

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.

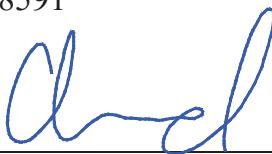
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

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TBPELS Survey Firm# 10095500



10/16/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

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AUSTIN GRID G-14 / TCAD ID 869784

