

EXHIBIT “_A_”

Parcel CKT1015-06PE

0.0191 Acre Electric Easement
Outlot 55, Division “O”, City of Austin
Travis County, Texas

DESCRIPTION FOR PARCEL CKT1015-06PE

BEING a 0.0191 of one acre (832 square foot) easement, out of Outlot 55, Division “O”, City of Austin, Travis County, Texas, being a portion of Lot 18, Block 2, Elm Grove, a subdivision of record in Book 2, Page 241, Plat Records, Travis County, Texas, said Lot 18 conveyed to 1106 Lambie, LLC by Cash General Warranty Deed dated November 25, 2013, as recorded in Document No. 2013213039, Official Public Records, Travis County, Texas, and by Declaration of Lambie Homes Condominiums dated May 19, 2015, as recorded in Document No. 2015079411, Official Public Records, Travis County, Texas; said 0.0191 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the east line said Lot 18 and said 1106 Lambie tract, and the west line of a 20 foot wide alley recorded in said Book 2, Page 241, said POINT OF BEGINNING having Grid Coordinates of N=10,066,265.20, E=3,116,811.96, from which 3/8-inch iron rod found at the northeast corner of said Lot 18 and said 1106 Lambie tract, being at the intersection of the west line of said 20 foot wide alley, and the south line of a 20 foot wide alley recorded in said Book 2, Page 241, bears North 20°20’38” East 148.18 feet;

- 1) THENCE, along the east line of this easement, said Lot 18 and said 1106 Lambie tract, and the west line of said 20 foot wide alley, **South 20°20’38” West 17.62 feet** to a calculated point at the southeast corner of said Lot 18 and said 1106 Lambie tract, being at the intersection of the west line of said 20 foot wide alley and the existing north right-of-way line of Lambie Street (varying width right-of-way);
- 2) THENCE, along the south line of this easement, said Lot 18 and said 1106 Lambie tract, and the existing north right-of-way line of Lambie Street, **North 69°02’54” West 50.12 feet** to a calculated point at the southwest corner of said Lot 18 and said 1106 Lambie tract, and the southeast corner of Lot 19, Block 2, in said Elm Grove subdivision, from which a 1-inch iron rod found at the southwest corner of said Lot 19, bears North 69°02’54” West 50.03 feet, and also from which a 5/8-inch iron rod found bears North 20°20’38” East 0.38 feet;

- 3) THENCE, along the west line of this easement, said Lot 18 and said 1106 Lambie tract, the and the east line of said Lot 19, **North 20°20'38" East 15.60 feet** to a calculated point, from which a 3/8-inch iron rod found at the northwest corner of said Lot 18 and said 1106 Lambie tract, and the northeast corner of said Lot 19, being in the south line of said 20 foot wide alley, bears North 20°20'38" East 149.86 feet;
- 4) THENCE, along the north line of this easement, crossing said Lot 18 and said 1106 Lambie tract, **South 71°21'01" East 50.14 feet** to the POINT OF BEGINNING and containing 0.0191 of one acre (832 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



09/27/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

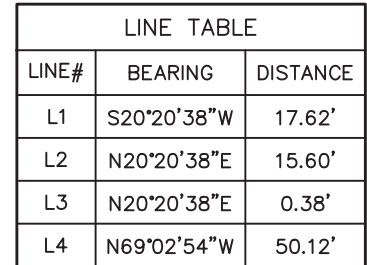
Note: There is a plat to accompany this description.

M:\HDR~23-137~AE Lady Bird TO#11\Description\CKT1015-06 PE

Issued 09/27/2024

AUSTIN GRID J-21
TCAD# 0203041401

20' ALLEY
BK. 2, PG. 241
P.R.T.C.T.



SCALE:	1" = 30'	AUSTIN GRID	J-21
DATE:	09/27/2024	TECH:	DL
PROJECT:	23-137	FIELD:	-
FIELD BOOK:	-	SHEET:	3 OF 4

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0191 AC. OR 832 SQ. FT. OF LAND OUT OF
LOT 18, BLOCK 2, ELM GROVE
AUSTIN, TRAVIS COUNTY, TEXAS**

CKT1015-06PE
0.0191 AC. OR
832 SQ. FT.

LEGEND

●	5/8" IRON ROD FOUND (UNLESS NOTED)	—○—	POWER POLE
△	CALCULATED POINT	— OU —	OVERHEAD UTILITY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS	[W]	WATER METER
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS	ICV	IRRIGATION CONTROL VALVE
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS	CO	CLEANOUT
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS	MB	MAILBOX
VOL./PG.	VOLUME/PAGE	—●—	SINGLE POST SIGN
BK./PG.	BOOK/PAGE	— 00 —	CHAIN LINK FENCE
DOC. NO.	DOCUMENT NUMBER	— // —	WOODEN FENCE
P.O.B.	POINT OF BEGINNING	— 00 —	BIKE RACK
ℙ	PROPERTY LINE	B.O.C.	BACK OF CURB
R.O.W.	RIGHT OF WAY		
(.....)	RECORD INFORMATION		

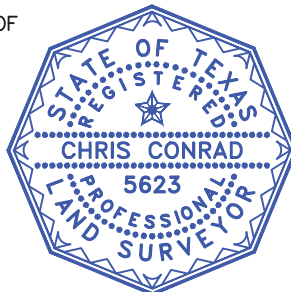
NOTES:

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. 202302481, 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\CKT1015-06PE_1106 Lambie, LLC.dwg

TCAD# 0203041401

ISSUED: 09/27/2024



SCALE:	1" = 30'	AUSTIN GRID	J-21
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