

# Exhibit A

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April 26, 2024

City of Austin Police Retirement System  
To  
The City of Austin  
(Water and Wastewater Line Easement)

## LEGAL DESCRIPTION FOR PARCEL 3111.911 WLE AND WE

BEING 0.0093 (405 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 B, OLTORF VENTURE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 336 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), AND CONVEYED TO CITY OF AUSTIN POLICE RETIREMENT SYSTEM, BY DEED FILED FOR RECORD ON SEPTEMBER 7, 1993, RECORDED IN VOLUME 12015, PAGE 1754 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (R.P.R.T.C.TX.), SAID 0.0093 (405 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN THREE (3) PARTS BY METES AND BOUNDS AS FOLLOWS;

### PART ONE - 0.0023 ACRES (100 SQUARE FEET)

**COMMENCING** at a Texas Department of Transportation (TXDOT) Type II concrete monument found, 182.27 feet right of Engineer's Centerline Station (E.C.S.) 3416+49.45, on the northeast line of said Lot B, same being the southwest line of Lot A of said Oltorf Venture Addition conveyed to 2512 Partners, LLC, by deed filed for record on April 20, 2016, recorded in Document No. 2016059586, Official Public Records of Travis County, Texas (O.P.R.T.C.TX.);

**THENCE, South 25°55'45" West**, departing the southwest line of said Lot A, over and across said Lot B, a distance of **49.03 feet** to a calculated point (Surface Coordinates: N=10,058,474.50, E=3,114,812.77) for the **POINT OF BEGINNING** and the east corner of the tract described herein;

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

- 1) **South 25°55'45" West**, a distance of **10.00 feet** to a calculated point, for the south corner of the tract described herein, from which the east corner of the tract described as Part Two herein, bears South 25°55'45" West, a distance of 42.09 feet,
- 2) **North 64°04'15" West**, a distance of **10.00 feet** to a calculated point, for the west corner of the tract described herein,
- 3) **North 25°55'45" East**, a distance of **10.00 feet** to a calculated point, for the north corner of the tract described herein, and
- 4) **South 64°04'15" East**, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0023 acres (100 sq. ft.) of land.

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**PART TWO – 0.0064 ACRES (280 SQUARE FEET)**

**COMMENCING** at the aforementioned Texas Department of Transportation (TXDOT) Type II concrete monument found, 182.27 feet right of Engineer's Centerline Station (E.C.S.) 3416+49.45, on the northeast line of said Lot B, same being the southwest line of said Lot A, Oltorf Venture Addition;

**THENCE, South 25°55'45" West**, departing the southwest line of said Lot A, over and across said Lot B, a distance of **101.12 feet** to a calculated point (Surface Coordinates: N=10,058,427.64, E=3,114,789.98) for the **POINT OF BEGINNING** and the east corner of the tract described herein;

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

- 1) **South 25°55'45" West**, a distance of **28.00 feet** to a calculated point, for the south corner of the tract described herein,
- 2) **North 64°09'20" West**, a distance of **10.00 feet** to a calculated point, for the west corner of the tract described herein, from which the north corner of the tract described as Part Three herein, bears South 02°54'02" West, a distance of 12.78 feet,
- 3) **North 25°56'02" East**, a distance of **28.00 feet** to a calculated point, for the north corner of the tract described herein and
- 4) **South 64°03'58" East**, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0064 acres (280 sq. ft.) of land.

**PART THREE – 0.0006 ACRES (25 SQUARE FEET)**

**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 southwest line of Lot C of said Oltorf Venture Addition 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., being the northeast line of Lot 4C 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., and 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.;

**THENCE, North 25°55'45" East**, departing the northeast line of said Lot 4C, over and across said Lot C, a distance of **194.48 feet** to a calculated point on the northeast line of said Lot C, being the southwest line of said Lot B (Surface Coordinates: N=10,058,387.21, E=3,114,770.33) for the **POINT OF BEGINNING** and the south corner of the tract described herein;

**THENCE, North 64°04'15" West**, along the northeast line of said Lot C, being the southwest line of said Lot B, a distance of **5.00 feet** to a calculated point, for the west corner of the tract described herein;

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**THENCE**, departing the northeast line of said Lot C, over and across said Lot B, 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 64°04'19" East**, a distance of **5.00 feet** to a calculated point, for the east corner of the tract described herein, and
- 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 0.0093 acres (405 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* April 26, 2024

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

FIELD NOTES REVIEWED  
BY: *[Signature]* DATE: 05/16/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



EXHIBIT "A"

