

Exhibit "A"

<b>City of Austin:</b>	Corridor Program	Parcel 5307.005 STARE
<b>Corridor:</b>	Slaughter Lane	0.0173 Acres (755 Sq. Ft.)
<b>Segment:</b>	SLGT-C2	Page 1 of 6
<b>Segment</b>	<b>From:</b> Loop 1	January 7, 2022
<b>Limits</b>	<b>To:</b> East of Brodie Ln.	
	<b>CSJ:</b> 0914-04-317	

**PROPERTY DESCRIPTION - 5307.005 - STARE**

BEING 0.0173 OF ONE ACRE (755 SQUARE FEET) PARCEL OF LAND OUT OF THE THEODORE BISSEL LEAGUE, SURVEY NUMBER 18, ABSTRACT NUMBER 3 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 1, THE LANE AT RIDDLE ROAD, A SUBDIVISION RECORDED ON JANUARY 8, 1980 IN BOOK 79, PAGE 61 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID REMAINDER OF LOT 1 CONVEYED TO SKIPPER BEVERAGE COMPANY, INC. BY SPECIAL WARRANTY DEED EFFECTIVE AUGUST 1, 2009 AND RECORDED IN DOCUMENT NUMBER 2009136673 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0173 OF ONE ACRE (755 SQ. FT.) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 1/2 inch iron rod found in the existing southwest right-of-way line of West Slaughter Lane (right-of-way width varies), at the southeast corner of that 0.1214 acre tract conveyed to Travis County, Texas by General Warranty Deed recorded in Volume 10523, Page 13 of Real Property Records of Travis County Texas, same being in the southeasterly line of Lot 2, of said The Lane at Riddle Road and in the northwesterly line of Lot 3, of said The Lane at Riddle Road, same also being the most easterly corner of said Skipper Beverage Company, Inc. tract:

THENCE, with said existing southwest right-of-way line of West Slaughter Lane, being the south line of said 0.1214 acre Travis County tract, same also being the northeast line of said Skipper Beverage Company, Inc. tract North 62°10'14" West, a distance of 160.56 feet, to a calculated point, for the POINT OF BEGINNING and the most easterly corner of the herein described parcel of land, 59.67 feet right of and at right angles to the Engineer's Baseline Station 327+39.85, having Surface Coordinate values of N=10,040,254.14 and E=3,081,618.75;

THENCE, crossing said Skipper Beverage Company, Inc. tract with the proposed line of the herein described parcel the following six (6) courses:

1. **South 84°23'30" West**, a distance of **16.94 feet**, to a calculated point 69.00 feet right of and at right angles to the Engineer's Baseline Station 327+25.71, for an angle point hereof;
2. **South 57°48'52" West**, a distance of **15.27 feet**, to a calculated point 82.22 feet right of and at right angles to the Engineer's Baseline Station 327+18.07, for an angle point hereof;
3. **South 69°14'49" West**, a distance of **10.09 feet**, to a calculated point 89.79 feet right of and at right angles to the Engineer's Baseline Station 327+11.40, for an angle point hereof;
4. **South 57°48'52" West**, a distance of **5.94 feet**, to a calculated point 94.93 feet right of and at right angles to the Engineer's Baseline Station 327+08.43, for the point of beginning of a circular curve to the left;

