

Exhibit "A"

Water Lines Easement

LEGAL DESCRIPTION FOR PARCEL 5221.33 WLE

BEING a 0.0996 acre (4,337 sq. ft.) tract of land situated in the Thomas Anderson Survey No. 90, Abstract No. 28, City of Austin, Travis County, Texas and being a portion of a called 18.1309 acre tract of land as described in a Special Warranty Deed to Sussex Shiloh TIC, LLC in Document No. 2021278698 of the Official Public Records of Travis County, Texas, said 0.0996 acre tract of land being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

COMMENCING: at a cotton gin spindle found for the southeastern corner of the said 18.1309-acre tract, the southwestern corner of that certain tract of land called Part 1 – 0.1669 acres to the City of Austin, Texas as described in a Street Deed in Document No. 2020012082 of the Official Public Records of Travis County, Texas, the same being the southeastern corner of a called 0.0200-acre sidewalk easement to the City of Austin as described in Document No. 2020012081 of the Official Public Records of Travis County, Texas;

THENCE: North 79°20'09" West a distance of 2.69 feet along the southern line of the said 18.1309-acre tract, the southern line of the said 0.0200-acre sidewalk easement to a calculated point for the southwestern corner of the said sidewalk easement, for the southeastern corner of this herein described tract;

THENCE: North 79°21'35" West along the southern line of the said 18.1309-acre tract at a distance of 7.36 feet pass a TxDOT Type II concrete monument found for the northeastern corner of a called 1.019 acre tract of land described in a Deed to The State of Texas in Document No. 2019200316 of the Official Public Records of Travis County, Texas, the northeastern corner of Lot 1, Block A, Center of the Hills Subdivision, Section II as recorded in Volume 95, Page 341 of the Plat Records of Travis County, Texas, in all a distance of 15.05 feet to a calculated point for the southwestern corner of this herein described tract;

THENCE: across the said 18.1309-acre tract the following courses and distances;

1. North 06°02'11" East a distance of 288.56 feet to a calculated point for the northwestern corner of this herein described tract;
2. South 83°50'05" East a distance of 15.00 feet to a calculated point for the northeastern corner of this herein described tract, the northwestern corner of the said sidewalk easement, from which a 1/2-inch iron rod found for a corner of the said 18.1309-acre tract, bears South 83°50'02" East a distance of 3.33 feet to a calculated point for the northeastern corner of the said sidewalk easement on the western line of the said Street Deed, the eastern line of the said 18.1309-acre tract, thence North 06°09'55" East a distance of 324.15 feet to a calculated point for a corner of the said 18.1309-acre tract, a corner of the said Street Deed, thence with a curve to the left having a Delta angle of 63°44'38", a radius of 268.00 feet, an Arc length of 298.16 feet with the chord of curve North 25°42'23" West a distance of 283.02 feet to a calculated point for a corner of the said 18.1309-acre tract, the northwestern corner of the said Street Deed and thence North 67°56'42" West a distance of 63.60 feet to said 1/2-inch iron rod;



THENCE: South 06°02'11" West a distance of 289.73 feet to the **POINT OF BEGINNING** and **CONTAINING** an area of 0.0996 acres (4,337 sq. ft.) of land.

A handwritten signature in blue ink, appearing to read "R. Hackett", written over a horizontal line.

Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@quiddity.com

5-17-2022

Date

TCAD PARCEL ID: 0406380414
AUSTIN GRID: C19



FIELD NOTES REVIEWED
BY DATE: 05/18/22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 20'



WATER LINES ESMT.
0.0996 ACRES
(4,337 SQ. FT.)

SUSSEX SHILOH TIC, LLC
SPECIAL WARRANTY DEED
18.1309 ACRES
DOC. NO. 2021278698
(DOC. 2020024304)
O.P.R.T.C.T.

BEGINNING
CALCULATED POINT

TLC PROPERTIES, INC
DOC. NO.
2002099214
O.P.R.T.C.T.

LOT 1, BLOCK A
CENTER OF THE HILLS
SUBDIVISION SECTION II
VOL. 95, PG. 341
P.R.T.C.T.

STATE OF TEXAS
DOC. NO. 2019200316
O.P.R.T.C.T.

N 06°02'11" E 288.56'

S 06°02'11" W 289.73'

CONCRETE SIDEWALK

CITY OF AUSTIN, TEXAS
STREET DEED
Part 1- 0.1669 ACRES
DOC. NO. 2020012082
O.P.R.T.C.T.

FOUND
TXDOT TYPE
II CONC.
MONUMENT

SIDEWALK EASEMENT
CALLED 0.0200 ACRES
DOC. NO. 2020012081
O.P.R.T.C.T.

LEGEND

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ WASTEWATER MANHOLE
- ⊙ SIGN
- ⊙ SPRINKLER CONTROL BOX
- ⊙ ELECTRIC METER
- AREA OF CONCRETE
- OVERHEAD UTILITIES
- /// EDGE OF ASPHALT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

COMMENCING

FOUND
COTTON GIN SPINDLE
GRID:
N = 10,057,947.981
E = 3,073,966.573

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 79°20'09" W	2.69'
L2	N 79°21'35" W	15.05'
L3	S 83°50'05" E	15.00'
L4	S 83°50'05" E	3.33'

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QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046300
3100 Alvin Devane Boulevard, Suite 150 Austin, TX 78741-5124 41.9493

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 79°20'09" W	2.69'
L2	N 79°21'35" W	15.05'
L3	S 83°50'05" E	15.00'
L4	S 83°50'05" E	3.33'

SUSSEX SHILOH TIC, LLC
SPECIAL WARRANTY DEED
18.1309 ACRES
DOC. NO. 2021278698
(DOC. 2020024304)
O.P.R.T.C.T.

