

EXHIBIT "A"

ACCESS EASEMENT
OUT OF LOT C, BARTON CREEK PLAZA
SUBDIVISION, TRAVIS COUNTY, TEXAS

ACCESS EASEMENT, PARCEL #5393.01

FIELD NOTES FOR A TRACT OF LAND CONTAINING 0.4049 ACRES OF LAND, OUT OF LOT C, BARTON CREEK PLAZA SUBDIVISION, RECORDED IN VOLUME 81, PAGE 369 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID LOT C, BARTON CREEK PLAZA SUBDIVISION CONVEYED TO LP BARTON CREEK LLC PER DOCUMENT NO. 2014092629, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND CONTAINING 0.4049 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND AS SHOWN ON THE ATTACHED SKETCHES, SHEETS 1 THROUGH 3:

COMMENCING at a 1/2" iron rod found on the westerly right of way of S. Lamar Boulevard, for the northeast property corner of Lot C, Barton Creek Plaza Subdivision, recorded in Volume 81, Page 369 of the Plat Records of Travis County, Texas, having Texas State Plane Grid Coordinates (Texas Central Zone, NAD83(CORS), Combine Scale Factor 0.999970) N = 10059862.24 and E = 3099976.58, thence S 49°56'24" W, 160.62 feet, along the westerly right of way line of S. Lamar Blvd, same being the easterly property line of said Lot C to a calculated point, having coordinates N = 10059758.86, E = 3099853.65, for the POINT OF BEGINNING of the herein described tract of land;

1) THENCE S 49°56'24" W, 18.50 feet, along the westerly right of way line of S. Lamar Blvd, same being the easterly property line of said Lot C to calculated point from which an iron rod found in concrete bears N 49°56'24" E, 937.16 feet for the southeast property corner of said Lot C;

THENCE traversing said Lot C, Barton Creek Plaza Subdivision, the following 32 courses:

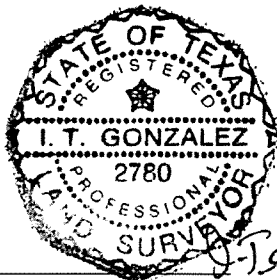
- 2) N 40°56'09" W, 5.51 feet, to calculated point;
- 3) Along a curve to the left, having a radius of 106 feet, a long chord bearing N 64°54'31" W, 86.14 feet, for an arc distance of 88.70 feet, to a calculated point;
- 4) N 88°52'52" W, 92.33 feet to a calculated point;
- 5) Along a curve to the right, having a radius of 105.00 feet, a long chord bearing N 71°41'08" W, 62.08 feet, for an arc distance of 63.03 feet, to a calculated point;
- 6) N 54°29'23" W, 171.32 feet to calculated point;
- 7) Along a curve to the right, having a radius of 311.50 feet, a long chord bearing N 51°07'44" W, 36.52 feet, for an arc distance of 36.54 feet, to a calculated point;
- 8) N 47°46'05" W, 87.65 feet to a calculated point;
- 9) Along a curve to the left, having a radius of 288.50 feet, a long chord bearing N 52°05'24" W, 43.49 feet, for an arc distance of 43.53 feet, to a calculated point;
- 10) N 56°24'44" W, 58.96 feet to calculated point, having coordinates N = 10060049.63, E = 3099290.41;
- 11) N 33°35'16" E, 25.00 feet to a calculated point;
- 12) S 56°24'44" E, 31.68 feet to a calculated point;
- 13) Along a curve to the left, having a radius of 7.00 feet, a long chord bearing N 81°51'35" E, 9.32 feet, for an arc distance of 10.20 feet, to a calculated point;
- 14) N 40°07'55" E, 76.45 feet to calculated point
- 15) S 48°34'59" E, 7.48 feet to calculated point;
- 16) N 39°35'46" E, 31.91 feet to a calculated point;
- 17) S 48°53'02" E, 18.76 feet to a calculated point;
- 18) S 39°35'46" W, 19.81 feet to a calculated point;
- 19) S 77°39'14" W, 4.89 feet to calculated point;
- 20) S 12°25'11" E, 6.19 feet to a calculated point;
- 21) S 56°28'52" E, 8.84 feet to a calculated point;
- 22) S 76°32'02" W, 11.72 feet to a calculated point;

