



EXHIBIT “ A ”

4930 SOCO, LLC
TO
CITY OF AUSTIN
(LOWER WILLIAMSON CREEK
WASTEWATER INTERCEPTOR)

LEGAL DESCRIPTION OF PARCEL 5217.74

DESCRIPTION A 2.050 ACRE (89,294 SQUARE FOOT) TRACT OF LAND IN THE ISAAC DECKER LEAGUE, SURVEY NO. 20, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 3, VON ACH PARK SUBDIVISION RECORDED IN VOLUME 86, PAGE 118D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 3 HAVING BEEN CONVEYED IN A SPECIAL WARRANTY DEED TO 4930 SOCO, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2017007562 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.050 ACRE TRACT (89,294 SQUARE FOOT) SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 1/2-inch diameter iron rod found on the most westerly corner of the above-referenced Lot 3 of Von Ach Park Subdivision, same being the most northerly corner of a called 9.322-acre tract of land conveyed to the City of Austin in Document No. 2014006418, being also the common rear corner of Lot 6 and Lot 7, Block "A" as shown on the plat of the Community of Fairview, Section Six, recorded in Volume 55, Page 6 of the Plat Records of Travis County, Texas, said 1/2-inch diameter iron rod found having Texas State Plane Coordinate System (Grid) values of N=10,050,395.98 E=3,105,342.24, for the most westerly corner of the herein described tract of land;

THENCE with the northwesterly boundary line of said Lot 3, in part with the southeasterly boundary line of said Block "A" of the Community of Fairview, Section Six and in part with the easterly boundary line of Block "A" of the Community of Fairview, Section Four as recorded in Volume 42, Page 50 of said Plat Records of Travis County, Texas, the following three (3) courses and distances:

- 1) **N 48°50'59" E** for a distance of **250.26 feet** to a 1/2-inch diameter iron rod with plastic cap stamped “MACIAS #4333” set on an angle point of the herein described tract of land;
- 2) **N 21°53'39" E** for a distance of **166.50 feet** to a 1/2-inch diameter iron rod found on the most easterly corner of said Community of Fairview, Section Six, Block "A" and the most southerly corner of said Community of Fairview, Section Four, Block "A", for an angle point of the herein described tract of land;

- 3) **N 11°21'39" E** for a distance of **175.18 feet** to a 1/2-inch diameter iron rod found on the most northerly corner of said Lot 3, same being the southwesterly corner of a called 8.161-acre tract of land conveyed to the City of Austin in Volume 10768, Page 1849 of the Real Property Records of Travis County, Texas, for the most northerly corner of the herein described tract of land;

THENCE departing said easterly boundary line of the Community of Fairview, Section Four, with the northerly boundary line of said Lot 3, same being the southerly boundary line of said 8.161-acre tract, **S 63°28'51" E** for a distance of **127.08 feet** to a 1/2-inch diameter iron rod with plastic cap stamped "MACIAS #4333" set on the most easterly corner of the herein described tract of land, from which a 1/2-inch diameter iron rod found on the northwesterly right-of-way line of South Congress Avenue (right-of-way width varies), same being the most easterly corner of said Lot 3, bears with said northeasterly boundary line of Lot 3, **S 63°28'51" E** a distance of 31.00 feet to a calculated angle point and **S 61°16'30" E** a distance of 391.26 feet;

THENCE departing said southerly boundary line of the 8.161-acre tract, through the interior of said Lot 3, the following five (5) courses and distances:

