

EXHIBIT “\_A\_”

Parcel CKT1015-04PE

0.0040 Acre Electric Easement  
Outlot 55, Division “O”, City of Austin  
Travis County, Texas

DESCRIPTION FOR PARCEL CKT1015-04PE

BEING a 0.0040 of one acre (174 square foot) easement, out of Outlot 55, Division “O”, City of Austin, Travis County, Texas, being a portion of Lot 12A, Resubdivision of Lots 11 and 12, Block 3, Elm Grove Addition, a subdivision of record in Book 13, Page 61, Plat Records, Travis County, Texas, said Lot 12A being described as a Declaration of Condominium Regime for 48 Waller Street Condominiums dated February 11, 2017, as recorded in Document No. 2017036860, Official Public Records, Travis County, Texas, same being a portion of Unit A in said Condominium Regime, said Unit A conveyed to Jason S. Goss by Warranty Deed with Vendor’s Lien dated June 20, 2017, as recorded in Document No. 2017100009, Official Public Records, Travis County, Texas; said 0.0040 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the north line of said Lot 12A and said Unit A, and the existing south right-of-way line of Lambie Street (varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=10,066,165.25, E=3,116,891.00, from which 1/2-inch iron rod found at the northwest corner of Lot 11A, in said Resubdivision of Lots 11 and 12, Block 3, Elm Grove Addition, being at the intersection of the existing south right-of-way line of Lambie Street and the east line of a 20 foot wide alley recorded in Book 2, Page 241, Plat Records, Travis County, Texas, bears North 69°23’19” West 88.65 feet;

- 1) THENCE, along the north line of this easement, said Lot 12A and said Unit A, and the existing south right-of-way of Lambie Street, **South 69°23’19” East 41.31 feet** to a calculated point at the northeast corner of said Lot 12A and said Unit A, being at the intersection of the existing south right-of-way line of Lambie Street and the existing west right-of-way line of Waller Street (60 foot width right-of-way), from which a 1/2-inch iron rod in concrete sidewalk found in the east line of Lot 17, Block 2, Elm Grove, a subdivision of record in Book 2, Page 241, Plat Records, Travis County, Texas, being in the existing west right-of-way line of Waller Street, bears North 20°19’41” East 50.38 feet;

- 2) THENCE, along the east line of this easement, said Lot 12A and said Unit A, and the existing west right-of-way line of Waller Street, **South 20°19'41" West 8.44 feet** to a calculated point, from which a 1/2-inch iron rod with cap stamped "RPLS 4772" found in the south line of said Lot 12A and Unit B, in said Condominium Regime, and the north line of Lot 13, Block 3, Elm Grove, a subdivision of record in said Book 2, Page 241, bears South 20°19'41" West 91.44 feet, and North 69°23'19" West 0.50 feet;
- 3) THENCE, along the south line of this easement, crossing said Lot 12A and said Unit A, **North 57°51'13" West 42.21 feet** to the POINT OF BEGINNING and containing 0.0040 of one acre (174 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.

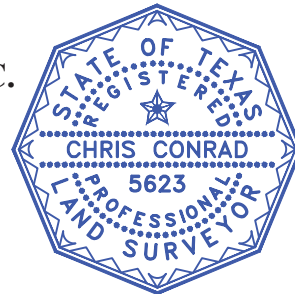
SURVEYED BY:

**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.

10/18/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~23-137~AE Lady Bird TO#11\Description\CKT1015-04 PE\_R1