REFERENCES

TCAD 0407180113, AUSTIN GRID: G20

- 23) Along a curve to the left, having a radius of 25.00 feet, a long chord bearing S 58°19'58" W, 15.62 feet, for an arc distance of 15.88 feet, to a calculated point;
- 24) S 40°07'55" W, 56.35 feet to a calculated point;
- 25) Along a curve to the left, having a radius of 5.00 feet, a long chord bearing S 06°40'40" E, 7.29 feet, for an arc distance of 8.17 feet, to a calculated point;
- 26) Along a curve to the right, having a radius of 311.50 feet, a long chord bearing S 50°37'39" E, 31.08 feet, for an arc distance of 31.09 feet, to a calculated point;
- 27) S 47°46'05" E, 94.30 feet to a calculated point;
- 28) Along a curve to the left, having a radius of 288.50 feet, a long chord bearing S 51°07'44" E, 33.83 feet, for an arc distance of 33.85 feet, to a calculated point;
- 29) S 54°29'23" E, 141.21 feet to a calculated point;
- 30) Along a curve to the left, having a radius of 175.00 feet, a long chord bearing S 70°28'43" E, 96.41 feet, for an arc distance of 97.67 feet, to a calculated point;
- 31) S 86°28'03" E, 72.90 feet to a calculated point;
- 32) Along a curve to the right, having a radius of 130.00 feet, a long chord bearing S 63°42'06" E, 100.61 feet, for an arc distance of 103.31 feet, to a calculated point;
- 33) S 40°56'09" E, 6.65 feet, to the POINT OF BEGINNING and CONTAINING 0.4049 Acres of land.

Date Prepared: September 16, 2025



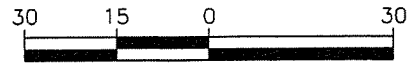
By: _____
 I T Gonzalez, R.P.L.S. No. 2780
 I T Gonzalez Engineers
 3501 Manor Rd, Austin, Tx 78723
 512-447-7400

I.T. Gonzalez
 9-16-2025

FIELD NOTES REVIEWED
 BY: *[Signature]* DATE: 09/17/25
 CITY OF AUSTIN
 PUBLIC WORKS DEPARTMENT

EXHIBIT "A"

- LEGEND
- BOUNDARY LINE
 - - - - RIGHT-OF-WAY LINE
 - (IRF) IRON ROD FOUND
 - △ CALCULATED POINT
 - C & G CURB & GUTTER



SCALE: 1.0" = 30.0'

DATE: 09-16-2025

Project No. S25.08.05.01

PARCEL #5393.01
 ACCESS EASEMENT
 0.4049 ACRES OUT OF LOT C
 BARTON CREEK PLAZA
 PLAT VOL. 81, PG. 369
 LP BARTON CREEK LLC
 DOC. NO. 2014092629

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S49°56'24"W	18.50'
L2	N40°56'09"W	5.51'
L13	S40°56'09"E	6.65'

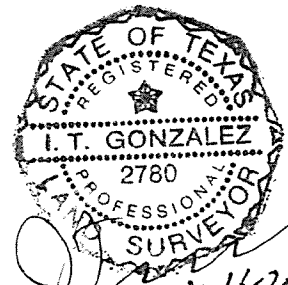
CURVE DATA			
#	LENGTH	CHORD	RADIUS
C1	88.70'	N64° 54' 31"W 86.14'	106.00'
C11	103.31'	S63° 42' 06"E 100.61'	130.00'

Bearing basis for this survey is Texas State Plane coordinates (NAD83), Central Texas Zone (4203). Combined Scale Factor = 0.999970.

