

Page 1 of 4
May 7, 2024

EXHIBIT "A"

Richard Berkowitz MD, PLLC
To
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION FOR PARCEL 3111.935 WLE

BEING 0.0046 ACRE (200 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 4C, A RESUBDIVISION OF LOTS A & B, OLTORF VILLAGE SEC. 2 AND LOT 1, OLTORF VILLAGE SEC. 1, OF RECORD IN VOLUME 25, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (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 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.), SAID 0.0046 ACRE (200 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS;

PART ONE – 0.0023 ACRES (100 SQUARE FEET)

COMMENCING at a calculated point at the east corner of said Lot 4C, being the south corner of Lot C, Oltorf Venture Addition, a subdivision of record in Volume 81, Page 336, P.R.T.C.TX., conveyed to Dakota 2550 Venture, LLC by deed filed for record on July 7, 2015 in Document No. 2015106456, O.P.R.T.C.TX., 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 574, dated August 1954, 174.82 feet right of Engineer's Centerline Station (E.C.S.) 3419+89.77;

THENCE, North 63°59'37" West, along the northeast line of said Lot 4C, being the southwest line of said Lot C, a distance of **7.41 feet** to a 5/8" iron rod with an aluminum cap stamped "TXDOT PROPERTY CORNER"

THENCE, South 25°55'45" West, departing said common line of Lot 4C and Lot C, over and across said Lot 4C, a distance of **7.76 feet** to a calculated point (Surface Coordinates: N=10,058,205.49, E=3,114,681.98) for the **POINT OF BEGINNING** and east corner of the tract described herein;

THENCE, continuing over and across said Lot 4C, 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 46.95 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.

PART TWO – 0.0023 ACRES (100 SQUARE FEET)

COMMENCING at a calculated point at the east corner of said Lot 4C, being the south corner of Lot C, Oltorf Venture Addition, a subdivision of record in Volume 81, Page 336, P.R.T.C.TX., conveyed to Dakota 2550 Venture, LLC by deed filed for record on July 7, 2015 in Document No. 2015064456, O.P.R.T.C.TX., 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 574, dated August 1954, 174.82 feet right of Engineer's Centerline Station (E.C.S.) 3419+89.77;

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(Water Line Easement)

THENCE, North 63°59'37" West, along the northeast line of said Lot 4C, being the southwest line of said Lot C, a distance of **7.41 feet** to a 5/8" iron rod with an aluminum cap stamped "TXDOT PROPERTY CORNER"

THENCE, South 25°55'45" West, departing the southwest line of said Lot C, over and across said Lot 4C, a distance of **64.71 feet** to a calculated point (Surface Coordinates: N=10,058,154.27, E=3,114,657.08) for the **POINT OF BEGINNING** and east corner of the tract described herein;

THENCE, continuing over and across said Lot 4C, 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 a 5/8" iron rod with an aluminum cap stamped "TXDOT PROPERTY CORNER" found on the southwest line of said Lot 4C, and Lot 3C, 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., conveyed to Peers Holdings, LLC.-2620 South IH 35, by deed filed for record on July 3, 2023, recorded in Document No. 2023073493, O.P.R.T.C.TX., bears South 25°55'45" West, a distance of 125.15 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°55'54" 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, comprising a total of 0.0046 acres (200 sq. ft.) of land when combined with Part One.

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 *May 7, 2024*

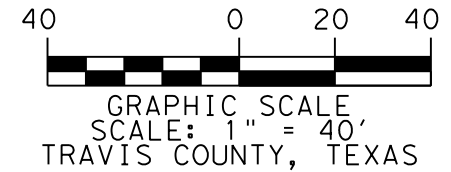
Mark A. Mercado Date
Registered Professional Land Surveyor
No. 6350 – State of Texas

FIELD NOTES REVIEWED
BY *[Signature]* DATE: 05/14/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

Council Meeting Backup Date: April 24, 2023

DAKOTA 2550 VENTURE, LLC
DOCUMENT NO. 2015106456
RECORDED JULY 7, 2015
O.P.R.T.C.TX.
LOT C
OLTORF VENTURE ADDITION
VOL. 81, PG. 336
P.R.T.C.TX.
TCAD 287456

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



5' PUBLIC UTILITY EASEMENT
VOL. 25, PG. 20
P.R.T.C.TX.

CITY OF AUSTIN
ENCLOSED STORM SEWER EASEMENT
VOL. 4863, PG. 2309
D.R.T.C.TX.

6' ELECTRIC EASEMENT
VOL. 5867, PG. 2348
D.R.T.C.TX.