- 1) **S 05°51'27" W** for a distance of **224.79 feet** to a 1/2-inch diameter iron rod with plastic cap stamped "MACIAS #4333" set on angle point hereof;
- 2) **S 43°58'07" W** for a distance of **65.65 feet** to a 1/2-inch diameter iron rod with plastic cap stamped "MACIAS #4333" set on angle point hereof;
- 3) **S 24°27'47" W** for a distance of **45.31 feet** to a 1/2-inch diameter iron rod with plastic cap stamped "MACIAS #4333" set on angle point hereof;
- 4) **S 20°42'17" W** for a distance of **168.45 feet** to a 1/2-inch diameter iron rod with plastic cap stamped "MACIAS #4333" set on angle point hereof;
- 5) **S 38°56'37" W** for a distance of **81.41 feet** to a 1/2-inch diameter iron rod with plastic cap stamped "MACIAS #4333" set on the southwesterly boundary line of said Lot 3, same being the northeasterly boundary line of Lot 2 of said Von Ach Park Subdivision, for the most southerly corner of this tract of land, from which an "X" found cut in a concrete curb on said northwesterly right-of-way line of South Congress Avenue, same being the most southerly corner of said Lot 3 and the most easterly corner of said Lot 2, bears with said southwesterly boundary line of Lot 3, **S 63°47'18" E** a distance of 349.95 feet.

THENCE with said southwesterly boundary line of Lot 3, in part with said northeasterly boundary line of Lot 2 and with said northeasterly boundary line of the afore-mentioned 9.322-acre tract, **N 63°47'18" W** for a distance of **223.74 feet** to the **POINT OF BEGINNING** and containing 2.050 acres (89,294 square feet) of land.

BEARING BASIS

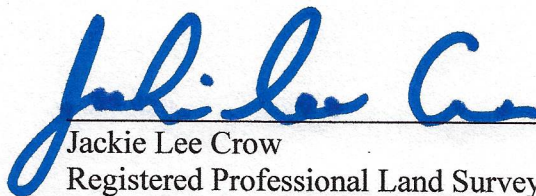
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM 1983 (CENTRAL ZONE 4203), NAD83 (93).

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby state 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, this 17th day of November, 2023, A.D.

Macias & Associates, L.P.
10017 Wild Dunes Drive
Austin, Texas 78747
512-442-7875




Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



REFERENCES

AUSTIN GRID NO. G-17
TCAD PARCEL ID NO. 319260
VESTING DEED Doc. No. 2017007562

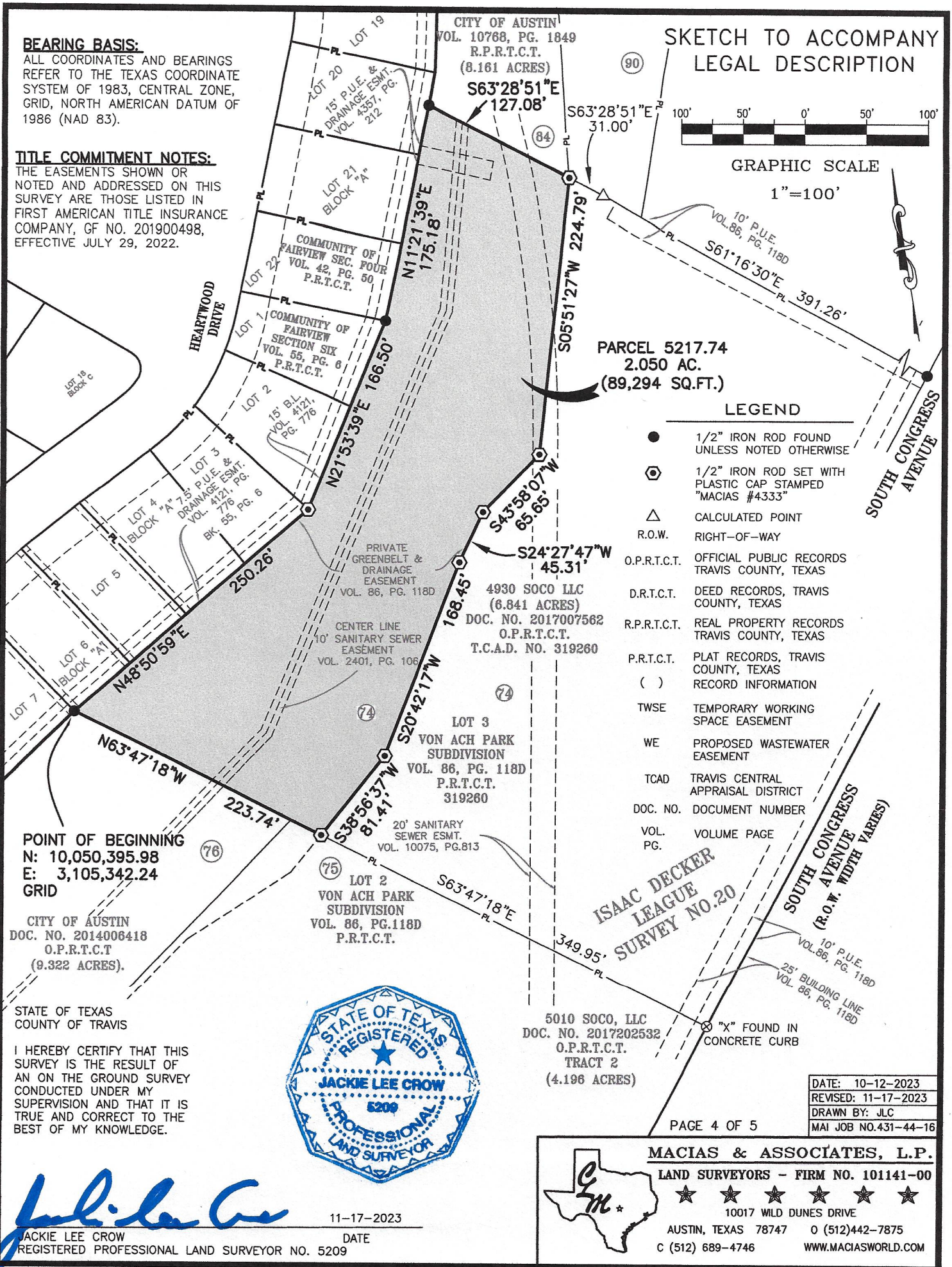
FIELD NOTES REVIEWED
BY:  DATE: 11/27/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

