

EXHIBIT "A"

Parcel CPXS-20PE

0.3596 Acre PE  
Santiago Del Valle Survey, Abstract No. 24  
Travis County, Texas

DESCRIPTION FOR 0.3596 OF ONE ACRE

DESCRIPTION OF A 0.3596 OF ONE ACRE (15,662 SQUARE FOOT) EASEMENT, OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 1, BLOCK A, AMENDED PLAT OF LOTS 1, 2, 5, AND 6, OF THE SOUTH BEND SUBDIVISION, A SUBDIVISION RECORDED NOVEMBER 13, 2001, IN DOCUMENT NO. 200100339, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING A PORTION OF THAT TRACT DESCRIBED AS LOTS 1 AND 2, BLOCK A, IN SAID AMENDED PLAT OF LOTS 1, 2, 5, AND 6, OF THE SOUTH BEND SUBDIVISION CONVEYED TO HOUSING AUTHORITY OF THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED JULY 12, 2022, AS RECORDED IN DOCUMENT NO. 2022121754, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.3596 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the north line of the remainder of said Lot 1 and said Housing Authority of the City of Austin tract, and the south line of the remainder of Lot 1E, Mrs. Rosa J. Spillmann Estate, a subdivision recorded October 15, 1956, in Book 8, Page 15, Plat Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,035,349.80, E=3,102,620.33, from which a 1/2-inch iron rod found at the northeast corner of the remainder of said Lot 1, and the northwest corner of said Lot 2, being in the north line of said Housing Authority of the City of Austin tract, being in the south line of the remainder of said Lot 1E, bears South 88°03'05" East, a distance of 162.58 feet;

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- 1) THENCE, along the east line of this easement, crossing the remainder of said Lot 1 and said Housing Authority of the City of Austin tract, **South 28°03'38" West 430.80 feet** to a calculated point at the southeast corner of this easement, being in the south line of the remainder of said Lot 1 and said Housing Authority of the City of Austin tract, being in the north line of the remainder of Lot 4A, Resubdivision of Lot 4, Block "A" South Bend Subdivision, a subdivision of recorded September 2, 2003, in Document No. 200300231, Official Public Records, Travis County, Texas, said Lot 4A being a portion of the remainder of that tract described as 24.878 acres conveyed to Home Depot, U.S.A., Inc. by Special Warranty Deed, as recorded in Document No. 2001076951, Official Public Records, Travis County, Texas;
- 2) THENCE, along the south line of this easement, the remainder of said Lot 1 and said Housing Authority of the City of Austin tract, and the north line of the remainder of said Lot 4A and the remainder of said 24.878 acre Home Depot, U.S.A. tract, **North 14°16'26" West 57.98 feet** to a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap found at the southwest corner of the remainder of said Lot 1 and said Housing Authority of the City of Austin tract, being the northwest corner of the remainder of said Lot 4A and the remainder of said 24.878 acre Home Depot, U.S.A. tract, also being the southeast corner of that tract described as 0.1213 of one acre conveyed to the State of Texas by Deed, as recorded in Document No. 2023062508, Official Public Records, Travis County, Texas, and in the existing east right-of-way line of IH 35 (varying width);
- 3) THENCE, along the west line of this easement, the remainder of said Lot 1 and said Housing Authority of the City of Austin tract, the east line of said 0.1213 of one acre State of Texas tract, and the existing east right-of-way line of IH 35, **North 27°55'09" East 198.49 feet** to a calculated point at the intersection of the existing east right-of-way line of IH 35 and the east line of a 15 foot wide electric easement recorded in Book 98, Pages 5-8, Plat Records, Travis County, Texas;

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- 4) THENCE, continuing along the west line of this easement, along the east line of said 15 foot wide electric easement, crossing the remainder of said Lot 1 and said Housing Authority of the City of Austin, **North 28°22'48" East 170.54 feet** to a calculated point at the northwest corner of this easement, being in the north line of the remainder of said Lot 1 and said Housing Authority of the City of Austin tract, also being in the south line of Lot 1E, from which a 5/8-inch iron rod with TxDOT aluminum cap found the northwest corner of the remainder of said Lot 1 and said Housing Authority of the City of Austin tract, being the southwest corner of the remainder of said Lot 1E, also being the northeast corner of said 0.1213 of one acre State of Texas tract, and in the existing east right-of-way line of IH 35, bears North 88°03'05" West 5.97 feet;
- 5) THENCE, along the north line of this easement, the remainder of said Lot 1 and said Housing Authority of the City of Austin tract, and the south line of said Lot 1E, **South 88°03'05" East 42.97 feet** to the POINT OF BEGINNING and containing 0.3596 of one acre (15,662 square feet) of land within these metes and bounds.

