

"EXHIBIT A"

Page 1 of 5
March 5, 2025

Dakota 2550 Venture, LLC
To
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION FOR PARCEL 3111.934 WLE

BEING 0.0023 (100 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 THE TRACT CONVEYED TO DAKOTA 2550 VENTURE, LLC, BY DEED FILED FOR RECORD ON JULY 6, 2015, RECORDED IN DOCUMENT NO. 2015106456, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (O.P.R.T.C.TX.), AND DESCRIBED AS LOT C, OF THE OLTORF VENTURE ADDITION, IN VOLUME 81, PAGE 336 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID 0.0023 (100 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a 5/8-inch iron rod with an aluminum cap stamped "TXDOT PROPERTY CORNER" 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 575, dated July 1955, 182.25 feet left of Engineer's Centerline Station (E.C.S.) 3419+89.79, on the southwest line of said Lot C, same being the northeast line of a tract of land conveyed to Richard Berkowitz MD, PLLC, by deed filed for record on December 31, 2008, recorded in Document No. 2009032898, O.P.R.T.C.TX., and described as Lot 4C of the Resubdivision of Lots A and B, Section 2 of Oltorf Village, and Lot 1, Section 1 of Oltorf Village, in Volume 25, Page 20, P.R.T.C.TX.;

THENCE, North 25°55'45" East, over and across said Lot C, a distance of **99.82 feet** to a calculated point (Surface Coordinates: N=10,058,302.24, E=3,114,729.02), for the south corner and **POINT OF BEGINNING** of the easement tract described herein;

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

- 1) **North 64°04'15" West**, a distance of **10.00 feet** to a calculated point, for the west corner of the easement tract described herein;
- 2) **North 25°55'45" East**, a distance of **10.00 feet** to a calculated point, for the north corner of the easement tract described herein;
- 3) **South 64°04'15" East**, a distance of **10.00 feet** to a calculated point, for the east corner of the easement tract described herein, from which a Texas Department of Transportation (TXDOT) Type II monument found on the northeast line of a tract of land conveyed to City of Austin Police Retirement System, by deed filed for record on August 30, 1993, recorded in Volume 12015, Page 1754, of the Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), and described as Lot B of Oltorf Venture Addition, in Volume 81, Page 336, P.R.T.C.TX., same being the southwest line of a tract of land conveyed to 2512 Partners, LLC, by deed filed for record on April 19, 2016, recorded in Document No. 2016059586, O.P.R.T.C.TX., and described as Lot A of said Oltorf Venture Addition, bears North 25°55'45" East, a distance of 230.49 feet;

THIS SPACE LEFT INTENTIONALLY BLANK

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- 4) **South 25°55'45" West**, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0023 acres (100 sq. ft.) of land.

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 3/5/2025
Mark A. Mercado Date
Registered Professional Land Surveyor
No. 6350 – State of Texas

FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 03/10/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

**SANTIAGO
DEL VALLE SURVEY
ABSTRACT NO. 24**

CITY OF AUSTIN POLICE
RETIREMENT SYSTEM
VOL. 12015, PG. 1754
RECORDED AUGUST 30, 1993
R.P.R.T.C.TX.

LOT B
OLTORF VENTURE ADDITION
VOL. 81, PG. 336
P.R.T.C.TX.
TCAD 287448

DAKOTA 2550 VENTURE, LLC
DOCUMENT NO. 2015106456
RECORDED JULY 6, 2015
O.P.R.T.C.TX.

OLTORF VENTURE ADDITION
LOT C
VOL. 81, PG. 336
P.R.T.C.TX.
TCAD 287456

CITY OF AUSTIN
OPEN DRAINAGE DITCH OR
ENCLOSED STORM SEWER EASEMENT
VOL. 4863, PG. 2299
D.R.T.C.TX.

10' DRAINAGE EASEMENT
VOL. 81, PG. 336
P.R.T.C.TX.

RICHARD BERKOWITZ MD, PLLC
DOCUMENT NO. 2009032898
RECORDED DECEMBER 31, 2008
O.P.R.T.C.TX.

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.

