

## EXHIBIT A

Parcel CPXS-06A PE

0.0840 Acre

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

### DESCRIPTION FOR 0.0840 OF ONE ACRE

DESCRIPTION OF A 0.0840 OF ONE ACRE (3,658 SQUARE FOOT) EASEMENT, OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF THE EAST 10 FEET OF LOT 23, BLOCK "A", CIRCLE "S" RIDGE SECTION 1, A SUBDIVISION RECORDED SEPTEMBER 14, 1946, IN BOOK 4, PAGE 285, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING A REMAINING PORTION OF SAID LOT 23 CONVEYED TO RONALD L. SIMS AND DONNA M. SIMS BY WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 24, 1982, AS RECORDED IN VOLUME 7792, PAGE 995, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING A 0.084 OF ONE ACRE WATER LINE EASEMENT (DESCRIBED AS THE EAST 10 FEET OF SAID LOT 23) IN FAVOR OF THE CITY OF AUSTIN BY JUDGMENT OF COURT IN ABSENCE OF OBJECTIONS DATED APRIL 23, 1986, AS RECORDED IN VOLUME 9996, PAGE 80, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1680 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of this easement, the southwest corner of the East 10 feet of said Lot 23 and said Sims tract, the southwest corner of said 0.084 of one acre water line easement, and the southeast corner of a portion of said Lot 23 conveyed to Long Real Estate Holdings, LLC by Warranty Deed with Vendor's Lien, as recorded in Document No. 2012202489, Official Public Records, Travis County, Texas, being in the north line of Lot 24, Block "A", in said Circle "S" Ridge Section 1 subdivision, said Lot 24 conveyed to Allsafe Storage Owners, LLC by Special Warranty Deed, as recorded in Document No. 2022054396, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,040,573.16, E=3,105,029.15;

- 1) THENCE, along the west line of this easement, the west line of the East 10 feet of said Lot 23 and said Sims tract, the west line of said 0.084 of one acre water line easement, and the east line of said Long Real Estate Holdings tract, **North 28°23'04" East 365.83 feet** to a calculated point at the northwest corner of this easement, the northwest corner of the East 10 feet of said Lot 23 and said Sims tract, the northwest corner of said 0.084 of one acre water line easement, and the northeast corner of said Long Real Estate Holdings tract, being in the existing south right-of-way line of Chaparral Road (50 foot width);
- 2) THENCE, along the north line of this easement, the north line of the East 10 feet of said Lot 23 and said Sims tract, the north line of said 0.084 of one acre water line easement, and the existing south right-of-way line of Chaparral Road, **South 64°34'03" East 10.00 feet** to a calculated point at the northeast corner of this easement, the northeast corner of the east 10 feet of said Lot 23 and said Sims tract, and the northeast corner of said 0.084 of one acre water line easement, being in the existing west right-of-way line of IH 35 (varying width);
- 3) THENCE, along the east line of this easement, the east line of said Lot 23 and said Sims tract, the east line of said 0.084 of one acre water line easement, and the existing west right-of-way line of IH 35, **South 28°22'48" West 365.68 feet** to a 1/2-inch iron rod found at the southeast corner of this easement, the southeast corner of the East 10 feet of said Lot 23 and said Sims tract, the southeast corner of said 0.084 of one acre water line easement, and the northeast corner of said Lot 24 and said Allsafe Storage Owner tract, and from which a 1/2-inch iron rod with "Carson Bush" cap found at the southeast corner of said Lot 24 and said Allsafe Storage Owner tract, being at the intersection of the existing west right-of-way line of IH 35 and the existing north right-of-way line of Corral Lane (50 foot width), bears South 28°22'48" West 401.21 feet;

- 4) THENCE, along the south line of this easement, the south line of the East 10 feet of said Lot 23 and said Sims tract, the south line of said 0.084 of one acre water line easement, and the north line of said Lot 24 and said Allsafe Storage Owner tract, **North 65°25'44" West 10.04 feet** to the POINT OF BEGINNING and containing 0.0840 of one acre (3,658 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



