

# Exhibit A.

Page 1 of 5  
April 5, 2024

Paul Cameron  
To  
The City of Austin  
(Water Line Easement)

## LEGAL DESCRIPTION FOR PARCEL 3111.921 WLE

BEING 0.124 (5,419 SQ. FT.) OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, LELA PARKINSON SUBDIVISION, OF RECORD IN VOLUME 17, PAGE 34 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.); SAID LOT 1 CONVEYED TO PAUL CAMERON, TRUSTEE OF THE SCHULER FAMILY TRUST OF 1998, BY DEED FILED FOR RECORD ON MARCH 21, 2002, RECORDED IN DOCUMENT NO. 2002055238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); SAID 0.124 (5,419 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

**COMMENCING** at a Texas Department of Transportation (TXDOT) Type II monument found on the existing east right-of-way of Interstate Highway 35 (IH-35), a variable width right-of-way as depicted in a Texas Department of Transportation (TXDOT) right-of-way strip map CSJ number 0015-13-000, Map 575, dated July 1955, 162.55 feet left of Engineer's Centerline Station (E.C.S.) 3354+99.95, being an angle point in the west line of said Lot 1;

**THENCE, North 18° 21' 30" East**, with the existing east right-of-way line of IH-35, being the west line of said Lot 1, a distance of **92.96 feet** to a calculated point (Surface Coordinates: N=10,064,187.22, E=3,117,469.87), for the **POINT OF BEGINNING** and angle point in the west line of the easement tract described herein;

**THENCE, North 18° 21' 30" East**, continuing with the existing east right-of-way line of IH-35, being the west line of said Lot 1, a distance of **10.67 feet** to a calculated point, for the north corner of the easement tract described herein;

**THENCE**, departing the existing east right-of-way line of IH-35, over and across said Lot 1, Along a curve to the right, through a central angle of **09° 02' 52"**, having a radius of **2,691.50 feet**, an arc length of **425.02 feet**, and a chord which bears **South 03° 49' 09" East**, a distance of **424.58 feet** to a calculated point on the south line of said Lot 1, being the north line of Lot 2 of said Lela Parkinson Subdivision, conveyed to 1221 Interstate South, LP, by deed filed for record on December 1, 2005 in Document No. 2006009229, (O.P.R.T.C.TX.), for the southeast corner of the easement tract described herein;

**THENCE, South 87° 30' 55" West**, along the south line of said Lot 1, being the north line of said Lot 2, a distance of **15.02 feet** to a calculated point, for the southwest corner of the easement tract described herein, from which a mag nail found on the existing east right-of-way line of IH-35, being the common west corner of said Lot 2, and Lot 3-A, Resubdivision of Lot 3 of Lela Parkinson Subdivision and Lot 12, Block 10 of Bellvue Park, a subdivision of record in Volume 57, Page 46, P.R.T.C.TX., bears South 01° 46' 35" East, a distance of 200.20 feet;

**THENCE**, departing the north line of said Lot 2, over and across said Lot 1, The following three (3) courses and distances:

- 1) Along a curve to the left, through a central angle of **06° 32' 21"**, having a radius of **2,676.77 feet**, an arc length of **305.50 feet**, and a chord which bears **North 02° 32' 50" West**, a distance of **305.33 feet** to a calculated point, for the end of said curve,
- 2) **North 04° 32' 53" East**, a distance of **52.79 feet** to a calculated point, and

THIS SPACE LEFT INTENTIONALLY BLANK

# Exhibit

Page 2 of 5  
April 5, 2024

Paul Cameron  
To  
The City of Austin  
(Water Line Easement)

- 3) **North 07° 18'35" West**, a distance of **56.97 feet** to the **POINT OF BEGINNING**, and containing 0.124 acres (5,419 sq. ft.) of land.

