

Page 1 of 5
May 6, 2024

EXHIBIT "A"

PB Fountain Park Plaza, Ltd.
To
The City of Austin
(Water and Wastewater Line Easement)

LEGAL DESCRIPTION FOR PARCELS 3111.940 WLE AND WE

BEING 0.0091 ACRE (395 SQUARE FEET) OF ONE ACRE OF LAND, OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF PARK PLAZA II, A SUBDIVISION OF RECORD IN VOLUME 73, PAGE 74 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), AND CONVEYED TO PB FOUNTAIN PARK PLAZA, LTD., BY DEED FILED FOR RECORD ON JUNE 12, 2019, RECORDED IN DOCUMENT NO. 2019085541 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.), SAID 0.0091 ACRE (395 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS;

PART ONE – 0.0006 ACRES (25 SQUARE FEET)

COMMENCING at a 1/2" iron rod found at the intersection of the existing northwest right-of-way line of IH-35 with the existing northeast right-of-way line of St. Edwards Drive, a 60 foot wide right-of-way depicted in Volume 65, Page 78, P.R.T.C.TX., 174.58 feet right of Engineer's Centerline Station (E.C.S.) 3429+98.63, being at a point of curvature on the southeast line of said Park Plaza II;

THENCE, North 25°55'51" East, along the existing northwest right-of-way line of said IH-35, same being the southeast line of said Park Plaza II, a distance of **322.45 feet** to a calculated point;

THENCE, North 64°04'09" West, departing the existing northwest right-of-way line of said IH-35, over and across said Park Plaza II, a distance of **7.39 feet** to a calculated point (Surface Coordinates: N=10,057,595.15, E=3,114,385.23) for the **POINT OF BEGINNING** and south corner of the tract described herein;

THENCE, continuing over and across said Park Plaza II, the following four (4) courses and distances numbered 1-4;

- 1) **North 64°04'15" West**, a distance of **5.00 feet** to a calculated point, for the west corner of the tract described herein, from which a 1/2" iron rod found on the southwest line of said Park Plaza II, being the northwest right-of-way line of said St. Edwards Drive bears South 26°24'28" West, a distance of 337.53 feet,
- 2) **North 25°55'45" East**, a distance of **5.00 feet** to a calculated point, for the north corner of the tract described herein,
- 3) **South 64°04'15" East**, a distance of **5.00 feet** to a calculated point, for the east corner of the tract described herein, and
- 4) **South 25°55'45" West**, a distance of **5.00 feet** to a calculated point, for the **POINT OF BEGINNING**, and containing 0.0006 acres (25 sq. ft.) of land.

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Page 2 of 5
May 6, 2024

EXHIBIT "A"

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PART TWO – 0.0085 ACRES (370 SQUARE FEET)

COMMENCING at a 1/2" iron rod found on the existing northeast right-of-way line of St. Edwards Drive, a 60 foot wide right-of-way depicted in Volume 65, Page 78, P.R.T.C.TX., 189.99 feet right of Engineer's Centerline Station (E.C.S.) 3430+13.69, being the southwest line of said Park Plaza II;

THENCE, North 24°16'03" East, departing the existing northeast right-of-way line of said St. Edwards Drive, over and across said Park Plaza II, a distance of **75.21 feet** to a calculated point (Surface Coordinates: N=10,057,363.59, E=3,114,261.53) for the **POINT OF BEGINNING** and west corner of the tract described herein;

THENCE, continuing over and across said Park Plaza II, the following four (4) courses and distances numbered 1-4;

- 1) **North 25°55'45" East**, a distance of **37.00 feet** to a calculated point, for the north corner of the tract described herein;
- 2) **South 64°04'11" East**, a distance of **10.00 feet** to a calculated point, for the east corner of the tract described herein,
- 3) **South 25°55'45" West**, a distance of **37.00 feet** to a calculated point, for the south corner of the tract described herein, from which said 1/2" iron rod at the intersection of the existing northwest right-of-way line of said IH-35 with the existing northeast right-of-way line of said St. Edwards Drive, being at a point of curvature on the southeast line of said Park Plaza II bears South 18°44'01" West, a distance of 60.59 feet, and
- 4) **North 64°04'11" West**, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0085 acres (370 sq. ft.) of land, comprising a total of 0.0091 acres (395 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