P.O.C.
5/8" IRON ROD
W/ALUMINUM CAP
"TXDOT PROPERTY CORNER"
3419+89.79
182.25' RT

EXISTING ROW
IH-35 (ROW VARIES)
CSJ# 0015-13-000
MAP 575, JULY 1955

N25°55'45"E
230.49'

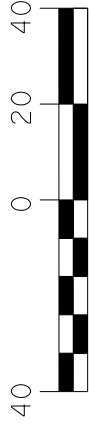
SEE
DETAIL "A"

PROPOSED ROW

N25°55'45"E
99.82'

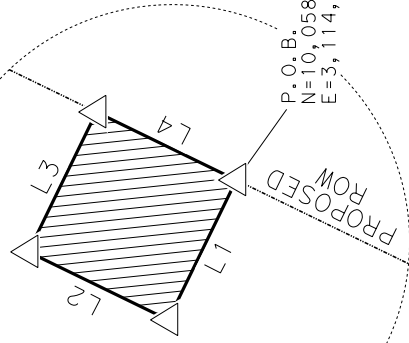
25' BUILDING LINE
VOL. 81, PG. 336
P.R.T.C.TX.

P.O.C.
5/8" IRON ROD
W/ALUMINUM CAP
"TXDOT PROPERTY CORNER"
3419+89.79
182.25' RT



GRAPHIC SCALE,
SCALE: 1" = 40'
TRAVIS COUNTY, TEXAS

2512 PARTNERS, LLC
DOCUMENT NO. 2016059586
RECORDED APRIL 19, 2016
O.P.R.T.C.TX.
LOT A
OLTORF VENTURE ADDITION
VOL. 81, PG. 336
P.R.T.C.TX.
TCAD 287457



DETAIL "A"
NOT TO SCALE

P.O.B.
N=10,058,302.24
E=3,114,729.02

FILE:1022073469\100\Survey\03Exhibits\Redline Processing

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FILE #3111.934
REF. FIELD NOTE NO. 50704

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
FAX: (512) 326-3029
Texas Firm Registration No. 10064300

SAIL

WATER LINE EASEMENT SKETCH
CITY OF AUSTIN
0.0023 AC. (100 SQ. FT.)

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 COMMITMENT, GF NO. 2423214-KFO, EFFECTIVE DATE: JANUARY 2, 2025, ISSUED: JANUARY 13, 2025 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

EASEMENT RIGHTS IN AND TO 0.0023 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF LOT C, OLTORF VENTURE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 81, PAGE 336, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0023 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS REQUIRED ON SCHEDULE C HEREOF.

EASEMENTS:




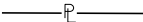


1. VOLUME 81, PAGE 336, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

10A. BUILDING SET BACK LINE 25 FEET WIDE ALONG THE FRONT PROPERTY LINE, AS SHOWN ON THE PLAT RECORDED IN VOLUME 81, PAGE 336, PLAT RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT

10B. DELETED.

10C. EASEMENT: DOES NOT AFFECT
RECORDED: VOLUME 4863, PAGE 2299, DEED
RECORDS, TRAVIS COUNTY, TEXAS.
TO: CITY OF AUSTIN
PURPOSE: OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER

10D. TERMS, CONDITIONS, AND STIPULATIONS IN LEASE AGREEMENT AS EVIDENCED IN THE SUBORDINATION, NONDISTURBANCE, AND ATTORNMEN AGREEMENT:
RECORDED: DOCUMENT NO. 2015120284, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
LESSEE: BARTLETT COCKE GENERAL CONTRACTORS, LLC
(INCLUDING; BUT NOT LIMITED TO ANY AND ALL RIGHTS, RESTRICTIONS, OR OTHER MATTERS THAT MAY BE INCLUDED IN THE UNRECORDED LEASE AGREEMENT.) SURVEYOR HAS NOT COMMENT, 2/28/25

	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
	PROPERTY LINE
	EXISTING EASEMENT
	EASEMENT LIMITS

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N64° 04' 15"W	10.00'
L2	N25° 55' 45"E	10.00'
L3	S64° 04' 15"E	10.00'
L4	S25° 55' 45"W	10.00'

