

EXHIBIT “_A_”

Parcel CKT1015-03PE

0.0917 Acre Electric Easement
Outlot 56, Division “O”, City of Austin
Travis County, Texas

DESCRIPTION FOR PARCEL CKT1015-03PE

BEING a 0.0917 of one acre (3,994 square foot) easement, out of Outlot 56, Division “O”, City of Austin, Travis County, Texas, being a portion of Lot 1, Amended Plat of Lots 1-6, Block 1, Resubdivision on Lot 1, Block 1, Magnolia Addition, a subdivision of record in Document No. 200700182, Official Public Records, Travis County, Texas, said Lot 1 conveyed to ESR Development, Incorporated by Warranty Deed with Vendor’s Lien dated June 11, 2007, as recorded in Document No. 2007114168, Official Public Records, Travis County, Texas and by Condominium Declaration for 41 Waller Lofts, A Condominium dated September 7, 2007, as recorded in Document No. 2007167267, Official Public Records, Travis County, Texas; said 0.0917 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 1 and said ESR Development tract, being in the south line of that tract described as 1,864.20 square feet (15 foot wide) conveyed to the City of Austin by Street Deed, as recorded in Volume 4436, Page 1896, Deed Records, Travis County, Texas (also being an 1,865 square foot Right-of-Way Encroachment License Agreement File No. WP 234-0706, recorded in Document No. 2007181285, Official Public Records, Travis County, Texas, and Affidavit Declaring License Agreement WP 234-0706, recorded in Document No. 2007181286, Official Public Records, Travis County, Texas), and the existing south right-of-way line of Haskell Street (varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=10,066,140.13, E=3,117,006.61, from which 1/2-inch iron rod found at the northeast corner of said 1,864.20 square foot City of Austin tract, being in the west line of Lot 1, Block 2, Magnolia Addition, a subdivision of record in Book 4, Page 92, Plat Records, Travis County, Texas, and in the existing south right-of-way line of Haskell Street, bears South 69°33’47” East 112.05 feet, and North 20°32’58” East 15.07 feet;

THENCE, along the east line of this easement, crossing said Lot 1 (Document No. 200700182) and said ESR Development tract, the following two (2) courses, numbered 1 and 2:

- 1) **South 20°05'37" West 38.67 feet** to a calculated point, and
- 2) **South 19°58'04" West 256.09 feet** to a calculated point in the south line of said Lot 1 and said ESR Development tract, being in the north line of Lot 1, Rebekah Baines Johnson Health Center Addition, a subdivision of record in Book 82, Pages 362-363, Plat Records Travis County, Texas, from which a 3-inch brass disk stamped "Dept. of Commerce, Bureau of Fisheries" found at the southeast corner of said Lot 1 (Document No. 200700182) and said ESR Development tract, and the southwest corner of Lot 1 (Book 4, Page 92), bears South 69°40'47" East 109.14 feet;
- 3) THENCE, along the south line of this easement, said Lot 1 (Document No. 200700182) and said ESR Development tract, and the north line of said Lot 1 (Book 82, Pages 362-363), **North 69°40'47" West 15.00 feet** to a calculated point at the southwest corner of said Lot 1 (Document No. 200700182) and said ESR tract, and the northwest corner of said Lot 1 (Book 82, Pages 362-363, (being the southeast corner of a 775 square foot Right-of-Way Encroachment License Agreement File No. WP 234-0706, recorded in said Document No. 2007181285, and Affidavit Declaring License Agreement WP 234-0706, recorded in said Document No. 2007181286), and being in the existing east right-of-way line of Waller Street (60 foot width right-of-way), from which a 1/2-inch iron rod found bears North 69°40'47" West 2.14 feet;
- 4) THENCE, along the west line of this easement, said Lot 1 (Document No. 200700182) and said ESR Development tract, and the existing east right-of-way line of Waller Street, **North 20°32'02" East 294.78 feet** to a calculated point at the northwest corner of said Lot 1 and said ESR Development tract, and the southwest corner of said 1,864.20 square foot City of Austin tract, being at the intersection of the existing east right-of-way line of Waller Street and the existing south right-of-way line of Haskell Street;

- 5) THENCE, along the north line of this easement, said Lot 1 and said ESR Development tract, the south line of said 1,864.20 square foot City of Austin tract, and the existing south right-of-way line of Haskell Street, **South 69°33'47" East 12.17 feet** to the POINT OF BEGINNING and containing 0.0917 of one acre (3,994 square feet) of land within these metes and bounds.

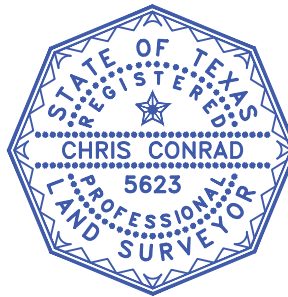
Bearing Basis Note

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.

09/27/2024

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\CKT1015-03 PE

Issued 09/27/2024

AUSTIN GRID J-21
TCAD# 0200050401

M:\HDR~23-137~AE Lady Bird TO#11\Dwg\Parcels\CKT1015-03PE_41 Waller Lofts Condo Assoc.dwg

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0917 AC. OR 3,994 SQ. FT. OF LAND OUT OF
LOT 1, AMENDED PLAT OF LOTS 1-6, BLOCK 1,
RESUBDIVISION OF LOT 1, BLOCK 1, MAGNOLIA ADDITION
AUSTIN, TRAVIS COUNTY, TEXAS**

CKT1015-03PE
0.0917 AC. OR
3,994 SQ. FT.

LEGEND

●	1/2" IRON ROD FOUND	—○—	POWER POLE
●	3" BRASS DISC STAMPED "DEPT. OF COMMERCE" "BUREAU OF FISHERIES" FOUND	—OU—	OVERHEAD UTILITY
△	CALCULATED POINT	○	ELECTRIC MANHOLE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS	⌈T⌋	TRANSFORMER
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS	⌈T⌋	TELEPHONE PEDESTAL
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS	FOMH	FIBER OPTIC MANHOLE
BK./PG.	BOOK/PAGE	⊕	JUNCTION BOX FIBER OPTIC
DOC. NO.	DOCUMENT NUMBER	FH	FIRE HYDRANT
P.O.B.	POINT OF BEGINNING	⊗	WATER VALVE
ℙ	PROPERTY LINE	⊙	STORM SEWER MANHOLE
R.O.W.	RIGHT OF WAY	⊙	WASTEWATER MANHOLE
(.....)	RECORD INFORMATION	⊙	CLEANOUT
↗	DEED LINE (OWNERSHIP IN COMMON)	⊗	VALVE GENERIC
B.O.C.	BACK OF CURB	⊙	SINGLE POST SIGN
		—□—	METAL FENCE
		—X—	WIRE PANEL FENCE
		⊙	TREE

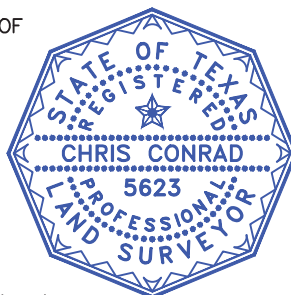
NOTES:

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. 202302282, EFFECTIVE DATE AUGUST 13, 2024.



09/27/2024



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\CKT1015-03PE_41 Waller Lofts Condo Assoc.dwg

TCAD# 0200050401

ISSUED: 09/27/2024

 McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500			
SCALE:	1" = 50'	AUSTIN GRID	J-21
DATE:	09/27/2024	TECH:	DL
PROJECT:	23-137	FIELD:	-
FIELD BOOK:	-	SHEET:	5 OF 5