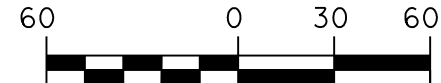
Mark A. Mercado *May 6, 2024*

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

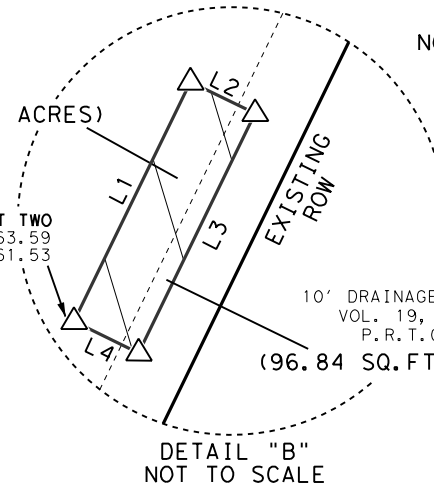
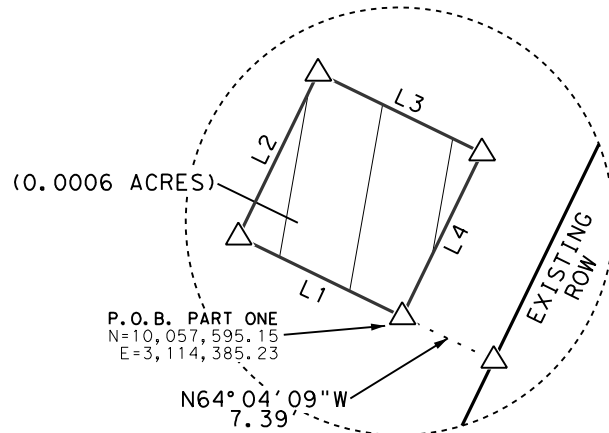
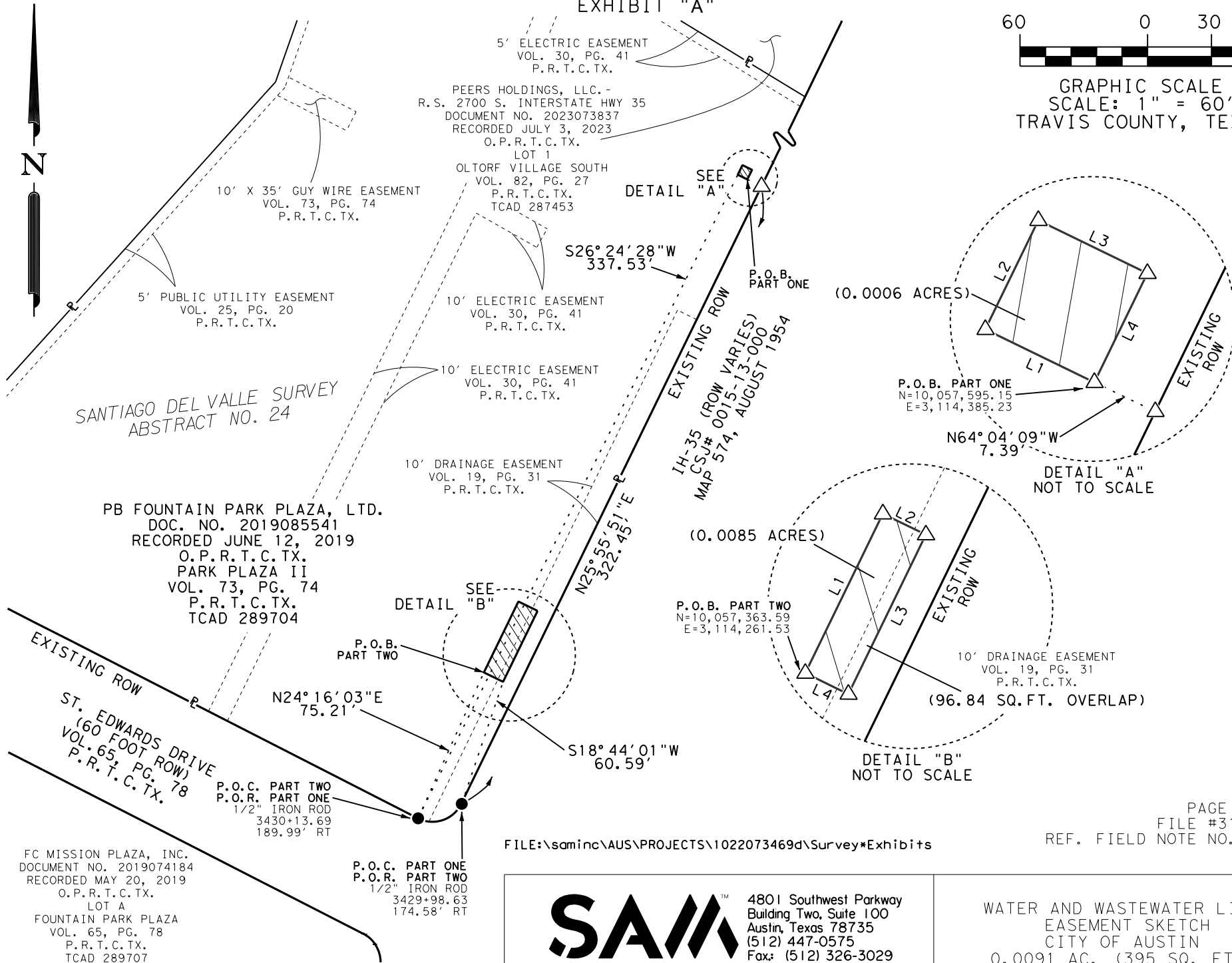
FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 05/14/24

