

EXHIBIT "A"



UNITECH CONSULTING ENGINEERS, INC.

STRUCTURAL • CIVIL • SURVEYING

March 14, 2025
Job No. 25-036-S
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TPS PARKING AUSTIN TWO, LLC
TO
CITY OF AUSTIN

DESCRIPTION OF

18.468 ACRES

FEE SIMPLE PARCELS:

6640.01, # 6640.02, # 6640.03, # 6640.04, # 6640.05, # 6640.06

BEING A 18.468-ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 6.626-ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO TPS PARKING AUSTIN TWO, LLC RECORDED IN DOCUMENT NO. 2016003642, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), AND BEING OUT OF A CALLED 17.44-ACRE TRACT, DESIGNATED "TRACT 2", DESCRIBED IN A SPECIAL WARRANTY DEED TO TPS PARKING AUSTIN TWO, LLC RECORDED IN DOCUMENT NO. 2015182420, O.P.R.T.C.T., AND BEING ALL OF A CALLED 1.1-ACRE TRACT, DESIGNATED "TRACT 1", RECORDED IN SAID DOCUMENT NO. 2015182420, AND BEING LOTS 17, 18, AND 19, GLENBROOK ADDITION, SECTION TWO RECORDED IN VOL. 5, PG. 66, PLAT RECORDS, TRAVIS COUNTY, TEXAS, (P.R.T.C.T.), DESIGNATED "TRACT 2" AS DESCRIBED IN A SPECIAL WARRANTY DEED TO TPS PARKING AUSTIN TWO, LLC RECORDED IN DOCUMENT NO. 2015182421, O.P.R.T.C.T., AND BEING LOT 23, GLENBROOK ADDITION, SECTION ONE, VOL. 5, PG. 30, P.R.T.C.T., DESIGNATED "TRACT 1" AS DESCRIBED IN SAID DOCUMENT NO. 2015182421. SAID 18.468-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at an iron rod found for the southwest corner of Lot 24, said Glenbrook Addition, Section One, and being located in the intersection of the existing north Right-of-Way (ROW) line of U.S. Highway 71 (width varies) with the east ROW line of Terry Lane (50 feet wide) as depicted on the plat of said Glenbrook Addition, Section One;

THENCE North 61° 23' 01" West departing from said Lot 24 with the existing north ROW line of said U.S. Highway 71, a distance of 49.71 feet to an iron rod found for the **POINT OF BEGINNING**, same being the southeast corner of the herein described tract and the southeast corner of said Lot 23, and being located in the west ROW line of said Terry Lane;

THENCE North 61° 00' 27" West (North 59° 13' 00" West) departing from said Terry Lane and continuing with the south line of said Lot 23, same being the existing north ROW line said U.S. Highway 71, a distance of 346.66 (346.66) feet to a calculated point for a corner of the herein described tract, same being the common south corner of said Lot 23 and said 17.44-acre tract;

THENCE North 60° 57' 10" West (North 59° 13' 00" West) departing from said Lot 23, and with the common line of said 17.44-acre tract and said U.S. Highway 71, a distance of 159.25 feet to a calculated point for the southwest corner of the herein described tract;

THENCE North 09° 38' 55" West departing from the common line of said 17.44-acre tract and said U.S. Highway 71, a distance of 213.33 feet to a calculated point for a corner of the herein described tract;

THENCE North 37° 59' 01" East, a distance of 450.93 feet to a calculated point for a corner of the herein described tract;



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THENCE North 12° 10' 07" East, a distance of 266.83 feet to a calculated point for a corner of the herein described tract;

THENCE North 68° 02' 49" West, a distance of 489.22 feet to a calculated point for a corner of the herein described tract;

THENCE North 58° 08' 58" West, a distance of 215.20 feet to a calculated point for the west corner of the herein described tract, and being located in the common line of said 6.626-acre tract and a called 12.285-acre tract described in a General Warranty Deed conveyed to N C and R, LLC recorded in Document No. 2013225561, O.P.R.T.C.T.;