BEARING BASIS:

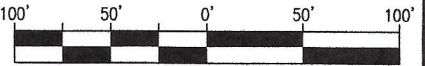
ALL COORDINATES AND BEARINGS REFER TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, GRID, NORTH AMERICAN DATUM OF 1986 (NAD 83).

TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY, OF NO. 201900498, EFFECTIVE JULY 29, 2022.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=100'

10' P.U.E. VOL. 86, PG. 118D

PARCEL 5217.74
2.050 AC.
(89,294 SQ.FT.)

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- ⊕ 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MACIAS #4333"
- △ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- TWSE TEMPORARY WORKING SPACE EASEMENT
- WE PROPOSED WASTEWATER EASEMENT
- TCAD TRAVIS CENTRAL APPRAISAL DISTRICT
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE

POINT OF BEGINNING
N: 10,050,395.98
E: 3,105,342.24
GRID

CITY OF AUSTIN
DOC. NO. 2014006418
O.P.R.T.C.T.
(9.322 ACRES).

STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



11-17-2023

JACKIE LEE CROW
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5209

5010 SOCO, LLC
DOC. NO. 2017202532
O.P.R.T.C.T.
TRACT 2
(4.196 ACRES)

ISAAC DECKER
LEAGUE
SURVEY NO.20

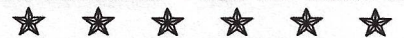
SOUTH CONGRESS
AVENUE
(R.O.W. WIDTH VARIES)

DATE: 10-12-2023
REVISED: 11-17-2023
DRAWN BY: JLC
MAI JOB NO.431-44-16

PAGE 4 OF 5

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS - FIRM NO. 101141-00



10017 WILD DUNES DRIVE

AUSTIN, TEXAS 78747 O (512)442-7875

C (512) 689-4746

WWW.MACIASWORLD.COM

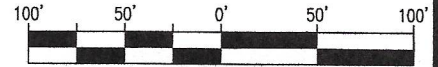


**SKETCH SHOWING
EASEMENT OVERLAP**

900 SQ. FT.
15' P.U.E. &
DRAINAGE ESMT.
OVERLAP

CITY OF AUSTIN
VOL. 10768, PG. 1849
R.P.R.T.C.T.
(8.161 ACRES)

