

Exhibit A

Page 1 of 7
April 5, 2024

Aberfeldy Properties, Inc.
To
The City of Austin
(Wastewater Line Easement)

LEGAL DESCRIPTION FOR PARCEL 3111.916 WE

BEING 0.228 ACRE (9,921 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 TRACT A, TEAGUE BUDA SUBDIVISION NO. ONE RECORDED IN VOLUME 75, PAGE 375, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID TRACT A CONVEYED TO ABERFELDY PROPERTIES, INC., BY DEED FILED FOR RECORD ON JANUARY 16, 2015 IN DOCUMENT NO. 2015007175 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 0.228 ACRE (9,921 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS,

PART ONE-0.064 ACRES

COMMENCING at a 1/2-inch iron rod found at the intersection of the existing west right-of-way line of Interstate Highway 35 (IH-35), a variable width right-of-way as depicted in Texas Department of Transportation (TXDOT) right-of-way strip map CSJ number 0015-13-000, Map 575, dated July 1955, 163.92 feet right of Engineer's Centerline Station (E.C.S.) 3364+78.46, with the existing south right-of-way line of Reagan Terrace (60' ROW), being the northeast corner of said Tract A;

THENCE, South 66°19'16" West, departing said intersection, over and across said Tract A, a distance of **122.08 feet** to a calculated point (Surface Coordinates: N=10,063,103.11, E=3,116,938.01) within said Tract A, for the **POINT OF BEGINNING**, and north corner of the tract described herein;

THENCE, continuing over and across said Tract A, the following eight (8) courses and distances numbered 1-8;

- 1) **South 15°42'56" West**, a distance of **3.30 feet** to a calculated point,
- 2) **South 22°40'48" East**, a distance of **19.59 feet** to a calculated point,
- 3) **South 24°59'26" West**, a distance of **114.86 feet** to a calculated point,
- 4) **South 35°32'22" East**, a distance of **51.26 feet** to a calculated point in a northwesterly line of that certain 10' wide Sanitary Sewer Easement to the City of Austin recorded in Volume 6244, Page 899, Deed Records of Travis County, Texas (D.R.T.C.TX.),
- 5) **South 28°59'41" West**, along said northwesterly line, a distance of **9.66 feet** to a calculated point,
- 6) **South 49°50'56" West**, continuing along said northwesterly line, a distance of **6.32 feet**, for the south corner of the tract described herein, from which a 1/2-inch iron pipe found on the existing west right-of-way line of said I-35, 164.49 feet right of Engineer's Centerline Station (E.C.S.) 3372+72.34, bears **South 18°23'20" West**, a distance of **499.50 feet**,
- 7) **North 35°31'17" West**, departing said northwesterly line, a distance of **64.68 feet** to a calculated point, and
- 8) **North 24°59'12" East**, a distance of **140.05 feet** to the **POINT OF BEGINNING** and containing 0.064 acres (2,774 sq. ft.) of land.

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Exhibit A

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April 5, 2024

Aberfeldy Properties, Inc.
To
The City of Austin
(Wastewater Line Easement)

PART TWO-0.164 ACRES

COMMENCING at a 1/2-inch iron pipe found on the existing west right-of-way line of Interstate Highway 35 (IH-35), a variable width right-of-way as depicted in Texas Department of Transportation (TXDOT) right-of-way strip map CSJ number 0015-13-000, Mao 575, dated July 1955, 164.49 feet right of Engineer's Centerline Station (E.C.S.) 3372+72.34, at the southeast corner of said Tract A, same being the northeast corner of a called 2.292 acre tract, described in Document No. 2015170833, O.P.R.T.C.TX.;

THENCE, North 04°17'57" East, departing the existing west right-of-way line of IH-35, over and across said Tract A, a distance of **59.80 feet** to a calculated point (Surface Coordinates: N=10,062,509.16, E=3,116,763.33) within said Tract A, for the **POINT OF BEGINNING**, and southeast corner of the tract described herein;