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"



GRAPHIC SCALE
SCALE: 1" = 60'
TRAVIS COUNTY, TEXAS



DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

PAGE 3 OF 5
FILE #3111.940
REF. FIELD NOTE NO. 50716

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

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

WATER AND WASTEWATER LINE
EASEMENT SKETCH
CITY OF AUSTIN
0.0091 AC. (395 SQ. FT.)

FC MISSION PLAZA, INC.
DOCUMENT NO. 2019074184
RECORDED MAY 20, 2019
O.P.R.T.C.TX.
LOT A
FOUNTAIN PARK PLAZA
VOL. 65, PG. 78
P.R.T.C.TX.
TCAD 289707

PB FOUNTAIN PARK PLAZA, LTD.
DOC. NO. 2019085541
RECORDED JUNE 12, 2019
O.P.R.T.C.TX.
PARK PLAZA II
VOL. 73, PG. 74
P.R.T.C.TX.
TCAD 289704

PEERS HOLDINGS, LLC.-
R.S. 2700 S. INTERSTATE HWY 35
DOCUMENT NO. 2023073837
RECORDED JULY 3, 2023
O.P.R.T.C.TX.
LOT 1
OLTORF VILLAGE SOUTH
VOL. 82, PG. 27
P.R.T.C.TX.
TCAD 287453

10' X 35' GUY WIRE EASEMENT
VOL. 73, PG. 74
P.R.T.C.TX.

5' PUBLIC UTILITY EASEMENT
VOL. 25, PG. 20
P.R.T.C.TX.

10' ELECTRIC EASEMENT
VOL. 30, PG. 41
P.R.T.C.TX.

10' ELECTRIC EASEMENT
VOL. 30, PG. 41
P.R.T.C.TX.

10' DRAINAGE EASEMENT
VOL. 19, PG. 31
P.R.T.C.TX.

N24°16'03"E
75.21'

N25°55'51"E
322.45'

S18°44'01"W
60.59'

P.O.C. PART ONE
P.O.R. PART TWO
1/2" IRON ROD
3429+98.63
174.58' RT

P.O.C. PART TWO
P.O.R. PART ONE
1/2" IRON ROD
3430+13.69
189.99' RT

EXISTING ROW
ST. EDWARDS DRIVE
(60 FOOT ROW)
VOL. 65, PG. 78
P.R.T.C.TX.

