

EXHIBIT "A"

Parcel CPXS-18B PE Parts 1 and 2

0.0329 Acre

William Cannon League Survey No. 19

Abstract No. 6

Travis County, Texas

DESCRIPTION FOR 0.0329 OF ONE ACRE

DESCRIPTION OF A 0.0329 OF ONE ACRE (1,434 SQUARE FOOT) EASEMENT CONSISTING OF TWO PARTS, OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, "BLOCK A", OAKS AT SLAUGHTER, A SUBDIVISION RECORDED OCTOBER 10, 2019, IN DOCUMENT NO. 201900203, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 3 CONVEYED TO SOCO PARCEL PROPERTY OWNERS' ASSOCIATION, INC. BY SPECIAL WARRANTY DEED DATED AUGUST 23, 2021, AS RECORDED IN DOCUMENT NO. 2022031078, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0329 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.0112 Acre

BEGINNING at a calculated point at the northeast corner of this easement, being in the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, also being in the west line of the remainder of Lot 2, "Block B", in said Oaks at Slaughter subdivision, being a portion of the remainder of that tract described as 5.888 acres conveyed to SOCO 35 Retail, Ltd. by Special Warranty Deed, as recorded in Document No. 2016133768, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,035,786.96, E=3,102,049.90, from which a 1/2-inch iron rod found at the most westerly northeast corner of said Lot 3 and said SOCO Parcel Property Owners' Association tract, being the northwest corner of the remainder of Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, also being in the existing south right-of-way line of Ralph Ablanedo Drive (62 foot width), bears North 07°30'38" East 21.94 feet, and from which a 1/2-inch iron rod with "Stantec" cap found in the north line of the remainder of Lot 2 and a portion of the remainder of aid 5.888 acre SOCO 35 Retail tract, being in the existing south right-of-way line of Ralph Ablanedo Drive, bears, with a curve to the left, whose delta angle is 01°41'23", radius is 501.00 feet, an arc distance of 14.92 feet, and the chord of which bears North 73°33'29" East 14.92 feet, and North 70°54'12" East 25.63 feet;

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- 1) THENCE, along the east line of this easement, the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, and the west line of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **South 07°30'38" East 13.38 feet** to a calculated point at the southeast corner of this easement, being in the north line of a 30 foot wide electric & telephone easement recorded in Volume 8359, Page 41, Deed Records, Travis County, Texas;
- 2) THENCE, along the south line of this easement, and the north line of said 30 foot wide electric and telephone easement, crossing said Lot 3 and said SOCO Parcel Property Owners' Association tract, **North 65°05'28" West 57.53 feet** to a calculated point at the southwest corner of this easement, being in the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, and the existing south right-of-way line of Ralph Albanda Drive, from which a 1/2-inch iron rod (leaning) found at the northwest corner of said Lot 3 and said SOCO Parcel Property Owners' Association tract, being the northeast corner of Lot 1, "Block A", in said Oaks at Slaughter subdivision, a portion of said Lot 1 being a portion of the remainder of said 5.888 acres conveyed to SOCO 35 Retail, Ltd. by said Document No. 2016133768, bears, with a curve to the right, whose delta angle is 00°10'36", radius is 501.00 feet, an arc distance of 1.55 feet, and the chord of which bears South 80°05'40" West 1.55 feet;
- 3) THENCE, along the west line of this easement, the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, and the existing south right-of-way line of Ralph Ablanado Drive, with a curve to the left, whose delta angle is **01°51'34"**, radius is **501.00 feet**, an arc distance of **16.26 feet**, and the chord of which bears **North 79°04'35" East 16.26 feet** to a calculated point at the northeast corner of this easement;
- 4) THENCE, along the north line of this easement, crossing said Lot 3 and said SOCO Parcel Property Owners' Association tract, **South 67°49'59" East 37.22 feet** to the POINT OF BEGINNING and containing 0.0112 of one acre (489 square feet) of land within these metes and bounds.

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PART 2 0.0217 Ac.