## Bearing Basis:

All bearings shown are based on NAD83/2011 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00011. All coordinates shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Mark A. Mercado, 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

*UftA*

*11; It 2021*

Mark A. Mercado Date  
Registered Professional Land Surveyor  
No. 6350 - State of Texas

FJF! O ♦ T E S REVIEWED

 04/09/24

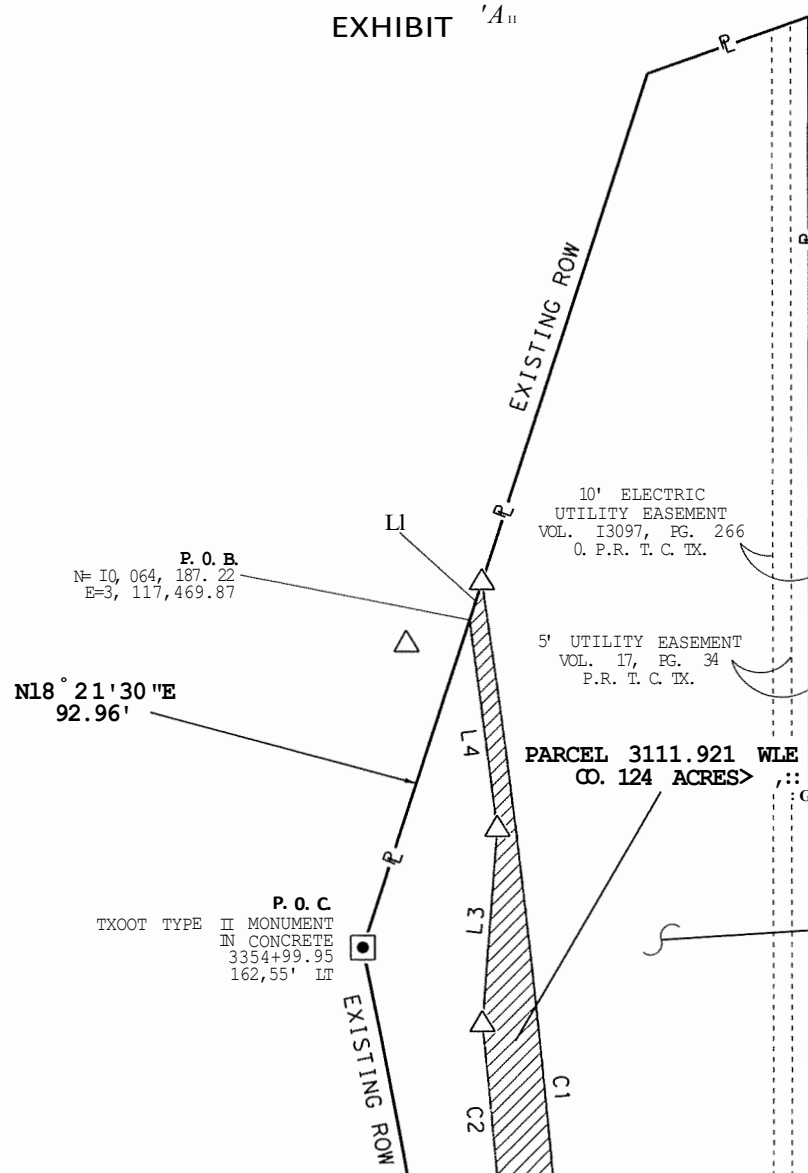
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



EXHIBIT 'A'



GRAPHIC SCALE  
SCALE: 1" = 50'  
TRAVIS COUNTY, TEXAS



PAUL CAMERON, TRUSTEE OF THE  
SCHULER FAMILY TRUST OF 1998  
DOCUMENT NO. 2002055238  
RECORDED MARCH 21, 2002  
O. P.R. T. C. TX.  
LOT 1  
THE SCHULER SUBDIVISION  
DOCUMENT NO. 200300013  
P.R. T. C. TX.  
TCAD 572637

PAUL CAMERON, TRUSTEE OF THE  
SCHULER FAMILY TRUST OF 1998  
DOCUMENT NO. 2002055238  
RECORDED MARCH 21, 2002  
O. P.R. T. C. TX.  
LOT 1  
LELA PARKINSON SUBDIVISION  
VOL. 17, PG. 34  
P.R. T. C. TX.  
TCAD 283719

IH-35 CROW VARIES>  
CSJ# 0015-13-000  
MAP 575, JULY 1955

MATCH LINE SHEET 4

FILE: \sominc\AUS\PROJECTS\1022073469d\Survey\Exhibits

PAGE 3 OF 5  
FILE ti3111.921  
REF. FIELD NOTE NO. 50699



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

WATER LINE EASEMENT SKETCH  
CITY OF AUSTIN  
0.124 AC. CS, 419 SQ. FT. I

MATCH LINE SHEET 1 3

EXHIBIT "A"

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GRAPHIC SCALE  
SCALE: 1" = 50'  
TRAVIS COUNTY, TEXAS