EXHIBIT "A"

LEGEND

- IRON ROD OR PIPE FOUND (AS NOTED)
- △ CALCULATED POINT
- 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
- P— PROPERTY LINE
- - - - - EXISTING EASEMENT
- ===== EASEMENT LIMITS

LINE TABLE (PART ONE)

LINE NO.	BEARING	DISTANCE
L1	N64° 04' 15"W	5.00'
L2	N25° 55' 45"E	5.00'
L3	S64° 04' 15"E	5.00'
L4	S25° 55' 45"W	5.00'

LINE TABLE (PART TWO)

LINE NO.	BEARING	DISTANCE
L1	N25° 55' 45"E	37.00'
L2	S64° 04' 11"E	10.00'
L3	S25° 55' 45"W	37.00'
L4	N64° 04' 11"W	10.00'

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. CS20240024R, EFFECTIVE DATE: MARCH 1, 2024, ISSUED: MARCH 13, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

PARK PLAZA II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73, PAGE 74, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS:

PUBLIC UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE NORTHWEST AND NORTHEAST PROPERTY LINES, AS SHOWN BY THE PLATS RECORDED IN VOLUME 19, PAGE 31, VOLUME 25, PAGE 20, VOLUME 30, PAGE 41 AND VOLUME 73, PAGE 74 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.



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WATER AND WASTEWATER LINE
 EASEMENT SKETCH
 CITY OF AUSTIN
 0.0091 AC. (395 SQ. FT.)

EXHIBIT "A"

EASEMENTS (CONTINUED):

DRAINAGE EASEMENT 10 FEET IN WIDTH ALONG THE WESTERLY OF THE SOUTHEAST PROPERTY LINE, AS SHOWN BY THE PLATS RECORDED IN VOLUME 19, PAGE 31, VOLUME 25, PAGE 20, VOLUME 30, PAGE 41 AND VOLUME 73, PAGE 74 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

GUY EASEMENT 10 FEET BY 35 FEET EXTENDING INTO THE PROPERTY FROM THE CENTER OF THE NORTHWEST PROPERTY LINE, AS SHOWN BY THE PLATS RECORDED IN VOLUME 19, PAGE 31, VOLUME 25, PAGE 20, VOLUME 30, PAGE 41 AND VOLUME 73, PAGE 74 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.

ELECTRIC EASEMENT 10 FEET IN WIDTH CROSSING THE CENTRAL PORTION OF THE PROPERTY, AS SHOWN BY THE PLATS RECORDED IN VOLUME 19, PAGE 31, VOLUME 25, PAGE 20 AND VOLUME 30, PAGE 41 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.

ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT 5 FEET IN WIDTH GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JANUARY 20, 1970, RECORDED IN VOLUME 3871, PAGE 2250 OF THE DEED RECORDS, AS SHOWN BY THE PLAT RECORDED IN VOLUME 73, PAGE 74 OF THE PLAT RECORDS, BOTH OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENTS 5, 8 AND 10 FEET IN WIDTH GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED APRIL 19, 1976, RECORDED IN VOLUME 5468, PAGE 848 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT 7.5 FEET IN WIDTH GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED APRIL 3, 1980, RECORDED IN VOLUME 6997, PAGE 943 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT

OTHER EXCEPTIONS:

NOTE: THERE IS A LAWSUIT PENDING UNDER CAUSE NO. G23006358 FILED SEPTEMBER 21, 2023 IN A JUDICIAL DISTRICT COURT OF TRAVIS COUNTY, TEXAS, STYLED "PB FOUNTAIN PARK PLAZA LTD. VS. TRAVIS CENTRAL APPRAISAL DISTRICT", IN WHICH PLAINTIFF IS SEEKING A REAPPRAISAL OF THE SUBJECT PROPERTY'S VALUE. PROCEEDINGS ARE PENDING UNDER CAUSE NO. G23006781 IN A JUDICIAL DISTRICT COURT OF TRAVIS COUNTY, TEXAS, STYLED, "PB FOUNTAIN PARK PLAZA, LTD. VS. TX LOAD UP, LLC". SAID SUIT DOES NOT AFFECT TITLE TO THE SUBJECT PROPERTY AT THIS TIME; HOWEVER, STATUS WILL BE CHECKED FOR JUDGMENT ENTERED PRIOR TO CLOSING OF THE PROPOSED TRANSACTION AND POSSIBLE ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS.

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

PAGE 5 OF 5
FILE #3111.940
REF. FIELD NOTE NO. 50716

MA Mercado

May 6, 2024

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

DATE



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Building Two, Suite 100
Austin, Texas 78735
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