



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS – FIRM REG. NO. 101141-00

EXHIBIT “   A   ”

CITY OF AUSTIN  
TO  
SOUTH TERMINAL  
LEASE AGREEMENT

**LEGAL DESCRIPTION FOR**

A 23.00 ACRE (1,002,031 SQUARE FEET) TRACT OF LAND IN THE SANTIAGO DEL VALLE TEN LEAGUE GRANT SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 1989.252 ACRE TRACT TO THE CITY OF AUSTIN IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 2002002218 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 23.00 ACRES, SAVE & EXCEPT A 0.34 ACRE TRACT OF LAND, IN TOTAL A 22.66 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 60d nail set in the interior of the said 1989.252 acre tract, said 60d nail having Texas State Plane Coordinates (Central Zone 4203) of N=10,044,494.22, E=3,137,398.76 for the northwest corner of this tract, from which a ½” iron rod found at an interior angle of said 1989.252 acre tract, also being a northeast corner of a 1033.081 acre tract conveyed to the City of Austin in deed without warranty recorded in Document Number 1999015608 of the Official Public Records of Travis County, Texas, bears N 05°35’01” W a distance of 6,233.50 feet;

**THENCE** through the interior of said 1989.252 acre tract the following forty-eight (48) calls:

- 1) N 87°26’30” E for a distance of 465.38 feet to a calculated point;
- 2) S 02°33’30” E for a distance of 130.10 feet to a calculated point;
- 3) S 41°43’16” W for a distance of 68.12 feet to a calculated point;
- 4) S 41°42’29” E for a distance of 6.23 feet to a calculated point;
- 5) N 41°40’08” E for a distance of 203.19 feet to a calculated point;
- 6) N 87°22’35” E for a distance of 375.79 feet to a point of curvature of a curve to the left;
- 7) With said curve to the left, having a radius of 100.09 feet, an arc length of 35.74 feet and a chord which bears N 77°33’57” E a distance of 35.55 feet to a calculated point;
- 8) N 02°41’00” W for a distance of 115.62 feet to a calculated point;

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- 9) N  $87^{\circ}21'57''$  E a distance of 300.96 feet to a calculated point;
- 10) S  $02^{\circ}41'00''$  E a distance of 64.99 feet to a point of curvature of a curve to the left;
- 11) With said curve to the left, having a radius of 10.00 feet, an arc length of 15.70 feet and a chord which bears S  $47^{\circ}40'07''$  E a distance of 14.14 feet to a calculated point;
- 12) N  $87^{\circ}20'47''$  E a distance of 220.47 feet to a calculated point;
- 13) N  $42^{\circ}29'14''$  E a distance of 386.62 feet to a 60d nail set;
- 14) S  $47^{\circ}30'46''$  E a distance of 165.53 feet to a calculated point;
- 15) S  $41^{\circ}19'42''$  W a distance of 215.92 feet to a calculated point;
- 16) N  $87^{\circ}20'47''$  E a distance of 768.04 feet to point of curvature of a curve to the left;
- 17) With said curve to the left, having a radius of 80.00 feet, an arc length of 83.24 feet and a chord which bears N  $57^{\circ}32'20''$  E a distance of 79.53 feet to a point of cusp of a curve to the left;
- 18) With said curve to the left, having a radius of 586.87 feet, an arc length of 283.55 feet and a chord which bears S  $13^{\circ}50'37''$  W a distance of 280.80 feet to a calculated point;
- 19) N  $53^{\circ}22'12''$  W a distance of 142.56 feet to a calculated point;
- 20) S  $72^{\circ}53'58''$  W a distance of 96.54 feet to a point of curvature of a curve to the left;
- 21) With said curve to the left, having a radius of 100.00 feet, an arc length of 52.86 feet and a chord which bears S  $57^{\circ}45'23''$  W a distance of 52.25 feet to a calculated point;
- 22) S  $42^{\circ}36'48''$  W a distance of 53.49 feet to a point of curvature of a curve to the right;
- 23) With said curve to the right, having a radius of 101.00 feet, an arc length of 79.02 feet and a chord which bears S  $65^{\circ}01'39''$  W a distance of 77.02 feet to a calculated point;
- 24) S  $87^{\circ}26'30''$  W a distance of 834.22 feet to a point of curvature of a curve to the left;