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<b>Segment</b>	<b>From:</b> Loop 1	January 7, 2022
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5. along said curve to the left of **8.00 feet** radius, an arc length of **4.21 feet**, having a central angle of **30°07'25"**, (the long chord of said curve bears **South 42°45'10" West**, a distance of **4.16 feet**), to a calculated point 98.95 feet right of and at right angles to the Engineer's Baseline Station 327+07.36, for the point of tangency;
6. **South 27°41'27" West**, a distance of **130.62 feet**, to a calculated point in the existing southeast right-of-way line of Brodie Lane (right-of-way width varies), same being the southeast line of the 0.0300 acre tract to the City of Austin by Street Deed recorded in Document Number 2002031489 of the Official Public Records of Travis County Texas, same also being a southwesterly line of said Skipper Beverage Company, Inc. tract, 229.57 feet right of and at right angles to the Engineer's Baseline Station 327+07.64, for the most southerly corner of the herein described parcel of land, from which an iron rod with plastic "MWM" cap set for an angle point in the southeast right-of-way line of Brodie Lane, being southeast line of said 0.0300 acre City of Austin tract, same being an interior corner on a southwesterly line of said Skipper Beverage Company, Inc. tract, bears South 62°12'13" East, a distance of 6.27 feet;
7. **THENCE, North 62°12'13" West**, a distance of **3.73 feet**, with said existing southeast right-of-way line of Brodie Lane, being said southeast line of said 0.0300 acre City of Austin tract and a southwesterly line of said Skipper Beverage Company, Ltd. tract, to a 5/8 inch iron rod with plastic "MWM" cap set, at the most westerly corner of said Skipper Beverage Company, Ltd. tract, 229.57 feet right of and at right angles to the Engineer's Baseline Station 327+03.91, for the most westerly corner of the herein described parcel of land;

THENCE, continuing with said existing southeast right-of-way line of Brodie Lane, being said southeast line of said 0.0300 acre City of Austin tract and a northwesterly line of said Skipper Beverage Company, Ltd. tract, the following three (3) courses:

8. **North 27°48'58" East**, a distance of **141.23 feet**, to an "X" cut in concrete sidewalk set at a northwesterly corner of said Skipper Beverage Company, Inc. tract 88.34 feet right of and at right angles to the Engineer's Baseline Station 327+03.92, for the northwesterly corner of the herein described parcel of land;
9. **North 72°42'40" East**, a distance of **19.99 feet**, to a 5/8 inch iron rod with plastic "MWM" cap set 74.18 feet right of and at right angles to the Engineer's Baseline Station 327+18.02, for an angle point hereof;

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<b>Segment From:</b>	Loop 1	January 7, 2022
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**PROPERTY DESCRIPTION - 5307.005 - STARE**

10. **North 50°20'04" East**, a distance of **15.71 feet**, to a 5/8 inch iron rod with plastic "MWM" cap set at the intersection of said existing southeast right-of-way line of Brodie Lane and said existing southwest right-of-way line of West Slaughter Lane, same being a point in the south line of said 0.1214 acre Travis County tract, same also being the northeast corner of said 0.0300 acre City of Austin tract and the most northerly corner of said Skipper Beverage Company, Inc. tract, 59.67 feet right of and at right angles to the Engineer's Baseline Station 327+24.04 for the most northerly corner of the herein described parcel of land;
11. **THENCE, South 62°10'14" East**, a distance of **15.80 feet**, with said existing southwest right-of-way line of West Slaughter Lane, being said south line of said 0.1214 acre Travis County tract and the northeasterly line of said Skipper Beverage Company, Inc. tract, to the POINT OF BEGINNING and containing an area of 0.0173 of one acre (755 Sq. Ft.) of land.

**Notes:**

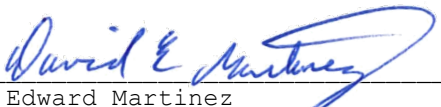
Bearing Basis: All bearings and coordinates described herein are based on the Texas Coordinate System, Central Zone, (NAD 83 2011 Adjustment, Epoch 2010.00). All distances and coordinates described herein are Surface and may be converted to Grid by dividing by the combined Adjustment Factor of 1.00011. All measurements are in U.S. Survey Feet.

A parcel plat of even date was prepared in conjunction with this property description.

Stations and offsets are relative to Engineer's Baseline provided by AECOM on October 1, 2020.

