

Page 1 of 5
May 13, 2024

Peers Holdings, LLC - R.S. 2700 S. Interstate Hwy 35
To
The City of Austin
(Water and Wastewater Easement)

Exhibit A

LEGAL DESCRIPTION FOR PARCELS 3111.939 W/WE

BEING 0.0070 (306 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, OLTORF VILLAGE SOUTH, A SUBDIVISION OF RECORD, IN VOLUME 82, PAGE 27 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID LOT 1 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 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.), SAID 0.0070 (306 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS;

PART ONE - 0.0064 ACRES (281 SQUARE FEET)

COMMENCING at 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 east corner of said Lot 1, same being the south corner 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, P.R.T.C.TX., conveyed to Peers Holdings, LLC-R.S. 2620 South IH 35, by deed filed for record on July 3, 2023, recorded in Document No. 2023073493, O.P.R.T.C.TX.;

THENCE, South 25° 55'51" West, continuing along said existing northwest right-of-way line of IH-35, being the southeast line of said Lot 1, a distance of **148.53 feet** to a calculated point, 174.81 feet right of Engineer's Centerline Station (E.C.S.) 3424+26.44, from which a 1/2" iron rod found at the intersection of said existing northwest right-of-way with the existing northeast right-of-way line of St. Edward's Drive, a right-of-way 60 feet in width as depicted on Fountain Park Plaza of record in Volume 65, Page 78, P.R.T.C.TX., same being on the southeast line of Park Plaza 11, a subdivision of record in Volume 73, Page 74, P.R.T.C.TX., conveyed to PB Fountain Park Plaza, LTD. by deed filed for record on June 12, 2019 in Document No. 2019085541, O.P.R.T.C.TX. bears South 25° 55'51" West, a distance of 572.15 feet;

THENCE, North 64° 04'09" East, departing the existing northwest right-of-way line of said IH-35, over and across said Lot 1, a distance of **7.40 feet** to a calculated point (Surface Coordinates: N=10,057,819.74, E=3,114,494.43) for the **POINT OF BEGINNING** and east corner of the tract described herein;

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

- 1) **South 25° 55'45" West**, a distance of **28.03 feet** to a calculated point, for the south corner of the tract described herein,
- 2) **North 64° 06'17" West**, a distance of **10.02 feet** to a calculated point, for the west corner of the tract described herein,
- 3) **North 25° 55'45" East**, a distance of **28.03 feet** to a calculated point, for the north corner of the tract described herein, and
- 4) **South 64° 06'17" East**, a distance of **10.02 feet** to the **POINT OF BEGINNING**, and containing 0.0064 acres (281 sq. ft.) of land.

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Exhibit A

Peers Holdings, LLC - R.S. 2700 S. Interstate Hwy 35
To
The City of Austin
(Water and Wastewater Easement)

PART TWO - 0.0006 ACRES (25 SQUARE FEET)

COMMENCING at aforementioned 1/2" iron rod found on the existing northwest right-of-way line of said IH-35, 174.80 feet right of Engineer's Centerline Station (E.C.S.) 3422+77.83, at the east corner of said Lot 1, being the south corner of said Lot 3C;

THENCE, South 25° 55' 51" West, along the existing northwest right-of-way line of said IH-35, being the southeast line of said Lot 1, a distance of **199.99 feet** to a calculated point, 174.81 feet right of Engineer's Centerline Station (E.C.S.) 3424+77.86, for the south corner of said Lot 1, same being the east corner of said Park Plaza 11, from which aforementioned 1/2" iron rod found at the intersection of the existing northeast right-of-way line of said St. Edward's Drive with the existing northwest right-of-way line of said IH-35, being on the southeast line of said Park Plaza 11, bears South 25° 55' 51" West, a distance of 520.74 feet;

THENCE, North 58° 35' 31" West, departing the existing northwest right-of-way line of said IH-35, along the southwest line of said Lot 1, being the northeast line of said Park Plaza 11, a distance of **7.43 feet** to a calculated point, (Surface Coordinates: N=10,057,774.15, E=3,114,472.26) for the **POINT OF BEGINNING** and south corner of the tract described herein;

THENCE, North 58° 35' 31" West, continuing along the southwest line of said Lot 1, being the northeast line of said Park Plaza 11, a distance of **5.02 feet** to a calculated point, for the west corner of the tract described herein,