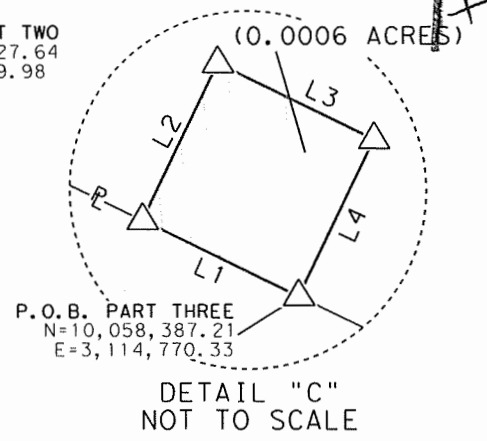
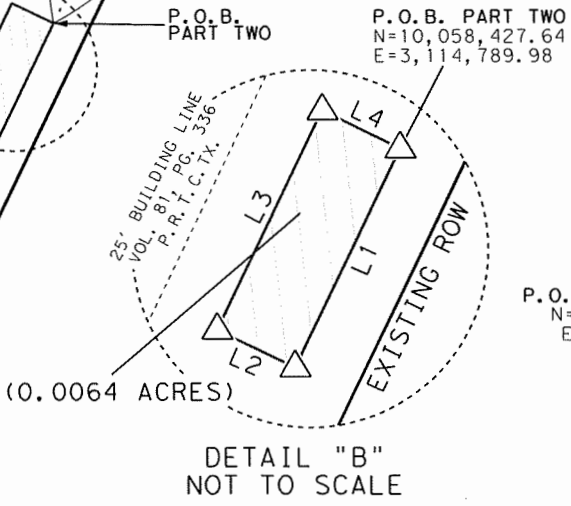
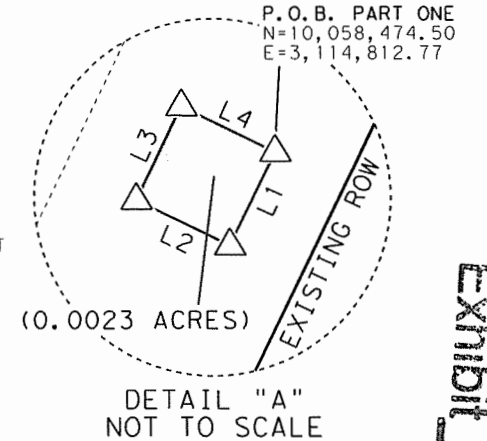
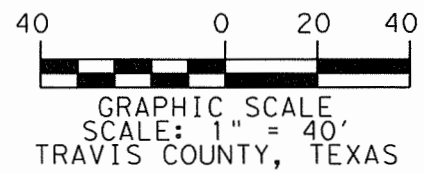
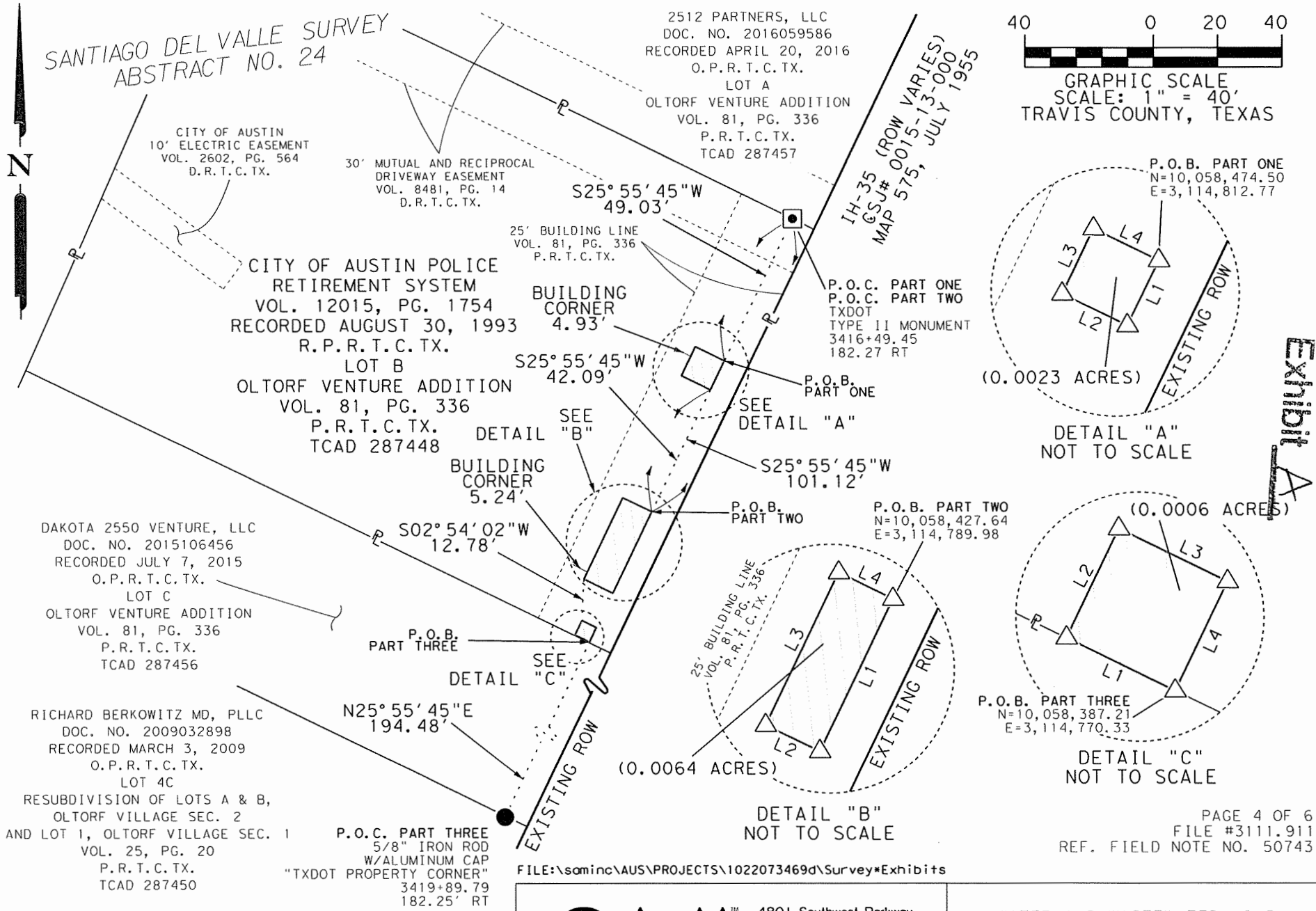