THENCE North 43° 18' 24" East with the common line of said 6.626-acre tract and said 12.285-acre tract, a distance of 253.80 feet to a calculated point in the south bank of the Colorado River for the northwest corner of the herein described tract;

THENCE departing from said 12.285-acre tract and with the meanders of the south bank of said Colorado River, the following 31 courses and distances:

1. South 65° 13' 11" East, a distance of 43.18 feet to a calculated point;
2. South 57° 47' 16" East, a distance of 66.32 feet to a calculated point;
3. North 88° 15' 56" East, a distance of 58.15 feet to a calculated point;
4. South 39° 28' 19" East a distance of 41.31 feet to a calculated point;
5. South 58° 50' 40" East, a distance of 52.63 feet to a calculated point;
6. South 52° 58' 00" East, a distance of 72.77 feet to a calculated point;
7. South 63° 20' 42" East a distance of 39.59 feet to a calculated point;
8. South 51° 18' 54" East a distance of 44.65 feet to a calculated point;
9. South 57° 53' 11" East a distance of 39.30 feet to a calculated point;
10. South 60° 36' 29" East a distance of 59.07 feet to a calculated point;
11. South 70° 07' 23" East a distance of 36.00 feet to a calculated point;
12. South 58° 01' 09" East a distance of 47.26 feet to a calculated point;
13. South 48° 54' 33" East a distance of 27.34 feet to a calculated point;
14. South 54° 51' 39" East a distance of 12.28 feet to a calculated point;
15. South 48° 45' 50" East a distance of 85.73 feet to a calculated point;
16. South 63° 11' 50" East a distance of 68.37 feet to a calculated point;
17. South 68° 48' 14" East a distance of 70.33 feet to a calculated point;
18. South 75° 19' 29" East a distance of 95.96 feet to a calculated point;
19. South 79° 39' 11" East a distance of 133.79 feet to a calculated point;
20. South 73° 53' 19" East a distance of 148.93 feet to a calculated point;



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21. South 64° 46' 01" East a distance of 105.65 feet to a calculated point;
22. South 73° 06' 10" East a distance of 41.91 feet to a calculated point;
23. South 22° 36' 13" East a distance of 55.11 feet to a calculated point;
24. South 58° 53' 07" East a distance of 21.34 feet to a calculated point;
25. North 42° 36' 48" East a distance of 28.36 feet to a calculated point;
26. North 11° 54' 35" East a distance of 20.24 feet to a calculated point;
27. South 84° 33' 34" East a distance of 33.86 feet to a calculated point;
28. South 33° 39' 14" East a distance of 21.58 feet to a calculated point;
29. North 81° 14' 02" East a distance of 16.21 feet to a calculated point;
30. South 83° 54' 42" East a distance of 68.83 feet to a calculated point;
31. South 63° 43' 16" East a distance of 30.47 feet to a calculated point for the north corner of the herein described tract;

THENCE South 29° 08' 26" West (South 30° 47' 00" West) in part with the common line of said Lot 17 and said Lot 16, said Glenbrook Addition, Section Two, a distance of 387.17 feet to a calculated point for a corner of the herein described tract, same being the common south corner of said Lot 17 and said Lot 16, and being located in the northwest line of said Terry Lane and in a non-tangent curve;

THENCE in a southwesterly direction with the southeast line of said Lot 17, Lot 18, and Lot 19, same being the northwest line of said Terry Lane, and with said non-tangent curve that concaves to the southeast having a radius of 350.00 feet, through a central angle of 68° 44' 14", an arc distance of 419.89 feet (chord bears South 75° 51' 48" West, a distance of 395.16 feet) to a calculated point for a corner of the herein described tract, same being the common east corner of Lot 20, said Glenbrook Addition, Section One and said Lot 19;

