

Page 1 of 5
July 30, 2024 EXHIBIT "A"

Austin Affordable Housing Authority
To
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION FOR PARCEL 3111.925 WLE

BEING A 0.0046 ACRE (200 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 LOTS 8, 9 AND 10, ELMHURST, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 214, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), CONVEYED TO AUSTIN AFFORDABLE HOUSING AUTHORITY, BY DEED FILED FOR RECORD ON FEBRUARY 28, 2002, RECORDED IN DOCUMENT NO. 2002038532 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 0.0046 (200 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS;

PART ONE – 0.0023 ACRES (100 SQUARE FEET)

COMMENCING at a 5/8" iron rod found on the existing southeast 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 574, dated August 1954, 160.70 feet left of Engineer's Centerline Station (E.C.S.) 3368+26.42, being the north corner of said portion of Lot 8, same being the west corner of the remainder of Lot 7 of said Elmhurst subdivision, conveyed to Southwest Housing Compliance Corporation, by deed filed for record on July 21, 2004, recorded in Document No. 2004139547, O.P.R.T.C.TX.;

THENCE, South 25°54'28" West along the existing southeast right-of-way line of said IH-35, being the northwest line of said portion of Lot 8, a distance of **36.97 feet** to a calculated point;

THENCE, South 64°05'32" East, departing the existing southeast right-of-way line of said IH-35, over and across said portion of Lot 8, a distance of **10.49 feet** to a calculated point (N=10,062,681.57, E=3,117,239.02) for the **POINT OF BEGINNING** and north corner of the tract described herein, from which a Texas Department of Transportation (TXDOT) Type II concrete monument found, bears North 24°45'26" East, a distance of 5.10 feet;

THENCE, continuing over and across said portion of Lot 8, the following four (4) courses and distances numbered 1-4;

- 1) **South 65°14'34" East**, a distance of **10.00 feet** to a calculated point for the east corner of the tract described herein,
- 2) **South 24°45'26" West**, a distance of **10.00 feet** to a calculated point for the south corner of the tract described herein,
- 3) **North 65°14'34" West**, a distance of **10.00 feet** to a calculated point for the west corner of the tract described herein, from which the north corner of the tract described herein as Part Two, bears South 24°45'26" West, a distance of 56.28 feet, and
- 4) **North 24°45'26" East**, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0023 acres (100 sq. ft.) of land.

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PART TWO – 0.0023 ACRES (100 SQUARE FEET)

COMMENCING at a 5/8" iron rod with a plastic cap stamped "MCGRAY & MCGRAY" found, on the existing southeast 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 574, dated August 1954, 155.50 feet left of Engineer's Centerline Station (E.C.S.) 3369+96.68, at the west corner of said portion of Lot 10, same being the north corner of the remainder of Lot 11 of said Elmhurst subdivision, conveyed to Five Angels, LLC, by deed filed for record on July 22, 2022, recorded in Document No. 2022126657, O.P.R.T.C.TX.;

THENCE, North 25°54'28" East with the existing southeast right-of-way line of said IH-35, being the northwest line of said portions of Lot 10 and Lot 9, a distance of **66.71 feet** to a calculated point;

THENCE, South 64°05'32" East, departing the existing southeast right-of-way line of said IH-35, over and across said portion of Lot 9, a distance of **12.03 feet** to a calculated point (N=10,062,612.30, E=3,117,207.08) for the **POINT OF BEGINNING** and west corner of the tract described herein;

THENCE, continuing over and across said portion of Lot 9, the following four (4) courses and distances numbered 1-4;

- 1) **North 24°45'26" East**, a distance of **10.00 feet** to a calculated point, for the north corner of the tract described herein,
- 2) **South 65°14'34" East**, a distance of **10.00 feet** to a calculated point, for the east corner of the tract described herein,
- 3) **South 24°45'26" West**, a distance of **10.00 feet** to a calculated point, for the south corner of the tract described herein, and

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4) **North 65°14'34" West**, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0023 acres (100 sq. ft.) of land, comprising a total of 0.0046 acres (200 sq. ft.) of land in total when combined with Part One.

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

USA Mercado July 30, 2024

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

FIELD NOTES REVIEWED
BY: John D. [Signature] DATE: 07/31/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



EXHIBIT "A"