(90)



GRAPHIC SCALE

1"=100'

4,084 SQ. FT.
20' SANITARY SEWER
ESMT. OVERLAP

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- ⬡ 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MACIAS #4333"
- △ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- TWSE TEMPORARY WORKING SPACE EASEMENT
- WE PROPOSED WASTEWATER EASEMENT
- TCAD TRAVIS CENTRAL APPRAISAL DISTRICT
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME PAGE
- PG. PAGE

SOUTH CONGRESS AVENUE

4930 SOCO LLC
(6.841 ACRES)
DOC. NO. 2017007562
O.P.R.T.C.T.
T.C.A.D. NO. 319260

(74)

PARCEL 5217.74
2.050 AC.
(89,294 SQ.FT.)

20' SANITARY SEWER ESMT.
VOL. 10075, PG. 813

LOT 3
VON ACH PARK
SUBDIVISION
VOL. 86, PG. 118D
P.R.T.C.T.
319260

SOUTH CONGRESS AVENUE
(R.O.W. WIDTH VARIES)

10' P.U.E.
VOL. 86, PG. 118D
25' BUILDING LINE
VOL. 86, PG. 118D

"X" FOUND IN CONCRETE CURB

LOT 2
VON ACH PARK
SUBDIVISION
VOL. 86, PG.118D
P.R.T.C.T.

5010 SOCO, LLC
DOC. NO. 2017202532
O.P.R.T.C.T.
TRACT 2
(4.196 ACRES)

ISAAC DECKER
LEAGUE
SURVEY NO.20

CITY OF AUSTIN
DOC. NO. 2014006418
O.P.R.T.C.T.
(9.322 ACRES).

89,294 SQ. FT.
DRAINAGE EASEMENT
OVERLAP

(76)

(75)

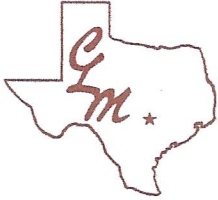
DATE: 10-12-2023
REVISED: 11-17-2023
DRAWN BY: JLC
MAI JOB NO.431-44-16

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS - FIRM NO. 101141-00



★ ★ ★ ★ ★
10017 WLD DUNES DRIVE
AUSTIN, TEXAS 78747 O (512)442-7875
C (512) 689-4746 WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS – FIRM REG. NO. 101141-00

TITLE LETTER FOR PARCEL 5217.74

To: First American Title Insurance Company
From: Macias & Associates, LP
Date Issued: November 17, 2023
File No: GF No. 201900498, Effective Date July 29, 2022
Re: 5217.74 TITLE LETTER

PARENT TRACT: Lot 3, Von Ach Park Subdivision in the City of Austin, Texas.

All of those recorded easements shown on Commitment for Title Insurance issued by First American Title Insurance Company, GF No. 201900498, effective July 29, 2022, Schedule B, furnished to Macias & Associates are addressed herein. Unrecorded, unwritten or undeterminable easements that are not addressed herein may exist.

EXCEPTIONS FROM COVERAGE

- a. Drainage easement varying in width along the northwest lot line as shown on the plat recorded in Volume 86, Page 118D of the Plat Records of Travis County, Texas DOES AFFECT THIS TRACT OF LAND.
- b. Public utility easements ten feet in width along the northeast and southeast lot lines as shown on the plat recorded in Volume 86, Page 118D of the Plat Records of Travis County, Texas, DOES NOT AFFECT THIS TRACT OF LAND.
- c. Private greenbelt and drainage easement over and across the 100-year floodplain as noted on the plat, recorded in Volume 86, Page 118D of the Plat Records of Travis County, Texas, DOES AFFECT THIS TRACT OF LAND.
- d. Building setback 25 feet in width along the southeast property line(s), as shown by the Plat(s) recorded in Volume 86, Page 118D of the Plat Records of Travis County, Texas, DOES NOT AFFECT THIS TRACT OF LAND.
- e. Electric transmission and/or distribution line easement granted to Texas Power and Light, by instrument dated June 8, 1936, recorded in Volume 550, Page 21 of the Deed Records of Travis County, Texas, DOES NOT AFFECT THIS TRACT OF LAND.
- f. Electric transmission and/or distribution line easement granted to Texas Power and Light, by instrument dated June 13, 1936, recorded in Volume 550, Page 28 of the Deed Records of Travis County, Texas, DOES NOT AFFECT THIS TRACT OF LAND.

