200 West State Highway 6, Suite 620
Waco, TX 76712
o. 254.772.9272 | f: 254.776.2924
TBPLS 10194944
stvinc.com

FIELD NOTES FOR PARCEL

City of Austin

BEING A 0.282 (12,301 SQUARE FEET) OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE DAVID THOMAS SURVEY NO. 1, ABSTRACT NO. 772, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. SAME BEING A PORTION OF THE 26.373 ACRE TRACT OF LAND CONVEYED TO AUSTIN ARGYLE TELEVISION, INC., BY SPECIAL WARRANTY DEED, FILED FOR RECORD ON JANUARY 4, 1994, RECORDED IN VOLUME 12095, PAGE 56 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) AND AS FURTHER AFFECTED BY ARTICLE OF MERGER WITH NW COMMUNICATIONS OF AUSTIN, INC. BY DEED, FILED FOR RECORD ON OCTOBER 30, 1995, RECORDED IN VOLUME 12554, PAGE 987, OF SAID R.P.R.T.C.T. SAID 0.282 (12,301 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2 inch iron rod found (control monument) at the northeast corner of a called 0.353 acre tract of land conveyed to the City of Austin, Texas, by deed, filed for record on June 12, 1998, recorded in Volume 13203, Page 1614 of said R.P.R.T.C.T. marking the southeast corner of the herein described tract ;

THENCE along the north line of the said 0.353 acre tract the following four (4) courses and distances;

1. N 87° 09' 09" W, a distance of 49.05 feet to a 1/2 inch iron rod found (control monument) marking a corner in the south line of the herein described tract,

2. N 22° 41' 48" W, a distance of 39.19 feet to a 1/2 inch iron rod found (control monument) marking a corner in the south line of the herein described tract,

3. N 06° 09' 52" W, a distance of 21.88 feet to a 1/2 inch iron rod found (control monument) marking a corner in the south line of the herein described tract,

4. N 76° 25' 50" W, a distance of 22.15 feet to 5/8 inch iron rod with yellow plastic cap stamped STV being the northwest corner of the said 0.353 acre tract and marking the southeast corner of the herein described tract,

THENCE over and across the said 26.373 acre tract of land the following (3) courses and distances ;

1. N 13° 30' 27" E, a distance of 112.13 feet to a 1/2 inch iron rod found (control monuent) marking the northwest corner of the herein described tract,

2. S 77° 08' 27"E, a distance of 71.66 feet to a cotton spindle with washer stamped STV marking the northeast corner of the herein described tract,

3. S 02° 54' 38° W, a distance of 158.82 to the **POINT OF BEGINNING** and containing 0.282 (12,301 square feet) of one acre of land more or less.

The bearings shown hereon are based on GPS observations, and the Texas state plane coordinate system, central zone (4203), North American Datum of 1983 using the Trimble RTKNET Allterra network.

