



EXHIBIT “ A ”

MUNDAY TRUST NUMBER ONE
TO
CITY OF AUSTIN
(LOWER WILLIAMSON CREEK
WASTEWATER INTERCEPTOR)

LEGAL DESCRIPTION OF PARCEL 5217.49 WE
WASTEWATER EASEMENT

DESCRIPTION OF A 0.006 ACRE (288 SQUARE FOOT) TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT BEING A PORTION OUT OF A CALLED 3.738 ACRE TRACT CONVEYED TO MUNDAY TRUST NUMBER ONE IN DOCUMENT NUMBER 2001219638 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF LOT 1, BATTLE BEND SUBDIVISION, RECORDED IN VOLUME 87, PAGE 117C OF THE PLAT RECORDS OF TRAVIS COUNTY. SAID 0.006 ACRE (288 SQUARE FOOT) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN FOR REFERENCE on a 1/2" iron rod found on the westerly right-of-way line of Interstate Highway No. 35 being the southerly corner of the curve of transition from said westerly right-of-way line Interstate Highway No. 35 to the southerly right-of-way line of Battle Bend Boulevard (60 foot right-of-way) having a Texas Coordinate System of 1983 (Central Zone 4203, NAD83, U.S. Survey Feet, Grid) values of N=10,046,949.74 E=3,109,063.14; THENCE, S 33°54'03" W a distance of 354.37 feet along the westerly right-of-way line of Interstate Highway No. 35 and the easterly line of said 3.738 acre tract to a calculated angle point; THENCE, N 56°05'57" W a distance of 25.00 feet through the interior of said 3.738 acre tract to a calculated angle point having a Texas Coordinate System of 1983 (Central Zone 4203, NAD83, U.S. Survey Feet, Grid) values of N=10,046,669.55 E=3,108,844.74 and being the **POINT OF BEGINNING** of the herein-described easement;

THENCE, S 33°54'03" W, 57.37 feet to a calculated angle point of the herein described easement;

THENCE, N 61°31'33" W, 5.02 feet to a calculated angle point of the herein described easement. From which, a calculated point along the southerly property line of said 3.738 acre tract and the northerly property line of a 12.59 acre tract being conveyed to the City of Austin in Volume 5814, Page 1580 of the Deed Records of Travis County, Texas that bears S 33°54'03" W, a distance of 7.53 feet. From which, an iron rod found being the most westerly corner of a 0.757 acre tract conveyed to the City of Austin recorded in Volume 10749, Page 539 of the Real Property Records of Travis County, Texas, being on the northerly line of said 12.59 acre tract, and being the southeasterly corner of Lot 1 Block E of the Battle Bend Springs Subdivision Section 1-A in Volume 51, Page 17 of the Plat Records of Travis County, Texas being conveyed to the City of Austin in Volume 8585, Page 9 of the Deed Records of Travis County, Texas, that bears N 61°31'33" W a distance of 356.63 feet;

THENCE, N 33°54'03" E, 57.84 feet to a calculated angle point of the herein described easement;

THENCE, S 56°05'57" E, 5.00 feet to the **POINT OF BEGINNING** and containing 0.006 acres (288 square feet) of land.

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983 (NAD83) GRID (CENTRAL ZONE 4203).

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state 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, this 24th day of May, 2023.

REV. 1 6-26-23



Macias & Associates, L.P.
10017 Wild Dunes Drive
Austin, Texas 78745
512-695-6802