THENCE, continuing over and across said Tract A, the following ten (10) courses and distances numbered 9-18;

- 9) **North 62°15'56" West**, a distance of **15.00 feet** to a calculated point, for the southwest corner of the tract described herein,
- 10) **North 27°44'04" East**, a distance of **260.67 feet** to a calculated point, for the point of curvature of a curve to the left,
- 11) Along said curve to the left, through a central angle of **04°47'12"**, having a radius of **2,111.07 feet**, an arc length of **176.37 feet**, and a chord which bears **North 25°21'04" East**, a distance of **176.32 feet** to a calculated point, for the end of said curve,
- 12) **North 35°32'22" West**, a distance of **29.14 feet** to a calculated point in a southeasterly line of said 10' wide City of Austin Sanitary Sewer Easement of record,
- 13) **North 49°50'56" East**, along said southeasterly line, a distance of **8.95 feet** to a calculated point,
- 14) **North 28°59'41" East**, continuing along said southeasterly line, a distance of **6.74 feet** to a calculated point, for the north corner of the tract described herein, from which a 1/2-inch iron rod found at the intersection of the existing west right-of-way line of said IH-35, 163.92 feet right of Engineer's Centerline Station (E.C.S.) 3364+78.46 with the existing south right-of-way line of Reagan Terrace (60' ROW), being the northeast corner of said Tract A, bears **North 27°32'58" East**, a distance of **253.89 feet**,
- 15) **South 35°32'22" East**, departing said southeasterly line, a distance of **41.03 feet** to a calculated point,
- 16) **South 22°38'11" West**, a distance of **17.65 feet** to a calculated point, for the point of curvature of a curve to the right,
- 17) Along said curve to the right, through a delta of **04°34'17"**, having a radius of **2,111.07 feet**, an arc length of **168.44 feet**, and a chord which bears **South 25°28'37" West**, a distance of **168.39 feet** to a calculated point, for the end of said curve, and

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Exhibit A

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April 5, 2024

Aberfeldy Properties, Inc.
To
The City of Austin
(Wastewater Line Easement)

- 18) **South 27°44'04" West**, a distance of **260.67 feet** to the **POINT OF BEGINNING**, and containing 0.164 acres (7,147 sq. ft.) of land, comprising a total of 0.228 acres (9,921 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.

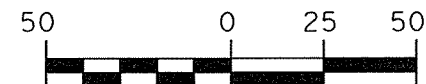
SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

Mark A. Mercado *April 5, 2024*
Mark A. Mercado Date
Registered Professional Land Surveyor
No. 6350 – State of Texas

