

Exhibit A

Legal Description of Area to be Vacated to Johnson Special Land, LTD.

0.253 ACRE
LEIF JOHNSON FORD, INC.
MIDDLE FISKVILLE ROAD
RIGHT-OF-WAY VACATION

FN. NO. 24-011(ABB)
JANUARY 31, 2024
JOB NO. 222012043

DESCRIPTION

A 0.253 ACRE TRACT OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THE MIDDLE FISKVILLE ROAD RIGHT-OF-WAY (R.O.W. VARIES) ADJACENT TO LOT 2, THE 501, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202300190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO ADJACENT TO THAT CERTAIN 3,493 SQUARE FOOT TRACT CONVEYED TO JOHNSON SPECIAL LAND, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2004070228 OF SAID OFFICIAL PUBLIC RECORDS; SAID LOT 2, THE 501 CONVEYED TO JOHNSON SPECIAL LAND, LTD. BY THE SAME SAID DEED OF RECORD IN DOCUMENT NO. 2004070228; SAID 0.253 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a TXDOT Type II monument found in the southerly right-of-way line of East Koenig Lane (R.O.W. varies) being the northeasterly corner of said Lot 2;

THENCE, S15°49'17"E, along the southerly line of East Koenig Lane, being the easterly line of said Lot 2, a distance of 453.08 feet to an "X" cut in concrete found, being an easterly corner of said Lot 2, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, leaving the easterly corner of said Lot 2, along the northerly terminus of the Middle Fiskville Road right-of-way, being the limits of the TxDOT ROW dedication for East Koenig Lane, for the northerly line hereof, the following two (2) courses and distances:

- 1) S15°49'17"E, a distance of 17.68 feet to a 1/2-inch iron rod with "STANTEC" cap set;
- 2) S62°36'13"E, a distance of 31.09 feet to a 1/2-inch iron rod with "STANTEC" cap set in the centerline of the Middle Fiskville right-of-way, for the northeasterly corner hereof;

THENCE, leaving the limits of the TxDOT ROW dedication for US 290, in part along said Middle Fiskville Road Centerline, over and across the Middle Fiskville right-of-way, for a portion of the easterly line hereof, the following two (2) courses and distances:

- 1) S28°03'09"W, a distance of 117.15 feet to a 1/2-inch iron rod with "STANTEC" cap set;
- 2) S61°56'51"E, a distance of 29.98 feet to a 1/2-inch iron rod with "STANTEC" cap set at the intersection of the easterly line of Middle Fiskville Road and the westerly right-of-way line of Airport Boulevard (120' R.O.W.), being the northerly corner of said certain 3,493 Square Foot tract, for an angle point in the easterly line hereof;

THENCE, S27°23'46"W, leaving the westerly line of Airport Boulevard, along the easterly line of Middle Fiskville Road, being the westerly line of said 3,493 Square Foot tract, for a portion of the easterly line hereof, a distance of 100.76 feet to a 1/2-inch iron rod with "STANTEC" cap set at the intersection of the easterly line of Middle Fiskville Road and the northerly right-of-way line of E. 56th Street (60' R.O.W.), for the southeasterly corner hereof, from which the intersection of the easterly line of Middle Fiskville Road and the northerly right-of-way line of East 55th Street (60' R.O.W.), being the southwesterly corner of that certain tract of land conveyed to Butler 501 Austin, LLC by deed of record in Document No. 2023117664 of said Official Public Records bears S27°23'46"W, a distance of 550.24 feet;

THENCE, N61°56'48"W, leaving the westerly line of said 3,493 Square Foot tract, over and across the Middle Fiskville Road right-of-way, for the southerly line hereof, a distance of 60.84 feet to a 1/2-inch iron rod with "STANTEC" cap set for the southwesterly corner hereof;

THENCE, N24°39'43"E, along the westerly line of Middle Fiskville Road, being in part the easterly line of said Lot 2, for the westerly line hereof, passing at a distance of 5.01 feet a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of said Lot 2, and continuing for a total distance of 230.70 feet to the **POINT OF BEGINNING**, containing an area of 0.253 acre (11,022 square feet) of land, more or less, within these metes and bounds.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

Austin B. Burklund 01/31/24
AUSTIN B. BURKLUND Date
R.P.L.S. NO. 6879
STATE OF TEXAS
TBPLS # 10194230
austin.burklund@stantec.com

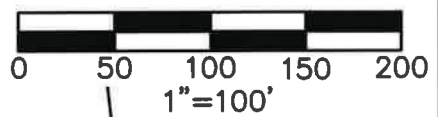


FIELD NOTES REVIEWED
BY *[Signature]* DATE: 02/08/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

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JAMES P. WALLACE
 SURVEY NO. 57
 ABSTRACT NO. 789

P.O.C. TXDOT II
 E KOENIG LANE
 (R.O.W. VARIES)
 TXDOT ROW
 S15°49'17"E 453.08'
 P.O.B.