Carmelo L. Macias

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

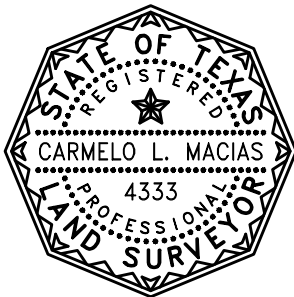
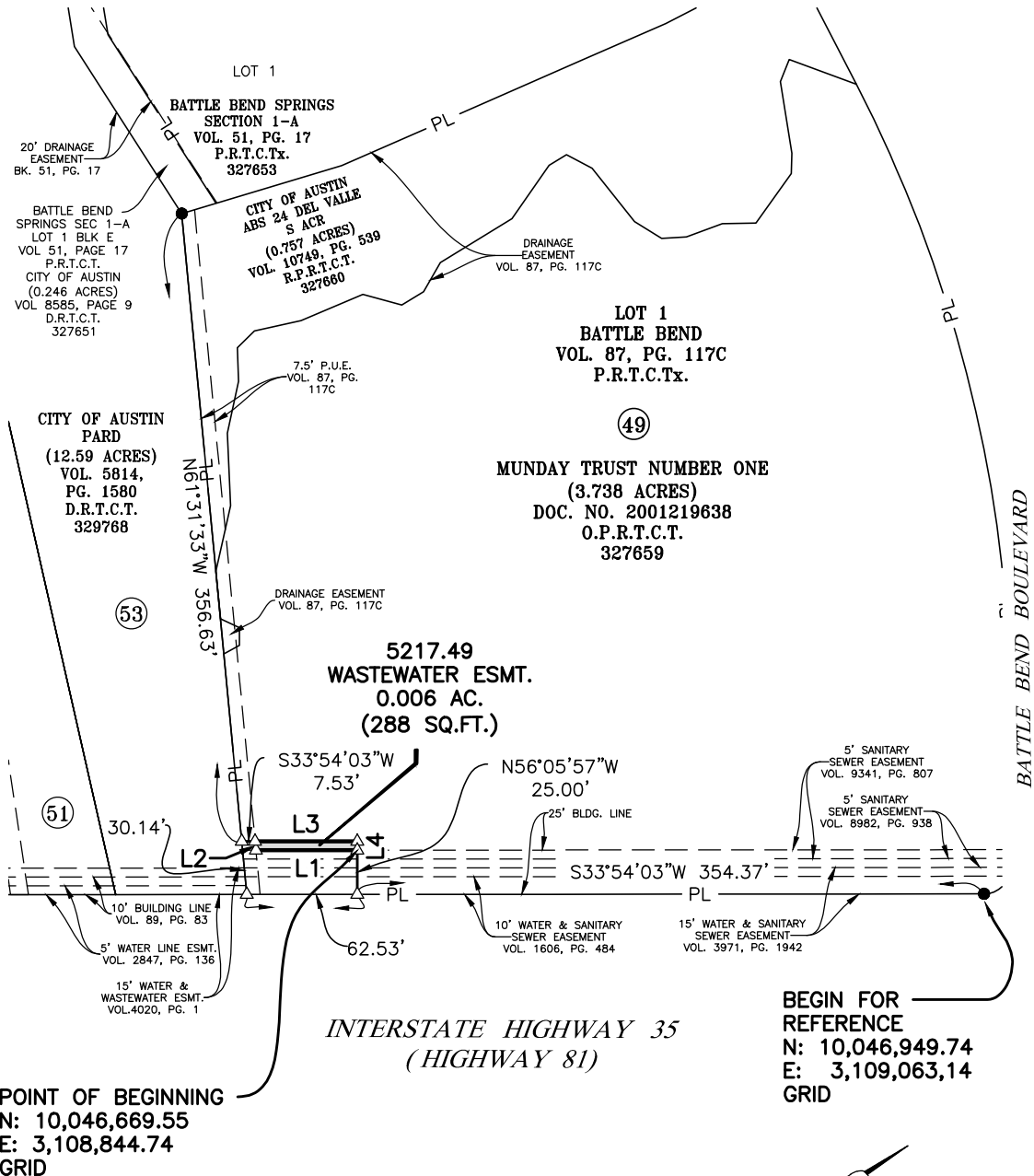
AUSTIN GRID NO. H-17
TCAD PARCEL ID NO. 327659
VESTING DEED: Document Number 2001219638

FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 07/25/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ▲ SET 60D NAIL
- ⊗ X FOUND IN CONCRETE
- ⊕ 80d NAIL FOUND
- ⊙ IRON ROD FOUND WITH CAP
- ⊙ IRON PIPE FOUND
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- DE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- EWLWFST EXCLUSIVE WASTEWATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL
- TCE TEMPORARY CONSTRUCTION EASEMENT TWSE
- WWE PROPOSED WASTEWATER EASEMENT
- ACCESS ESMT. ACCESS EASEMENT
- DOC. NO. DOCUMENT NUMBER
- VOL. PG. VOLUME PAGE



TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT No. CTA1900754 EFFECTIVE DATE: MARCH 12, 2019

BEARING BASIS:

ALL COORDINATES AND BEARINGS REFER TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, GRID, NORTH AMERICAN DATUM OF 1986 (NAD 83).