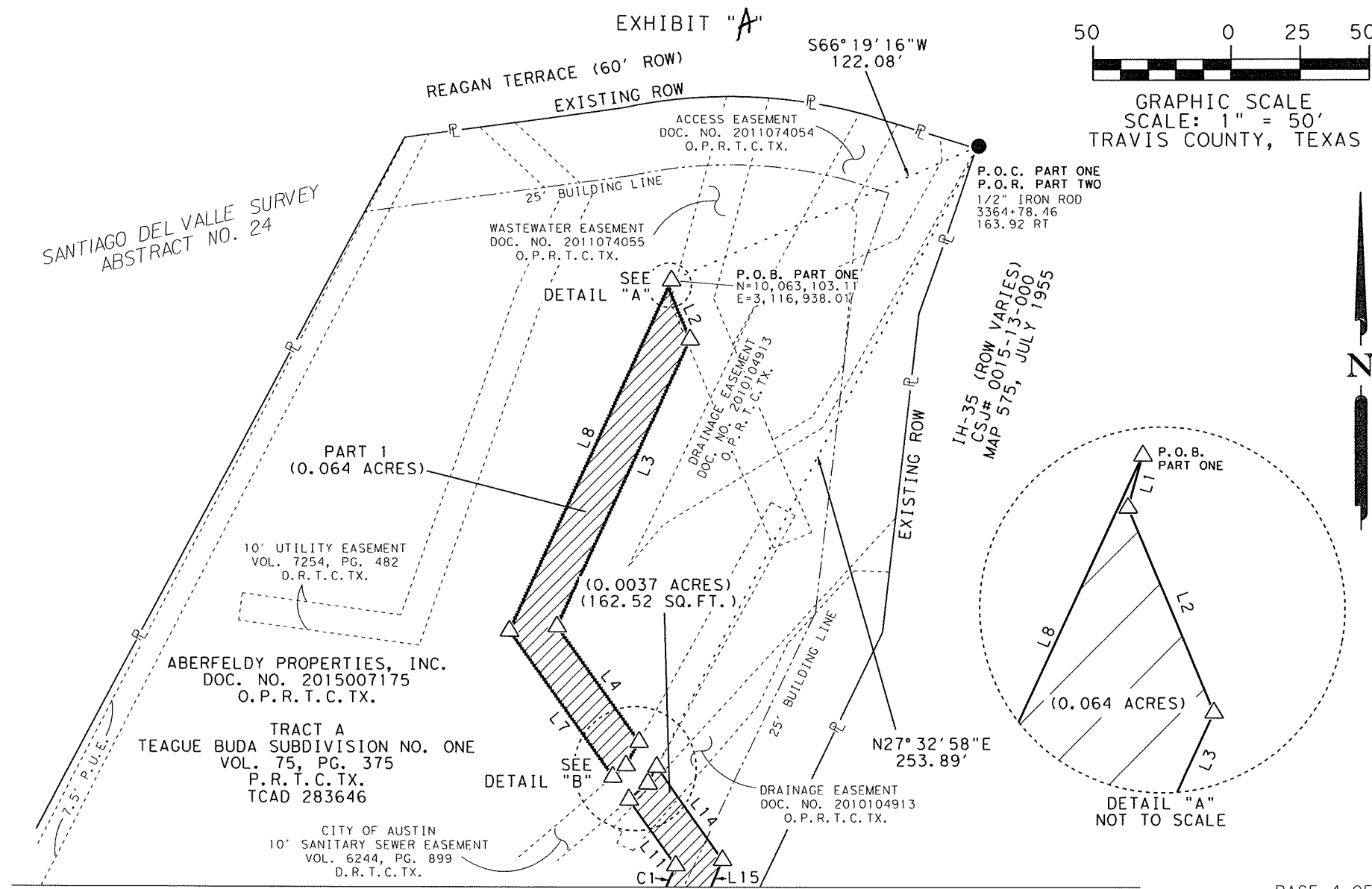
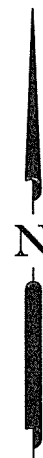
FIELD NOTES REVIEWED
BY *[Signature]* DATE: 04/09/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



EXHIBIT "A"



GRAPHIC SCALE
SCALE: 1" = 50'
TRAVIS COUNTY, TEXAS



MATCH LINE SHEET 5 OF 6

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FILE #3111.916
REF. FIELD NOTE NO. 49688



