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;

#### Parcel CPXS-18B PE

- 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 Albando 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 Ablanedo 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.

Parcel CPXS-18B PE

## 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;

### Parcel CPXS-18B PE

- 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 Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

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

EXHIBIT "A" City of Austin Council Meeting Backup Date: April 24, 2025
SKETCH TO ACCOMPANY DESCRIPTION File ID: 25-0593 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 RALPH\_ABLANEDO SCALE 1" = 40' (62' R.O.W. WIDTH) . CPXS-18B PE PART 1 C1 EXISTING C2 EXISTING R.O.W. 0.0112 AC. OR R.O.W. 489 SQ. FT. (L4) **LEANING** (c3) BLOCK À PIPELINE SEE LOT 3 WILLIAM CANNON LEAGUE  $C_3$ DETAIL WIDE PIPE WIDE PIPE EASEMENC 158 EASEMENC 15 L. D.R.B., P.G. 15 SIDEWALK EASEMENT SURVEY NO. 19 DOC. NO. 2020148894 O.P.R.T.C.T. C1 v.K. 8. PG. BK. R. T. C. T. ABSTRACT NO. 6 DETAIL "A" NOT TO SCALE 10r. N07.30°41' SOCO 35 RETAIL, LTD. N65.05'28" DOC. NO. 2016133768 O.P.R.T.C.T. REMAINDER 5><sub>.53</sub>, (5.888 ACRES) P.O.B. PART 1 S65.05'28"É AÙGUST 15, 2016 **GRID** ,30°, (507° ż COORDINATES 59.3<sub>6</sub>, N=10,035,786.96P.O.B. PART 2 (99.56') 6 E=3,102,049.90 **GRID COORDINATES** N=10,035,763.48E=3,102,002.47 "BLOCK A" N67.49'59"W GAS EASEMENT C. NO. 20210153 C. NO.P.R.T.C.T. PART 1 'n REMAINDER '36'<sub>13"</sub>E LOT 2 "BLOCK A" LOT 1 117.36 (4.689 ACRES) зо, ELECTRIC EASEMENT CPXS-18B PE TELEPHONE PART 2 (N61°36°13°W SCC OAKS AT SLAUGHTER TX LP 0.0217 AC. OR DOC. NO. 2023099945 O.P.R.T.C.T. 945 SQ. FT. APPROXIMA TE SURVEY LINE SOCO PARCEL PROPERTY (LOT 1, BLOCK OWNERS' ASSOCIATION, INC. ÀUGUST 30, 2023 DOC. NO. 2022031078 0.P.R.T.C.T. 1-3>> (LOT 3, BLOCK A) F.M. HODGES OAKS AT SLAUGHTER AUGUST 23, 2021 SURVEY NO. 22 DOC. NO. 201900203 "BLOCK A LEGEND ABSTRACT NO. 377 O.P.R.T.C.T. LOT 3 OCTOBER 10, 2019 (0.874 ACRES) NOTE: IMPROVEMENTS 1/2" IRON ROD FOUND NOT AVAILABLE DUE OPEN SPACE 1/2" IRON ROD CAP TO ONGOING CONSTRUCTION. STAMPED "STANTEC" FOUND LINE TABLE CURVE TABLE Δ CALCULATED POINT CURVE# LINE# **LENGTH RADIUS DELTA BEARING** DISTANCE **BEARING** DISTANCE O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS C1 16.26 501.00 01°51'34" N79°04'35"E 16.26 S07°30'38"E 13.38 P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS 0010'36' S67°49'59"E C2 1.55 501.00 S80°05'40"W 1.55 37.22 D.R.T.C.T. DEED RECORDS C.314.92 501.00 01°42'23" N73°33'29"E 14.92 N07°30'38"W 21.94 TRAVIS COUNTY, TEXAS (C3)14.92 501.00 01°42'23" N73°33'55"E 14.92 14 N70°54'12"E 25.63 R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS (L4)N70°57'11"E 25.58 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 P.O.B. POINT OF BEGINNING L5 S07°30'38"F 5.10 P PROPERTY LINE L6 N07°30'41"W 16.37 R.O.W. RIGHT OF WAY (....) RECORD INFORMATION 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. OF P. SISTE ISSUED: 10-13-2023 TCAD ID 935266 Ġ PAGE 5 OF 5 SURVEYED BY:

CHRIS CONRAD

SUR

TVO

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-18B\_SOCO Parcel Property Owners PE\_R1.dwg

### McGRAY & McGRAY AND SURVEYORS, INC.

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

AUSTIN GRID G-14

JOB NO.: 22-006