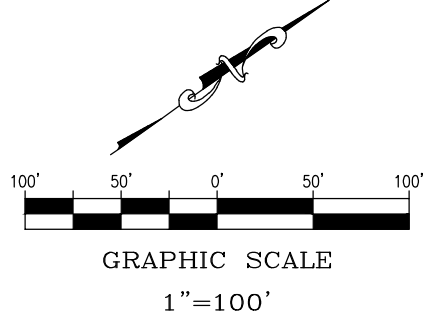
ELEVATION BASIS:

ALL ELEVATIONS ARE BASED ON THE NAVD 1988 DATUM.

STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S33°54'03"W	57.37'
L2	N61°31'33"W	5.02'
L3	N33°54'03"E	57.84'
L4	S56°05'57"E	5.00'



REV. 1 6-26-23

DATE: 5-22-2023
DRAWN BY: JRB
MAI JOB NO.: 431-44-16

PAGE 3 OF 3

Carmelo L. Macias 5-23-23
 CARMELO L. MACIAS DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333

MACIAS & ASSOCIATES, L.P.
 LAND SURVEYORS - FIRM NO. 101141-00
 ★ ★ ★ ★ ★ ★
 10017 WILD DUNES DRIVE
 AUSTIN, TEXAS 78747 O (512)442-7875
 C (512) 689-4746 WWW.MACIASWORLD.COM



TITLE LETTER FOR PARCEL 5217.49 WASTEWATER LINE EASEMENT

To: Chicago Title Insurance Company
From: Macias & Associates, LP
Date: May 24, 2023
Re: 5217.49 WASTEWATER EASEMENT TITLE LETTER

PARENT TRACT: Being 3.738 acres of land, more or less, the same being a portion of Lot 1, BATTLE BEND CENTER, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 87, Page 117C-117D, Plat Records of Travis County, Texas.

All those recorded easements shown on Chicago Title Insurance Company, File No. CTA1900754, Effective Date March 12, 2019, furnished to Macias & Associates are addressed herein. Unrecorded, unwritten, or undeterminable easements that are not addressed herein may exist.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

- a. Those liens created at closing, if any, pursuant to lender instructions. NOT A SURVEY ISSUE
- b. Rights of parties in possession. NOT A SURVEY ISSUE

(OWNER POLICY ONLY)

- c. 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 interest that are not listed. NOT A SURVEY ISSUE
- d. The following exception will appear in any policy issued (other than the T-1R Residential Owner's Policy of Title Insurance and the T-2R Short-Form Residential Loan Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing: NOT A SURVEY ISSUE

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. NOT A SURVEY ISSUE

- e. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions

will appear in Schedule B of any policy issued as indicated: NOT A SURVEY ISSUE
Owner's and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof. NOT A SURVEY ISSUE

Owner's Policy(ies) Only: Liability hereunder at the date hereof is limited to \$. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy. NOT A SURVEY ISSUE

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy. NOT A SURVEY ISSUE


- f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 3971, Page 1942, Deed Records of Travis County, Texas
DOES APPLY TO THIS EASEMENT
- g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 8982, Page 938, Real Property Records, Travis County, Texas
DOES APPLY TO THIS EASEMENT
- h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 9341, Page 807, Real Property Records, Travis County, Texas
DOES APPLY TO THIS EASEMENT
- i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin

Purpose: As provided in said instrument
Recording No: Volume 10738, Page 859, Real Property Records, Travis County, Texas
EASEMENT NOT LOCATABLE

- j. A lease with certain terms, covenants, conditions and provisions set forth therein.
Dated: May 14, 2014
Lessor: Munday Trust Number One
Lessee: Group 1 Realty, Inc.
Recording Date: May 15, 2014
Recording No: Document No. 2014070074, Official Public Records of Travis County,
Texas
NOT A SURVEY ISSUE
- k. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
NOT A SURVEY ISSUE



Macias & Associates, L.P.
10017 Wild Dunes Drive
Austin, Texas 78747
512-695-6802


Carmelo Lettere Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas