



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

EXHIBIT “ A ”

**CITY OF AUSTIN, TEXAS
AS TO 0.095 ACRES OF LAND
AND KUNIK QOZB, LLC, A DELAWARE
LIMITED LIABILITY COMPANY,
AS TO THE REMAINDER
OF THE PROPERTY
To
City of Austin
(Wastewater Easement) WE**

LEGAL DESCRIPTION FOR PARCEL 5273.39 WE

BEING A 0.7589-ACRE EASEMENT OUT OF THE SAMUEL CUSHING SURVEY, ABSTRACT NUMBER 164, SECTION 70, TRAVIS COUNTY, TEXAS, SAID EASEMENT BEING PART OF LOT 1, BLOCK E, DESSAU PARK II SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 200100244 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], BEING THAT SAME TRACT CONVEYED TO KUNIK QOZB, LLC, IN THAT CERTAIN SPECIAL WARRANTY DEED WITNESSED DECEMBER 10, 2021, FILED AND RECORDED IN DOCUMENT NUMBER 2021270556 [O.P.R.T.C.T.], SAID 0.7589-ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the southeast right-of-way line of Lazy Ridge Drive, a variable width right-of-way, no recording information found, same point for a southwest corner of said Lot 1, Block E;

THENCE, with a curve to the right having an arc length of 6.39 feet, a radius of 30.00 feet, a delta angle of 12°12'30", and a chord which bears S22°19'16"W, a distance of 6.38 feet to a 60D Nail set for the **POINT OF BEGINNING** and for the northwest corner of the easement described herein;

THENCE, over and across said Lot 1, Block E, the following five (5) courses:

- 1) S62°13'07"E, for a distance of 138.97 feet to a 60D Nail set for an angle corner of the easement described herein,
- 2) N27°46'53"E, for a distance of 24.62 feet to a 60D Nail set for the beginning of a curve to the right of the easement described herein,
- 3) With said curve to the right, having an arc length of 167.17 feet, a radius of 890.00 feet, a delta angle of 10°45'44", and a chord which bears S53°00'38"E, a distance of 166.93 feet to a 60D Nail set for the beginning of a curve to the right of the easement described herein,

(CONTINUED ON NEXT PAGE)

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



- 4) With said curve to the right, having an arc length of 426.51 feet, a radius of 675.76 feet, a delta angle of $36^{\circ}09'44''$, and a chord which bears $S34^{\circ}03'26''E$, a distance of 419.46 feet to a 60D Nail set for the beginning of a curve to the right of the easement described herein, and
- 5) With said curve to the right, having an arc length of 118.11 feet, a radius of 890.00 feet, a delta angle of $07^{\circ}36'13''$, and a chord which bears $S16^{\circ}37'55''E$, a distance of 118.02 feet to a 60D Nail set at the common line of said Lot 1, Block E and Lot 2A, Re-subdivision of Lot 2, Block E, Dessau Business Park, Section Two, as recorded in Document Number 201800297 [O.P.R.T.C.T.], being that same tract conveyed to Fifty Five Investment, LLC, recorded in Document Number 2018185724 [O.P.R.T.C.T.];

THENCE, $S85^{\circ}51'32''W$, along the common line of said Lot 1, Block E and said Lot 2A, Block E, for a distance of 50.62 feet to a 1/2-inch iron rod with cap stamped "Holt Carson" found, in the existing northeast right-of-way line of E. Howard Lane/Gregg Lane, a variable width right-of-way, no recording information found, same point for the southeast corner of the easement described herein;

THENCE, with the existing northeast right-of-way line of E. Howard Lane/Gregg Lane and with the southwest line of said Lot 1, Block E, the following two (2) courses:

