

# Exhibit A

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April 26, 2024

Peers Holdings, LLC. - R.S. 2620 South IH 35  
To  
The City of Austin  
(Water Line/Wastewater Line Easement)

## LEGAL DESCRIPTION FOR PARCEL 3111.937 WLEWE

BEING 0.0046 (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 LOT 3C, RESUBDIVISION OF LOTS A & B, OLTORF VILLAGE SEC. 2 AND LOT 1, OLTORF VILLAGE SEC. 1, A SUBDIVISION OF RECORD IN VOLUME 25, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.); SAID LOT 3C CONVEYED TO PEERS HOLDINGS, LLC.-R.S. 2620 SOUTH H 35, BY DEED FILED FOR RECORD ON JULY 3, 2023, RECORDED IN DOCUMENT NO. 2023073493 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 BY METES AND BOUNDS AS FOLLOWS;

**COMMENCING** at a 5/8" iron rod with an aluminum cap stamped "TXDOT PROPERTY CORNER" found, 182.25 feet right of Engineer's Centerline Station (E.C.S.) 3419+89.79, on the northeast line of Lot 4C of said Resubdivision of Lots A & B, Oltorf Village Sec. 2 and Lot 1, Oltorf Village Sec. 1, conveyed to Richard Berkowitz MD, PLLC, by deed filed for record on March 3, 2009, recorded in Document No. 2009032898, O.P.R.T.C.TX., being the southwest line of Lot C, Oltorf Venture Addition, a subdivision of record in Volume 81, Page 336, P.R.T.C.TX., conveyed to Dakota 2550 Venture, LLC, by deed filed for record on July 7, 2015, recorded in Document No. 2015106456, O.P.R.T.C.TX.;

**THENCE, South 25° 55'45" West**, departing the southwest line of said Lot C, over and across said Lot 4C, a distance of **199.86 feet** to a 5/8" iron rod with an aluminum cap stamped "TXDOT PROPERTY CORNER" found (Surface Coordinates: N=10,058,032.73, E=3,114,597.98) on the northeast line of said Lot 3C, same being the southwest line of said Lot 4C, for the **POINT OF BEGINNING** and east corner of the tract described herein;

**THENCE**, departing the southwest line of said Lot 4C, over and across said Lot 3C, the following five (5) courses and distances numbered 1-5;

- 1) **South 25° 55'45" West**, a distance of **22.50 feet** to a calculated point for the south corner of the tract described herein, from which a 1/2" iron rod found on the existing northwest right-of-way line 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, 174.80 feet right of Engineer's Centerline Station (E.C.S.) 3422+77.83, at the south corner of said Lot 3C, being the east corner of Lot 1, Oltorf Village South, a subdivision of record in Volume 82, Page 27, P.R.T.C.TX., conveyed to Peers Holdings, LLC-R.S. 2700 S. Interstate Hwy 35, by deed filed for record on July 3, 2023, recorded in Document No. 2023073837, O.P.R.T.C.TX., bears South 19° 29'25" West, a distance of 66.13 feet,
- 2) **North 64° 04'15" West**, a distance of **5.00 feet** to a calculated point, for an angle point,
- 3) **North 25° 55'45" East**, a distance of **5.00 feet** to a calculated point, for an angle point,
- 4) **North 64° 04'15" West**, a distance of **5.00 feet** to a calculated point, for the west corner of the easement tract described herein,
- 5) **North 25° 55'45" East**, a distance of **17.52 feet** to a calculated point in the southwest line of said Lot 4C, being the northeast line of said Lot 3C, for the north corner of the easement tract described herein;

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April 26, 2024

Peers Holdings, LLC. - R.S. 2620 South IH 35  
To  
The City of Austin  
(Water Line/Wastewater Line Easement)

**THENCE, South 63° 58' 55" East**, along the southwest line of said Lot 4C, being the northeast line of said Lot 3C, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0046 acres (200 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

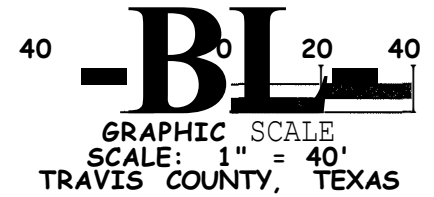
*MA Mercado April 26, 2024*

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

FJETES REVIEWED  
x T?bd n;c 05115124

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT





DAKOTA 2550 VENTURE, LLC  
 DOC. NO. 2015106456  
 RECORDED JULY 7, 2015  
 O. P.R. T. C. TX.  
 LOT C  
 OLTORF VENTURE ADDITION  
 VOL. 81, PG. 336  
 P.R. T. C. TX.  
 !CAO 287456