SURVEYOR'S CERTIFICATION

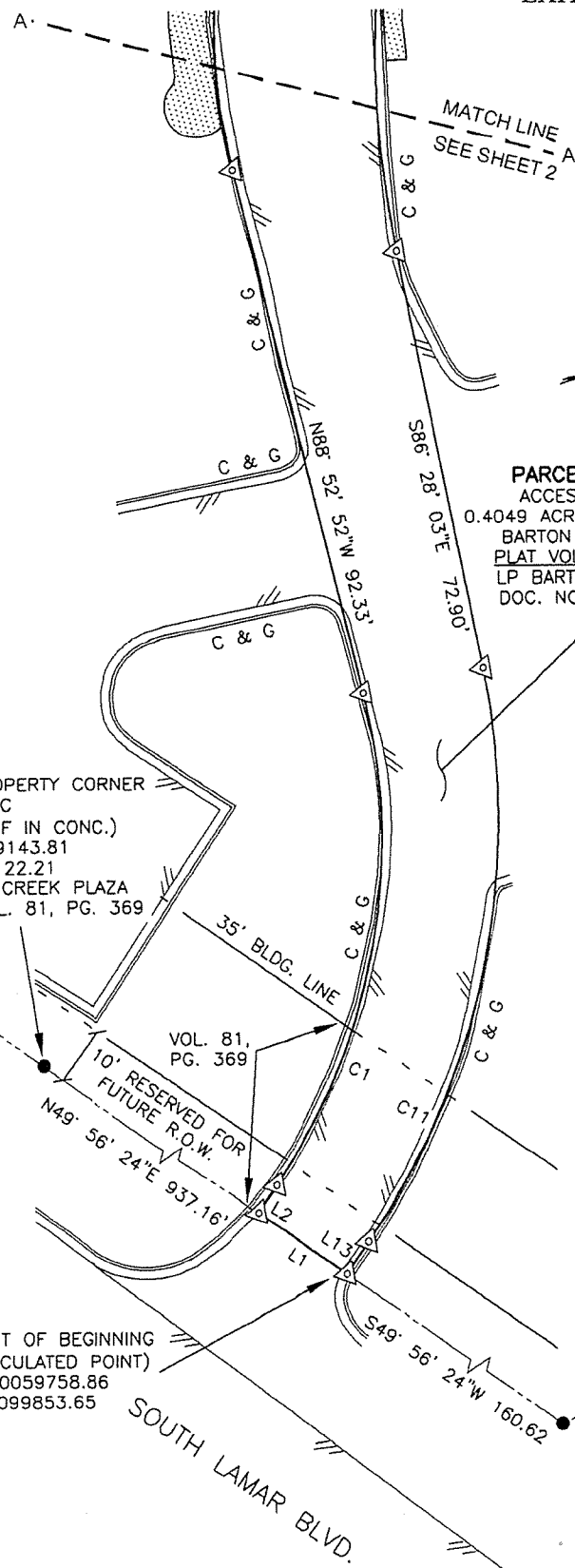
The undersigned does hereby certify that this boundary survey, was this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

COMMENCING POINT
 (1/2" IRF)
 N=10059862.24
 E=3099976.58
 N.E. PROPERTY CORNER
 OF LOT C
 BARTON CREEK PLAZA
 PLAT 81/369



I.T. GONZALEZ
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 REG. NO. 2780

SHEET 1 OF 3



S.E. PROPERTY CORNER
 OF LOT C
 (1/2" IRF IN CONC.)
 N=10059143.81
 E=3099122.21
 BARTON CREEK PLAZA
 PLAT VOL. 81, PG. 369