10E. TERMS, CONDITIONS, AND STIPULATIONS IN LEASE AGREEMENT AS EVIDENCED IN THE SUBORDINATION, NONDISTURBANCE, AND ATTORNMEN AGREEMENT:
RECORDED: DOCUMENT NO. 2015120285, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
LESSEE: BRUCE SILVA DDS, PA
(INCLUDING; BUT NOT LIMITED TO ANY AND ALL RIGHTS, RESTRICTIONS, OR OTHER MATTERS THAT MAY BE INCLUDED IN THE UNRECORDED LEASE AGREEMENT.)
SURVEYOR HAS NOT COMMENT, 2/28/25

10F. TERMS, CONDITIONS, AND STIPULATIONS IN LEASE AGREEMENT AS EVIDENCED IN THE SUBORDINATION, NONDISTURBANCE, AND ATTORNMEN AGREEMENT:
RECORDED: DOCUMENT NO. 2015120286, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
LESSEE: TRILEAF CORPORATION
(INCLUDING; BUT NOT LIMITED TO ANY AND ALL RIGHTS, RESTRICTIONS, OR OTHER MATTERS THAT MAY BE INCLUDED IN THE UNRECORDED LEASE AGREEMENT.)
SURVEYOR HAS NOT COMMENT, 2/28/25

FILE:1022073469\100\Survey\03Exhibits\Redline Processing

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FILE #3111.934
REF. FIELD NOTE NO. 50704



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
0.0023 AC. (100 SQ. FT.)

EXHIBIT "A"

10G. TERMS, CONDITIONS, AND STIPULATIONS IN LEASE AGREEMENT AS EVIDENCED IN THE SUBORDINATION, NONDISTURBANCE, AND ATTORNEYS' AGREEMENT:

RECORDED: DOCUMENT NO. 2015120287, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

LESSEE: ZERO/SIX CONSULTING, LLC

(INCLUDING, BUT NOT LIMITED TO ANY AND ALL RIGHTS, RESTRICTIONS, OR OTHER MATTERS THAT MAY BE INCLUDED IN THE UNRECORDED LEASE AGREEMENT.)

SURVEYOR HAS NOT COMMENT, 2/28/25

10H. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS, AND OTHER MINERAL, 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 INTEREST THAT ARE NOT LISTED. NOT A SURVEY MATTER.

10I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, AS PROVIDED BY SECT. 2703.056(A) OF THE TEXAS INSURANCE CODE. NOT A SURVEY MATTER.

10J. THE RIGHT TO PROHIBIT, LIMIT, RESTRICT, OR CONTROL ACCESS TO INTERSTATE HIGHWAY 35.

10K. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

10L. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

10M. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.

10N. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED; AND 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.

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

DATE
3/5/2025



OTHER EXCEPTIONS (CONTINUED):

THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN LEASE AGREEMENT DATED MARCH 1, 2012, EXECUTED BY AND BETWEEN CIC09 VENTURE, LLC, AS LESSOR, AND BRUCE SILVA D.D.S., P.A., AS LESSEE, EVIDENCED BY SUBORDINATION, NONDISTURBANCE AND ATTORNEYS' AGREEMENT RECORDED UNDER DOCUMENT NO. 2015120285, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN LEASE AGREEMENT DATED JANUARY 1, 2015, EXECUTED BY AND BETWEEN CIC09 VENTURE, LLC, AS LESSOR, AND TRILEAF CORPORATION, AS LESSEE, EVIDENCED BY SUBORDINATION, NONDISTURBANCE AND ATTORNEYS' AGREEMENT RECORDED UNDER DOCUMENT NO. 2015120286, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN LEASE AGREEMENT DATED JUNE 10, 2015, EXECUTED BY AND BETWEEN CIC09 VENTURE, LLC, AS LESSOR, AND ZERO/SIX CONSULTING, LLC, AS LESSEE, EVIDENCED BY SUBORDINATION, NONDISTURBANCE AND ATTORNEYS' AGREEMENT RECORDED UNDER DOCUMENT NO. 2015120287, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

* AREA CALCULATED BY SAM, LLC.

FILE:1022073469\100\Survey\03Exhibits\Redline Processing

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FILE #3111-934
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