

Exhibit A

LEGAL DESCRIPTION FOR PARCEL 3111.928 WLE

BEING 0.0034 ACRE (150 SQUARE FEET) OF ONE ACRE OF LAND, OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, ABBEY WAY ADDITION, A SUBDIVISION OF RECORD IN VOLUME 83, PAGE 190C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID LOT 1 CONVEYED TO TEGRITY INVESTMENTS, LLC, BY DEED FILED FOR RECORD ON MAY 31, 2022, RECORDED IN DOCUMENT NO. 2022097312 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.), SAID 0.0034 ACRE (150 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a 5/8" iron rod found on the existing southeast 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, 142.49 feet left of Engineer's Centerline Station (E.C.S.) 3390+22.17, at the west corner of said Lot 1, Abbey Way Addition, same being the north corner of Lot 1, South Cliff Addition, a subdivision of record in Volume 79, Page 394, P.R.T.C.TX., conveyed to Austin I-35 Office Partners Ltd. Co., by deed filed for record on May 26, 2022, recorded in Document No. 2022095355, O.P.R.T.C.TX.;

THENCE, South 61°01'26" East, departing the existing southeast right-of-way line of said IH-35, along the common line of said Lot 1, Abbey Way Addition and said Lot 1, South Cliff Addition, a distance of **44.34 feet** to a calculated point (Surface Coordinates: N=10,060,714.27, E=3,116,320.99) on the proposed southeast right-of-way line of I.H. 35, for the **POINT OF BEGINNING** and west corner of the parcel described herein;

THENCE, departing the said common line, continuing over and across said Lot 1, Abbey Way Addition, the following three (3) courses and distances numbered 1-3;

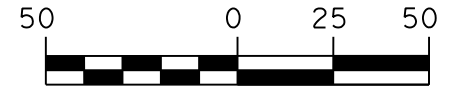
- 1) **North 25°49'03" East**, with the proposed southeast right-of-way line of I.H. 35, a distance of **15.02 feet** to a calculated point, for the north corner of the parcel described herein, from which a 5/8" iron rod with a cap stamped "4WARD BOUNDARY" found on the existing southeast right-of-way line of said IH-35, for the north corner of said Lot 1, Abbey Way Addition, bears North 17°24'09" East, a distance of 299.22 feet,
- 2) **South 61°01'26" East**, departing the proposed southeast right-of-way line of I.H. 35, a distance of **10.02 feet** to a calculated point, for the east corner of the parcel described herein, and
- 3) **South 25°49'03" West**, a distance of **15.02 feet** to a calculated point on the common line of said Lot 1, Abbey Way Addition and said Lot 1, South Cliff Addition, for the south corner of the parcel described herein;

THIS SPACE LEFT INTENTIONALLY BLANK

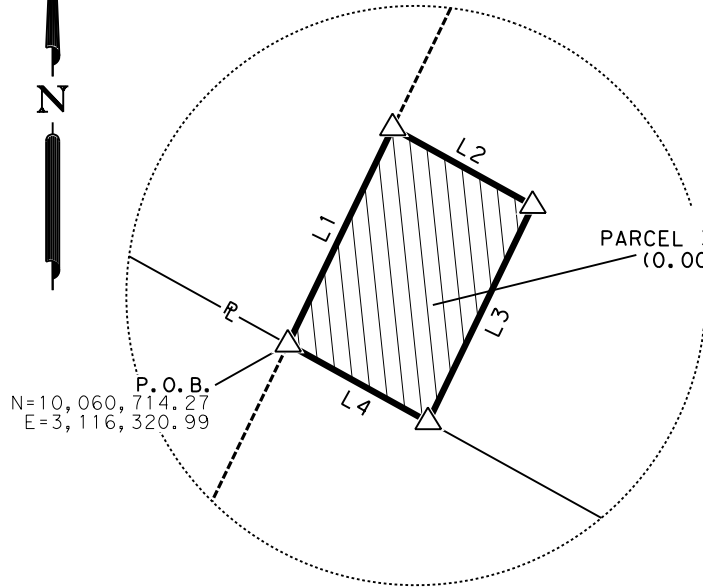
SAM Job No. 73469

EXHIBIT " "

SANTIAGO DEL DALLE SURVEY
ABSTRACT NO. 24



GRAPHIC SCALE
SCALE: 1" = 50'
TRAVIS COUNTY, TEXAS



DETAIL "A"
NOT TO SCALE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N25° 49' 03" E	15.02'
L2	S61° 01' 26" E	10.02'
L3	S25° 49' 03" W	15.02'
L4	N61° 01' 26" W	10.02'

P.O.C.
5/8" IRON ROD
3390+22.17
142.49' LT

S61° 01' 26" E
44.34'

AUSTIN I-35 OFFICE PARTNERS LTD. CO.
DOCUMENT NO. 2022095355
RECORDED MAY 26, 2022
O.P.R.T.C.TX.