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

11/17/2023

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-06A PE

Issued 10/13/2023; Revised 11/17/2023

AUSTIN GRID G-15

TCAD ID 512619

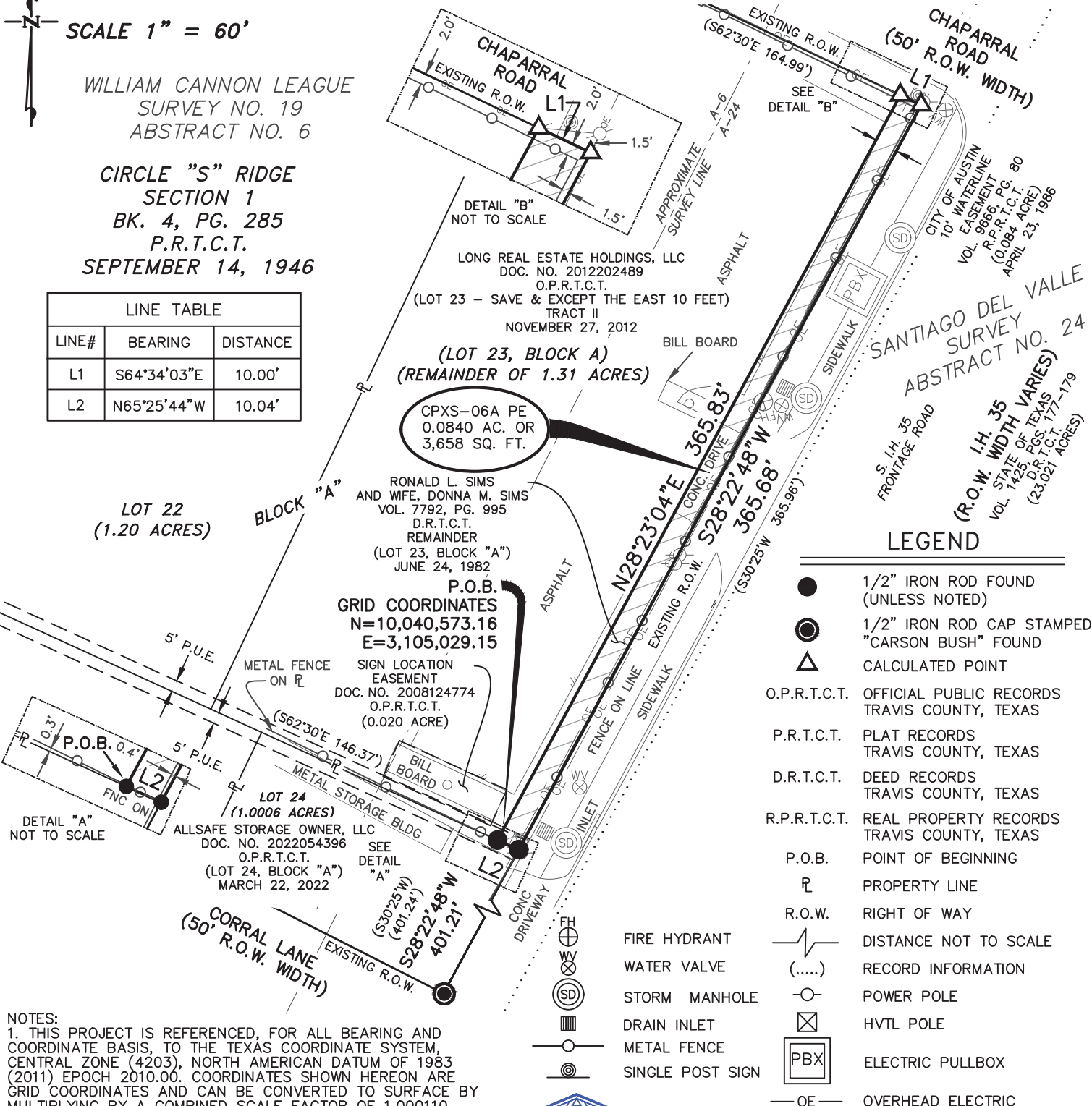
**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0840 AC. OR 3,658 SQ. FT. OF LAND OUT OF THE  
SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24  
AUSTIN, TRAVIS COUNTY, TEXAS**

**SCALE 1" = 60'**

WILLIAM CANNON LEAGUE  
SURVEY NO. 19  
ABSTRACT NO. 6

CIRCLE "S" RIDGE  
SECTION 1  
BK. 4, PG. 285  
P.R.T.C.T.  
SEPTEMBER 14, 1946

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S64°34'03"E	10.00'
L2	N65°25'44"W	10.04'



**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 FIRST AMERICAN TITLE INSURANCE COMPANY G.F. NO. 202202738A, EFFECTIVE DATE JULY 7, 2023.

*Chris Conrad*

11/17/2023

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

M:\HDR~22-006~AE S. Cap. Express\Dwg\Parcels\CPXS-06A\_Ronald Sims PE\_R1.dwg



TCAD ID 512619

SURVEYED BY:

REVISED: 11-17-2023

ISSUED: 10-13-2023

PAGE 3 OF 3

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

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