SANTIAGO DEL VALLE SURVEY  
ABSTRACT NO. 24

IH-35 CROW VARIES>  
CSJtt 0015-13-000  
MAP 575, JULY 1955

AMERICANA BUILDING, LP  
VOL. 12973, PG. 411  
RECORDED JULY 8, 1997  
R.P.R.LC.TX.  
LOT 3-A  
RESUBDIVISION OF LOT 3 OF THE  
LELA PARKINSON SUBDIVISION AND  
LOT 12, BLOCK 10 OF THE BELL VUE PARK  
VOL. 57, PG. 46  
P.R. LC. TX.  
TCAD 283745

P.O. R.  
MAG NAIL  
31 :S:2

EXISTING ROW

PARCEL  
3111.921 WLE,  
(0.124 ACRES>

10' ELECTRIC  
UTILITY EASEMENT  
VOL. 13097, PG. 266  
O. P.R. T. C. TX.

5' UTILITY EASEMENT  
VOL. 17, PG. 34  
P.R. T. C. TX.

PAUL CAMERON, TRUSTEE OF THE  
SCHULER FAMILY TRUST OF 1998  
DOCUMENT NO. 2002055238  
RECORDED MARCH 21, 2002  
O. P.R. T. C. TX.

LOT 1  
LELA PARKINSON SUBDIVISION  
VOL. 17, PG. 34  
P.R. T. C. TX.  
TCAD 283719

1221 INTERSTATE SOUTH, LP  
DOCUMENT NO. 2006009229  
RECORDED DECEMBER 1, 2005  
O. P.R. T. C. TX.  
LOT 2  
LELA PARKINSON SUBDIVISION  
VOL. 17, PG. 34  
P.R. T. C. TX.  
TCAD 283743

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FILE 1t3111.921  
REF. FIELD NOTE NO. 50699

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**SAI**

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

WATER LINE EASEMENT SKETCH  
CITY OF AUSTIN  
0.124 AC. (5,419 SQ. FT.)

EXHIBIT A"

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00011. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR.  
PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, FILE NO. CS20240024E, EFFECTIVE DATE: FEBRUARY 27, 2024, ISSUED: MARCH 8, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

LOT 1, LELA PARKINSON SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 17, PAGE 34 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS:

UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE EAST PROPERTY LINE, AS SHOWN BY THE PLAT RECORDED IN VOLUME 17, PAGE 34, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.

SEWER EASEMENT EXECUTED BY LELA PARKINSON AND GEO A. PARKINSON TO THE CITY OF AUSTIN, RECORDED IN VOLUME 536, PAGE 85, DEED RECORDS OF TRAVIS COUNTY, TEXAS. BLANKET EASEMENT, MAY AFFECT TRACT.

SANITARY SEWER EASEMENT EXECUTED BY TOM H. DAVIS, JACK C. EISENBERG AND W. RALPH CANADA, JR. TO THE CITY OF AUSTIN, RECORDED IN VOLUME 13097, PAGE 266, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.

3. THIS PLAT IS ACCOMPANIED BY AN EASEMENT DESCRIPTION OF EVEN DATE.

\* AREA CALCULATED BY SAM, LLC.

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



FILE: \sominc\AUS\PROJECTS\1022073469d\Survey\*Exhibits

*Mark A. Mercado*

MARK A. MERCADO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6350, STATE OF TEXAS

*April 5, 2024*  
DATE

**SAM**

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

WATER LINE EASEMENT SKETCH  
CITY OF AUSTIN  
0.124 AC. (5,419 SQ. FT.)

LEGEND

(!)	TXDOT TYPE II MONUMENT FOUND (AS NOTED)
6.	CALCULATED POINT
EB	MAG NAIL FOUND (AS NOTED)
P.O. B.	POINT OF BEGINNING
P. O. C.	POINT OF COMMENCING
N T. S.	NOT TO SCALE
P.R. T. C. TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O. P.R. T. C. TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
	PROPERTY LINE
	EXISTING EASEMENT
	DISTANCE NOT TO SCALE
	EASEMENT LIMITS

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N18° 21' 30" E	10.67'
L2	S87° 30' 55" W	15.02'
L3	N04° 32' 53" E	52.79'
L4	N07° 18' 35" W	56.97'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	09° 02' 52"	2,691.50'	425.02'	424.58'	S03° 49' 09" E
C2	06° 32' 21"	2,676.77'	305.50'	305.33'	N02° 32' 50" W

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FILE #3111.921  
REF. FIELD NOTE NO. 50699