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- 25) With said curve to the left, having a radius of 38.00 feet, an arc length of 33.78 feet and a chord which bears S 61°58'37" W a distance of 32.68 feet to a calculated point;
- 26) S 36°30'43" W a distance of 59.08 feet to a point of curvature of a curve to the right;
- 27) With said curve to the right, having a radius of 77.00 feet, an arc length of 68.36 feet and a chord which bears S 61°56'37" W a distance of 66.13 feet to a calculated point;
- 28) S 87°22'32" W a distance of 431.05 feet to a calculated point;
- 29) S 42°24'27" W a distance of 29.29 feet to a calculated point;
- 30) S 02°22'47" E a distance of 126.52 feet to a calculated point;
- 31) N 87°26'30" E a distance of 20.47 feet to a calculated point;
- 32) S 02°31'48" E a distance of 175.53 feet to a ½" iron rod set;
- 33) S 87°26'30" W a distance of 122.30 feet to a calculated point;
- 34) N 81°25'12" W a distance of 102.72 feet to a point of curvature of a curve to the left;
- 35) With said curve to the left, having a radius of 24.00 feet, an arc length of 7.81 feet and a chord which bears S 85°33'11" W a distance of 7.77 feet to a point of curvature of a curve to the right;
- 36) With said curve to the right, having a radius of 283.22 feet, an arc length of 64.46 feet and a chord which bears S 80°30'08" W a distance of 64.32 feet to a calculated point;
- 37) S 87°26'30" W a distance of 24.73 feet to a calculated point;
- 38) S 02°33'30" E a distance of 32.01 feet to a calculated point;
- 39) S 87°41'20" W a distance of 335.00 feet to a 60d nail set, from which a ½" iron rod found at an angle point of said 1989.252 acre tract, also being an angle point of said 1033.081 acre tract bears, S 02°59'04" W a distance of 4,466.08 feet;
- 40) N 34°49'34" W a distance of 62.77 feet to a calculated point;
- 41) N 02°33'30" W a distance of 131.94 feet to a calculated point;
- 42) S 87°26'30" W a distance of 14.65 feet to a calculated point;
- 43) N 02°33'30" W a distance of 112.45 feet to a calculated point;

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- 44) N 88°14'17" E a distance of 20.14 feet to a calculated point;
- 45) N 02°33'40" W a distance of 106.92 feet to a calculated point;
- 46) S 87°20'47" W a distance of 125.89 feet to a calculated point;
- 47) N 02°39'13" W a distance of 110.69 feet to a calculated point;
- 48) N 16°21'19" E a distance of 170.33 feet to the **POINT OF BEGINNING** and containing 23.00 acres (Gross) & 22.66 acres (Net).

### **SAVE & EXCEPT - (0.34 ACRE)**

**BEGINNING** at a 60d nail set in the interior of the said 1989.252 acre tract, said 60d nail having Texas State Plane (Central Zone 4203) coordinates of N=10,044,191.51, E=3,138,090.88

**THENCE** through the interior of said 1989.252 acre tract the following eight (8) calls:

- 1) S 02°41'00" E for a distance of 110.23 feet to a calculated point;
- 2) S 87°19'00" W for a distance of 109.90 feet to a calculated point;
- 3) N 02°41'00" W for a distance of 19.84 feet to a calculated point;
- 4) S 87°19'00" W for a distance of 39.41 feet to a calculated point;
- 5) N 02°41'00" W for a distance of 70.68 feet to a calculated point;
- 6) N 87°19'00" E for a distance of 39.40 feet to a calculated point;
- 7) N 02°47'58" W for a distance of 19.74 feet to a calculated point;
- 8) N 87°20'24" E for a distance of 109.95 feet to the **POINT OF BEGINNING** and containing 0.34 acre (14,902 sq. ft.) of land;

**TOTAL ACREAGE - 22.66 acres (987,129 sq. ft.) of lease area.**



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**NOTE**


The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone-4203), NAD 83.

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

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 15th day of November, 2016, A.D.

Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

  
\_\_\_\_\_  
Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 – State of Texas