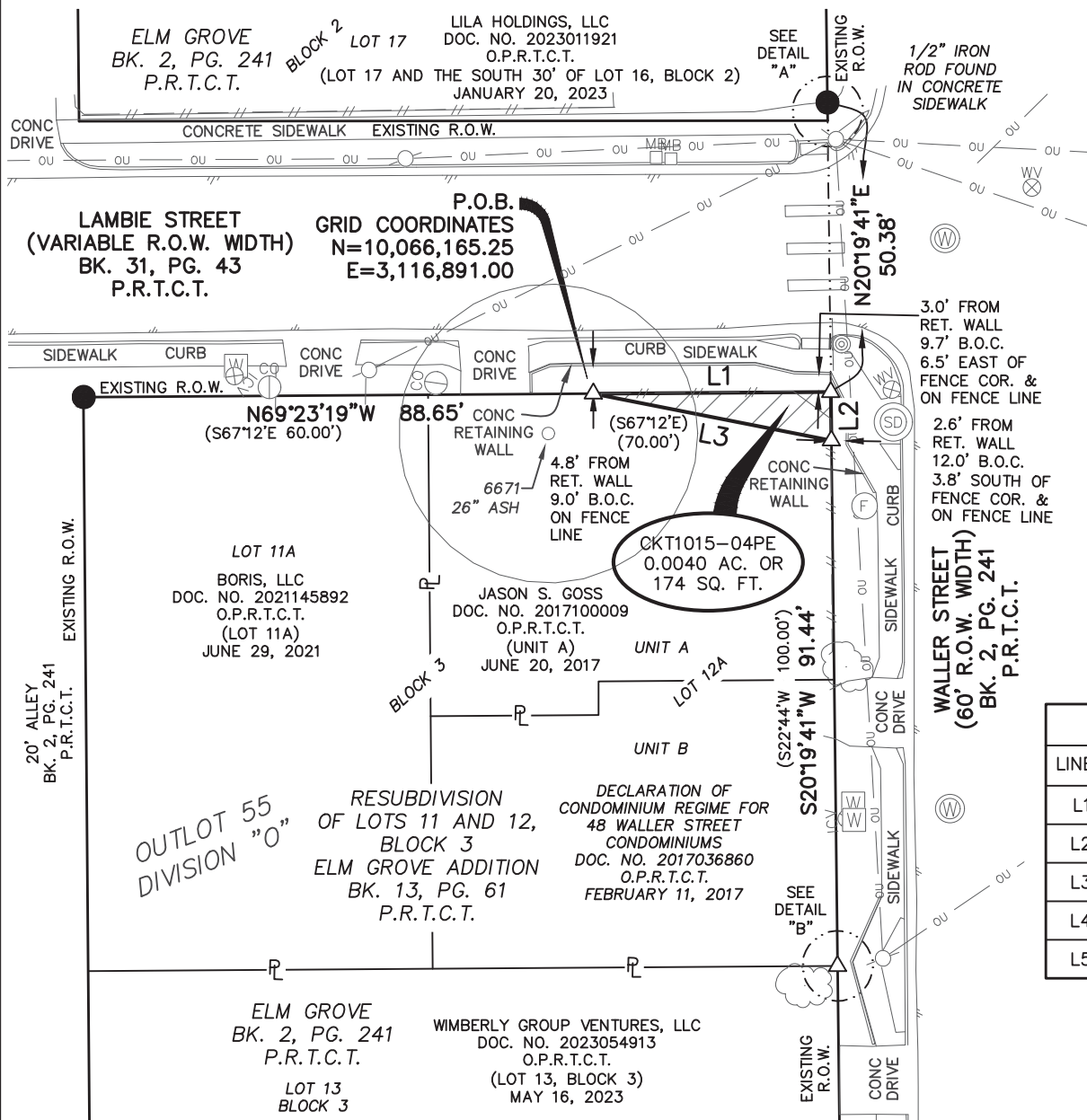
Issued 09/27/2024; Revised 10/18/2024

AUSTIN GRID J-21

TCAD# 0201041201

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0040 AC. OR 174 SQ. FT. OF LAND OUT OF  
LOT 12A, RESUBDIVISION OF LOTS 11 AND 12, BLOCK 3,  
ELM GROVE ADDITION  
AUSTIN, TRAVIS COUNTY, TEXAS**

**SCALE 1" = 30'**



| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE#      | BEARING     | DISTANCE |
| L1         | S69°23'19"E | 41.31'   |
| L2         | S20°19'41"W | 8.44'    |
| L3         | N57°51'13"W | 42.21'   |
| L4         | N69°23'19"W | 0.50'    |
| L5         | S20°19'41"W | 91.44'   |

TCAD# 0201041201

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

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

|             |            |             |        |
|-------------|------------|-------------|--------|
| SCALE:      | 1" = 30'   | AUSTIN GRID | J-21   |
| DATE:       | 10/18/2024 | TECH:       | DL     |
| PROJECT:    | 23-137     | FIELD:      | -      |
| FIELD BOOK: | -          | SHEET:      | 3 OF 4 |

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0040 AC. OR 174 SQ. FT. OF LAND OUT OF  
LOT 12A, RESUBDIVISION OF LOTS 11 AND 12, BLOCK 3,  
ELM GROVE ADDITION  
AUSTIN, TRAVIS COUNTY, TEXAS**

CKT1015--04PE  
0.0040 AC. OR  
174 SQ. FT.

**LEGEND**

|              |                                                        |        |                          |
|--------------|--------------------------------------------------------|--------|--------------------------|
| ●            | 1/2" IRON ROD FOUND                                    | —○—    | POWER POLE               |
| ◎            | 1/2" IRON ROD WITH CAP<br>STAMPED "RPLS 4772"<br>FOUND | — ou — | OVERHEAD UTILITY         |
| △            | CALCULATED POINT                                       | ⊞      | WATER METER              |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS<br>TRAVIS COUNTY, TEXAS        | WV     | WATER VALVE              |
| P.R.T.C.T.   | PLAT RECORDS<br>TRAVIS COUNTY, TEXAS                   | ICV    | IRRIGATION CONTROL VALVE |
| BK./PG.      | BOOK/PAGE                                              | ⊞      | STORM SEWER MANHOLE      |
| DOC. NO.     | DOCUMENT NUMBER                                        | ⊞      | WASTEWATER MANHOLE       |
| P.O.B.       | POINT OF BEGINNING                                     | CO     | CLEANOUT                 |
| ℙ            | PROPERTY LINE                                          | ⊞      | JUNCTION BOX FIBER OPTIC |
| R.O.W.       | RIGHT OF WAY                                           | MB     | MAILBOX                  |
| (.....)      | RECORD INFORMATION                                     | ⊞      | SINGLE POST SIGN         |
| B.O.C.       | BACK OF CURB                                           | — // — | WOODEN FENCE             |
|              |                                                        | ●      | TREE                     |
|              |                                                        | ☁      | SHRUB                    |

**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 TITLE RESOURCES GUARANTY COMPANY G.F. NO. 202302484, EFFECTIVE DATE AUGUST 12, 2024.



10/18/2024



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.

M:\HDR~23-137~AE Lady Bird TO#11\Dwg\Parcels\CKT1015-04PE\_48 Waller Street Condos\_R1.dwg

TCAD# 0201041201

REVISED: 10/18/2024  
ISSUED: 9/27/2024

|                                                                                                                                                                                                                                                        |            |             |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|--------|
|  <b>McGRAY &amp; McGRAY<br/>LAND SURVEYORS, INC.</b><br>3301 HANCOCK DRIVE #6<br>AUSTIN, TEXAS 78731<br>MCGRAY.COM (512) 451-8591<br>TBPELS SURVEY FIRM #10095500 |            |             |        |
| SCALE:                                                                                                                                                                                                                                                 | 1" = 30'   | AUSTIN GRID | J-21   |
| DATE:                                                                                                                                                                                                                                                  | 10/18/2024 | TECH:       | DL     |
| PROJECT:                                                                                                                                                                                                                                               | 23-137     | FIELD:      | -      |
| FIELD BOOK:                                                                                                                                                                                                                                            | -          | SHEET:      | 4 OF 4 |