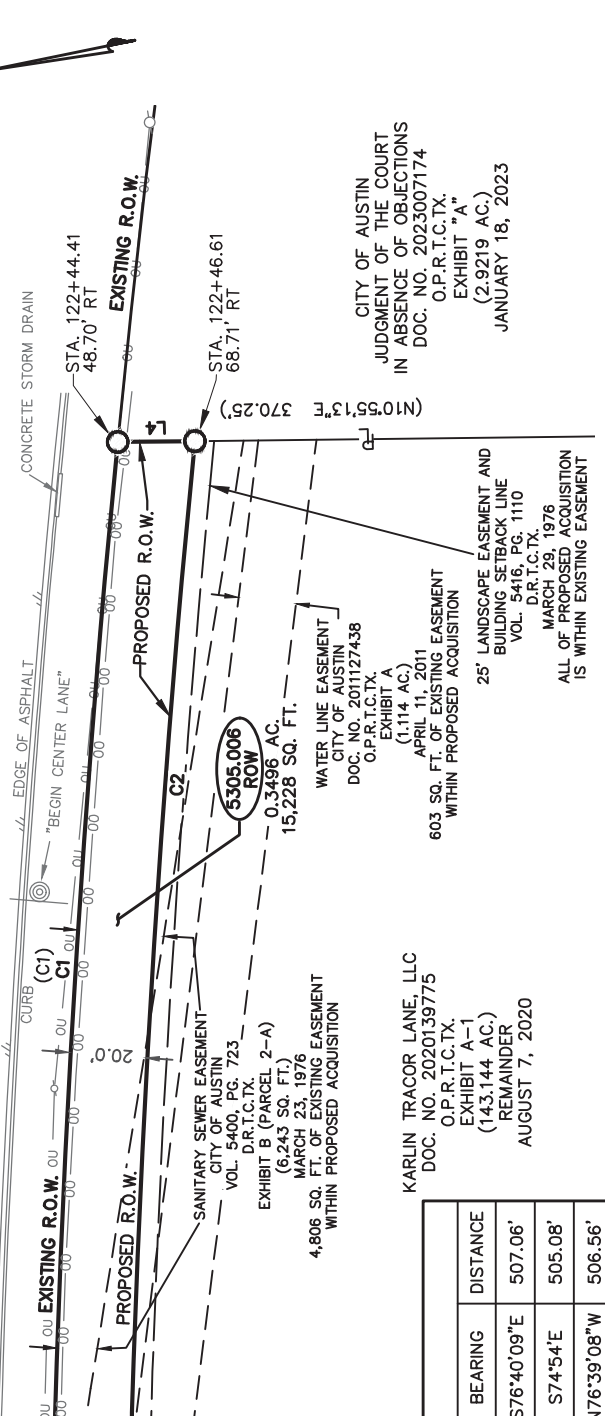
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E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1	
PARCEL PLAT - 5305.006 ROW	
0.3496 ACRES, (15,228 SQ. FT.)	
CSJ: 1186-01-099	AUSTIN GRID# N-23
SURVEY DATE: 11/13/2023	PROJECT: 18-047
REVISION DATE:	PROP.ID: 544816:544844
SCALE: 1"=50'	PAGE: 7 OF 8

- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS  
 R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- LEGEND
- 1/2" IRON ROD WITH PLASTIC CAP FOUND
  - IRON ROD FOUND (1/2" UNLESS NOTED)
  - 1/2" IRON ROD SET WITH CAP PLASTIC STAMPED "MCGRAY MCGRAY"
  - CALCULATED POINT, NOT SET
  - PROPERTY LINE (OWNERSHIP DIVISION)
  - DISTANCE NOT TO SCALE
  - DEED LINE (OWNERSHIP IN COMMON)
  - PARCEL NUMBER FOR R.O.W. ACQUISITION
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (XXXX) RECORD INFORMATION
  - B.L. BUILDING SETBACK LINE
  - R.O.W. RIGHT-OF-WAY
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - N.T.S. NOT TO SCALE
  - P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
  - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. LIGHT POLE  
 R.P.R.T.C.TX. GROUND LIGHT  
 ELECTRIC METER  
 TELEPHONE MANHOLE  
 TELEPHONE MARKER  
 GAS MARKER  
 WATER VALVE  
 IRRIGATION CONTROL VALVE  
 UTILITY POLE  
 GUY ANCHOR  
 OVERHEAD UTILITY LINE  
 SINGLE POST SIGN  
 CHAINLINK FENCE

