

EXHIBIT "A"

Page 1 of 5  
May 13, 2024

Regency Office Center, LP  
To  
The City of Austin  
(Water Line Easement)

**LEGAL DESCRIPTION FOR PARCEL 3111.918 WLE**

BEING 0.0075 (325 SQ. FT.) OF ONE ACRE OF LAND, MORE OR LESS, COMPRISED OF THREE PARTS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE TRACT CONVEYED TO REGENCY OFFICE CENTER, LP, BY DEED FILED FOR RECORD ON MARCH 12, 1998, RECORDED IN VOLUME 13141, PAGE 2328 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (R.P.R.T.C.TX.), AND DESCRIBED AS LOT 1 OF THE INSURANCE ADDITION, IN VOLUME 17, PAGE 82 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID 0.0075 (325 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**PART ONE**

**COMMENCING** at a Texas Department of Transportation (TXDOT) Type II monument in concrete found at the intersection of 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 575, dated July 1955, and the existing southwest right-of-way line of Algarita Avenue, a 50 foot wide right-of-way, described in Volume 17, Page 82, P.R.T.C.TX., 192.87 feet right of Engineer's Centerline Station (E.C.S.) 3649+03.26, on the northeast line of said Lot 1;

**THENCE, South 24°55'35" West**, over and across said Lot 1, a distance of **5.00 feet** to a calculated point (Surface Coordinates: N=10,060,493.98, E=3,115,791.33) for the east corner and **POINT OF BEGINNING** of the easement tract described herein;

**THENCE**, over and across said Lot 1, the following four (4) courses and distances numbered 1-4;

- 1) **South 26°14'51" West**, a distance of **20.00 feet** to a calculated point, for the south corner of the easement tract described herein;
- 2) **North 63°45'09" West**, a distance of **10.00 feet** to a calculated point, for the west corner of the easement tract described herein, from which the north corner of the easement tract described as Part Two within this instrument, bears South 23°43'49" West, a distance of 184.16 feet;
- 3) **North 26°14'51" East**, a distance of **20.00 feet** to a calculated point, for the north corner of the easement tract described herein, and;
- 4) **South 63°45'09" East**, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0046 acres (200 sq. ft.) of land.

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**PART TWO**

**COMMENCING** at a 1/2" iron rod found at the intersection of the existing northwest right-of-way line of said IH-35, and the existing southwest right-of-way line of said Algarita Avenue, 172.45 feet right of Engineer's Centerline Station (E.C.S.) 3394+49.35, on the northeast line of said Lot 1;

**THENCE, South 31°04'52" West**, over and across said Lot 1, a distance of **209.61 feet** to a calculated point (Surface Coordinates: N=10,060,309.78, E=3,115,703.95) for the east corner and **POINT OF BEGINNING** of the easement tract described herein;

**THENCE**, over and across said Lot 1, the following four (4) courses and distances numbered 1-4;

- 1) **South 24°47'30" West**, a distance of **5.00 feet** to a calculated point, for the south corner of the easement tract described herein;
- 2) **North 65°12'30" West**, a distance of **5.00 feet** to a calculated point, for the west corner of the easement tract described herein, from which the north corner of the easement tract described as Part Three within this instrument, bears South 27°58'38" West, a distance of 102.47 feet;
- 3) **North 24°47'30" East**, a distance of **5.00 feet** to a calculated point, for the north corner of the easement tract described herein, and;
- 4) **South 65°12'30" East**, a distance of **5.00 feet** to the **POINT OF BEGINNING**, and containing 0.0006 acres (25 sq. ft.) of land.

**PART THREE**

**COMMENCING** at a 5/8" iron rod found on the existing northwest right-of-way line of said IH-35, same being the southeast line of said Lot 1, 156.88 feet right of Engineer's Centerline Station (E.C.S.) 3397+59.10;

**THENCE, North 77°25'10" West**, over and across said Lot 1, a distance of **33.57 feet** to a calculated point (Surface Coordinates: N=10,060,212.49, E=3,115,658.24) for the east corner and **POINT OF BEGINNING** of the easement tract described herein;

**THENCE**, over and across said Lot 1, the following four (4) courses and distances numbered 1-4;

- 1) **South 25°49'06" West**, a distance of **10.00 feet** to a calculated point, for the south corner of the easement tract described herein;
- 2) **North 64°10'54" West**, a distance of **10.00 feet** to a calculated point, for the west corner of the easement tract described herein;
- 3) **North 25°49'06" East**, a distance of **10.00 feet** to a calculated point, for the north corner of the easement tract described herein, and;

**THIS SPACE LEFT INTENTIONALLY BLANK**

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To  
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4) **South 64°10'54" East**, 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 0.0075 acres (325 sq. ft.) of land in total when combined with Part One and Part Two

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.

