

EXHIBIT "A"

Parcel CPXS-24PE

0.0898 Acre

F.M. Hodges Survey No. 22, Abstract No. 377
Travis County, Texas

DESCRIPTION FOR 0.0898 OF ONE ACRE

DESCRIPTION OF A 0.0898 OF ONE ACRE (3,910 SQUARE FOOT) EASEMENT, OUT OF THE F.M. HODGES SURVEY NO. 22, ABSTRACT NO. 377, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 1, AMENDED PLAT OF CONGRESS AVENUE COMMERCIAL TRACT, A SUBDIVISION RECORDED NOVEMBER 21, 2018, IN DOCUMENT NO. 201800318, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING DESCRIBED AS 15.045 ACRES (TRACT 1) CONVEYED TO HEB GROCERY COMPANY, LP BY SPECIAL WARRANTY DEED DATED MAY 30, 2013, AS RECORDED IN DOCUMENT NO. 2013098661, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 0.504 OF ONE ACRE CONVEYED TO HEB GROCERY COMPANY, LP BY DEED WITHOUT WARRANTY DATED FEBRUARY 13, 2018, AS RECORDED IN DOCUMENT NO. 2018031248, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0898 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 at a corner in the west line of a 0.529 of one acre electric transmission and distribution line easement recorded in Document No. 2019129604, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,034,372.41, E=3,101,644.83, from which a 1/2-inch iron rod found at the northeast corner of said 0.504 of one acre HEB Grocery Company tract, being in an east line of the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, also being in the existing west right-of-way line of IH 35 (varying width), bears South 61°35'36" East 8.79 feet, and North 28°24'24" East 26.29 feet, from which a Texas Department of Transportation (TxDOT) Type II bronze disk found at a corner in the east line of the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, being in the existing west right-of-way line of IH 35, bears South 61°52'54" East 0.44 feet, and from which a TxDOT Type II bronze disk found at the northeast corner of the remainder of Lot 2, in said Amended Plat of Congress Avenue Commercial Tract subdivision, being in the existing west right-of-way line of IH 35, bears North 28°22'48" East 798.86 feet;

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THENCE, along the east line of this easement, and the west line of said 0.529 of one acre electric transmission and distribution line easement, crossing said 0.504 of one acre HEB Grocery Company tract, the following two (2) courses, numbered 1 and 2:

- 1) **South 42°01'17" West 129.70 feet** to a calculated point, and
- 2) **South 41°22'20" West 102.13 feet** to a calculated point at the south corner of this easement;
- 3) THENCE, along the west line of this easement, crossing said 0.504 of one acre HEB Grocery Company tract, the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, **North 33°10'04" East 230.76 feet** to a calculated point at the northwest corner of this easement, being at a corner in the west line of said 0.529 of one acre electric transmission and distribution line easement;
- 4) THENCE, along the north line to this easement, and a west line of said 0.529 of one acre electric transmission and distribution line easement, crossing the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, and said 0.504 of one acre HEB Grocery Company tract, **South 54°19'31" East 34.57 feet** to the POINT OF BEGINNING and containing 0.0898 of one acre (3,910 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.

10/16/2023

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-24 Pe

Issued 10/13/2023; Revised 10/16/2023

AUSTIN GRID G-14 / TCAD ID 869784

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0898 AC. OR 3,910 SQ. FT. OF LAND OUT OF THE
F.M. HODGES SURVEY NO. 22, ABSTRACT NO. 377
AUSTIN, TRAVIS COUNTY, TEXAS**

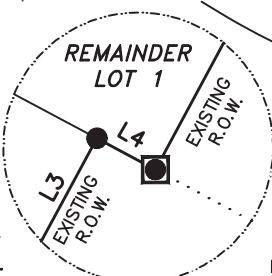
SCALE 1" = 60'

F.M. HODGES SURVEY NO. 22
ABSTRACT NO. 377

**AMENDED PLAT OF
CONGRESS AVENUE
COMMERCIAL TRACT
DOC. NO. 201800318
O.P.R.T.C.T.
NOVEMBER 21, 2018**

HEB GROCERY COMPANY, LP
DOC. NO. 2013098661
O.P.R.T.C.T.
(TRACT 1-15.045 ACRES)
MAY 30, 2013

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S54°19'31"E	34.57'
L2	S61°35'36"E	8.79'
L3	N28°24'24"E	26.29'
L4	S61°52'54"E	0.44'



DETAIL "A"
NOT TO SCALE

CPXS-24PE
0.0898 AC. OR
3,910 SQ. FT.

REMAINDER
LOT 1

HEB GROCERY COMPANY, LP
DOC. NO. 2013098661
O.P.R.T.C.T.
REMAINDER
(TRACT 2-10.877 ACRES)
MAY 30, 2013

REMAINDER
LOT 2

15' ELECTRIC &
TELECOMMUNICATIONS
EASEMENT
DOC. NO. 201500281
DOC. NO. 201800318
O.P.R.T.C.T.

15' WATERLINE EASEMENT
DOC. NO. 201800318
O.P.R.T.C.T.
ELECTRIC TRANSMISSION
AND
DISTRIBUTION EASEMENT
DOC. NO. 2019129604
O.P.R.T.C.T. CONCRETE
(0.529 ACRES) PARKING
LOT

STATE OF TEXAS
DOC. NO.
2023013324
O.P.R.T.C.T.
(0.5655 ACRES)

I.H. 35
STATE OF TEXAS
VOL. 1436, PGS. 8-10
D.R.T.C.T. 8-10
(11.708 ACRES)

P.O.B.
GRID COORDINATES
N=10,034,372.41
E=3,101,644.83

LEGEND

- 1/2" IRON ROD FOUND
- TxDOT TYPE II BRONZE DISK FOUND IN CONCRETE
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- DISTANCE NOT TO SCALE
- (.....) RECORD INFORMATION
- OWNERSHIP IN COMMON
- (SD) STORM DRAIN MANHOLE
- ⊗ WATER VALVE
- ▣ DRAIN INLET
- [E] ELECTRIC METER
- ⊙ LIGHT POLE
- ⊙ SINGLE POST SIGN

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. 202202757, EFFECTIVE DATE MARCH 17, 2023.

Chris Conrad

10/16/2023

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-24_HEB Grocery Company PE_R1.dwg



TCAD ID 869784

SURVEYED BY:

REVISED: 10-16-2023

ISSUED: 10-13-2023

PAGE 3 OF 3

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

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

AUSTIN GRID G-14

JOB NO.: 22-006