

# Exhibit A



3100 Alvin Devan Blvd, Suite 150  
Austin, Texas 78745  
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## LEGAL DESCRIPTION

**BEING** a 0.1127-acre tract of land situated in the T.J. Chambers Survey, Abstract No. 7 Travis County, Texas, being a portion of an Alley situated in the Louis Horst's Subdivision Outlot No. 21, Division "D" as shown on a plat recorded in Volume Z, Page 594 & 613 Plat Records of Travis County, Texas; said 0.1127-acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

**COMMENCING:** at a 1/2-inch iron rod found for the southeastern corner of Lot 38 of said Louis Horst's Subdivision Outlot No. 21, Division "D", at the northwestern intersection of West 20<sup>th</sup> Street (80' Public R.O.W) and University Avenue (120' Public R.O.W) both of said Louis Horst's Subdivision Outlot No. 21, Division "D", from which a cotton spindle found for the northeastern corner of Lot 39, being the same property to the Board of Regents of the University of Texas System as described in a Special Warranty Deed in Document No. 2021217698 and the southeastern corner of Lot 40 being the same property to the Board of Regents of the University of Texas System as described in a Special Warranty Deed in Document No. 2022140308 both in the Official Public Records of Travis County, Texas bears North 03°40'28" East a distance of 140.15 feet;

**THENCE:** North 86°16'52" West a distance of 125.08 feet along the southern line of said Lot 38, the northern right-of-way line of said West 20<sup>th</sup> Street to a mag nail with shiner stamped "Jones|Carter" found for the southwestern corner of said Lot 38, the southeastern corner of said Alley for the POINT OF BEGINNING and the southeastern corner of this herein described tract;

**THENCE:** North 86°16'52" West a distance of 20.04 feet continuing along the northern right-of-way line of said West 20<sup>th</sup> Street, the southern line of the said Alley to a 5/8-inch iron rod found for the southeastern corner of Lot 25 of said Louis Horst's Subdivision Outlot No. 21, Division "D", the same being a corner of that certain tract of land to the Board of Regents of the University of Texas System as described in a Special Warranty Deed in Document No. 2021224522 of the Official Public Records of Travis County, Texas, for the southwestern corner of said Alley, for the southwestern corner of this herein described tract;

**THENCE:** North 03°45'46" East a distance of 280.01 feet along the western line of the said Alley, the eastern line of Lots 22, 23, 24 & 25 of said Louis Horst's Subdivision Outlot No. 21, Division "D", to a mag nail with shiner stamped "Jones|Carter" set for northwestern corner of this herein described tract, for the northeastern corner of said Lot 22, the southeastern corner of Lot 21, being the same tract of land to Reverend L.J. Reicher – Bishop of Austin, Texas as described in Volume 1700, Page 321 of the Deed Records of Travis County, Texas, from which a chiseled "X" in concrete found bears North 03°07'39" East a distance of 0.69 feet; from said calculated point a 5/8-inch iron rod found on the eastern line of Whitis Avenue (60-foot R.O.W.) for the northwestern corner of said Lot 22, the southwestern corner of said Lot 21 bears North 86°21'30" West a distance of 125.00 feet;

**THENCE:** South 86°14'41" East a distance of 10.00 feet across said Alley to a mag nail with shiner stamped "Jones|Carter" set for the northernmost northeastern corner of this herein described tract;

**THENCE:** South 03°45'33" West a distance of 69.94 feet continuing across the said Alley to a mag nail with shiner stamped "Jones|Carter" set for a corner of this herein described tract;

**THENCE:** South 86°14'14" East a distance of 10.01 feet continuing across the said Alley to a mag nail with shiner stamped "Jones|Carter" set for the Northwestern corner of Lot 40 being the same tract of land to the Board of Regents of the University of Texas as described in a Special Warranty Deed in Document NO. 2022140308 of the Official Public Records of Travis County, Texas and the Southwestern corner of Lot 41 being the same tract of land to Christopher E. Byrne – Roman Catholic Bishop of Galveston, Texas as described in Volume 2538, Page 613 of the Deed Records of Travis County, Texas, for the easternmost northeastern corner of this herein described tract;

**THENCE:** South 03°45'19" West along the eastern line of the said Alley, the western line of Lots 40, 41 & 42 of said Louis Horst's Subdivision Outlot No. 21, Division "D", at 69.78 feet pass a cotton spindle found, **a distance in all of 210.06 feet** to the POINT OF BEGINNING and CONTAINING an area of 0.1127-acres of land.