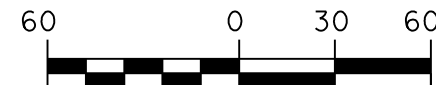
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

**SURVEYING AND MAPPING, LLC**  
**4801 Southwest Pkwy**  
**Building Two, Suite 100**  
**Austin, Texas 78735**  
**TX. Firm No. 10064300**

Mark A. Mercado May 13, 2024  
Registered Professional Land Surveyor  
No. 6350 – State of Texas

FIELD NOTES REVIEWED  
BY: John D. [Signature] DATE: 05/22/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT





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



REGENCY OFFICE CENTER, LP  
VOL. 13141, PG. 2328  
RECORDED MARCH 12, 1998  
R.P.R.T.C.TX.  
LOT 1  
INSURANCE ADDITION  
VOL. 17, PG. 82  
P.R.T.C.TX.  
TCAD 285904

(0.0046 ACRES)

DETAIL "A"

S23°43'49"W  
184.16'

BUILDING  
CORNER  
13.88'

(0.0006 ACRES)

SANTIAGO DEL VALLE SURVEY  
ABSTRACT NO. 24

DETAIL "B"

S27°58'38"W  
102.47'

(0.0023 ACRES)

DETAIL "C"

5' PUBLIC UTILITY EASEMENT  
VOL. 17, PAGE 82  
P.R.T.C.TX.

25' BUILDING LINE  
VOL. 17, PAGE 82  
P.R.T.C.TX.

LOTUS HOTELS, INC  
VOL. 11970, PG. 749  
RECORDED JUNE 30, 1993  
R.P.R.T.C.TX.  
TCAD 285903

EXISTING ROW  
IH-35 (ROW VARIES)  
CSJ# 0015-13-000  
MAP 575, JULY 1955

N77°25'10"W  
33.57'

**SAIA**

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

P.O.C. PART TWO  
1/2" IRON ROD  
3394+49.35  
172.45' RT

S31°04'52"W  
209.61'

P.O.B. PART TWO  
N=10,060,309.78  
E=3,115,703.95

P.O.C. PART THREE  
5/8" IRON ROD  
3397+59.10  
156.88' RT

P.O.C. PART ONE  
TXDOT  
TYPE II MONUMENT  
3649+03.26  
192.87' RT

P.O.B. PART ONE  
N=10,060,493.98  
E=3,115,791.33

P.O.B. PART THREE  
N=10,060,212.49  
E=3,115,658.24

DETAIL "A"  
NOT TO SCALE

DETAIL "B"  
NOT TO SCALE

DETAIL "C"  
NOT TO SCALE

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

PAGE 4 OF 5  
FILE #3111.918  
REF. FIELD NOTE NO. 50740

WATER LINE EASEMENT SKETCH  
CITY OF AUSTIN  
0.0075 AC. (325 SQ. FT.)

## EXHIBIT "A"

File ID: 25-0440

## 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

LOT(S) 1, INSURANCE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 17, PAGE(S) 82, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

## EASEMENTS

PUBLIC UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE SOUTHWEST PROPERTY LINE AS SET OUT IN VOLUME 17, PAGE 82, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

BUILDING SETBACK 25 FEET IN WIDTH ALONG THE NORTHEAST AND SOUTHEAST PROPERTY LINES AS SET OUT IN VOLUME 17, PAGE 82, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

ELECTRIC UTILITY EASEMENT DATED AUGUST 8, 2000, RECORDED UNDER DOCUMENT NO. 2000127456, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY REGENCY OFFICE CENTER, LP TO THE CITY OF AUSTIN. DOES NOT AFFECT.

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

*Mark A. Mercado*

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

*May 13, 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  
0.0075 AC. (325 SQ. FT.)

## LEGEND

●	IRON ROD FOUND (AS NOTED)
◻	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND (AS NOTED)
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
———P———	PROPERTY LINE
-----	EXISTING EASEMENT
-----	EASEMENT LIMITS

LINE TABLE (PART ONE)

LINE NO.	BEARING	DISTANCE
L1	S26° 14' 51" W	20.00'
L2	N63° 45' 09" W	10.00'
L3	N26° 14' 51" E	20.00'
L4	S63° 45' 09" E	10.00'

LINE TABLE (PART TWO)

LINE NO.	BEARING	DISTANCE
L1	S24° 47' 30" W	5.00'
L2	N65° 12' 30" W	5.00'
L3	N24° 47' 30" E	5.00'
L4	S65° 12' 30" E	5.00'

LINE TABLE (PART THREE)

LINE NO.	BEARING	DISTANCE
L1	S25° 49' 06" W	10.00'
L2	N64° 10' 54" W	10.00'
L3	N25° 49' 06" E	10.00'
L4	S64° 10' 54" E	10.00'

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FILE #3111.918  
REF. FIELD NOTE NO. 50740