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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 H 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.

**THIS SPACE LEFT INTENTIONALLY BLANK**

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May 13, 2024

# Exhibit A

Peers Holdings, LLC - R.S. 2700 S. Interstate Hwy 35  
To  
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## **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

**THIS SPACE INTENTIONALLY LEFT BLANK**

# Exhibit A

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The City of Austin  
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- 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.

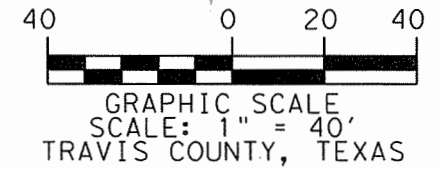
SURVEYING AND MAPPING, LLC  
4801 Southwest Pkwy  
Building Two, Suite 100  
Austin, Texas 78735  
TX. Firm No. 10064300

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

FILED, NOTES REVIEWED  
DATE 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

5' P.U.E.  
 VOL. 82, PG. 27  
 P.R.T.C.TX.

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

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

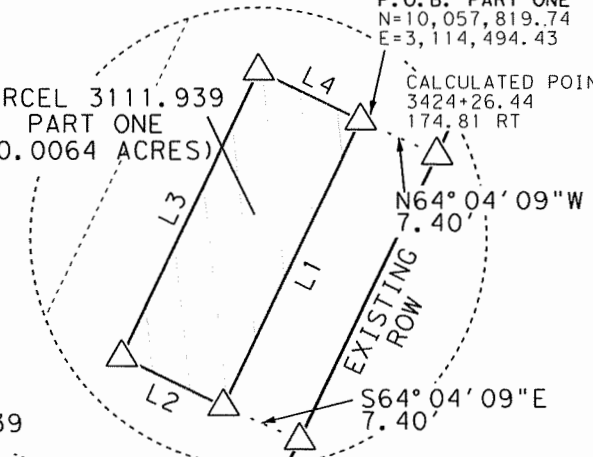
EXISTING ROW  
 IH-35 (ROW VARIES)  
 CSJ# 0015-13-000  
 MAP 574, AUGUST 1954

PARCEL 3111.939  
 PART ONE  
 (0.0064 ACRES)

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

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

CALCULATED POINT  
 3424+26.44  
 174.81 RT

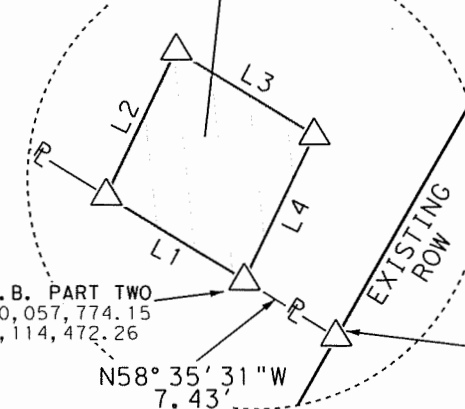


DETAIL "A"  
 NOT TO SCALE

PARCEL 3111.939  
 PART TWO  
 (0.0006 ACRES)

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

N58° 35' 31" W  
 7.43'



DETAIL "B"  
 NOT TO SCALE

S25° 55' 51" W  
 544.12'

SEE  
 "B"

S25° 55' 51" W  
 520.74'

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

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

SEE  
 "A"

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

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 FILE #3111.939  
 REF. FIELD NOTE NO. 50780



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*

*May 13, 2024*

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

DATE



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.)

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