The monument(s) described as "Calculated" may be set with a typical ROW marker, after acquisition is completed, under the supervision of a Registered Professional Land Surveyor, either employed or retained by COA.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

  
David Edward Martinez  
Registered Professional Land Surveyor 5434

01/07/22  
Date

MWM DesignGroup  
305 East Huntland Drive, Suite 200  
Austin, Texas, 78752 (512) 453-0767  
TBPELS Firm Registration No. 10065600

TCAD Property ID: 342676

Austin Grid: D15



# EXHIBIT "A"

## PARENT TRACT INSET

THEODORE BISSEL LEAGUE  
SURVEY NO. 18  
ABSTRACT NO. 3

WEST SLAUGHTER LANE  
(FORMERLY RIDDLE ROAD)  
(R.O.W. WIDTH VARIES)  
VOL. 6056, PG. 2251 DRTCT  
VOL. 10523, PG. 13 RPRTCT  
VOL. 10801, PG. 446 RPRTCT

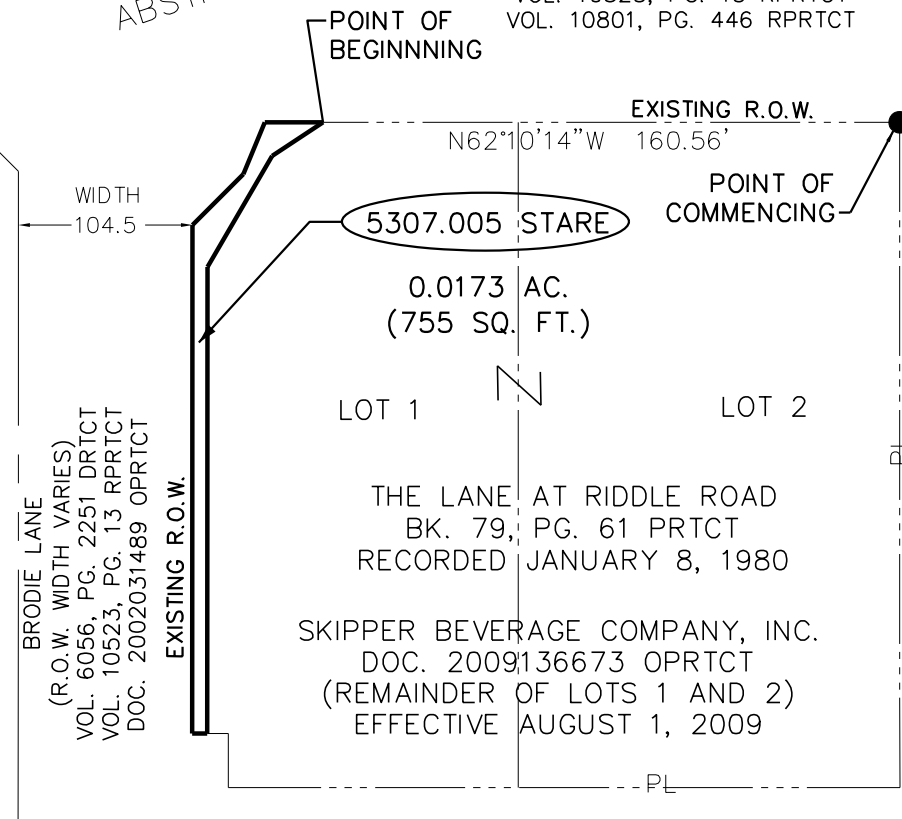
SCALE:

NTS



### LEGEND:

- TSP TRAFFIC SIGNAL POLE
- EM POLE WITH ELECTRIC METER SIGN
- GP GUY POLE
- POWER POLE
- BOLLARD
- STORM DRAIN MANHOLE
- WATER METER
- TELEPHONE MANHOLE
- FIRE HYDRANT
- PEDESTRIAN CROSSING SIGN
- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- IRON PIPE FOUND
- 5/8" IRON ROD
- W/PLASTIC MWM CAP SET
- "X" CUT SET
- Distance NOT TO SCALE
- Common Ownership
- PL PROPERTY LINE
- BS-GP BUSINESS SIGN-GAS PRICES
- ( ) INDICATES RECORD DATA
- R.O.W. RIGHT-OF-WAY
- PRCT PLAT RECORDS OF
- TRAVIS CO, TX
- DRTCT DEED RECORDS OF
- TRAVIS CO, TX
- RPRTCT REAL PROPERTY RECORDS
- OF TRAVIS CO, TX
- OPRTCT OFFICIAL PUBLIC RECORDS
- OF TRAVIS CO, TX