POINT OF BEGINNING
 (CALCULATED POINT)
 N=10059758.86
 E=3099853.65

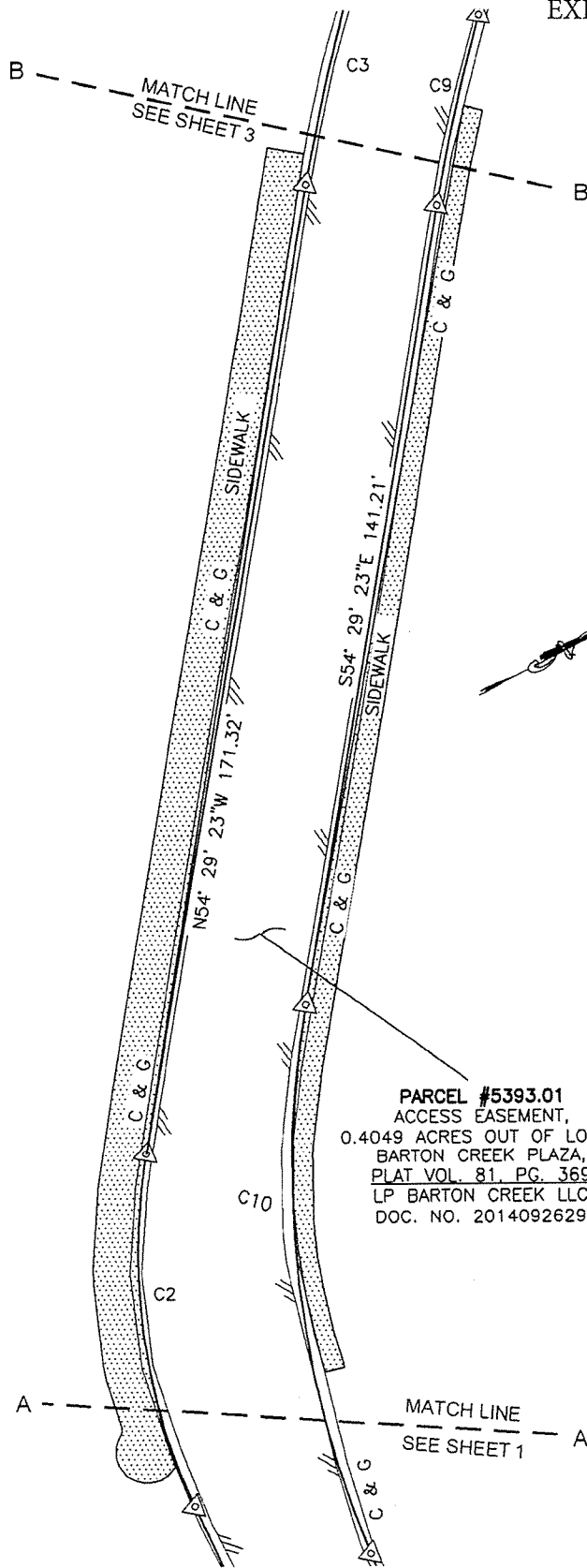
ACCESS EASEMENT,
 0.4049 ACRES OUT OF LOT C
 BARTON CREEK PLAZA, PLAT VOL. 81, PG. 369

BARTON CREEK PLAZA LIFT STATION CONTINUATION
 AUSTIN, TEXAS

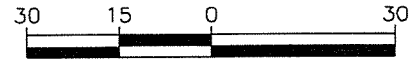


SURVEYING FIRM REGISTRATION No. 100573-0
 3501 MANOR RD.
 AUSTIN, TEXAS 78723 FAX (512) 447-6389

EXHIBIT "A"



CURVE DATA				
#	LENGTH	CHORD		RADIUS
C2	63.03'	N71° 41' 08"W	62.08'	105.00'
C3	36.54'	N51° 07' 44"W	36.52'	311.50'
C9	33.85'	S51° 07' 44"E	33.83'	288.50'
C10	97.67'	S70° 28' 43"E	96.41'	175.00'



SCALE: 1.0" = 30.0'

DATE: 09-16-2025

Project No. S25.08.05.01

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I.T. GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR
REG. NO. 2780

