

Page 1 of 4  
April 12, 2024

# Exhibit A

Capsat Nevada, LLC & BBC Mondo, LLC  
To  
The City of Austin  
(Water Line Easement)

## LEGAL DESCRIPTION FOR PARCEL 3111.931 WLE

BEING 0.0023 (100 SQUARE FEET) OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, HARPER'S CREEK, A SUBDIVISION OF RECORD IN VOLUME 80, PAGE 310 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), CONVEYED TO CAPSAT NEVADA, LLC & BBC MONDO, LLC, BY DEED FILED FOR RECORD ON NOVEMBER 20, 2020, RECORDED IN DOCUMENT NO. 2020225759 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 0.0023 ACRE (100 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

**COMMENCING** at a calculated point on the existing southeast right-of-way line of 35 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, 251.64 feet left of Engineer's Centerline Station (E.C.S.) 3403+00.78, for the west corner of said Lot 1, Harper's Creek, being the north corner of the remaining portion of Lot 1, Grey & Becker Addition, a subdivision of record in Volume 46, Page 91, P.R.T.C.TX., conveyed to HoustonAustin Investments, LLC, by deed filed for record on February 14, 2006, recorded in Document No. 2006026164, O.P.R.T.C.TX., from which a 5/8" iron rod found within the remaining portion of said Lot 1, bears South 64° 58'09" East, a distance of 0.67 feet;

**THENCE, North 15° 24'41" East**, with the existing southeast right-of-way line of said IH-35, being the northwest line of said Lot 1, Harper's Creek, a distance of **80.77 feet** to a calculated point (Surface Coordinates: N=10,059,619.51, E=3,115,835.64), for the **POINT OF BEGINNING**, and west corner of the tract described herein;

**THENCE, North 15° 24'41" East**, continuing with the existing southeast right-of-way line of said IH-35, being the northwest line of said Lot 1, Harper's Creek, a distance of **10.00 feet** to a calculated point, for the north corner of the tract described herein;

**THENCE**, departing the existing southeast right-of-way line of said IH-35, over and across said Lot 1 of Harper's Creek, the following three (3) courses and distances numbered 1-3;

- 1) **South 74° 35'19" East**, a distance of **10.00 feet** to a calculated point, for the east corner of the tract described herein, from which a 5/8" iron rod with an aluminum cap stamped "TXDOT" found on the existing southeast right-of-way line of said IH-35, 142.69 feet left of Engineer's Centerline Station (E.C.S.) 3393+32.67, at the north corner of the Mince Subdivision, of record in Volume 60, Page 47, P.R.T.C.TX., conveyed to Southgate Austin 135 Office Partners LLC, by deed filed for record on November 22, 2023, recorded in Document No. 2023132013, O.P.R.T.C.TX., same being the west corner of Lot 1, South Cliff Addition, a subdivision of record on Volume 79, Page 394, P.R.T.C.TX., conveyed to Austin 135 Partners Ltd. Co., by deed filed for record on May 26, 2022, recorded in Document No. 2022095355, O.P.R.T.C.TX., bears North 19° 47'30" East, a distance of 882.03 feet;
- 2) **South 15° 24'41" West**, a distance of **10.00 feet** to a calculated point, for the south corner of the tract described herein,

**THIS SPACE INTENTIONALLY LEFT BLANK**

Page 2 of 4  
April 12, 2024

## Exhibit-2: \_

Capsat Nevada, LLC & BBC Mondo, LLC  
To  
The City of Austin  
(Water Line Easement)

- 3) **North 74° 35' 19" West**, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0023 acres (100 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

*GtUJ* April 1 2021

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

FILED NOTES REVIEWED  
lwc:HJ:2bd ee TI: 05115124  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



EXHIBIT " "

50 0 25 50

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

P.O.R.  
5/8" IRON ROD  
W/ALUMINUM CAP  
"TXDOT"  
3393+32.67  
142.69' LT

AUSTIN I-35 OFFICE PARTNERS LTD. CO.  
DOCUMENT NO. 2022095355  
RECORDED MAY 26, 2022  
O. P.R. T. C. TX.  
LOT 1  
SOUTH CLIFF ADDITION  
VOL. 79, PG. 394  
P.R. T. C. TX.  
TCAD 285894