- g. Electric transmission and/or distribution line easement granted to Texas Power and Light, by instrument dated March 8, 1937, recorded in Volume 564, Page 52 of the Deed Records of Travis County, Texas, DOES NOT AFFECT THIS TRACT OF LAND.
- h. Electric transmission and/or distribution line easement granted to City of Austin, by instrument dated October 10, 1940, recorded in Volume 659, Page 356 of the Deed Records of Travis County, Texas, CONTAINS NO LOCATIVE INFORMATION, THEREFORE MAY OR MAY NOT AFFECT THIS TRACT OF LAND.
- i. Sanitary sewer easement granted to City of Austin, by instrument dated December 19, 1961, recorded in Volume 2401, Page 106 of the Deed Records of Travis County, Texas, DOES AFFECT THIS TRACT OF LAND.
- j. Sanitary sewer easement granted to City of Austin, by instrument dated November 27, 1973, recorded in Volume 4767, Page 574 of the Deed Records of Travis County, Texas, DOES NOT AFFECT THIS TRACT OF LAND.
- k. Sanitary sewer easement granted to City of Austin, by instrument dated June 12, 1986, recorded in Volume 10075, Page 813 of the Real Property Records of Travis County, Texas, DOES AFFECT THIS TRACT OF LAND.
- l. Electrical and telephone easement granted to City of Austin, by instrument dated July 24, 1987, recorded in Volume 10385, Page 416 of the Real Property Records of Travis County, Texas, DOES NOT AFFECT THIS TRACT OF LAND, PER EXHIBIT IN RECORDED DOCUMENT.
- m. The terms, conditions and stipulations of that certain Notice Concerning Construction of Subdivision Improvements dated March 11, 1994, recorded in Volume 12146, Page 2101 of the Real Property Records of Travis County, Texas, NON-SURVEY MATTER, NOT ADDRESSED.
- n. The terms, conditions and stipulations of those certain Leases evidenced by Assignment dated November 22, 2005, and recorded under Document No. 2005218083 of the Official Public Records of Travis County, Texas, NON-SURVEY MATTER, NOT ADDRESSED.
- o. The terms, conditions and stipulations of that certain Lease Agreement dated December 1, 2007, executed by and between Parth Properties, LP, a Delaware limited partnership, as Lessor, and Penske Truck Leasing Co., L.P., as Lessee, evidenced by Subordination, Non-disturbance and Attornment Agreement recorded under Document No. 2008068851 of the Official Public Records of Travis County, Texas, NON-SURVEY MATTER, NOT ADDRESSED.

- p. INTENTIONALLY DELETED ON TITLE COMMITMENT
- q. Rights of tenants in possession, as tenants only, under the unrecorded lease agreements shown in the rent roll TO BE attached hereto. (seller required to provide the rent roll prior to closing.) NON-SURVEY MATTER, NOT ADDRESSED.
- r. Easements, or claims of easements, which are not recorded in the public records. ONLY ITEMS APPEARING IN THIS TITLE COMMITMENT ARE ADDRESSED HEREON.
- s. Rights of parties in possession. (Owner's Policy Only) NON-SURVEY MATTER, NOT ADDRESSED.
- t. The terms, conditions and stipulations of that certain Boundary Line Agreement dated September 25, 2019, recorded under Document No. 2019149495 of the Official Public Records of Travis County, Texas, DOES NOT AFFECT THIS TRACT OF LAND.

Macias & Associates, L.P.
10017 Wild Dunes Drive
Austin, Texas 78747
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas