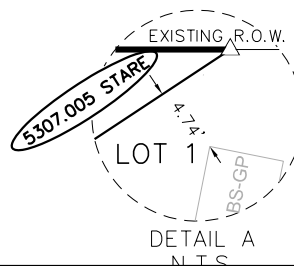
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED  
IN CONJUNCTION WITH THIS PARCEL PLAT.

STATIONS AND OFFSETS ARE RELATIVE TO ENGINEER'S  
BASELINE PROVIDED BY AECOM ON OCTOBER 1, 2020.

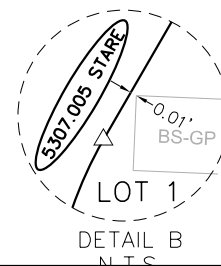
BEARING BASIS: ALL BEARINGS AND COORDINATES  
DESCRIBED HEREIN ARE BASED ON THE TEXAS  
COORDINATE SYSTEM, CENTRAL ZONE, (NAD 83 2011  
ADJUSTMENT, EPOCH 2010.00). ALL DISTANCES AND  
COORDINATES DESCRIBED HEREIN ARE SURFACE AND  
MAY BE CONVERTED TO GRID BY DIVIDING BY THE  
COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL  
MEASUREMENTS ARE IN U.S. SURVEY FEET.



PARCEL BOUNDARY




DETAIL A  
NTS



DETAIL B  
NTS

### REVISIONS:

-	-
-	-
<div>  <div> 305 East Huntland Dr. Suite 200 Austin, Texas 78752 p: 512.453.0767 f: 512.453.1734 TBPELS Firm Registration No.: 10065600 </div> </div>	
CITY OF AUSTIN – CORRIDOR PROGRAM	
SLAUGHTER LANE, SEGMENT C2	
PARCEL PLAT – 5307.005 – STARE	
0.0173 ACRES, (755 SQ. FT.)	
CSJ: 0914-04-317	AUSTIN GRID: D15
SURVEY DATE: 01/07/2022	PROJECT:
REVISION DATE:	PROPERTY ID: 342676
SCALE: 1" = 20'	PAGE: 4 OF 6



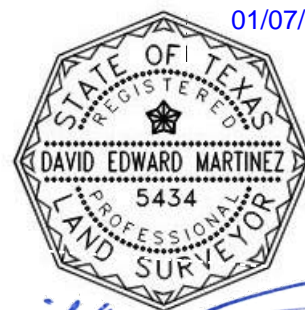
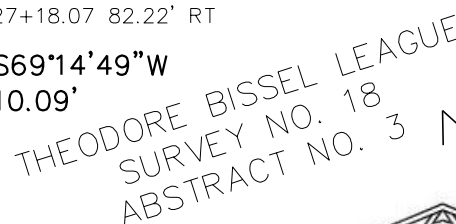
01/07/22

*David E. Martinez*

JOB CODE: 531-12C

## 328+00

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	8.00'	30°07'25"	4.21'	S42°45'10"W	4.16'



01/07/22

*David E Martinez*



305 East Huntland Dr.  
Suite 200  
Austin, Texas 78752  
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TBPELS Firm Registration  
No.:10065600

CITY OF AUSTIN – CORRIDOR PROGRAM	
SLAUGHTER LANE, SEGMENT C2	
PARCEL PLAT – 5307.005 – STARE	
0.0173 ACRES, (755 SQ. FT.)	
CSJ: 0914-04-317	AUSTIN GRID: D15
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REVISION DATE:	PROPERTY ID: 342676
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**JOB CODE: 531-12C**