WATER LINES ESMT.
0.0996 ACRES
(4,337 SQ. FT.)

COVERED PICNIC
TABLE

CONC.
SIDEWALK

EXCLUSIVE PARK
RECREATIONAL
EASEMENT
CALLED 6.8348 ACRES
DOC. NO. 202036099
O.P.R.T.C.T.

DRAINAGE EASEMENT
CALLED 5.3495 ACRES
DOC. NO. 2020017464
O.P.R.T.C.T.

WASTEWATER LINES EASEMENT
CALLED 0.0054 ACRES
DOC. NO. 2020016585
O.P.R.T.C.T.

SIGN

0.0025 AC.
110.99 Sq. Ft.

SIDEWALK EASEMENT
CALLED 0.0200 ACRES
DOC. NO. 2020012081
O.P.R.T.C.T.

CITY OF AUSTIN, TEXAS
STREET DEED
Part 1 - 0.1669 ACRES
DOC. NO. 2020012082
O.P.R.T.C.T.

SEE DETAIL "A"
PAGE 3 OF 3

OLD BEE CAVES ROAD
(R.O.W. VARIES)

LEGEND

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT
- UTILITY POLE
- GUY ANCHOR
- WASTEWATER MANHOLE
- SIGN
- SPRINKLER CONTROL BOX
- ELECTRIC METER
- AREA OF CONCRETE
- OHE — OVERHEAD UTILITIES
- /// EDGE OF ASPHALT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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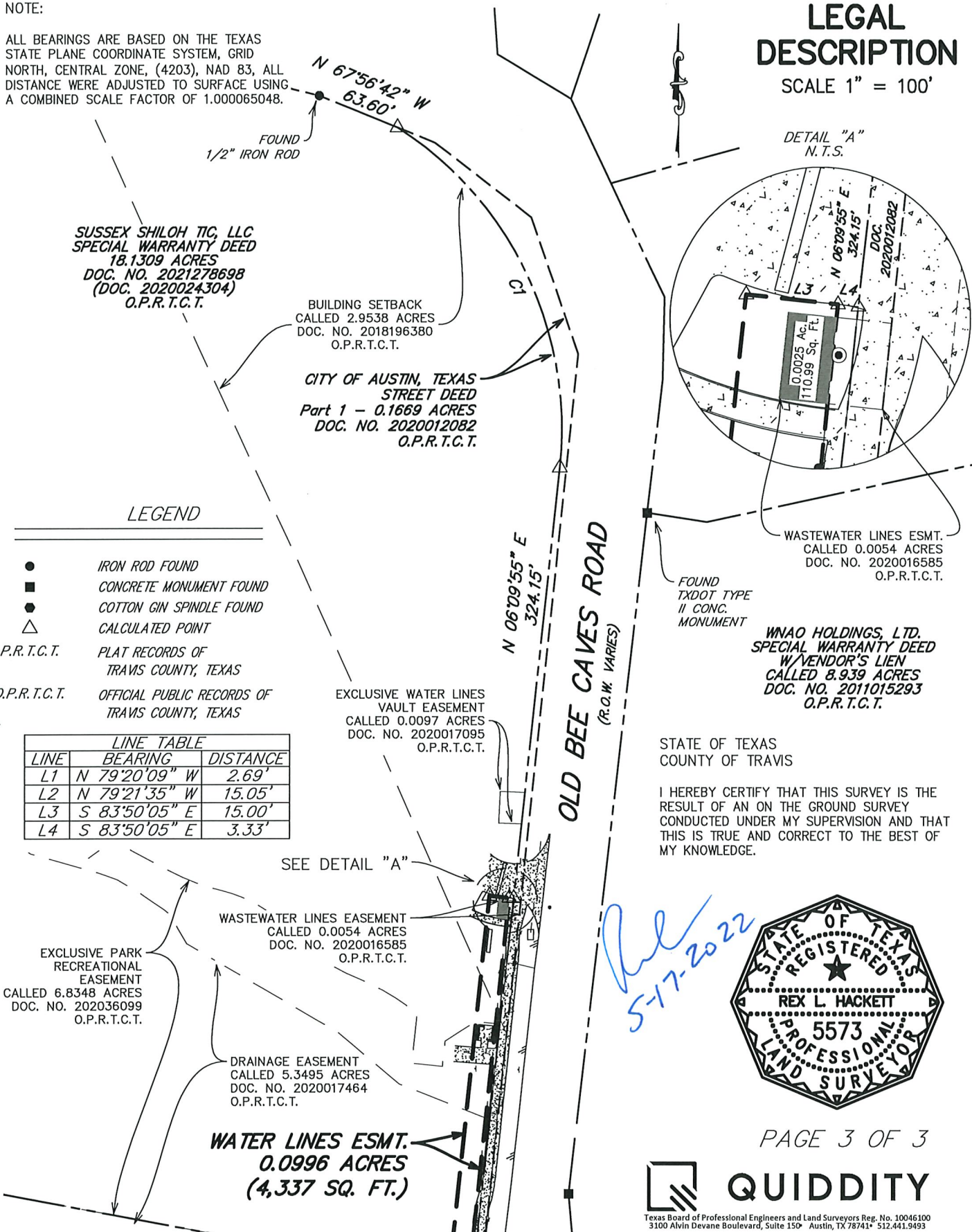


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SCALE 1" = 100'

ALL BEARINGS ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, GRID
NORTH, CENTRAL ZONE, (4203), NAD 83, ALL
DISTANCE WERE ADJUSTED TO SURFACE USING
A COMBINED SCALE FACTOR OF 1.000065048.



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.



PAGE 3 OF 3



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