BEGINNING at a calculated point at the northwest corner of this easement, being in the west line of said Lot 3 and said SOCO Parcel Property Owners' Association, and the east line of said Lot 1 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, being in the east line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, also being in the south line of said 30 foot wide electric and telephone easement, said POINT OF BEGINNING having Grid Coordinates of N=10,035,763.48, E=3,102,002.47, from which a 1/2-inch iron rod found (leaning) at the northwest corner said Lot 3 and said SOCO Parcel Property Owners' Association tract, being the northeast said Lot 1 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, also being in the existing south right-of-way line of Ralph Ablanedo Drive, bears North 07°30'41" West 34.49 feet;

- 1) THENCE, along the north line of this easement, and the south line of said 30 foot wide electric and telephone easement, crossing said Lot 3 and said SOCO Parcel Property Owners' Association tract, **South 65°05'28" East 59.36 feet** to a calculated point at the northeast corner of this easement, being in the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, and the west line of the remainder of Lot 2 and portion of the remainder of said 5.888 acre SOCO 35 Retail tract, from which a 1/2-inch iron rod found at the most westerly northeast corner of said Lot 3 and said SOCO Parcel Property Owners' Association tract, being the northwest corner of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, also being in the existing south right-of-way line of Ralph Albanedo Drive, bears North 07°30'38" West 70.85 feet;
- 2) THENCE, continuing along the north line of this easement, the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, and the west line of the remainder of Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **South 07°30'38" East 5.10 feet** to a calculated point at a corner in the north line of this easement, said Lot 3 and said SOCO Parcel Property Owners' Association tract, being the southwest corner of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract;
- 3) THENCE, continuing along the north line of this easement, the north line of said Lot 3 and said SOCO Property Owners' Association tract, and the south line of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **South 61°36'13" East 64.02 feet** to a calculated point at the southeast corner of this easement;

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- 4) THENCE, along the south line of this easement, crossing said Lot 3 and said SOCO Parcel Property Owners' Association tract, **North 67°49'59" West 117.36 feet** to a calculated point at the southwest corner of this easement, being in the west line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, and in the east line of said Lot 1 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract;
- 5) THENCE, along the west line of this easement, said Lot 3 and said SOCO Parcel Property Owners' Association tract, and the east line of said Lot 1 and a portion of the remainder of said 5.888 acre SOCO Retail tract, **North 07°30'41" West 16.37 feet** to the POINT OF BEGINNING and containing 0.0217 of one acre (945 square feet) of land within these metes and bounds.

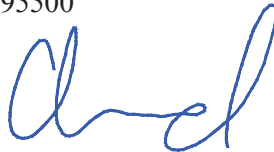
PART 1 0.0112 Ac. 489 Sq. Ft.
PART 2 0.0217 Ac. 945 Sq. Ft.
TOTAL 0.0329 Ac. 1,434 Sq. Ft.