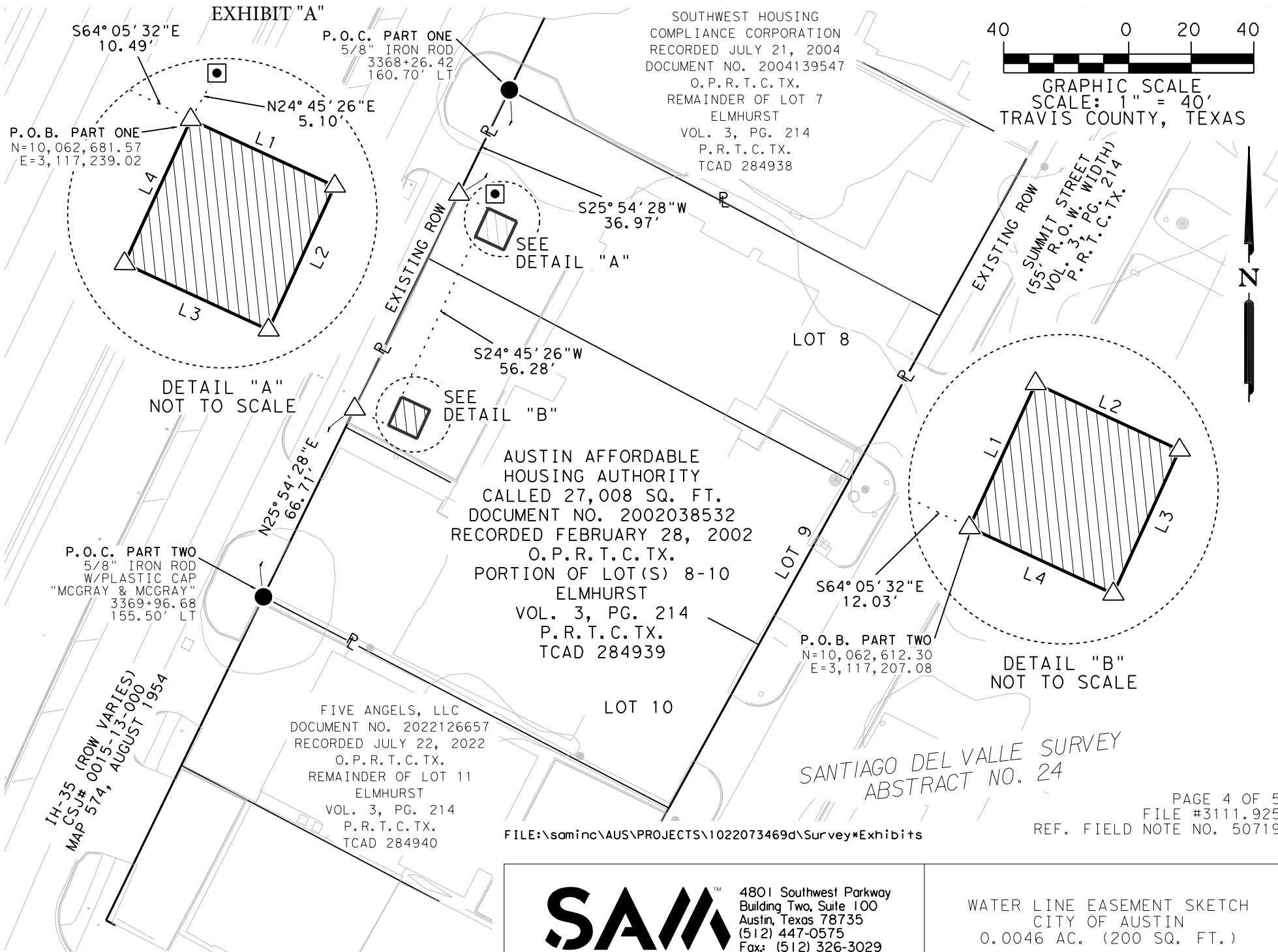


EXHIBIT "A"

LEGEND

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. CS202400241, EFFECTIVE DATE: FEBRUARY 27, 2024, ISSUED: MARCH 8, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

BEING A PORTION OF LOT(S) 8-10, ELMHURST, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE(S) 214, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN ON EXHIBIT A ATTACHED HERETO.

EASEMENTS:

5 FOOT PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE AS SET OUT IN VOLUME 3, PAGE 214, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

OTHER EXCEPTIONS:

LEASE AGREEMENT BETWEEN THE SCHULER FAMILY TRUST OF 1998 ABD TIME INSURANCE AGENCY, INC., AS EVIDENCED IN VOLUME 13270, PAGE 2978, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

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

* AREA CALCULATED BY SAM, LLC.



TXDOT TYPE II CONCRETE MONUMENT FOUND (AS NOTED)



IRON ROD FOUND (AS NOTED)



CALCULATED POINT

P.O.B.

POINT OF BEGINNING

P.O.C.

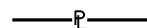
POINT OF COMMENCING

O.P.R.T.C.TX.

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

P.R.T.C.TX.

PLAT RECORDS OF TRAVIS COUNTY, TEXAS



PROPERTY LINE



EASEMENT LIMITS

LINE TABLE (PART ONE)

LINE NO.	BEARING	DISTANCE
L1	S65° 14' 34" E	10.00'
L2	S24° 45' 26" W	10.00'
L3	N65° 14' 34" W	10.00'
L4	N24° 45' 26" E	10.00'

LINE TABLE (PART TWO)

LINE NO.	BEARING	DISTANCE
L1	N24° 45' 26" E	10.00'
L2	S65° 14' 34" E	10.00'
L3	S24° 45' 26" W	10.00'
L4	N65° 14' 34" W	10.00'

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:\saminc\AUS\PROJECTS\1022073469d\Survey*Exhibits

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FILE #3111.925
REF. FIELD NOTE NO. 50719

Mark A. Mercado

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

July 30, 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
0.0046 AC. (200 SQ. FT.)