

Exhibit A

Page 1 of 4
April 12, 2024

2512 Partners, LLC
To
The City of Austin
(Wastewater Line Easement)

LEGAL DESCRIPTION FOR PARCEL 3111.944 WE

BEING 0.0006 ACRE (25 SQUARE FEET) OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A, OLTORF VENTURE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 336 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), CONVEYED TO 2512 PARTNERS, LLC, BY DEED FILED FOR RECORD ON APRIL 20, 2016, RECORDED IN DOCUMENT NO. 2016059586, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 0.0006 ACRE (25 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

COMMENCING at a Texas Department of Transportation (TXDOT) Type II concrete monument 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 574, dated August 1954, 181.88 feet right of Engineer's Centerline Station (E.C.S.) 3414+25.02, at the east corner of said Lot A, same being the south corner of Lot 1A, Fourth Resubdivision of Lot 3, Oltorf Village Section One, a subdivision of record in Volume 75, Page 307, P.R.T.C.TX. and conveyed to Mark Siemes, by deed filed for record on June 1, 2007, recorded in Document No. 2007099793, O.P.R.T.C.TX.;

THENCE, South 22° 52'33" West, along the existing northwest right-of-way line of said IH-35, same being the southeast line of said Lot A, a distance of **101.05 feet** to a calculated point;

THENCE, North 67° 07'27" West, departing the existing northwest right-of-way line of said IH-35, over and across said Lot A, a distance of **5.79 feet** to a calculated point (Surface Coordinates: N=10,058,629.28, E=3, 114,888.03), for the **POINT OF BEGINNING** and east corner of the tract described herein;

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

- 1) **South 25° 55'45" West**, a distance of **5.00 feet** to a calculated point, for the south corner of the tract described herein, from which a 5/8" iron rod found on the existing northwest right-of-way line of said IH-35, 174.57 feet right of Engineer's Centerline Station (E.C.S.) 3415+56.87, being the southeast line of said Lot A, bears South 09° 10'59" West, a distance of 26.71 feet,
- 2) **North 64° 04'15" West**, a distance of **5.00 feet** to a calculated point, for the west corner of the tract described herein,
- 3) **North 25° 55'45" East**, a distance of **5.00 feet** to a calculated point, for the north corner of the tract described herein,

THIS SPACE LEFT INTENTIONALLY BLANK

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Page 2 of 4
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- 4) **South 64° 04'15" East**, a distance of **5.00 feet** to the **POINT OF BEGINNING**, and containing 0.0006 acres (25 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

tUJ

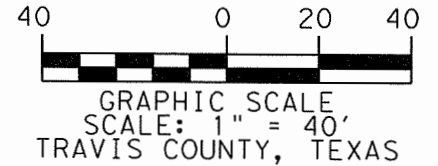
1/13/2021

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

PLANS REVIEWED
BY: 136FOATE 05/01/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



EXHIBIT "A"



7.5' P.U.E.
 VOL. 81, PG. 336
 P.R.T.C.TX.

5' P.U.E.
 VOL. 81, PG. 336
 P.R.T.C.TX.

MARC SIEMES
 DOCUMENT NO. 2007099793
 RECORDED JUNE 1, 2007
 O.P.R.T.C.TX.
 LOT 1A
 FOURTH RESUBDIVISION OF LOT 3,
 OLTORF VILLAGE, SECTION ONE
 VOL. 75, PG. 307
 P.R.T.C.TX.
 TCAD 287455

2512 PARTNERS, LLC
 DOCUMENT NO. 2016059586
 RECORDED APRIL 20, 2016
 O.P.R.T.C.TX.
 LOT A
 OLTORF VENTURE ADDITION
 VOL. 81, PG. 336
 P.R.T.C.TX.
 TCAD 287457