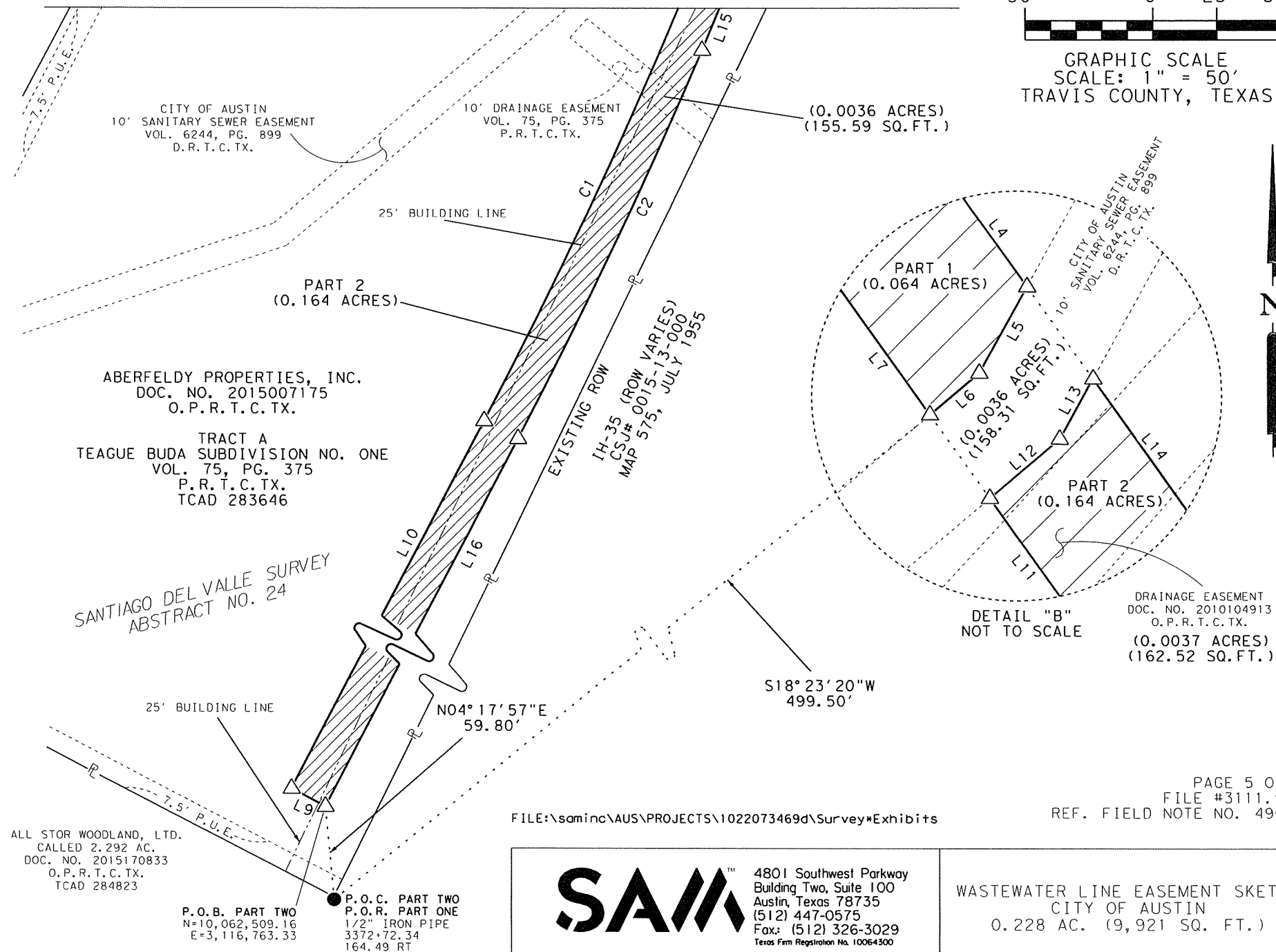
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

WASTEWATER LINE EASEMENT SKETCH
CITY OF AUSTIN
0.228 AC. (9,921 SQ. FT.)

EXHIBIT "A"



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FILE #3111.916
REF. FIELD NOTE NO. 49688



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0.228 AC. (9,921 SQ. FT.)

EXHIBIT "A"

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 TITLE REPORT, FILE NO. CS202400240, EFFECTIVE DATE: FEBRUARY 16, 2024, ISSUED: FEBRUARY 28, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

TRACT A, TEAGUE BUDA SUBDIVISION NO. ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 75, PAGE(S) 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS

BUILDING SETBACK 25 FEET IN WIDTH ALONG THE NORTH AND EAST PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

PUBLIC UTILITY EASEMENT 7.5 FEET IN WIDTH ALONG THE EAST AND WEST PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

DRAINAGE EASEMENT 10 FEET IN WIDTH ALONG THE EAST PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

WASTEWATER EASEMENT 15 FEET IN WIDTH TRANSVERSING THE PROPERTY, AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN AS DESCRIBED AND LOCATED BY INSTRUMENT RECORDED IN VOLUME 536, PAGE 85 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN BY THE PLAT RECORDED IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

LEGEND

●	IRON ROD OR PIPE FOUND (AS NOTED)
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
—P—	PROPERTY LINE
----	EXISTING EASEMENT
=====	EASEMENT LIMITS

PART 2
(0.164 ACRES)

10' DRAINAGE EASEMENT
VOL. 75, PG. 375
P. R. T. C. TX.

