

EXHIBIT “\_A\_”

Parcel CPXS-04PE Parts 1 and 2

0.1530 Acre PE  
Santiago Del Valle Survey, Abstract No. 24  
Travis County, Texas

DESCRIPTION FOR 0.1530 OF ONE ACRE

DESCRIPTION OF A 0.1530 OF ONE ACRE (6,668 SQUARE FOOT) EASEMENT CONSISTING OF TWO PARTS, OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1A AND 2A, FORREST C. WALKER SUBDIVISION, A SUBDIVISION RECORDED APRIL 13, 1977, IN BOOK 75, PAGE 219, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOTS 1A AND 2A (TRACT I) CONVEYED TO LONG REAL ESTATE HOLDINGS, LLC BY WARRANTY DEED WITH VENDOR’S LIEN DATED FEBRUARY 7, 2012, AS RECORDED IN DOCUMENT NO. 2012020418, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1530 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.0679 Ac.

BEGINNING at a calculated point at the northeast corner of this easement, being in the south line of a 5 foot wide public utility easement along the north line of said Lot 2A, recorded in said Book 75, Page 219, also being in the west line of a 10 foot wide public utility along the east line of said Lot 2A, recorded in said Book 75, Page 219, said POINT OF BEGINNING having Grid Coordinates of N=10,041,288.26, E=3,105,415.49, from which a Texas Department of Transportation (TxDOT) Type I monument found bears South 64°38’04” East 10.01 feet, and North 28°22’48” East 5.00 feet to a calculated point at the northeast corner of said Lot 2A, being the southeast corner of Lot 1A, Resubdivision of Lot 1, Block A Austin South Point Village, a subdivision recorded January 15, 2002, in Document No. 200200009, Official Public Records, Travis County, Texas, also being in the existing west right-of-way line of IH 35 (varying width), and South 62°35’29” East 1.21 feet, and from which calculated point at the northeast corner of said Lot 2A and said Long Real Estate Holdings tract, a 1/2-inch iron rod found at the most southerly southeast corner of said Lot 1A (Forrest C. Walker Subdivision) and said Long Real Estate Holdings tract, being in the existing north right-of-way line of Chaparral Road (50 foot width), bears South 28°22’48” West 388.08 feet, and with a curve to the right, whose delta angle is 84°34’08”, radius is 15.00 feet, an arc distance of 22.14 feet, and the chord of which bears South 69°56’11” West 20.18 feet;

- 1) THENCE, along the east line of this easement, and the west line of said 10 foot wide public utility easement, crossing said Lot 2A and said Long Real Estate Holdings tract, **South 28°22'48" West 202.01 feet** to a calculated point at the southeast corner of this easement, being in the north line of a 5 foot wide public utility easement along the south line of said Lot 2A, recorded in said Book 75, Page 219;
- 2) THENCE, along the south line of this easement, and the north line of said 5 foot wide public utility easement, crossing said Lot 2A and said Long Real Estate Holdings tract, **North 64°31'05" West 15.02 feet** to a calculated point at the southwest corner of this easement;

THENCE, along the west line of this easement, crossing said Lot 2A and said Long Real Estate Holdings tract, the following eleven (11) courses, numbered 3 through 13:

- 3) **North 28°22'48" East 78.44 feet** to a calculated point,
- 4) **South 64°43'58" East 4.02 feet** to a calculated point,
- 5) **North 25°16'02" East 14.50 feet** to a calculated point,
- 6) **North 64°43'58" West 1.90 feet** to a calculated point,
- 7) **North 25°16'02" East 15.96 feet** to a calculated point,
- 8) **North 64°43'58" West 0.46 feet** to a calculated point,
- 9) **North 28°22'48" East 17.49 feet** to a calculated point,
- 10) **South 64°43'58" East 0.76 feet** to a calculated point,
- 11) **North 25°15'59" East 8.40 feet** to a calculated point,
- 12) **North 64°43'58" West 0.31 feet** to a calculated point, and
- 13) **North 28°22'48" East 67.12 feet** to a calculated point at the northwest corner of this easement, being in the south line of said 5 foot wide public utility easement along the north line of said Lot 2A;

14) THENCE, along the north line of this easement, and the south line of said 5 foot wide public utility easement, crossing said Lot 2A and said Long Real Estate Holdings tract, **South 64°38'04" East 15.02 feet** to the POINT OF BEGINNING and containing 0.0679 of one acre (2,959 square feet) of land within these metes and bounds.