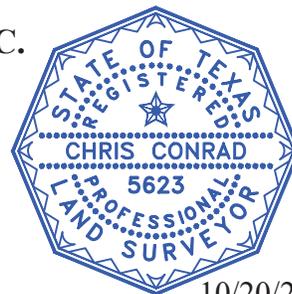
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates and can be converted to surface by multiplying by a combined scale factor of 1.000110.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500



10/20/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-006~AE S. Cap. Express\Description\CPXS-20 PE

Issued 10/13/2023; Revised 10/20/2023

AUSTIN GRID G-14 / TCAD ID 533485

**SKETCH TO ACCOMPANY DESCRIPTION  
 OF 0.3596 AC. OR 15,662 SQ. FT. OF LAND OUT OF THE  
 SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24  
 AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 60'

SANTIAGO DEL VALLE SURVEY  
 ABSTRACT NO. 24

MRS. ROSA J. SPILLMANN ESTATE  
 BK. 8, PG. 15, P.R.T.C.T.  
 OCT. 15, 1956 LOT 1E  
 (4.67 ACRES)

ELECTRIC TRANSMISSION  
 EASEMENT  
 VOL. 12517, PG. 631  
 R.P.R.T.C.T.  
 (2.01 ACRES)

P.O.B. (N85°19'31"W 223.38')  
 GRID COORDINATES  
 N=10,035,349.80  
 E=3,102,620.33

LOT 2  
 BLOCK A  
 (24.151 ACRES,  
 1,052,017.56 SQ. FT.)

HOUSING AUTHORITY  
 OF THE CITY OF AUSTIN  
 DOC. NO. 2022121754  
 O.P.R.T.C.T.  
 TRACT 1  
 (LOTS 1 AND 2, BLOCK A)  
 JULY 12, 2022

**LEGEND**

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD W/ TxDOT ALUMINUM CAP FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℓ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- ↔ OWNERSHIP IN COMMON
- ⊙ FLAG POLE
- ⊙ SINGLE POST SIGN
- OE — OVERHEAD ELECTRIC
- POWER POLE

**AMENDED PLAT OF  
 LOTS 1,2,5, AND 6 OF  
 THE SOUTH BEND  
 SUBDIVISION  
 DOC. NO. 200100339  
 O.P.R.T.C.T.  
 NOVEMBER 13, 2001**

LINE#	BEARING	DISTANCE
L1	N14°16'26"W	57.98'
L2	N28°22'48"E	170.54'
L3	S88°03'05"E	42.97'
L4	N88°03'05"W	5.97'

- ⊙ TREE
- EMH ELECTRIC MANHOLE
- ⊙(SD) STORM MANHOLE
- WV WATER VALVE
- ⊙(W) WASTEWATER MANHOLE
- CO CLEAN OUT

HOME DEPOT, U.S.A., INC.  
 DOC. NO. 2001076951  
 O.P.R.T.C.T.  
 (REMAINDER OF 24.878 ACRES)  
 MAY 15, 2001

**RESUBDIVISION OF  
 LOT 4, BLOCK "A"  
 SOUTH BEND  
 SUBDIVISION  
 DOC. NO. 200300231  
 O.P.R.T.C.T.  
 SEPTEMBER 2, 2003**

TCAD ID 533185  
 SURVEYED BY: PAGE 4 OF 5

**McGRAY & McGRAY  
 LAND SURVEYORS, INC.**  
 3301 HANCOCK DRIVE #6  
 AUSTIN, TEXAS 78731  
 MCGRAY.COM (512) 451-8591  
 TBPELS SURVEY FIRM #10095500

(R.O.W. I.H. 35  
 VOL. STATE OF TEXAS  
 1436 PGS. 8-10  
 (11.706 ACRES))

STATE OF TEXAS  
 DOC. NO. 2023062508  
 O.P.R.T.C.T.  
 (0.1213 ACRE)

CITY OF AUSTIN  
 WATER EASEMENT  
 VOL. 4905, PG. 438  
 D.R.T.C.T.  
 (14,633 SQ. FT.)

STATE OF TEXAS  
 DOC. NO. 2022177927  
 O.P.R.T.C.T.  
 PART 1  
 (0.0254 AC.)

REMAINDER  
 LOT 1  
 BLOCK A  
 DRAINAGE EASEMENT  
 BK. 98, PG. 5  
 P.R.T.C.T.  
 DOC. NO. 200100339  
 DOC. NO. 200300231  
 O.P.R.T.C.T.