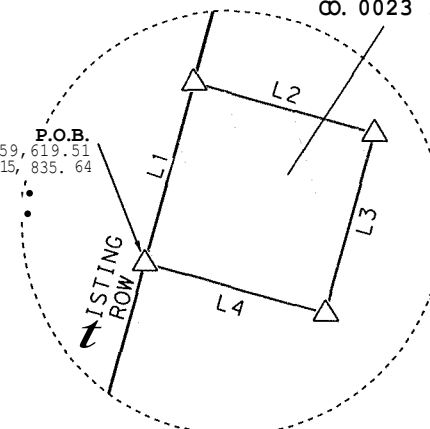
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N15° 24' 41"E	10.00'
L2	S74° 35' 19"E	10.00'
L3	S15° 24' 41"W	10.00'
L4	N74° 35' 19"W	10.00'

SOUTHGATE AUSTIN I-35 OFFICE PARTNERS LLC  
DOCUMENT NO. 2023132013  
RECORDED NOVEMBER 22, 2023  
O.P.R. T.C. TX.  
MINCE SUBDIVISION  
VOL. 60, PG. 47  
P.R. T. C. TX.  
TCAD 285895

P.O.B.  
N=10,059,619.51  
E=3,115,835.64

PARCEL 3111.931  
CO. 0023 ACRES>



DETAIL "A"  
NOT TO SCALE

IH-35 CROW VARIES>  
CSJu 0015-13-000  
MAP 574, AUGUST 1954

SHURGARD TEXAS LIMITED PARTNERSHIP  
DOCUMENT NO. 2003162858  
RECORDED JULY 16, 2003  
O. P.R. T. C. TX.  
LOT 1  
JACK ANDREWARTHA ADDITION  
VOL. 87, PG. 178C  
P.R. T. C. TX.  
TCAD 285943

882.03'

N19°47'30"E

PARCEL 3111.931  
CO. 0023 ACRES)

EXISTING ROW

P. O. B.

HOUSTON AUSTIN INVESTMENTS, LLC  
DOCUMENT NO. 2006026164  
RECORDED FEBRUARY 14, 2006  
O.P.R. T.C. TX.  
REMAINING PORTION OF LOT 1  
GREY & BECKER ADDITION  
VOL. 46, PG. 91  
P.R. T. C. TX.  
TCAD 285949

SEE  
DETAIL "A"

5' P.U.E.  
VOL. 80, PG. 310  
P.R. T. C. TX.

25' BUILDING LINE  
VOL. 80, PAGE 310  
P.R. T. C. TX.

1

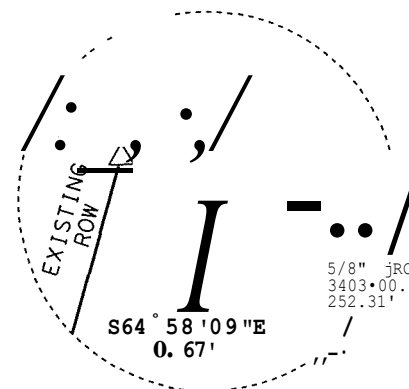
50' ACCESS EASEMENT  
VOL. 5231, PG. 263  
D.R. T. C. TX.

10' P.U.E.  
VOL. 80, PG. 310  
P.R. T. C. TX.

P.O.C.  
CALCULATED POINT  
3103+00.78  
251.64' LT

SEE  
DETAIL "B"

CAPSAT NEVADA, LLC  
&  
BBC MONDO, LLC  
DOCUMENT NO. 2020225759  
RECORDED NOVEMBER 20, 2020  
O. P.R. T. C. TX.  
LOT 1  
HARPER'S CREEK  
VOL. 80, PG. 310  
P.R. T. C. TX.  
TCAD 285953



DETAIL "B"  
NOT TO SCALE

5/8" IRON ROD  
3403+00. n  
252.31' LT

S64° 58' 09"E  
0.67'

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

PAGE 3 OF 4  
FILE t3111.931  
REF. FIELD NOTE NO. 50926

SA \\\ i: n a y  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Tncs tm Registration No 1006300

WATER LINE EASEMENT SKETCH  
CITY OF AUSTIN  
0.0023AC. (100SO. FT.)