PART 2 0.0851 Ac.

BEGINNING at a calculated point at the southwest corner of this easement, being in the south line of said Lot 1A and said Long Real Estate Holdings tract, being in the existing north right-of-way line of Chaparral Road (50 foot width), said POINT OF BEGINNING having Grid Coordinates of N=10,040,947.18, E=3,105,208.50;

- 1) THENCE, along the west line of this easement, crossing said Lot 1A and said Long Real Estate Holdings tract, **North 28°22'48" East 185.48 feet** to a calculated point at the northwest corner of this easement, being in the south line of a 5 foot wide public utility easement along the north line of said Lot 1A, recorded in said Book 75, Page 219, Plat Records, Travis County, Texas;
- 2) THENCE, along the north line of this easement, and the south line of said 5 foot wide public utility easement, crossing said Lot 1A and said Long Real Estate Holding tract, **South 64°31'05" East 20.03 feet** to a calculated point at the northeast corner of this easement, being in the west line of a 10 foot wide public utility easement along the east line of said Lot 1A, recorded in said Book 75, Page 219, Plat Records, Travis County, Texas, from which a TxDOT Type I monument found bears South 64°31'05" East 10.01 feet, and North 28°22'48" East 217.04 feet to a calculated point at the northeast corner of said Lot 2A and said Long Real Estate Holdings tract, being the southeast corner of said Lot 1A (Resubdivision of Lot 1, Block Austin South Point Village), also being in the existing west right-of-way line of IH 35, and South 62°35'29" East 1.21 feet;

- 3) THENCE, along the east line of this easement, and the west line of said 10 foot wide public utility easement, crossing said Lot 1A (Forrest C. Walker Subdivision) and said Long Real Estate Holdings tract, **South 28°22'48" West 184.86 feet** to a calculated point at the southeast corner of this easement, being the southwest corner of said 10 foot wide public utility easement, also being in the south line of said Lot 2A and said Long Real Estate Holdings tract, and the existing north right-of-way line of Chaparral Road, from which a 1/2-inch iron rod found bears, along a curve to the left, whose delta angle is 71°15'43", radius is 15.00 feet, an arc distance of 18.66 feet, and the chord of which bears North 63°16'58" East 17.48 feet to a calculated point in the east line of said Lot 1A and said Long Real Estate Holdings tract, and the existing west right-of-way line of IH 35, and South 85°10'00" East 0.79 feet;
  
- 4) THENCE, continuing along the east line of this easement, said Lot 1A and said Long Real Estate Holdings tract, and the existing north right-of-way line of Chaparral Road, with a curve to the right, whose delta angle is **13°18'26"**, radius is **15.00 feet**, an arc distance of **3.48 feet**, the chord of which bears **North 74°25'58" West 3.48 feet** to a 1/2-inch iron rod found at the southeast corner of this easement, being the most southerly southeast corner of said Lot 1A and said Long Real Estate Holdings tract;

5) THENCE, along the south line of this easement, said Lot 1A and said Long Real Estate Holdings tract, and the existing north right-of-way line of Chaparral Drive, **North 64°34'29" West 16.63 feet** to the POINT OF BEGINNING and containing 0.0851 of one acre (3,709 square feet) of land within these metes and bounds.