SANTIAGO DEL VALLE SURVEY
ABSTRACT NO. 24

P.O.C. PART ONE
P.O.C. PART TWO
CALCULATED POINT
3419+89.77
174.82' RT

P.O.B. PART ONE
N=10,058,205.49
E=3,114,681.98

S25°55'45"W
7.76' N63°59'37"W
7.41'

RICHARD BERKOWITZ MD, PLLC
DOC. NO. 2009032898
RECORDED MARCH 3, 2009
O.P.R.T.C.TX.
LOT 4C
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.
TCAD 287450

S25°55'45"W
46.95'

SEE
DETAIL "A"

S25°55'45"W
64.71'

SEE
DETAIL "B"

P.O.B. PART TWO
N=10,058,154.27
E=3,114,657.08

S25°55'45"W
125.15'

CITY OF AUSTIN
ENCLOSED STORM SEWER EASEMENT
VOL. 4863, PG. 2309
D.R.T.C.TX.

PEERS HOLDINGS, LLC, -
2620 SOUTH IH 35
DOCUMENT NO. 2023073493
RECORDED JULY 3, 2023
O.P.R.T.C.TX.
LOT 3C

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.
TCAD 287451

EXISTING ROW

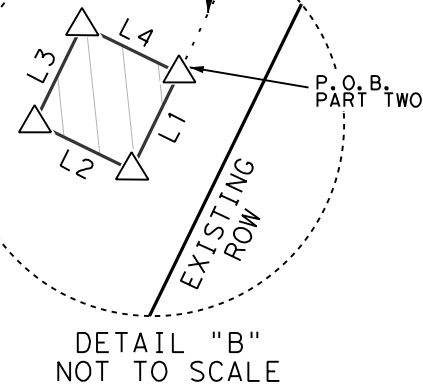
P.O.R. PART TWO
5/8" IRON ROD
W/ALUMINUM CAP
"TXDOT PROPERTY CORNER"
3421+89.61
182.29' RT

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

(0.0023 ACRES)

S25°56'10"W
46.95'

DETAIL "A"
NOT TO SCALE



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

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FILE #3111.935
REF. FIELD NOTE NO. 50817

SAM

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
0.0046 AC. (200 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 REPORT, FILE NO. CS20240024N, EFFECTIVE DATE: MARCH 4, 2024, ISSUED: MARCH 19, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

LOT 4C, RESUBDIVISION OF LOTS A AND B, OLTORF VILLAGE SECTION 2, AND LOT 1, OLTORF VILLAGE SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 25, PAGE 20, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS:

PUBLIC UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE REAR PROPERTY LINE, AS SHOWN BY THE PLAT RECORDED IN VOLUME 25, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, AS SHOWN.

ENCLOSED STORM SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MARCH 14, 1974, RECORDED IN VOLUME 4863, PAGE 2309 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, AS SHOWN.

ELECTRIC EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 26, 1977, RECORDED IN VOLUME 5867, PAGE 2348 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, AS SHOWN.

OTHER EXCEPTIONS:

MEMORANDUM OF LEASE AS EVIDENCED BY TENANT SUBORDINATION AND ATTORNMENT AGREEMENT DATED AUGUST 4, 2017, RECORDED UNDER DOCUMENT NO. 2017128194, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY RICHARD BERKOWITZ MD, PLLC, AS LESSOR, AND HOWERTON SURGICAL CENTER, LLC, AS LESSEE.

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

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

May 7, 2024
DATE

SAM

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
0.0046 AC. (200 SQ. FT.)



IRON ROD FOUND (AS NOTED)



CALCULATED POINT

P.O.B.

POINT OF BEGINNING

P.O.C.

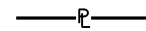
POINT OF COMMENCING

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

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

P.R.T.C.TX.

PLAT RECORDS OF TRAVIS COUNTY, TEXAS



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	10.00'
L2	N64° 04' 15" W	10.00'
L3	N25° 55' 45" E	10.00'
L4	S64° 04' 15" E	10.00'

OTHER EXCEPTIONS (CONTINUED):

MEMORANDUM OF LEASE AS EVIDENCED BY TENANT SUBORDINATION AND ATTORNMENT AGREEMENT DATED AUGUST 4, 2017, RECORDED UNDER DOCUMENT NO. 2017128195, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY RICHARD BERKOWITZ MD, PLLC, AS LESSOR, AND HOWERTON EYE CLINIC, PLLC, AS LESSEE.

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

* AREA CALCULATED BY SAM, LLC.



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FILE #3111.935
REF. FIELD NOTE NO. 50817