LOT 1
SOUTH CLIFF ADDITION
VOL. 79, PG. 394
P.R.T.C.TX.
TCAD 285894

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

EXISTING ROW

PROPOSED ROW

10' CITY OF AUSTIN
SANITARY SEWER EASEMENT
VOL. 6152, PG. 1527
D.R.T.C.TX.

DRAINAGE EASEMENT
VOL. 83, PG. 190C
P.R.T.C.TX.

TEXAS STATE BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS
VOL. 6028, PG. 2151
RECORDED DECEMBER 22, 1977
D.R.T.C.TX.
B.R.P.E. SUBDIVISION
VOL. 76, PG. 215
P.R.T.C.TX.
TCAD 285419

TEGRITY INVESTMENTS, LLC
DOC. NO. 2022097312
RECORDED MAY 31, 2022
O.P.R.T.C.TX.
LOT 1
ABBEY WAY ADDITION
VOL. 83, PG. 190C
P.R.T.C.TX.
TCAD 285418

PARCEL 3111.928 WLE
(0.0034 ACRES)
OVERLAP
(150.00 SQ. FT.)

SEE
DETAIL "A"

FILE:1022073469\Survey*Exhibits\NEW\285418_EASEMENT18_FILE#3111.928_WLE.dgn

PAGE 3 OF 4
FILE #3111.928
REF. FIELD NOTE NO. 50915

SAI

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
0.0034 AC. (150 SQ. FT.)

EXHIBIT " "

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 AND EASEMENT CERTIFICATE, FROM FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 24-1439-CR ISSUE DATE: JANUARY 13, 2025, AND EFFECTIVE DATE: DECEMBER 8, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

EASEMENT ESTATE AS CREATED AND DESCRIBED IN THAT CERTAIN ---, BY AND BETWEEN TEGRITY INVESTMENTS, LLC, AS GRANTOR AND THE CITY OF AUSTIN, AS GRANTEE, DATED ---, RECORDED IN DOCUMENT NO. ---, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING OVER AND ACROSS A 0.0023 ACRE PORTION OF LOT 1, ABBEY WAY ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS. SAID 0.0023 ACRE, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.

EASEMENTS:

- 10A. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY) THIS EXCEPTION MAY BE DELETED AT THE REQUEST OF THE PROPOSED INSURED, UPON A PHYSICAL INSPECTION BY THE TITLE COMPANY AND PAYMENT OF ITS REASONABLE AND ACTUAL COSTS THEREOF. NOT A SURVEY MATTER.
- 10B. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED. NOT A SURVEY MATTER.
- 10C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IN THE EVENT OF A CONFLICT BETWEEN THIS EXCEPTION AND COVERED RISK '1.(C)', THIS EXCEPTION SHALL CONTROL. (APPLIES TO OWNER'S POLICY ONLY). NOT A SURVEY MATTER.
- 10D. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. NOT A SURVEY MATTER.
- 10E. ALL CONVEYANCES, CONTRACTS, DEEDS, RESERVATIONS, EXCEPTIONS, LIMITATIONS, LEASES, AND SIMILAR INTERESTS IN OR TO ANY GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, ALL AS PROVIDED BY SECTION 2703.056 (A) OF THE TEXAS INSURANCE CODE. NOT A SURVEY MATTER.

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.



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

2/25/2025

DATE



FILE:1022073469\Survey*Exhibits\NEW\285418_EASEMENT18_FILE#3111.928_WLE.dgn



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
0.0034 AC. (150 SQ. FT.)



IRON ROD FOUND (AS NOTED)



CALCULATED POINT

P.O.B.

POINT OF BEGINNING

P.O.C.

POINT OF COMMENCING

D.R.T.C.TX.

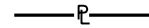
DEED RECORDS OF TRAVIS COUNTY, TEXAS

O.P.R.T.C.TX.

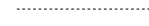
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

P.R.T.C.TX.

PLAT RECORDS OF TRAVIS COUNTY, TEXAS



PROPERTY LINE



EXISTING EASEMENT



EASEMENT LIMITS

- 10F. DRAINAGE EASEMENT OF VARYING WIDTH ALONG THE NORTHWEST BOUNDARY LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 83, PG. 190C, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.
- 10G. EASEMENT GRANTED TO THE CITY OF AUSTIN RECORDED IN VOLUME 9131, PAGE 434, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT PER EXHIBIT WITHIN RECORDED DOCUMENT.
- 10H. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES WITH ADDITIONAL PAYMENT OF INDEPENDENT CONSIDERATION RECORDED IN DOCUMENT NO. 2024092731, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.
- 10I. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES WITH ADDITIONAL PAYMENT OF INDEPENDENT CONSIDERATION RECORDED IN DOCUMENT NO. 2024092755, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.
3. THIS PLAT IS ACCOMPANIED BY AN EASEMENT DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

PAGE 4 OF 4
FILE #3111.928
REF. FIELD NOTE NO. 50915