LOT 2
 THE 501
 DOC. NO. 202300190
 JOHNSON SPECIAL LAND, LTD.
 DOC. NO. 2004070228

L2
 L1
 FOUND
 225.69'
 L7

TXDOT ROW

120.0'

0.253 ACRE
 (11,022 SQ. FT.)

E 56TH STREET
 (60' R.O.W.)

59.9'

5.01'

APPROXIMATE CENTERLINE
MIDDLE FISKVILLE ROAD
 (R.O.W. VARIES)

S27°23'46"W 550.24'

AIRPORT BOULEVARD
 (120' R.O.W.)

3,493 SQUARE FEET TRACT
 JOHNSON SPECIAL LAND, LTD.
 DOC. NO. 2004070228

5512 AIRPORT, LLC
 DOC. NO. 2023011025

BUTLER 501 AUSTIN, LLC
 DOC. NO. 2023117664

CROCKETT PARTNERS, LTD.
 VOL. 12823, PG. 172
 (TRACT 3)

18	19
17	20
16	21
15	22
14	23
13	24
12	25
11	26
10	27
9	28
8	29
7	30
6	31
5	32
4	33
3	34
2	35

HIGHLAND
 ADDITION

BK. 3, PG. 55

BLOCK 35

20' ALLEY

JOHNSON SPECIAL LAND, LTD.
 DOC. NO. 2004070228

E 55TH STREET
 (60' R.O.W.)

60.0'

FN. NO. 24-011 (ABB)

JANUARY 2024
 222012043



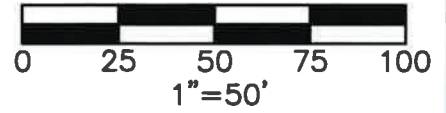
1905 Aldrich Street, Suite 300
 Austin, TX 78723
 TBP ELS # F-6324 & # 10194230
 www.stantec.com



Client/Project
 LEIF JOHNSON, INC
 MIDDLE FISKVILLE
 ROAD

Figure No.
 SHEET 1 OF 3

Title
 MIDDLE FISKVILLE ROAD
 RIGHT-OF-WAY VACATION



S15°49'17"E 453.08'
 L2
 L1
 P.O.B.
 FOUND
 EMH
 EMHO

BILLBOARD

CONCRETE DRIVE

0.253 ACRE
 (11,022 SQ. FT.)

LOT 2
 THE 501
 DOC. NO. 202300190
 JOHNSON SPECIAL LAND, LTD.
 DOC. NO. 2004070228

APPROXIMATE CENTERLINE

ASPHALT PAVEMENT
 CONCRETE CURB & GUTTER

120.0'

AIRPORT BOULEVARD
 (120' R.O.W.)

E 56TH STREET
 (60' R.O.W.)
 ASPHALT PAVEMENT
 CONCRETE CURB & GUTTER

MIDDLE FISKVILLE ROAD
 (R.O.W. VARIES)

3,493 SQUARE FEET TRACT
 JOHNSON SPECIAL LAND, LTD.
 DOC. NO. 2004070228

59.9'

5.01'

19
 20
 21

FN. NO. 24-011(ABB)

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 Austin, TX 78723
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Client/Project
LEIF JOHNSON, INC
MIDDLE FISKVILLE ROAD

Figure No.
SHEET 2 OF 3

Title
**MIDDLE FISKVILLE ROAD
 RIGHT-OF-WAY VACATION**

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.



VICINITY MAP
N.T.S.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH STANTEC CAP SET
- TXDOT II TXDOT TYPE II MONUMENT FOUND
- ⊗ "X" FOUND "X" CUT IN CONCRETE FOUND
- PHOLE FOUND PUNCH HOLE IN CONCRETE FOUND
- SPINDLE COTTON SPINDLE SET
- ☼ LIGHT POLE
- ⊕ UTILITY POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊠ WATER METER
- ⊠ ELECTRIC BOX
- ⊠ ELECTRIC METER
- ⊠ GAS METER
- POST AND RAIL IRON FENCE
- ⊕— OVERHEAD ELECTRIC LINE
- EMHO ELECTRIC MANHOLE
- WWMHO WASTEWATER MANHOLE
- SSMHO STORM SEWER MANHOLE
- CO° CLEANOUT
- P SIGN
- ≡ DRAINAGE INLET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S15°49'17"E	17.68'
L2	S62°36'13"E	31.09'
L3	S28°03'09"W	117.15'
L4	S61°56'51"E	29.98'
L5	S27°23'46"W	100.76'
L6	N61°56'48"W	60.84'
L7	N24°39'43"E	230.70'

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LEIF JOHNSON, INC
MIDDLE FISKVILLE
ROAD

Figure No.
SHEET 3 OF 3

Title
MIDDLE FISKVILLE ROAD
RIGHT-OF-WAY VACATION