- 1) With said curve to the left, having an arc length of 105.78 feet, a radius of 840.00 feet, a delta angle of $07^{\circ}12'56''$, and a chord which bears $N16^{\circ}57'34''W$, a distance of 105.71 feet to a 1/2-inch iron rod with cap stamped "Holt Carson" found, for the beginning of a curve to the left of the easement described herein, and
- 2) With said curve to the left, having an arc length of 239.88 feet, a radius of 625.76 feet, a delta angle of $21^{\circ}57'51''$, and a chord which bears $N26^{\circ}46'51''W$, a distance of 238.42 feet to a 60D Nail set, for the beginning of a curve to the left of the easement described herein;

THENCE, over and across said Lot 1, Block E, the following two (2) courses:

- 1) With said curve to the left, having an arc length of 396.63 feet, a radius of 840.00 feet, a delta angle of $27^{\circ}03'14''$, and a chord which bears $N49^{\circ}13'13''W$, a distance of 392.95 feet to a 60D Nail set, for the beginning of a curve to the left of the easement described herein, and
- 2) $N62^{\circ}44'25''W$, for a distance of 57.66 feet to a 60D Nail set in the existing southeasterly right-of-way line of Lazy Ridge Drive, for the beginning of a curve to the right of the easement described herein;

THENCE, With said curve to the right, having an arc length of 10.77 feet, a radius of 30.00 feet, a delta angle of $20^{\circ}33'51''$, and a chord which bears $N05^{\circ}56'06''E$, a distance of 10.71 feet to the **POINT OF BEGINNING** of the easement described herein and containing 0.7589-acres more or less.

(CONTINUED ON NEXT PAGE)



BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD 83 (2011), Epoch 2010.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.

A handwritten signature in blue ink, appearing to read "Chris Terry".

10/25/2023

Date

Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates, Inc.
CTerry@DoucetEngineers.com
TBPELS Firm Registration No. 10194551



REFERENCES

TCAD PID No. 526881
TCAD GID No. 0256360402
Vesting deed Doc. No. 2021270556

FIELD NOTES REVIEWED
BY: DATE: 12/14/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

VICINITY MAP NOT TO SCALE

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008.
UNITS: US SURVEY FEET.

UTILITY NOTE:
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AN ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF TITLE COMMITMENT ISSUED BY TITLE RESOURCE GUARANTY COMPANY, OF. NO. 2218651, EFFECTIVE DATE JULY 11, 2023, AND ISSUED ON JULY 18, 2023.

LEGEND

	SUBJECT EASEMENT
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EDGE OF PAVEMENT
	IRON PIPE FOUND [AS NOTED]
	1/2" IRON ROD FOUND [HOLT CARSON]
	CALCULATED POINT
	60D NAIL SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