Rex L. Hackett

Registered Professional Land Surveyor No. 5573

[rhackett@quiddity.com](mailto:rhackett@quiddity.com)

5/1/2024

Date:

FIELD NOTES REVIEWED  
BY:  DATE: 05/07/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

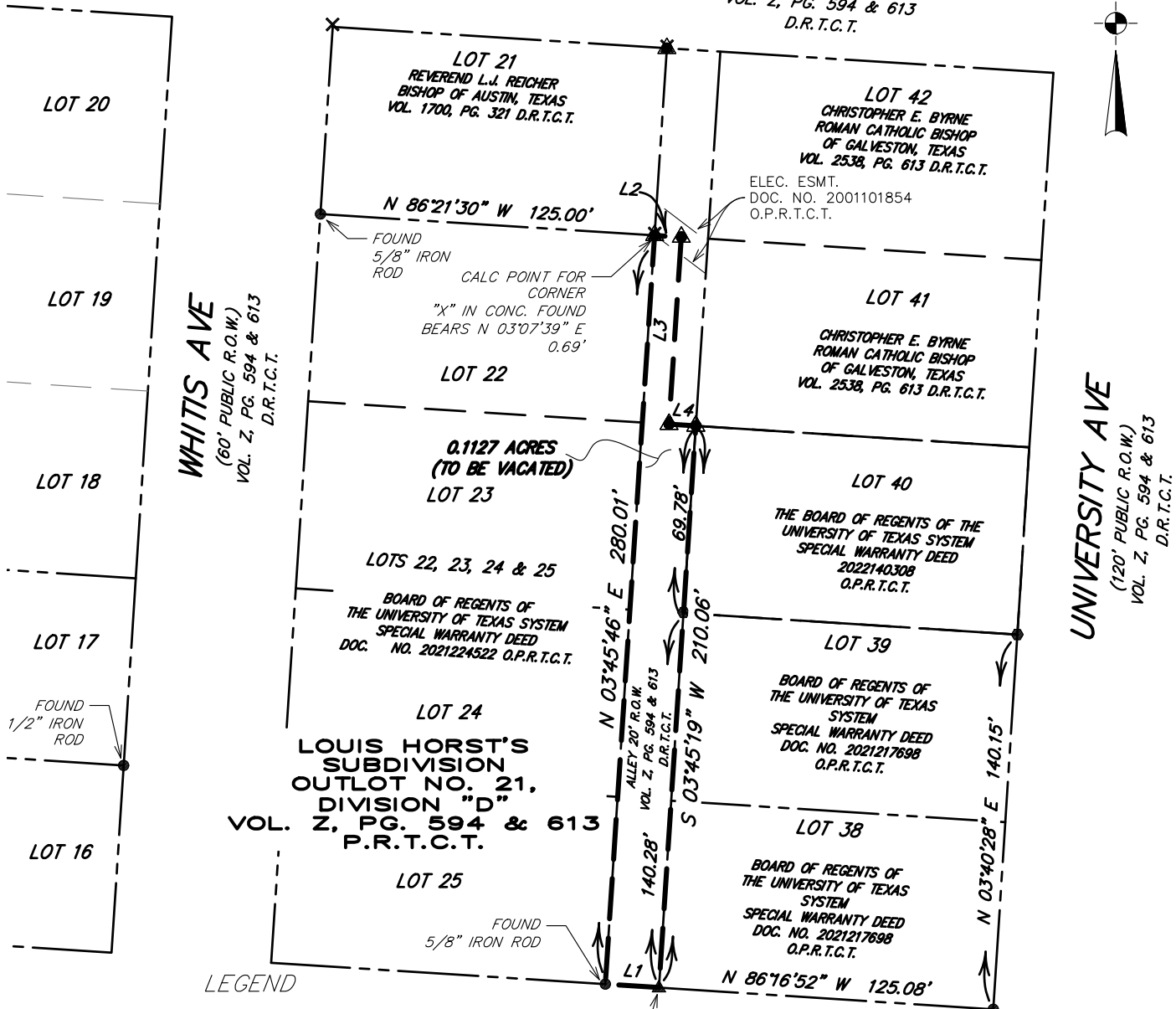
SCALE 1" = 60'

## NOTE:

ALL BEARINGS ARE BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, GRID  
NORTH, CENTRAL ZONE, (4203), NAD 83, ALL  
DISTANCES ARE GRID DISTANCES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°16'52" W	20.04'
L2	S 86°14'41" E	10.00'
L3	S 03°45'33" W	69.94'
L4	S 86°14'14" E	10.01'

**W. 21ST ST.**  
(80' PUBLIC R.O.W.)  
VOL. Z, PG. 594 & 613  
D.R.T.C.T.



## LEGEND

- COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT
- ▲ NAIL SET W/SHINER
- × "X" FOUND

- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**POINT OF BEGINNING**  
FOUND  
MAG NAIL  
"JONES/CARTER"

**COMMENCING**  
FOUND  
1/2" IRON ROD  
ORANGE CAP

**W. 20TH ST.**  
(80' PUBLIC R.O.W.)  
VOL. Z, PG. 594 & 613  
D.R.T.C.T.



**QUIDDITY**

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
GF No. 202203433; Effective Date: August 19, 2022, Issued Date:  
September 7, 2022

SCHEDULE B:  
TITLE NOTES:

- 10a. The terms, conditions and stipulations of that certain  
Temporary parking Agreement dated September 29, 2021  
recorded under Document No. 2021217699 of the Official Public  
Records of Travis County, Texas; May Affect
- 10b. The terms, conditions and stipulations of that certain  
Temporary parking Agreement dated September 29, 2021  
recorded under Document No. 2021217699 of the Official Public  
Records of Travis County, Texas; May Affect

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  
THIS IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE.

*RLH*

5/1/2024



PAGE 2 OF 2

RLH/ash

JOB # 0A691-0021-00



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