Exhibit A

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

**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 LINE  
 EASEMENT SKETCH  
 CITY OF AUSTIN  
 0.0093 AC. (405 SQ. FT.)

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 FILE #3111.911  
 REF. FIELD NOTE NO. 50743

LEGEND

EXHIBIT "A"

- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND (AS NOTED)
- 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
- 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	S25° 55' 45"W	10.00'
L2	N64° 04' 15"W	10.00'
L3	N25° 55' 45"E	10.00'
L4	S64° 04' 15"E	10.00'

LINE TABLE (PART TWO)

LINE NO.	BEARING	DISTANCE
L1	S25° 55' 45"W	28.00'
L2	N64° 09' 20"W	10.00'
L3	N25° 56' 02"E	28.00'
L4	S64° 03' 58"E	10.00'

LINE TABLE (PART THREE)

LINE NO.	BEARING	DISTANCE
L1	N64° 04' 15"W	5.00'
L2	N25° 55' 45"E	5.00'
L3	S64° 04' 19"E	5.00'
L4	S25° 55' 45"W	5.00'

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. CS20240024M, EFFECTIVE DATE: MARCH 1, 2024, ISSUED: MARCH 12, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

LOT(S) B, OLTORF VENTURE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 81, PAGE(S) 336, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS:

OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT DATED MARCH 14, 1974, RECORDED IN VOLUME 4863, PAGE 2299, DEED RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY AMERICAN GUARANTY LIFE INSURANCE COMPANY TO THE CITY OF AUSTIN. DOES NOT AFFECT.

Exhibit A

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

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 FILE #3111.911  
 REF. FIELD NOTE NO. 50743



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 LINE  
 EASEMENT SKETCH  
 CITY OF AUSTIN  
 0.0093 AC. (405 SQ. FT.)

EXHIBIT "A"

EASEMENTS (CONTINUED):

25' BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET OUT IN VOLUME 81, PAGE 336, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

MUTUAL AND RECIPROCAL DRIVEWAY EASEMENT DATED FEBRUARY 27, 1984, EFFECTIVE FEBRUARY 29, 1984, RECORDED IN VOLUME 8481, PAGE 14, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY OLTORF VENTURE #1, LTD., AND OLTORF VENTURE #2, LTD. DOES NOT AFFECT.

OTHER EXCEPTIONS:

LEASE AGREEMENT AS SET OUT IN AGREEMENT OF SUBORDINATION, NON-DISTURBER AND ATTORNMENT DATED MAY 25, 1982, RECORDED IN VOLUME 7987, PAGE 334, DEED RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY AND BETWEEN ASPEN PROPERTIES, AS LESSOR AND WILLIAM D. GRIFFIN, AS TENANT.

3. THIS PLAT IS ACCOMPANIED BY AN EASEMENT DESCRIPTION OF EVEN DATE.

\* AREA CALCULATED BY SAM, LLC.

Exhibit A



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.

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FILE #3111.911  
REF. FIELD NOTE NO. 50743

*April 26, 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

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CITY OF AUSTIN  
0.0093 AC. (405 SQ. FT.)