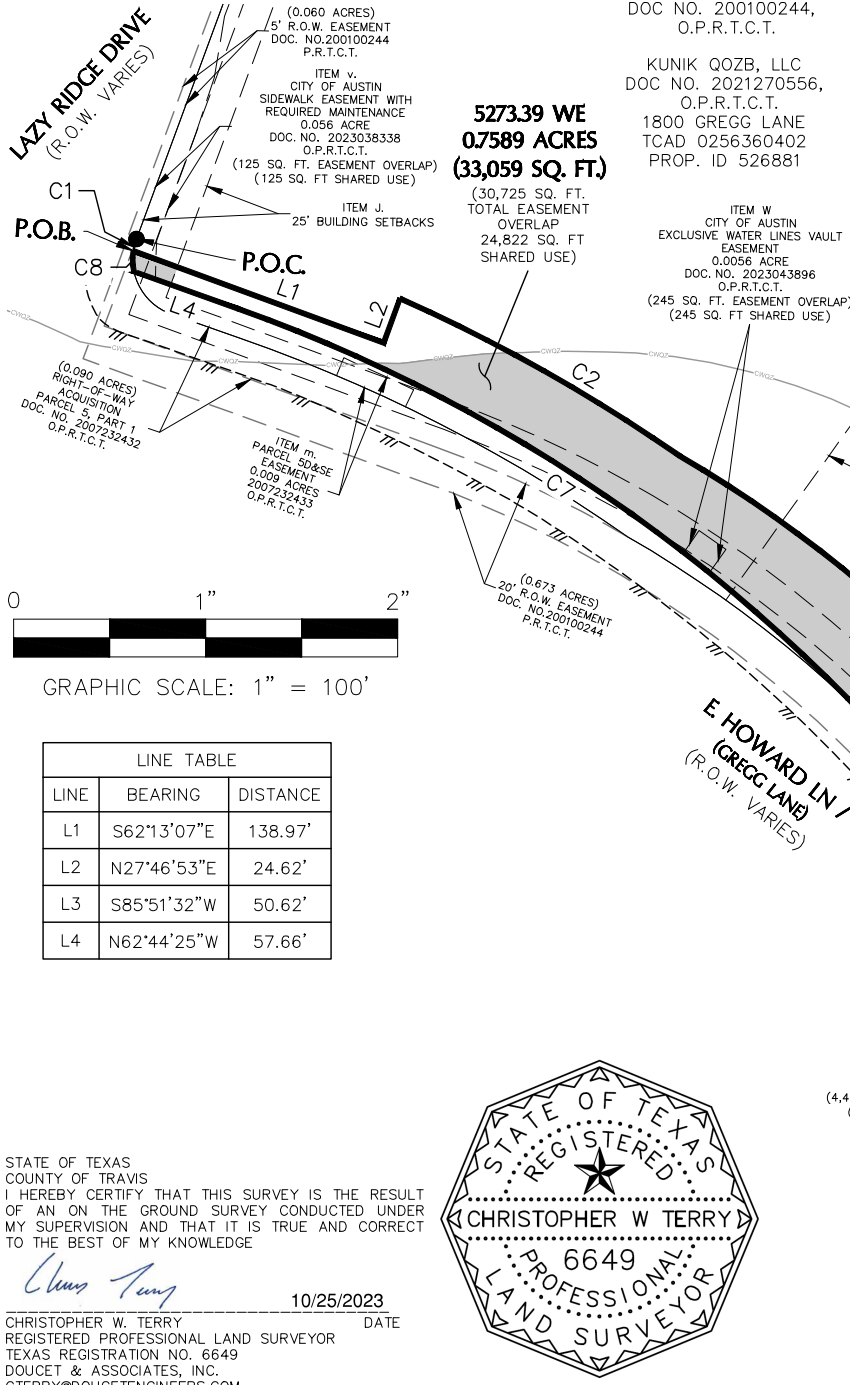
SAMUEL CUSHING SURVEY
ABSTRACT NO. 164, SECTION 70

11.939 ACRES
LOT 1, BLOCK E,
DESSAU PARK II
DOC NO. 200100244,
O.P.R.T.C.T.

KUNIK QOZB, LLC
DOC NO. 2021270556,
O.P.R.T.C.T.
1800 GREGG LANE
TCAD 0256360402
PROP. ID 526881

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	6.39'	30.00'	12°12'30"	S22°19'16"W	6.38'
C2	167.17'	890.00'	10°45'44"	S53°00'38"E	166.93'
C3	426.51'	675.76'	36°09'44"	S34°03'26"E	419.46'
C4	118.11'	890.00'	7°36'13"	S16°37'55"E	118.02'
C5	105.78'	840.00'	7°12'56"	N16°57'34"W	105.71'
C6	239.88'	625.76'	21°57'51"	N26°46'51"W	238.42'
C7	396.63'	840.00'	27°03'14"	N49°13'13"W	392.95'
C8	10.77'	30.00'	20°33'51"	N05°56'06"E	10.71'



Date: 10/25/2023
Drawn by: JRT
Reviewer: CWT
Project: 1570-034
Field Book: 548
Party Chief: JSM
Survey Date: 03-07-2020

CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION

0.7589 ACRE (33,059 SQUARE FEET)
WASTEWATER EASEMENT

TRAVIS COUNTY, TEXAS

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512) 583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10194551



SCALE
1" = 100'