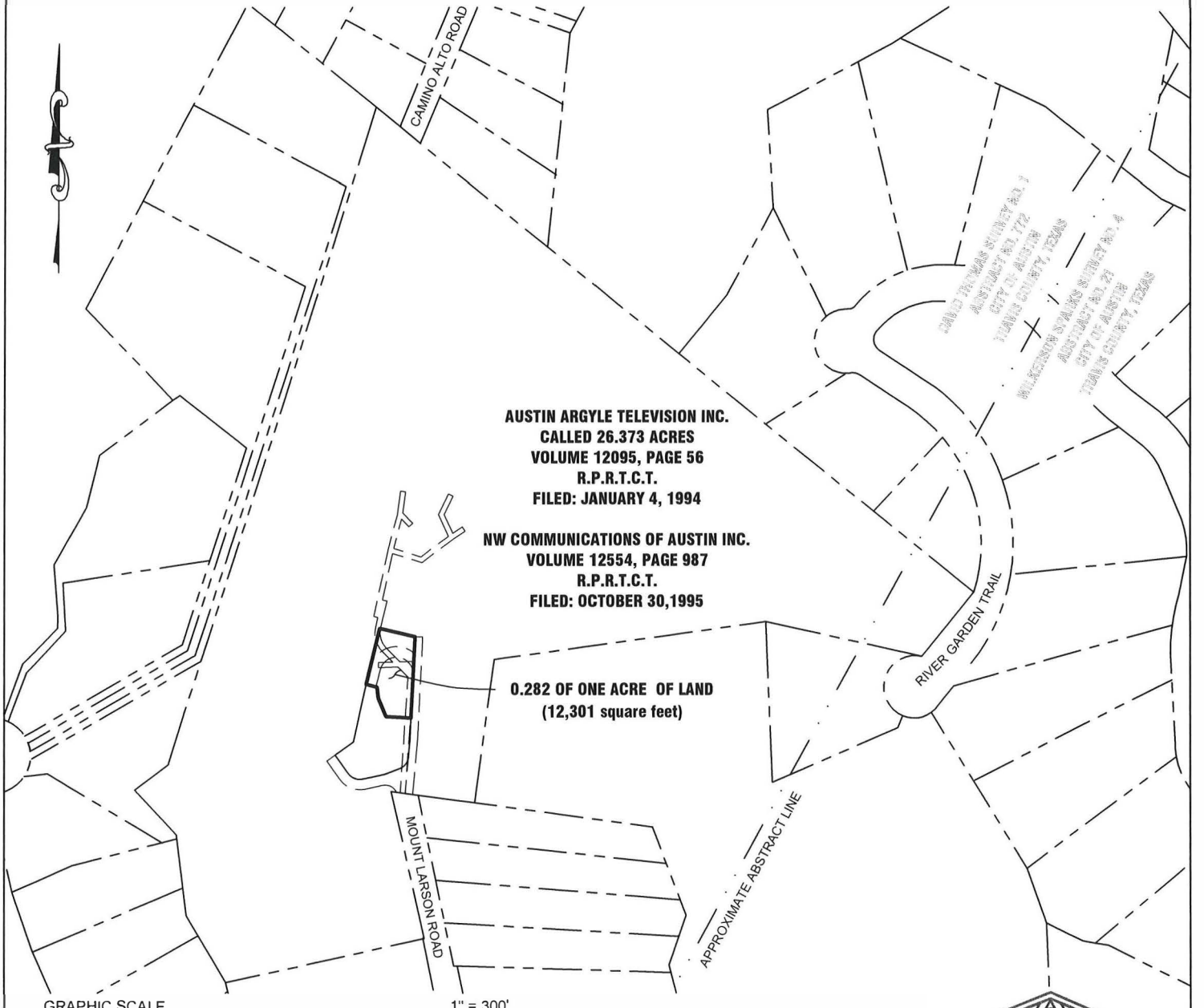
Robbie Lee Shockey
Registered Professional Land Surveyor
Texas Registration Number 6332

Date : 8/13/25

FIELD NOTES REVIEWED
BY DATE: 08/14/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT A

Being a 0.282 (12,301 square feet) of one acre of land, more or less,out of and a part of the David Thomas Survey No. 1, Abstract No. 772, in the City of Austin, Travis County, Texas. Same being a portion of the 26.373 acre tract of land conveyed to Austin Argyle Television, INC., by Special Warranty Deed, filed for record on January 4, 1994, recorded in Volume 12095, Page 56 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.) and as further affected by Article of Merger with NW Communications of Austin, Inc. by deed, filed for record on October 30, 1995, recorded in Volume 12554, Page 987, of said R.P.R.T.C.T.



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STATE OF TEXAS
REGISTERED
ROBBIE LEE SHOCKEY
6332
PROFESSIONAL
LAND SURVEYOR

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground, July, 2025, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

Date: 8/13/25

ROBBIE LEE SHOCKEY, RPLS NO. 6332

SHEET 3 OF 6

WORK ORDER AUST2500555 DIGITAL FILE AUST2500555-EXHIBIT 0.282 AC FIELDBOOK # RR600 DRAWN BY TAB

I:\Projects\AUST2500555 - Mount Larson Site Survey COA_Survey\CAD\CIVIL3D\AUST2500555 - Exhibit 0.282 Ac.dwg