THENCE North 48° 42' 27" West (North 46° 55' 00" West) with the common line of said Lot 20 and said Lot 19, a distance of 313.79 (313.79) feet to a calculated point for a corner of the herein described tract, same being the common west corner of said Lot 20 and said Lot 19, and being located in the east line of said 17.44-acre tract;

THENCE South 33° 23' 33" West (South 35° 11' 00" West) departing from said Lot 19, and with the common line of said 17.44-acre tract, said Lot 20, and Lots 21-A, 22-A, and 22-B, the Resubdivision of a Portion of Glenbrook Addition, Sections One & Two, recorded in Vol. 32, Pg. 34, P.R.T.C.T., a distance of 477.81 feet to a calculated point for a corner of the herein described tract, same being the common west corner of said Lot 22-B and said Lot 23. For reference a 1-inch iron pipe found bears North 33° 27' 48" East, a distance of 100.38 feet;



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THENCE South 61° 00' 27" East (South 59° 13' 00" East) departing from said 17.44-acre tract, and with the common line of said Lot 22-B and said Lot 23, a distance of 335.12 (335.12) feet to an iron rod in concrete found for a corner of the herein described tract, same being the common east corner of said Lot 22-B and said Lot 23, and being located in the existing west ROW line of said Terry Lane;

THENCE South 28° 59' 33" West (South 30° 47' 00" West) departing from said Lot 22-B with the east line of said Lot 23, same being the existing west ROW line of said Terry Lane, a distance of 150.00 (150.00) feet to the **POINT OF BEGINNING** and containing 18.468 acres of land.

Notes:

An exhibit of even date was prepared in conjunction with this property description.

All bearings and distances listed in parentheses and brackets denote record data recorded on relevant subdivision plat/parent tract deed.

Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), North American Datum 83, as obtained by GPS observations and referenced to the Trimble VRS Network. Distances shown hereon are grid values in feet and may be converted to surface by multiplying the values by a conversion factor of 1.000100.

Calculated points will be replaced with stable and reasonably permanent monuments where feasible upon obtaining the necessary right of entry. An updated survey exhibit and metes & bounds description depicting these changes will be issued at that time.