SHEET 2 OF 3

ACCESS EASEMENT,
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BARTON CREEK PLAZA, PLAT VOL. 81, PG. 369

BARTON CREEK PLAZA LIFT STATION CONTINUATION
AUSTIN, TEXAS

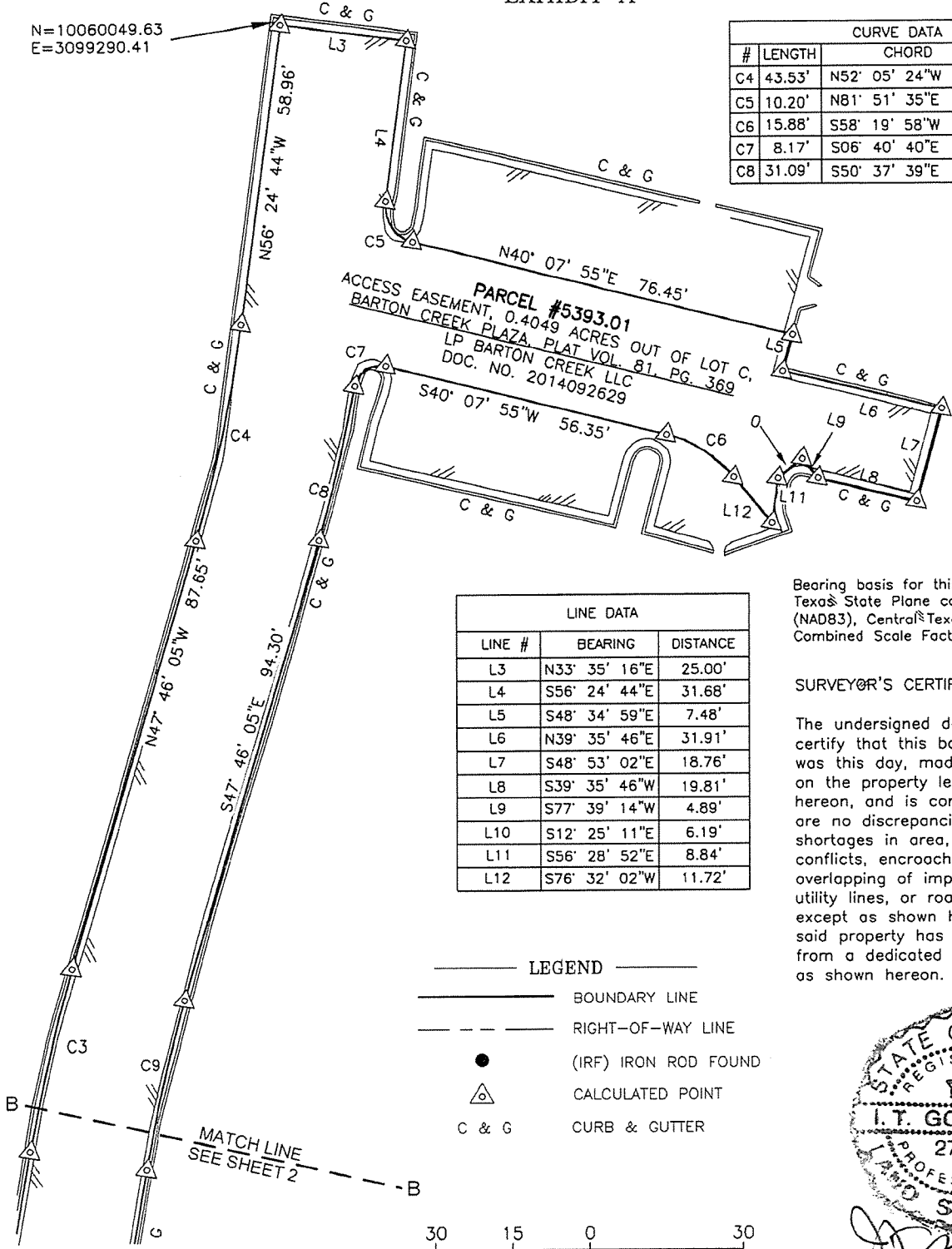
ITG IT Gonzalez
Engineers

SURVEYING FIRM REGISTRATION No. 100573-0
3501 MANOR RD.
(512) 447-7400 AUSTIN, TEXAS 78723 FAX (512) 447-6389

EXHIBIT "A"

N=10060049.63
E=3099290.41

CURVE DATA			
#	LENGTH	CHORD	RADIUS
C4	43.53'	N52° 05' 24"W 43.49'	288.50'
C5	10.20'	N81° 51' 35"E 9.32'	7.00'
C6	15.88'	S58° 19' 58"W 15.62'	25.00'
C7	8.17'	S06° 40' 40"E 7.29'	5.00'
C8	31.09'	S50° 37' 39"E 31.08'	311.50'



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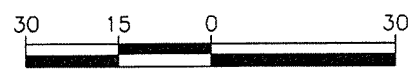
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LINE #	BEARING	DISTANCE
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L4	S56° 24' 44"E	31.68'
L5	S48° 34' 59"E	7.48'
L6	N39° 35' 46"E	31.91'
L7	S48° 53' 02"E	18.76'
L8	S39° 35' 46"W	19.81'
L9	S77° 39' 14"W	4.89'
L10	S12° 25' 11"E	6.19'
L11	S56° 28' 52"E	8.84'
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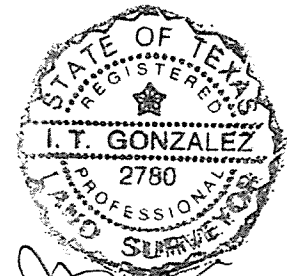
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SHEET 3 OF 3

ACCESS EASEMENT,
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