RICHARD BERKOWITZ MD, PLLC  
 DOCUMENT NO. 2009032898  
 RECORDED MARCH 3, 2009  
 O. P.R. T. C. TX.  
 LOT 4C  
 RESUBDIVISION OF LOTS A & B,  
 OLTORF VILLAGE SEC. 2 ANO LOT 1  
 OLTORF VILLAGE SEC. 1  
 VOL. 25, PG. 20  
 P.R. T. C. TX.  
 TCAD 287450

P.O. C.  
 5/8" IRON ROD W/ALUMINUM CAP  
 "TXDOT PROPERTY CORNER"  
 31119+89.79  
 182.25' RT

SANTIAGO DEL VALLE SURVEY  
 ABSTRACT NO. 24

S25° 55' 15"W  
 199.86'

P.O. B.  
 N=10,058,032.73  
 E=3,114,597.98

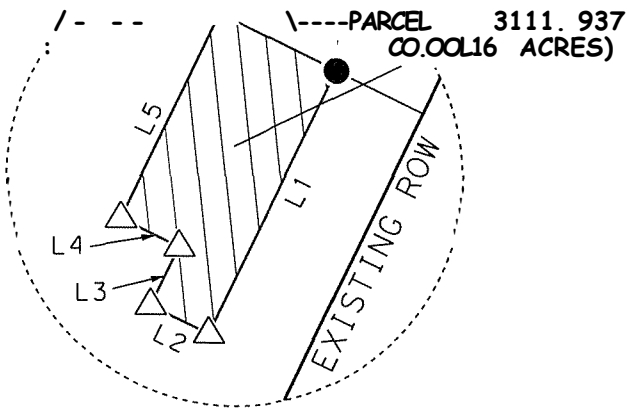
P.O. B  
 5/8" IRON ROD W/ALUMINUM CAP  
 "TXDOT PROPERTY CORNER"

IH-35 (ROW VARIES)  
 CSJ# 0015-13-000  
 MAP 574, AUGUST 1954

5' P.U.E.  
 VOL. 25, PG. 20  
 P.R. T. C. TX.

5' ELECTRIC EASEMENT  
 VOL. 3945, PG. 960  
 D.R. T. C. TX.

PEERS HOLDINGS, LLC  
 -R.S. 2620 SOUTH IH 35  
 DOCUMENT NO. 2023073493  
 RECORDED JULY 3, 2023  
 O. P.R. T. C. TX.  
 LOT 3C  
 RESUBDIVISION OF LOTS A & B,  
 OLTORF VILLAGE SEC. 2 AND LOT 1  
 OLTORF VILLAGE SEC. 1  
 VOL. 25, PG. 20  
 P.R. T. C. TX.  
 TCAD 287451



PEERS HOLDINGS, LLC  
 -R. S. 2700 S. INTERSTATE HWY 35  
 DOCUMENT NO. 2023073837  
 RECORDED JULY 3, 2023  
 O. P.R. T. C. TX.

S19° 29' 25"W  
 66.13'

LOT I  
 OLTORF VILLAGE SOUTH  
 VOL. 82, PG. 27  
 P.R.T.C.T.  
 TCAO 287453

1/2" IRON ROD  
 3422+77.83  
 174.80' RT

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

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 EASEMENT 29 - FILE it3111.937  
 REF. FIELD NOTE NO. 50772

SA 1  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax: (512) 326-3029  
 This is a Registered Map No. 105-630

WATER AND WASTEWATER LINE  
 EASEMENT SKETCH  
 CITY OF AUSTIN  
 0.0046 AC. (200 SQ. FT.)



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. CS202400240, EFFECTIVE DATE: MARCH 1, 2024, ISSUED: MARCH 12, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

LOT 3C, RESUBDIVISION OF LOTS A AND B, OLTORF VILLAGE SECTION 2 AND LOT 1, OLTORF VILLAGE SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 25, PAGE 20, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS:

PUBLIC UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE REAR PROPERTY LINE, AS SHOWN BY THE PLAT RECORDED IN VOLUME 29, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, AS SHOWN.

ELECTRIC EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED AUGUST 27, 1970, RECORDED IN VOLUME 3945, PAGE 960 OF THE DEED 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*

*4/26, 2021*

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

DATE

**Sai** : / :tfio ay  
 Austin, Texas 78735  
 (512) 447-0575  
 Fx.: (512) 326-3029  
 Texas Firm Attestation No. 10064300

WATER AND WASTEWATER LINE  
 EASEMENT SKETCH  
 CITY OF AUSTIN  
 0.0046 AC. (200 SQ. FT. 1

- IRON ROD FOUND (AS NOTED)
- L: 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
- - f - - PROPERTY LINE
- EXISTING EASEMENT
- EASEMENT LIMITS

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S25° 55' 45"W	22.50'
L2	N64° 04' 15"W	5.00'
L3	N25° 55' 45"E	5.00'
L4	N64° 04' 15"W	5.00'
L5	N25° 55' 45"E	17.52'
L6	S63° 58' 55"E	10.00'

Exhibit A