THENCE, departing the northeast line of said Park Plaza 11, over and across said Lot 1, the following three (3) courses and distances numbered 1-3;

- 1) **North 25° 55' 45" East**, a distance of **5.00 feet** to a calculated point, for the north corner of the tract described herein,
- 2) **South 58° 38' 40" East**, a distance of **5.02 feet** to a calculated point, for the east corner of the tract described herein, and

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Exhibit A

Peers Holdings, LLC - R.S. 2700 S. Interstate Hwy 35
To
The City of Austin
(Water and Wastewater Easement)

- 3) **South 25° 55' 45" West**, a distance of **5.00 feet** to the **POINT OF BEGINNING**, and containing 0.0006 acres (25 sq. ft.) of land, comprising a total of 0.0070 acres (306 sq. ft.) of land 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

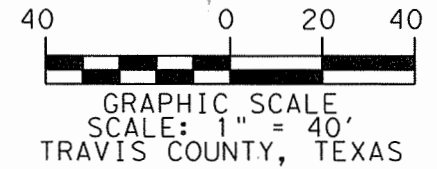
Mark A. Mercado #a, 1 2021
Date
Registered Professional Land Surveyor
No. 6350 - State of Texas

FILED, NOTES REVIEWED
n ♦ T?H 05/21/24
CITY OF AUSTIN
Public Works Department



EXHIBIT "A"

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.
LOT 1
OLTORF VILLAGE SOUTH
VOL. 82, PG. 27
P.R.T.C.T.
TCAD 287453

SANTIAGO DEL VALLE SURVEY
ABSTRACT NO. 24

PB FOUNTAIN PARK PLAZA, LTD.
DOCUMENT 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

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

25' BUILDING LINE
VOL. 82, PG. 27
P.R.T.C.TX.

P.O.C. PART ONE
P.O.C. PART TWO
1/2" IRON ROD
3422+77.83
174.80' RT

PARCEL 3111.939
PART TWO
(0.0006 ACRES)

P.O.B. PART TWO
N=10,057,774.15
E=3,114,472.26

P.O.B. PART ONE
N=10,057,819.74
E=3,114,494.43

CALCULATED POINT
3424+26.44
174.81 RT

N64°04'09"W
7.40'

S64°04'09"E
7.40'

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

CALCULATED POINT
3424+77.86
174.81' RT

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

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FILE #3111.939
REF. FIELD NOTE NO. 50780

SAI

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
EASEMENT SKETCH
CITY OF AUSTIN
0.0070 AC. (306 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. CS20240024P, EFFECTIVE DATE: MARCH 1, 2024, ISSUED: MARCH 12, 2024 AND INCLUDES THE FOLLOWING EASEMENT:

LEGAL DESCRIPTION:

LOT 1, OLTORF VILLAGE SOUTH, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 82, PAGE 27, 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 82, PAGE 27 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.

BUILDING SETBACK 25 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 82, PAGE 27 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN CONSTRUCTION, ACCESS AND MAINTENANCE EASEMENT AGREEMENT DATED OCTOBER 12, 2020, RECORDED UNDER DOCUMENT NO. 2020194888 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. BLANKET EASEMENT, MAY AFFECT TRACT.

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 AND WASTEWATER
EASEMENT SKETCH
CITY OF AUSTIN
0.0070 AC. (306 SQ. FT.)

● 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
—P— PROPERTY LINE
- - - - - EXISTING EASEMENT
===== EASEMENT LIMITS

LINE TABLE (PART ONE)

| LINE NO. | BEARING | DISTANCE |
|----------|-------------|----------|
| L1 | S25°55'45"W | 28.03' |
| L2 | N64°06'17"W | 10.02' |
| L3 | N25°55'45"E | 28.03' |
| L4 | S64°06'17"E | 10.02' |

LINE TABLE (PART TWO)

| LINE NO. | BEARING | DISTANCE |
|----------|-------------|----------|
| L1 | N58°35'31"W | 5.02' |
| L2 | N25°55'45"E | 5.00' |
| L3 | S58°38'40"E | 5.02' |
| L4 | S25°55'45"W | 5.00' |

Exhibit A

PAGE 5 OF 5
FILE #3111.939
REF. FIELD NOTE NO. 50780