50' C.E.F. SETBACK  
 BK. 98, PG. 5, P.R.T.C.T.  
 DOC. O.P.R.T.C.T. 200300231

REMAINDER  
 LOT 4A

LOT 4B  
 (1.173  
 ACRES)

**SKETCH TO ACCOMPANY DESCRIPTION  
 OF 0.3596 AC. OR 15,662 SQ. FT. OF LAND OUT OF THE  
 SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24  
 AUSTIN, TRAVIS COUNTY, TEXAS**

OWNERSHIP CHART			
ID	OWNER	FILE NUMBER	EXECUTED DATE
	RICHARD SPILLMANN, DECEASED, AND LEXINE SPILLMANN	DOC. NO. 2020114429 O.P.R.T.C.T.	JULY 2, 2020
	ESTATE OF RICHARD DALE SPILLMANN, DECEASED	PROBATE NO. C-1-PB-20-002458	FILED ON DECEMBER 17, 2020
	CARL G. KNAPE	VOL. 12477, PG. 1191 R.P.R.T.C.T.	JULY 11, 1995
	MILDRED ANNE WITTE	VOL. 12477, PG. 1177 R.P.R.T.C.T.	JULY 11, 1995
	CHARLENE W. SPILLMANN, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF FREDERICK GEORGE SPILLMANN, DECEASED	DOC. NO. 2004042420 O.P.R.T.C.T.	MARCH 13, 2002
<b>A</b>	CHARLENE W. SPILLMANN, EMIL EDWARD SPILLMANN AND WIFE, BEVERLY SPILLMANN, CHARLES DOUGLAS SPILLMANN, THE ESTATE OF JANE SPILLMAN, DECEASED, THE ESTATE OF RICHARD DALE SPILLMANN, DECEASED, LEXINE SPILLMANN	VOL. 8509, PG. 254 D.R.T.C.T. & VOL. 10028, PG. 422 R.P.R.T.C.T. & VOL. 10049, PG. 302 R.P.R.T.C.T.	MARCH 20, 1984 & DECEMBER 29, 1986 & JANUARY 7, 1987
	LUANNE PILLSBURY SLAUGHTER, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF ROBERT E. SLAUGHTER, DECEASED APRIL 29, 2014 DOC. NO. 2014066475 O.P.R.T.C.T.	APRIL 29, 2014 DOC. NO. 2014066475 O.P.R.T.C.T.	APRIL 29, 2014
	ESTATE OF BEVERLY J. SPILLMANN, DECEASED	PROBATE NO. 2021 PC 3693	FILED ON NOVEMBER 01, 2021
	EXECUTOR'S DISTRIBUTION DEED STEPHANIE SPILLMANN KOCH, STACY SPILLMANN GREENE AND SHERRILL D. SPILLMANN OATES	DOC. NO. 2021281682 O.P.R.T.C.T.	DECEMBER 27, 2021

TREE LIST					TREE LIST				
TAG No.	Bole Diameter	Tree Type	DripLine Dia	Bole Size	TAG No.	Bole Diameter	Tree Type	DripLine Dia	Bole Size
2913	12.5"	Live Oak	12.5'		2930	8.5"	Chinaberry	8.5'	
2914	9"	Hackberry	9'		2931	12.25"	Waxleaf Ligustrum	12.25'	6.5X4X4X3.5
2915	12"	Cedar Elm	12'	9.5X5	2932	8"	Hackberry	8'	
2916	10"	Cedar	10'		2933	15.5"	Hackberry	15.5'	
2917	9.5"	Cedar Elm	9.5'		2934	12"	Box Elder	12'	
2918	14.5"	Hackberry	14.5'	10.5X5X3	2935	12.5"	Pecan	12.5'	
2919	9"	Hackberry	9'		2936	10.75"	Vitex Cluster	10.75'	6.5X5X3.5
2920	10.5"	Hackberry	10.5'	8.5X4	2937	9.5"	Pecan	9.5'	
2921	11"	Hackberry	11'		2938	11.5"	Hackberry	11.5'	
2926	20.25"	Waxleaf Ligustrum	20.25'	(MULTI)	2939	9"	Cedar Elm	9'	
2927	22"	Cedar Elm	22'		2940	8.5"	Cedar Elm	8.5'	
2928	13.5"	Chinaberry	13.5'		2941	8.75"	Waxleaf Ligustrum	8.75'	
2929	11.5"	Hackberry	11.5'						

NOTES:  
 1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES AND CAN BE CONVERTED TO SURFACE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.000110.  
 2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY G.F. NO. 202202751, EFFECTIVE DATE OCTOBER 9, 2023.



10/20/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
 Note: There is a description to accompany this plat.



REVISED: 10-20-2023

ISSUED: 10-13-2023

TCAD ID 533185

SURVEYED BY:

PAGE 5 OF 5

**McGRAY & McGRAY  
 LAND SURVEYORS, INC.**

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