ENGINEER'S BASELINE  
 MLK CURVE DATA  
 PI NORTHING = 10,078,382.64  
 PI EASTING = 3,141,600.36  
 PI STATION = 121+69.63  
 DELTA = 12° 41' 19" (RT)  
 DEGREE OF CURVE = 01° 30' 28"  
 TANGENT = 422.50'  
 LENGTH = 841.54'  
 RADIUS = 3,800.00'  
 CHORD BEARING = S 74° 03' 22" E  
 CHORD = 839.82'  
 PC STATION = 117+47.13  
 PT STATION = 125+88.68

MATCH PAGE 7 OF 8

JAMES BURLERSON  
 SURVEY NO. 19  
 ABSTRACT NO. 4  
 ENGINEER'S BASELINE  
 F.M. 969  
 EAST MARTIN LUTHER KING, JR. BLVD.  
 (WEBBERVILLE ROAD)  
 (R.O.W. WIDTH VARIES)  
 STATE OF TEXAS  
 VOL. 994, PG. 609  
 D.R.T.C.TX.  
 (0.50 AC.)  
 JANUARY 21, 1950



LINE#	BEARING	DISTANCE
L4	S10°55'10"W	20.12'

CURVE#	LENGTH	RADIUS	DELTA	TANGENT	BEARING	DISTANCE
C1	507.44'	3,766.63'	07°43'08"	254.10'	S76°40'09"E	507.06'
(C1)	506.77'	3,769.94'	-	-	S74°54'E	505.08'
C2	506.94'	3,746.63'	07°45'09"	253.86'	N76°39'08"W	506.56'

LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP FOUND
- IRON ROD FOUND (1/2" UNLESS NOTED)
- 1/2" IRON ROD SET WITH CAP PLASTIC STAMPED "MCGRAY MCGRAY"
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- OVERHEAD UTILITY LINE
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- CHAINLINK FENCE

**MCGRAY & MCGRAY**  
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 MCGRAY.COM (512) 451-8591  
 TBPELS SURVEY FIRM #10095500

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>			
E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1			
PARCEL PLAT - 5305.006 ROW			
0.3496 ACRES, (15,228 SQ. FT.)			
CSJ:	1186-01-099	AUSTIN GRID#	N-23
SURVEY DATE:	11/13/2023		PROJECT:
REVISION DATE:			18-047
SCALE:	1"=50'	PROP.ID:	544816:544844
		PAGE:	8 OF 8

CITY OF AUSTIN  
 JUDGMENT OF THE COURT  
 IN ABSENCE OF OBJECTIONS  
 DOC. NO. 2023007174  
 O.P.R.T.C.TX.  
 EXHIBIT "A"  
 JANUARY 18, 2023

603 SQ. FT. OF EXISTING EASEMENT  
 WITHIN PROPOSED ACQUISITION  
 APRIL 11, 2011  
 EXHIBIT A  
 (1.114 AC.)  
 CITY OF AUSTIN  
 DOC. NO. 2011127438  
 O.P.R.T.C.TX.  
 EXHIBIT A

25' LANDSCAPE EASEMENT AND  
 BUILDING SETBACK LINE  
 VOL. 5416, PG. 1110  
 D.R.T.C.TX.  
 MARCH 29, 1976  
 ALL OF PROPOSED ACQUISITION  
 IS WITHIN EXISTING EASEMENT

KARLIN TRACOR LANE, LLC  
 DOC. NO. 2020139775  
 O.P.R.T.C.TX.  
 EXHIBIT A-1  
 (143,144 AC.)  
 REMAINDER  
 AUGUST 7, 2020

WATER LINE EASEMENT  
 CITY OF AUSTIN  
 DOC. NO. 2011127438  
 O.P.R.T.C.TX.  
 EXHIBIT A  
 (1.114 AC.)  
 APRIL 11, 2011