P.O.C.
 TXDOT TYPE II
 MONUMENT
 3414+25.02
 181.88' RT

SANTIAGO DEL DALLE SURVEY
 ABSTRACT NO. 24

P.O.B.
 N=10,058,629.28
 E=3,114,888.03

522° 52' 33" W 101.05'
 IH-35 (ROW VARIES)
 CSJ# 0015-13-000
 MAP 574, AUGUST 1954

DETAIL "SEE A"

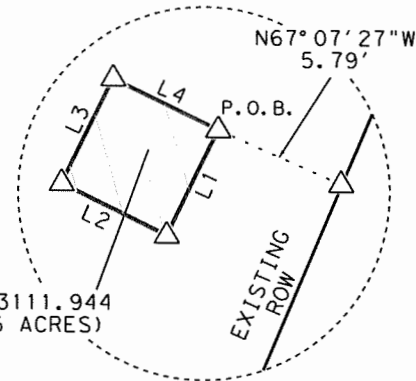
S09° 10' 59" W
 26.71'

30' MUTUAL AND RECIPROCAL
 DRIVEWAY EASEMENT
 VOL. 8481, PG. 14
 D.R.T.C.TX.

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

P.O.R.
 5/8" IRON ROD
 3415+56.87
 174.57' RT

PARCEL 3111.944
 (0.0006 ACRES)



DETAIL "A"
 NOT TO SCALE

EXISTING ROW

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

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PAGE 3 OF 4
 FILE #3111.944
 REF. FIELD NOTE NO. 50859



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

WASTEWATER LINE EASEMENT SKETCH
 CITY OF AUSTIN
 0.0006 AC. (25 SQ. FT.)

Exhibit A

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 AND EASEMENT CERTIFICATE, FROM CENTRAL TEJAS RESEARCH, ISSUED AND EFFECTIVE DATE: MARCH 18, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

LOT A, OLTORF VENTURE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 81, PAGE 336, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. PART OF LOT B OF OLTORF VENTURE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 81, PAGE 336 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS:

ALL PER THE PLAT IN VOL. 81 P. 336, OF THE PLAT RECORDS, OF TRAVIS COUNTY, TEXAS. ALL PER THE PLATS IN VOL. 31 P. 14, VOL. 81 P. 89 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. MAY AFFECT.

VOL. 2631 P. 412 EASEMENT GRANTED TO THE CITY OF AUSTIN FILED AND RECORDED 07/25/1963 OF THE DEED RECORDS. DOES NOT AFFECT.

VOL. 4863 P. 2299 OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER GRANTED TOO THE CITY OF AUSTIN FILED AND RECORDED 03/19/1974 OF THE DEED RECORDS. DOES NOT AFFECT.

- ◻ TXDOT TYPE II CONCRETE MONUMENT 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
- P— PROPERTY LINE
- EXISTING EASEMENT
- ===== EASEMENT LIMITS

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S25° 55' 45"W	5.00'
L2	N64° 04' 15"W	5.00'
L3	N25° 55' 45"E	5.00'
L4	S64° 04' 15"E	5.00'

EASEMENTS (CONTINUED):

VOL. 8481 P. 14 MUTUAL AND RECIPROCAL DRIVEWAY EASEMENT BETWEEN LOT A AND LOT B OF OLTORF VENTURE ADDITION FILED AND RECORDED 03/05/1984 OF THE DEED RECORDS. DOES NOT AFFECT, AS SHOWN.

VOL. 13070 P. 3638 LICENSE AGREEMENT BY AND BETWEEN CAPCO AND GAATN FILED AND RECORDED 11/26/1997. OF THE REAL PROPERTY RECORDS. BLANKET EASEMENT, MAY AFFECT.

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

* AREA CALCULATED BY SAM, LLC.



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.

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PAGE 4 OF 4
 FILE #3111.944
 REF. FIELD NOTE NO. 50859

Mark A. Mercado

April 25, 2024

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

DATE



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
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WASTEWATER LINE EASEMENT SKETCH
 CITY OF AUSTIN
 0.0006 AC. (25 SQ. FT.)

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