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



10/13/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

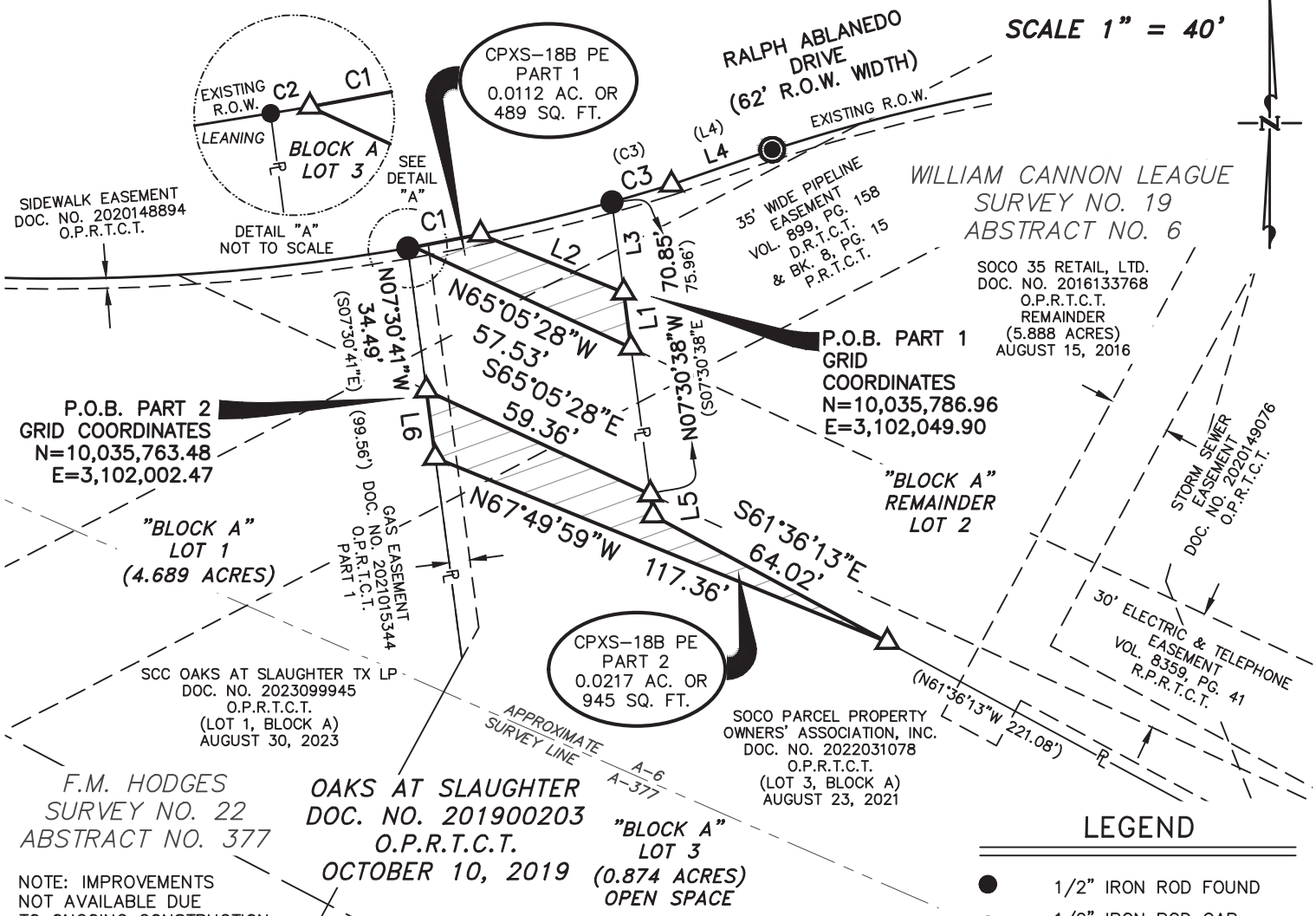
M:\HDR~22-006~AE S. Cap. Express\Description\CPXS-18B PE

Issued 10/13/2023

AUSTIN GRID G-14 / TCAD ID 935266

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0329 AC. OR 1,434 SQ. FT. OF LAND OUT OF THE
WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6
AUSTIN, TRAVIS COUNTY, TEXAS**

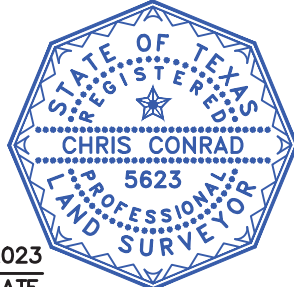
SCALE 1" = 40'



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	16.26'	501.00'	01°51'34"	N79°04'35"E	16.26'
C2	1.55'	501.00'	00°10'36"	S80°05'40"W	1.55'
C3	14.92'	501.00'	01°42'23"	N73°33'29"E	14.92'
(C3)	14.92'	501.00'	01°42'23"	N73°33'55"E	14.92'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S07°30'38"E	13.38'
L2	S67°49'59"E	37.22'
L3	N07°30'38"W	21.94'
L4	N70°54'12"E	25.63'
(L4)	N70°57'11"E	25.58'
L5	S07°30'38"E	5.10'
L6	N07°30'41"W	16.37'

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. 202202749, EFFECTIVE DATE MARCH 17, 2023.



Chris Conrad

10/13/2023

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

Note: There is a description to accompany this plat.

TCAD ID 935266 ISSUED: 10-13-2023
SURVEYED BY: PAGE 5 OF 5

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