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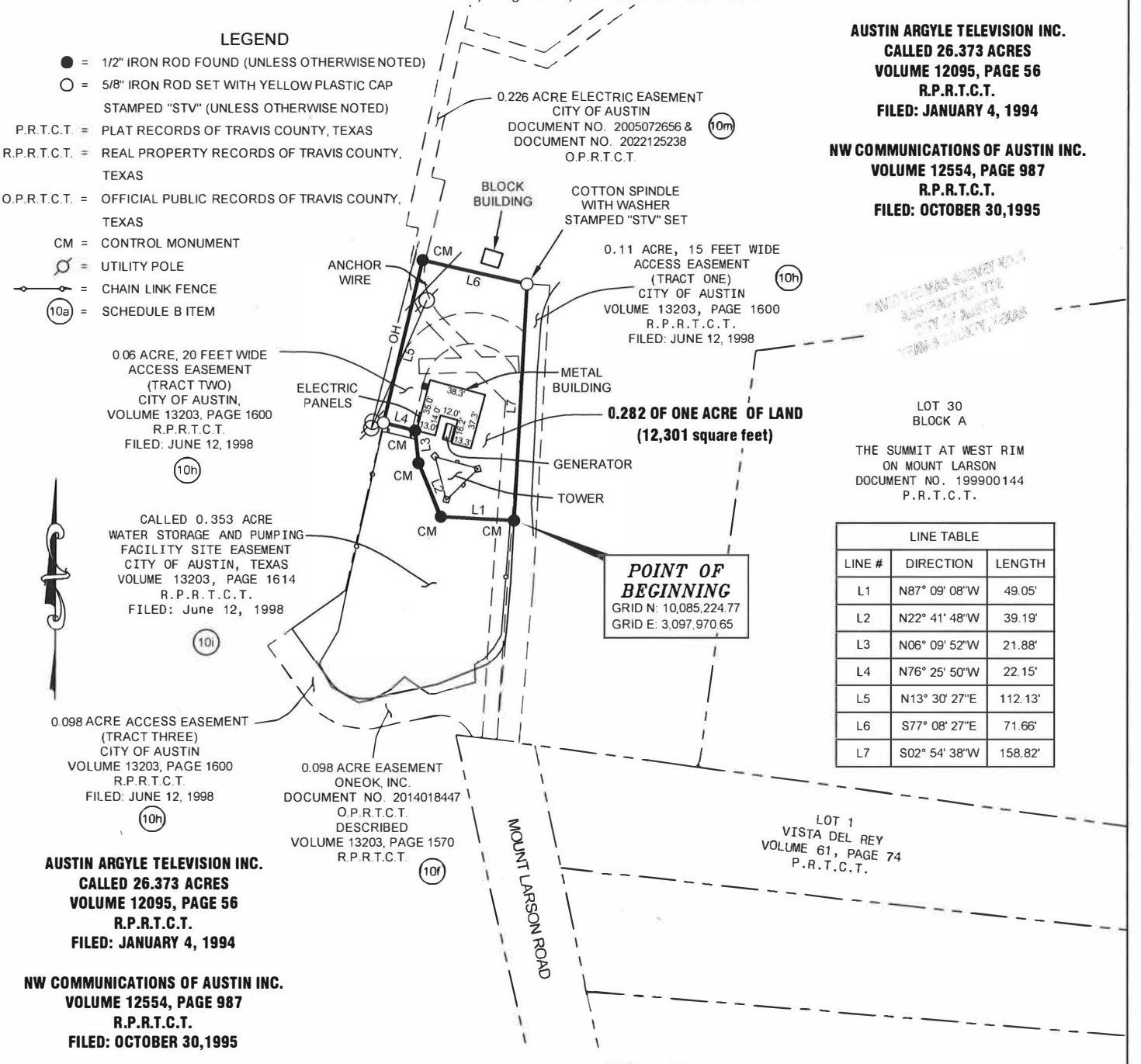

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N87° 09' 08"W	49.05'
L2	N22° 41' 48"W	39.19'
L3	N06° 09' 52"W	21.88'
L4	N76° 25' 50"W	22.15'
L5	N13° 30' 27"E	112.13'
L6	S77° 08' 27"E	71.66'
L7	S02° 54' 38"W	158.82'

GRAPHIC SCALE 1" = 100'

100' 0' 100' 200'

GENERAL NOTES:

1) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
2) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
3) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
4) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD '83 CENTRAL ZONE(4203), USING THE TRIMBLE RTKNET ALLTERRA NETWORK.
5) FLOOD NOTE: SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF UNSHADED ZONE "X", DEFINED AS "AN AREA OF MINIMAL FLOOD HAZARD," BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NUMBER 48453C0445K, WITH AN EFFECTIVE DATE OF JANUARY 22, 2019, IN TRAVIS COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. SAID PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

stv

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the Real Property Records of Travis County, Texas

TITLE COMMITMENT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 202500963, EFFECTIVE DATE: APRIL 17, 2025, ISSUED DATE: APRIL 17, 2025, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY STV, INC.