NOTES:

EXHIBIT " "

LEGEND

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 AND EASEMENT CERTIFICATE, FROM CENTRAL TEJAS RESEARCH, ISSUED AND EFFECTIVE DATE: MARCH 20, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

LOT 1, HARPERS CREEK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 80, PAGES 310-311, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS:

ALL PER THE PLAT IN VOL. 80, PAGES 310-311 OF THE MAP OR PLAT RECORDS OF TRAVIS COUNTY. MAY AFFECT.

SUBJECT TO THE PLATS FILED IN VOL. 46 P. 91 AND VOL. 72 P. 26 OF THE MAP OR PLAT RECORDS OF TRAVIS COUNTY. MAY AFFECT.


VOL. 4423 P. 1383 RESTRICTIONS FILED AND RECORDED 10/09/1972 AND CORRECTION IN VOL. 7259 P 309 FILED AND RECORDED 01/24/1981 ALL OF THE DEED RECORDS. BLANKET EASEMENT, MAY AFFECT.

VOL. 1917 P. 349 EASEMENT GRANTED TO THE CITY OF AUSTIN FILED AND RECORDED 05/13/1958 OF THE DEED RECORDS. DOES NOT AFFECT.

VOL. 5231 P. 256 SURFACE WATER FLOW EASEMENT AGREEMENT FILED AND RECORDED 06/16/1975 OF THE DEED RECORDS. DOES NOT AFFECT.

VOL. 5231 P. 260 FOOTINGS EASEMENT A FOUR FOOT ADJACENT TO THE NORTH AND EAST PROPERTY LINE FILED AND RECORDED 07/16/1975 OF THE DEED RECORDS. DOES NOT AFFECT.

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.

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

11/12/2021  
DATE

Sai

Surveyor  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
The Official Seal of the State of Texas, 1006-4300

WATER LINE EASEMENT SKETCH  
CITY OF AUSTIN  
0.0023 AC. (100 SQ. FT.)

•	IRON ROD FOUND CAS NOTED>
///	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
O.P.R. T.C. TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R. T.C. TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
--f--	PROPERTY LINE
-----	EXISTING EASEMENT
=====	EASEMENT LIMITS

EASEMENTS (CONTINUED>:

VOL. 5231 P. 263 ACCESS EASEMENT GRANTED TO THE OWNER FOR INGRESS AND EGRESS FILED AND RECORDED 06/16/1975 OF THE DEED RECORDS. DOES NOT AFFECT, AS SHOWN.

VOL. 7382 P. 391 VACATION OF A PORTION OF SUBDIVISION PLAT IN VOL. 72 P. 26 OF THE PLAT RECORDS FILED AND RECORDED 04/16/1981 OF THE DEED RECORDS. DOES NOT AFFECT.

VOL. 7703 P. 286 TEMPORARY ELECTRICAL EASEMENT GRANTED TO THE CITY OF AUSTIN FILED AND RECORDED 03/12/1982 OF THE DEED RECORDS. DOES NOT AFFECT.

DOC. NO. 2020225762 MEMORANDUM OF TENANTS IN COMMON AGREEMENT BY AND BETWEEN BBC MONDO LLC, CAPSAT NEVADA LLC, AND CAPITAL INVESTMENT NETWORK INC., FILED AND RECORDED 11/20/2020 OF THE OFFICIAL PUBLIC RECORDS. DOES NOT AFFECT.

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

\* AREA CALCULATED BY SAM, LLC.



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

PAGE 4 OF 4  
FILE ti:311.931  
REF. FIELD NOTE NO. 50926

Exhibit A