PART 1 0.0679 Ac. 2,959 Sq. Ft.  
PART 2 0.0851 Ac. 3,709 Sq. Ft.  
**TOTAL 0.1530 Ac. 6,668 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



04/16/2024

Date

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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-04PE\_R3  
Issued 10/20/2023; Revised 11/09/2023; 04/09/2024; 04/16/2024

AUSTIN GRID G-15  
TCAD ID 512614 & 512615

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.1530 AC. OR 6,668 SQ. FT. OF LAND OUT OF THE  
SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24  
AUSTIN, TRAVIS COUNTY, TEXAS**



**SCALE 1" = 50'**

WILLIAM CANNON LEAGUE  
SURVEY NO. 19  
ABSTRACT NO. 6

**RESUBDIVISION OF  
LOT 1 BLOCK A  
AUSTIN SOUTH POINT VILLAGE  
DOC. NO. 200200009  
O.P.R.T.C.T.  
JANUARY 15, 2002**

**LOT 1A  
(5.250 ACRES)**

HOUSING AUTHORITY OF  
THE CITY OF AUSTIN  
DOC. NO. 2016075288  
O.P.R.T.C.T.  
(TRACT 1-LOT 1A)  
MAY 12, 2016

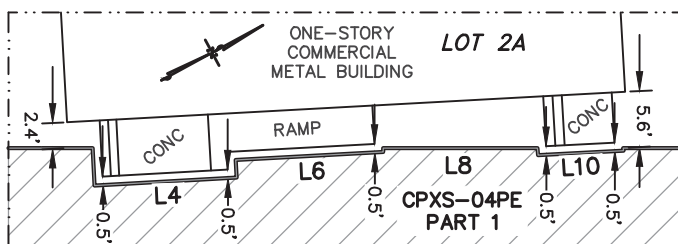
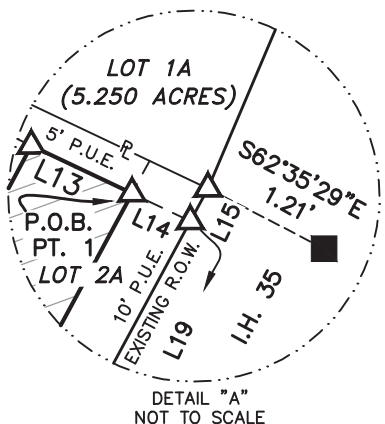
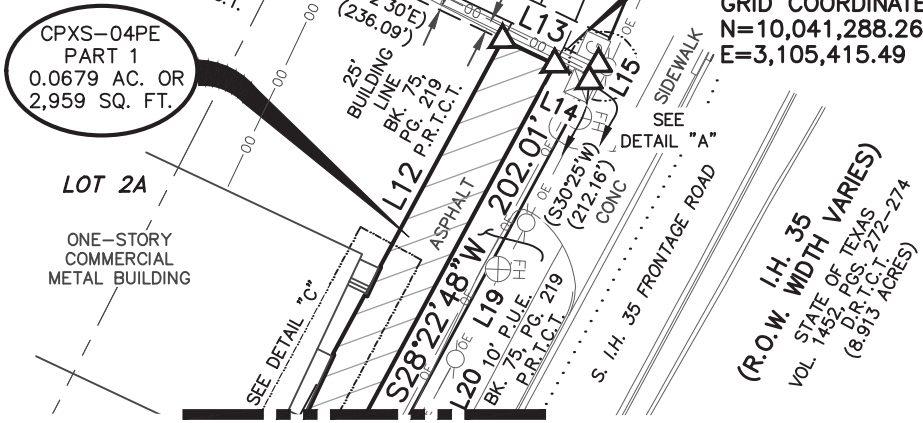
**FORREST C. WALKER  
SUBDIVISION  
BK. 75, PG. 219  
P.R.T.C.T.  
APRIL 13, 1977**

LONG REAL ESTATE HOLDINGS, LLC  
DOC. NO. 2012020418  
O.P.R.T.C.T.  
(TRACT 1-LOT 2A)  
FEBRUARY 7, 2012

**CPXS-04PE  
PART 1  
0.0679 AC. OR  
2,959 SQ. FT.**

**P.O.B.  
CPXS-04PE, PART 1  
GRID COORDINATES  
N=10,041,288.26  
E=3,105,415.49**

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE#      | BEARING     | DISTANCE |
| L12        | N28°22'48"E | 67.12'   |
| L13        | S64°38'04"E | 15.02'   |
| L14        | S64°38'04"E | 10.01'   |
| L15        | N28°22'48"E | 5.00'    |
| L19        | N28°22'48"E | 212.04'  |
| L20        | S28°22'48"W | 383.08'  |