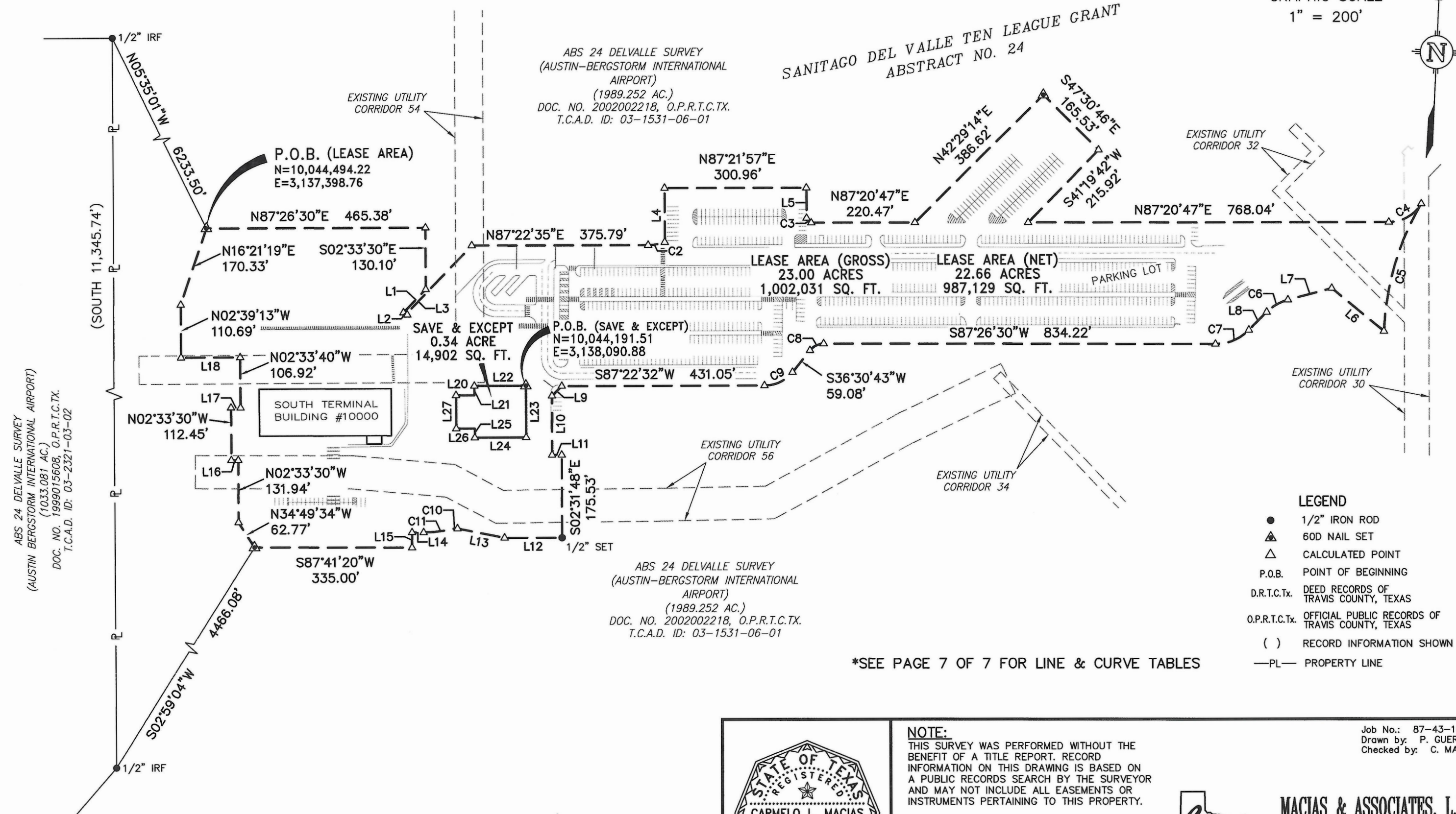
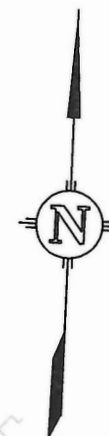
**REFERENCES**

AUSTIN GRID NO. N-16  
TCAD PARCEL ID NO. 03-1531-06-01  
MACIAS & ASSOCIATES, L.P.,  
PROJECT NO. 87-43-16

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION SOUTH TERMINAL LEASE AGREEMENT

0' 100' 200'  
GRAPHIC SCALE  
1" = 200'



\*SEE PAGE 7 OF 7 FOR LINE & CURVE TABLES



**NOTE:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**BEARING BASIS:**  
ALL BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF TEXAS, CENTRAL ZONE (4203), NAD83 (1986). ALL DISTANCES & COORDINATES SHOWN ARE IN GRID.



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LAND SURVEYORS - FIRM NO. 101141-00  
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Job No.: 87-43-16  
Drawn by: P. GUERRERO  
Checked by: C. MACIAS

*Carmelo L. Macias* 11/15/16  
Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 - State of Texas

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
SOUTH TERMINAL LEASE AGREEMENT

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S41°43'16"W	68.12'
L2	S41°42'29"E	6.23'
L3	N41°40'08"E	203.19'
L4	N02°41'00"W	115.62'
L5	S02°41'00"E	64.99'
L6	N53°22'12"W	142.56'
L7	S72°53'58"W	96.54'
L8	S42°36'48"W	53.49'
L9	S42°24'27"W	29.29'
L10	S02°22'47"E	126.52'
L11	N87°26'30"E	20.47'
L12	S87°26'30"W	122.30'
L13	N81°25'12"W	102.72'
L14	S87°26'30"W	24.73'
L15	S02°33'30"E	32.01'
L16	S87°26'30"W	14.65'
L17	N88°14'17"E	20.14'
L18	S87°20'47"W	125.89'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	100.09'	35.74'	20°27'32"	N77°33'57"E	35.55'
C3	10.00'	15.70'	89°58'13"	S47°40'07"E	14.14'
C4	80.00'	83.24'	59°36'55"	N57°32'20"E	79.53'
C5	586.87'	283.55'	27°40'58"	S13°50'37"W	280.80'
C6	100.00'	52.86'	30°17'10"	S57°45'23"W	52.25'
C7	101.00'	79.02'	44°49'43"	S65°01'39"W	77.02'
C8	38.00'	33.78'	50°55'47"	S61°58'37"W	32.68'
C9	77.00'	68.36'	50°51'49"	S61°56'37"W	66.13'
C10	24.00'	7.81'	18°38'03"	S85°33'11"W	7.77'
C11	283.22'	64.46'	13°02'28"	S80°30'08"W	64.32'

LINE TABLE		
NO.	BEARING	DISTANCE
L20	N87°19'00"E	39.40'
L21	N02°47'58"W	19.74'
L22	N87°20'24"E	109.95'
L23	S02°41'00"E	110.23'
L24	S87°19'00"W	109.90'
L25	N02°41'00"W	19.84'
L26	S87°19'00"W	39.41'
L27	N02°41'00"W	70.68'

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