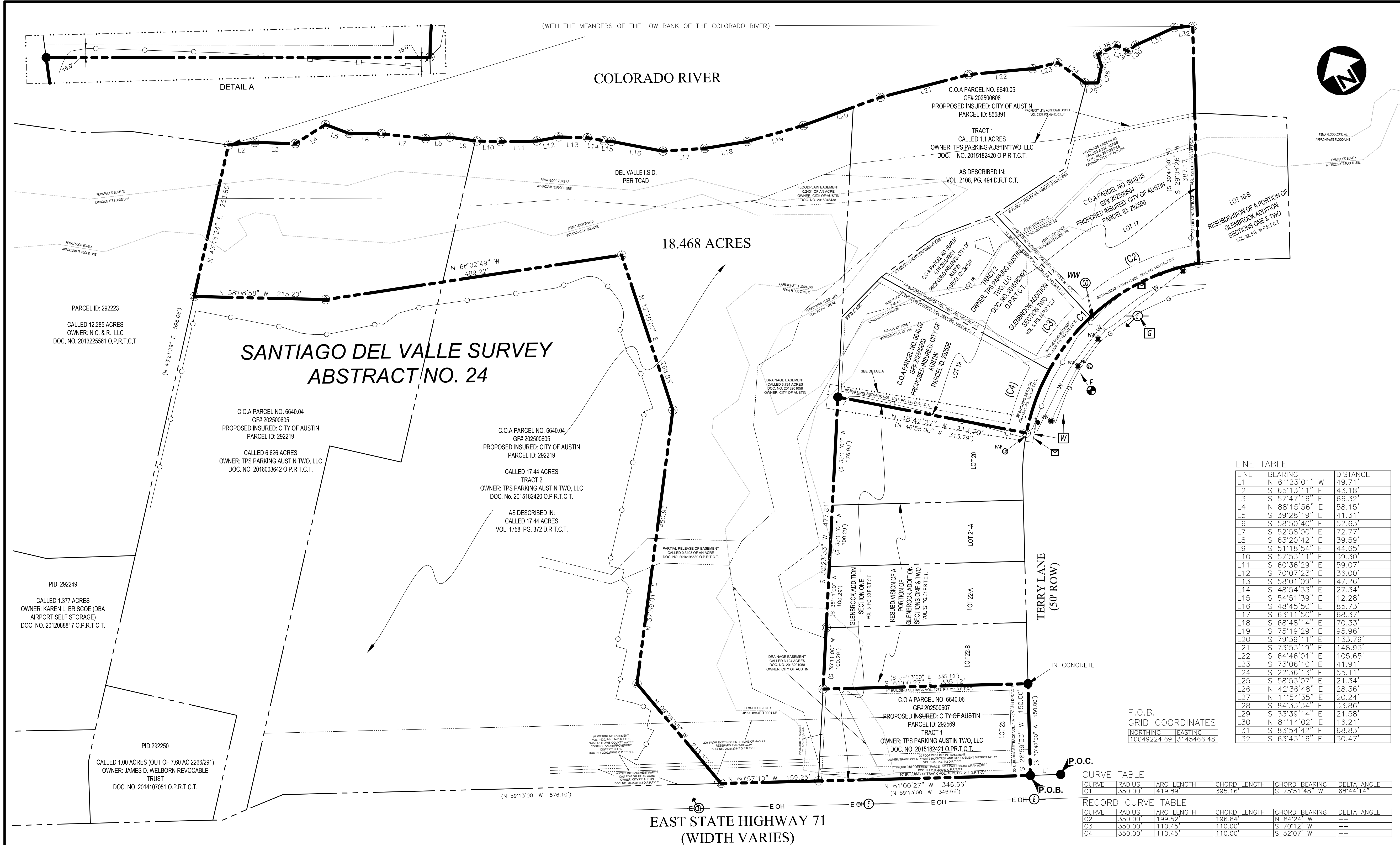
A handwritten signature in blue ink, appearing to read "Daniel B. Davis", written over a horizontal line.

Daniel B. Davis, R.P.L.S. No. 6195

FIELD NOTES REVIEWED
BY:  DATE: 08/04/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



EXHIBIT "A"

[illegible]

UNINTECH CONSULTING
ENGINEERS, INC.
2431 E. evans Road
San Antonio, Tx. 78259
Certifications: HUB MBE SBE WBE
Licenses: TBPE No. F-5499
TBPLS No. 10051100

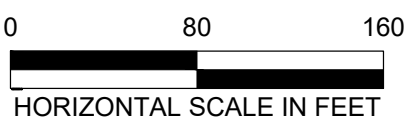
CITY OF AUSTIN, TEXAS
PARKS & RECREATION DEPARTMENT

LAND TITLE SURVEY
FREE SIMPLE PARCEL (6640.01 - 6640.06)

2936 EAST STATE HIGHWAY 71
DELE VALLE, TRAVIS COUNTY, TEXAS, 78617



NOTES	NAME	DATE
SURVEY BY	LV	####
DRAWN BY	JMW	07/28/2025
DESIGNED BY	####	####
CHECKED BY	DBD	####
REVIEWED BY	SG	####



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\\SERVER06\JOBS - SURVEY\SURVEY 25 JOBS\25-036-S MCKINNEY MILL, AUSTIN\7.0 AUTOCAD\BOUNDARY SURVEY\TITLE SURVEY\MCKINNEY MILLS V-SURV - REDLINES.DWG, ---, COA_ESD.STB

JUSTIN WHISENANT

STATE OF TEXAS §
COUNTY OF TRAVIS §
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS
SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICES
REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY

THIS 14TH DAY OF MARCH, 2025

Daniel B. Davis
Registered Professional Land Surveyor
No. 6195 - State of Texas