DETAIL "C" SEE PAGE 7 OF 7  
NOT TO SCALE FOR LINE TABLE

TCAD ID 512614  
TCAD ID 512615  
SURVEYED BY:

PAGE 6 OF 8

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**

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

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AUSTIN, TRAVIS COUNTY, TEXAS**

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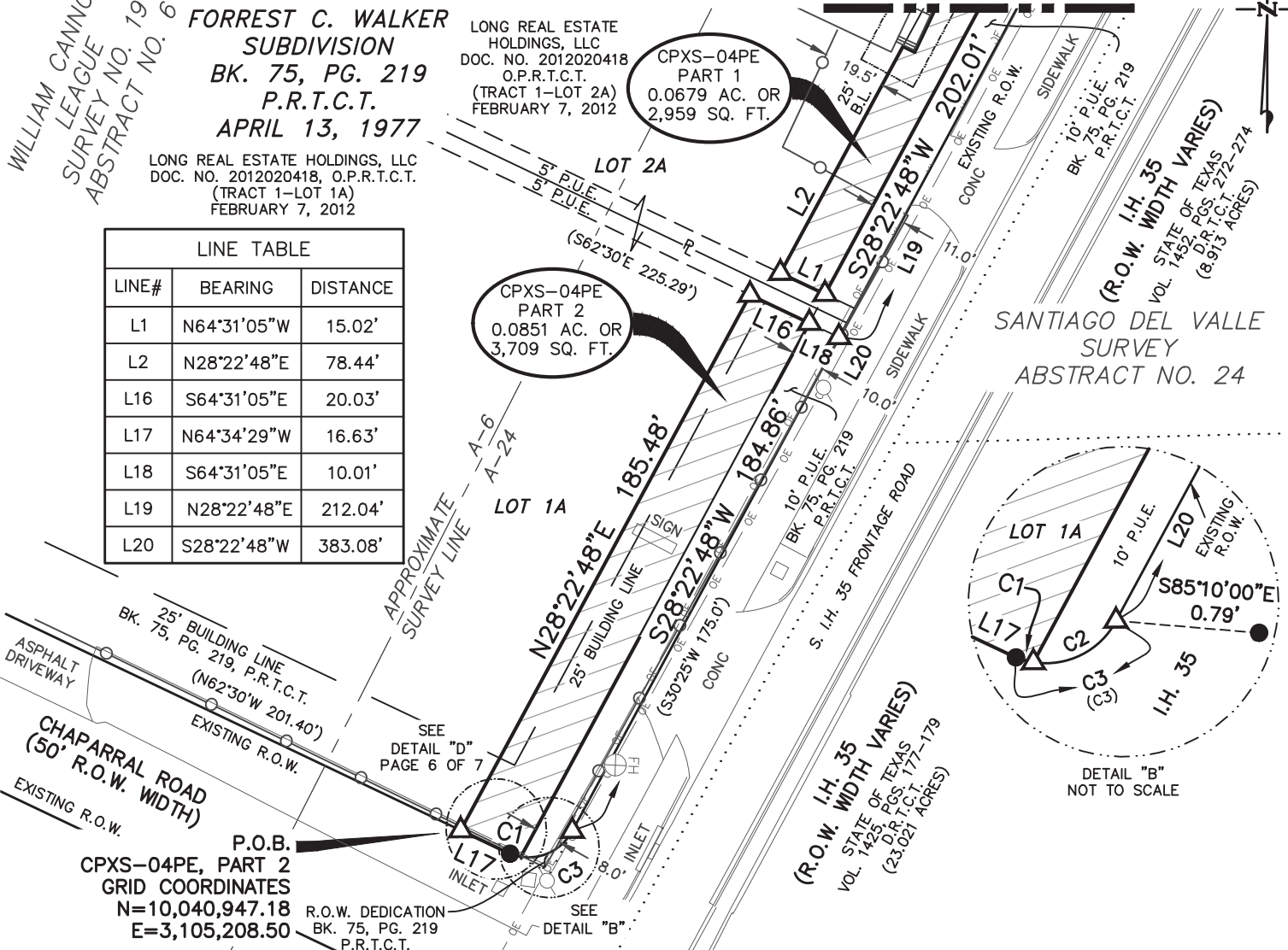
WILLIAM CANNON  
LEAGUE  
SURVEY NO. 19  
ABSTRACT NO. 6