(0.0036 ACRES)
(155.59 SQ. FT.)

DETAIL "C"
NOT TO SCALE

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FILE #3111.916
REF. FIELD NOTE NO. 49688

SAM

4801 Southwest Parkway
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(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

WASTEWATER LINE EASEMENT SKETCH
CITY OF AUSTIN
0.228 AC. (9,921 SQ. FT.)

EXHIBIT "A"

EASEMENTS (CONTINUED):

SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN AS DESCRIBED AND LOCATED BY INSTRUMENT RECORDED IN VOLUME 2375, PAGE 71 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

SANITARY SEWER EASEMENT EXECUTED BY JOE M. TEAGUE AND CECIL RUBY CO. TO CITY OF AUSTIN, RECORDED IN VOLUME 6244, PAGE 899, DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.

EASEMENT EXECUTED BY JOE M. TEAGUE TO CITY OF AUSTIN, RECORDED IN VOLUME 7254, PAGE 482, DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.

ELECTRIC UTILITY EASEMENT EXECUTED BY ABERFELDY II LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP TO CITY OF AUSTIN, RECORDED UNDER DOCUMENT NO. 2007003195, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. BLANKET EASEMENT, MAY AFFECT.

DRAINAGE EASEMENT EXECUTED BY ABERFELDY II LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP TO CITY OF AUSTIN, RECORDED UNDER DOCUMENT NO. 2010104913, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.

ACCESS EASEMENT EXECUTED BY ABERFELDY II LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP TO CITY OF AUSTIN, RECORDED UNDER DOCUMENT NO. 2011074054, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.

WASTEWATER EASEMENT EXECUTED BY ABERFELDY II LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP TO CITY OF AUSTIN, RECORDED UNDER DOCUMENT NO. 2011074055, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT AS SHOWN.

OTHER EXCEPTIONS

MEMORANDUM OF LEASE DATED MAY 30, 2007, RECORDED UNDER DOCUMENT NO. 200710443, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY ABERFELDY LIMITED PARTNERSHIP, A CORPORATION, AS LESSOR, AND REAGAN NATIONAL ADVERTISING OF AUSTIN, INC., A DELAWARE CORPORATION, AS LESSEE.

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

* AREA CALCULATED BY SAM, LLC.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04° 47' 12"	2,111.07'	176.37'	176.32'	N25° 21' 04"E
C2	04° 34' 17"	2,111.07'	168.44'	168.39'	S25° 28' 37"W

LINE TABLE (PART 1)

LINE NO.	BEARING	DISTANCE
L1	S15° 42' 56"W	3.30'
L2	S22° 40' 48"E	19.59'
L3	S24° 59' 26"W	114.86'
L4	S35° 32' 22"E	51.26'
L5	S28° 59' 41"W	9.66'
L6	S49° 50' 56"W	6.32'
L7	N35° 31' 17"W	64.68'
L8	N24° 59' 12"E	140.05'

LINE TABLE (PART 2)

LINE NO.	BEARING	DISTANCE
L9	N62° 15' 56"W	15.00'
L10	N27° 44' 04"E	260.67'
L11	N35° 32' 22"W	29.14'
L12	N49° 50' 56"E	8.95'
L13	N28° 59' 41"E	6.74'
L14	S35° 32' 22"E	41.03'
L15	S22° 38' 11"W	17.65'
L16	S27° 44' 04"W	260.67'



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.

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

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FILE #3111.916
REF. FIELD NOTE NO. 49688

Mark A. Mercado

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

April 5, 2024
DATE

SAM

4801 Southwest Parkway
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