SCHEDULE B:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

VOLUME 1252, PAGE 23 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

10a. ELECTRIC TRANSMISSION EASEMENT GRANTED TO CITY OF AUSTIN, BY INSTRUMENT DATED OCTOBER 12, 1940, RECORDED IN VOLUME 659, PAGE 561 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS FURTHER AFFECTED BY VOLUME 1252, PAGE 35 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS 26.373 ACRE TRACT

10b. 50 FOOT RIGHT OF WAY AND UTILITY EASEMENT RESERVED BY MARY LARSON TREADAWAY ET AL, IN INSTRUMENT DATED SEPTEMBER 10, 1956, RECORDED IN VOLUME 1743, PAGE 4 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. - CANNOT LOCATE WITH ANY CERTAINTY, DOCUMENTS HAVE NO DESCRIPTION OF EASEMENT. - AFFECTS 26.373 ACRE TRACT

10c. LEASE RESERVED BY TEXAS BROADCASTING CORPORATION, IN DEED RECORDED IN VOLUME 1401, PAGE 455 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH UNRECORDED LEASE AGREEMENT DATED NOVEMBER 20, 1986, BY AND BETWEEN KTBC-TV, INC. AND THE LBJ CO. A/K/A THE LBJ HOLDING CO. AND AMENDMENT NO. ONE THERETO DATED FEBRUARY 22, 1993. - NOT A SURVEY MATTER

10d. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN LEASE AGREEMENT DATED SEPTEMBER 1, 1981, EXECUTED BY AND BETWEEN KTBC-TV. INC., A TEXAS CORPORATION, AS LESSOR, AND CAPITAL CABLE COMPANY, AS LESSEE, EVIDENCED BY MEMORANDUM OF LEASE RECORDED IN VOLUME 7562, PAGE 484 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. - NOT A SURVEY MATTER

10e. UNRECORDED LEASE AGREEMENT WITH THE CITY OF AUSTIN, LEASE TRACT AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12095, PAGE 56 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS - NOT A SURVEY MATTER

10f. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT AGREEMENT DATED JUNE 10, 1998, RECORDED IN VOLUME 13203, PAGE 1570 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND AS FURTHER AFFECTED BY DOCUMENT NOS. 2003002159 AND 2014018447 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN

10g. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN WATER LINE EASEMENT DATED JUNE 1, 1998, RECORDED IN VOLUME 13203, PAGE 1585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS 26.373 ACRE TRACT

10h. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN NON-EXCLUSIVE ACCESS EASEMENTS DATED JUNE 1, 1998, RECORDED IN VOLUME 13203, PAGE 1600 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS - AFFECTS AS SHOWN

10i. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN WATER STORAGE AND PUMPING FACILITY SITE EASEMENT DATED JUNE 1, 1998, RECORDED IN VOLUME 13203, PAGE 1614 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN

10j. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN LEASE AGREEMENT DATED APRIL 20, 1999, EXECUTED BY AND BETWEEN NW COMMUNICATIONS OF AUSTIN, INC., AS LESSOR, AND TIME WARNER ENTERTAINMENT/ADVANCE/NEWHOUSE PARTNERSHIP, AS LESSEE, EVIDENCED BY MEMORANDUM OF LEASE RECORDED UNDER DOCUMENT NO. 1999022843 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - NOT A SURVEY MATTER

10k. RIGHT OF WAY EASEMENT GRANTED TO TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE PARTNERSHIP IN THE LEASE DATED APRIL 20, 1999 AS EVIDENCED IN THAT MEMORANDUM OF LEASE RECORDED UNDER DOCUMENT NO. 1999022843 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS 26.373 ACRE TRACT

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WORK ORDER AUST2500555 FIELDBOOK # R R600
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SCHEDULE B CONTINUED:

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

10l. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ELECTRIC UTILITY EASEMENT DATED SEPTEMBER 16, 1999, RECORDED UNDER DOCUMENT NO. 1999111799 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS 26.373 ACRE TRACT

10m. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ELECTRIC UTILITY EASEMENT DATED APRIL 25, 2005, RECORDED UNDER DOCUMENT NO. 2005072656 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND AS FURTHER AFFECTED BY DOCUMENT NO. 2022125238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN

10n. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ELECTRIC UTILITY EASEMENT DATED AUGUST 8, 2005,RECORDED UNDER DOCUMENT NO. 2005149507 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS 26.373 ACRE TRACT

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