**FORREST C. WALKER  
SUBDIVISION  
BK. 75, PG. 219  
P.R.T.C.T.  
APRIL 13, 1977**

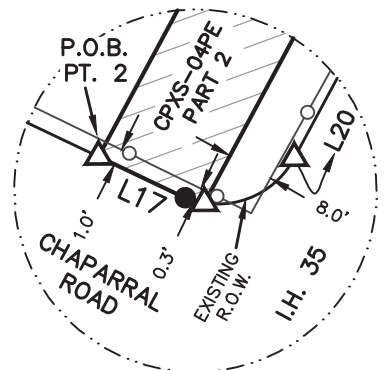
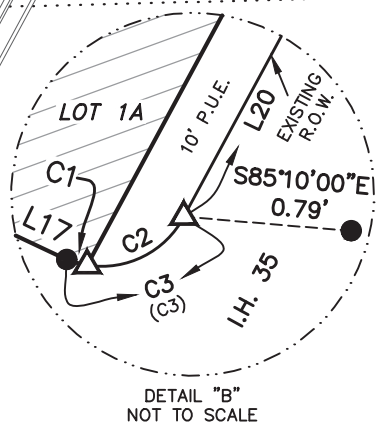
LONG REAL ESTATE  
HOLDINGS, LLC  
DOC. NO. 2012020418  
O.P.R.T.C.T.  
(TRACT 1-LOT 2A)  
FEBRUARY 7, 2012

LONG REAL ESTATE HOLDINGS, LLC  
DOC. NO. 2012020418, O.P.R.T.C.T.  
(TRACT 1-LOT 1A)  
FEBRUARY 7, 2012

| LINE# | BEARING     | DISTANCE |
|-------|-------------|----------|
| L1    | N64°31'05"W | 15.02'   |
| L2    | N28°22'48"E | 78.44'   |
| L16   | S64°31'05"E | 20.03'   |
| L17   | N64°34'29"W | 16.63'   |
| L18   | S64°31'05"E | 10.01'   |
| L19   | N28°22'48"E | 212.04'  |
| L20   | S28°22'48"W | 383.08'  |



SANTIAGO DEL VALLE  
SURVEY  
ABSTRACT NO. 24



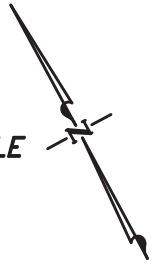
| CURVE# | LENGTH | RADIUS | DELTA     | BEARING     | DISTANCE |
|--------|--------|--------|-----------|-------------|----------|
| C1     | 3.48'  | 15.00' | 13°18'26" | N74°25'58"W | 3.48'    |
| C2     | 18.66' | 15.00' | 71°15'43" | N63°16'58"E | 17.48'   |
| C3     | 22.14' | 15.00' | 84°34'08" | S69°56'11"W | 20.18'   |
| (C3)   | 22.80' | 15.00' | 87°05'    | S73°57"W    | 20.67'   |

TCAD ID 512614  
TCAD ID 512615  
SURVEYED BY:

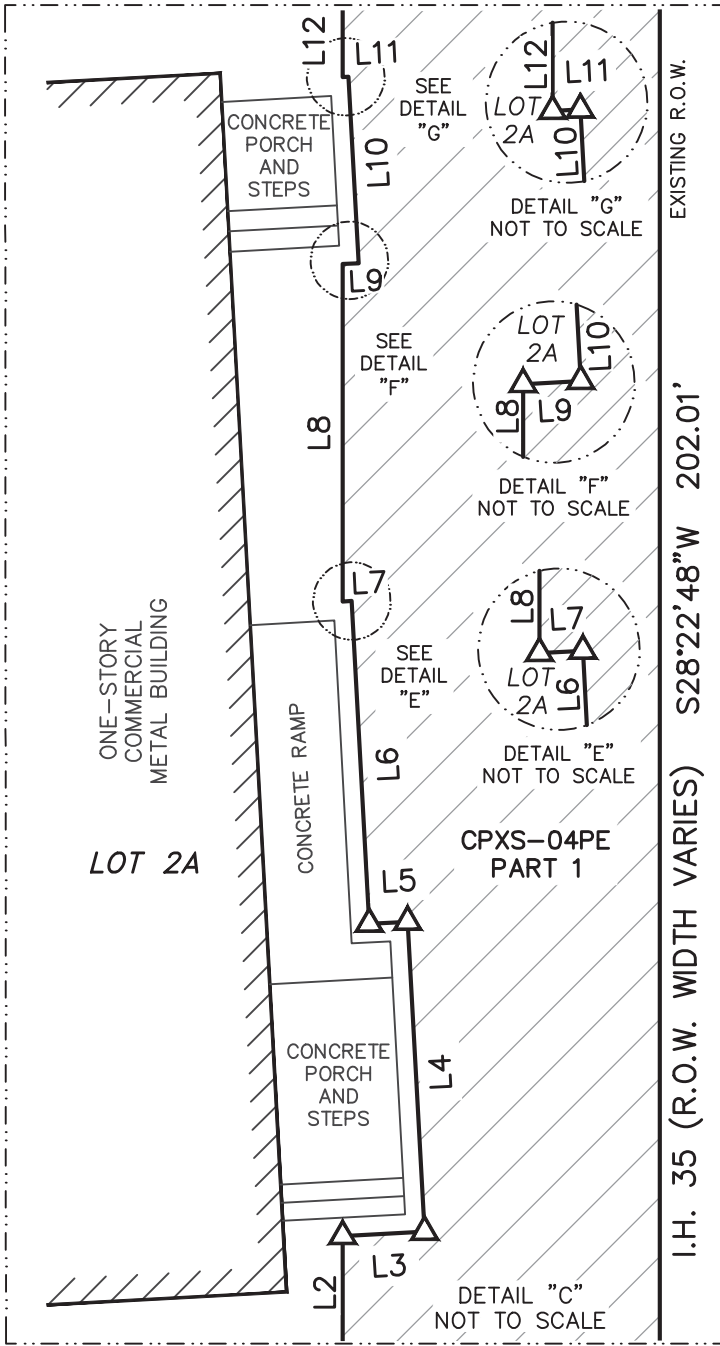
PAGE 7 OF 8

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NOT TO SCALE



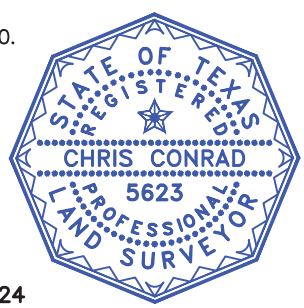
| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE#      | BEARING     | DISTANCE |
| L2         | N28°22'48"E | 78.44'   |
| L3         | S64°43'58"E | 4.02'    |
| L4         | N25°16'02"E | 14.50'   |
| L5         | N64°43'58"W | 1.90'    |
| L6         | N25°16'02"E | 15.96'   |
| L7         | N64°43'58"W | 0.46'    |
| L8         | N28°22'48"E | 17.49'   |
| L9         | S64°43'58"E | 0.76'    |
| L10        | N25°15'59"E | 8.40'    |
| L11        | N64°43'58"W | 0.31'    |
| L12        | N28°22'48"E | 67.12'   |

**LEGEND**

- 1/2" IRON ROD FOUND
- TxDOT TYPE I MONUMENT, CONCRETE POST FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- ↗ OWNERSHIP IN COMMON
- FH FIRE HYDRANT
- G GAS METER
- METAL FENCE
- OE— OVERHEAD ELECTRIC
- POWER POLE
- ⊠ HVTL POLE

**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. 202202729, EFFECTIVE DATE MARCH 16, 2023. (LOT 2A) AND G.F. NO. 202202735, EFFECTIVE DATE MARCH 16, 2023. (LOT 1A)

04/16/2024



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
 Note: There is a description to accompany this plat.

REVISED: 04-16-2024  
 REVISED: 04-09-2024  
 REVISED: 11-09-2023  
 ISSUED: 10-20-2023  
 SURVEYED BY: \_\_\_\_\_ PAGE 8 OF 8

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