

EXHIBIT "A"

Parcel CPXS-14PE

0.0932 Acre

William Cannon League Survey No. 19, Abstract No. 6
Travis County, Texas

DESCRIPTION FOR 0.0932 OF ONE ACRE

DESCRIPTION OF A 0.0932 OF ONE ACRE (4,058 SQUARE FOOT) EASEMENT, OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOTS 1B AND 2B, MRS. ROSA J. SPILLMANN ESTATE, A SUBDIVISION RECORDED OCTOBER 15, 1956, IN BOOK 8, PAGE 15, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1B (TRACT 1) AND SAID LOT 2B (TRACT 2) CONVEYED TO IMP SOUTH CONGRESS LLC BY SPECIAL WARRANTY DEED DATED AUGUST 20, 2021, AS RECORDED IN DOCUMENT NO. 2021188813, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0932 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this easement, being in the north line of the remainder said Lot 2B and said IMP South Congress tract, and in the south line of Lot 2, Foremost Lot 2, A Replat of All of Lot 2 Plus a Portion of Vacated Right-of-Way, Centennial Park, a subdivision recorded February 8, 2018, in Document No. 201800031, Official Public Records, Travis County Texas, said Lot 2 conveyed to OH Foremost, LP by Special Warranty Deed, as recorded in Document No. 2018031037, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,037,288.25, E=3,103,206.76, from which a 1/2-inch iron pipe found in the north line of the remainder of said Lot 2B and said IMP South Congress tract, and in the south line of said Lot 2 and said OH Foremost tract, bears North 61°36'46" West 384.94 feet;

- 1) THENCE, along the north line of this easement, the remainder of said Lot 2B and said IMP South Congress tract, and the south line said Lot 2 and said OH Foremost tract, and the existing west right-of-way line of IH 35 (varying width), **South 61°36'46" East 7.00 feet** to a calculated point at the northeast corner of this easement, from which a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap found at the northeast corner of the remainder said Lot 2B and said IMP South Congress tract, being the northwest corner of that tract described as 0.593 conveyed to the State of Texas by Deed, as recorded in Document No. 2022188488, Official Public Records, Travis County, Texas, bears South 61°36'46" East 15.61 feet;

Parcel CPXS-14PE

- 2) THENCE, along the east line of this easement, crossing the remainder of said Lots 2B and 1B and said IMP South Congress tract, **South 28°22'48" West 579.74 feet** to a calculated point at the southeast corner of this easement, being in the south line of the remainder of said Lot 1B and said IMP South Congress tract, and in the north line of the remainder of Lot 2, Block A, Capital Area Food Bank, a subdivision recorded April 11, 1996, in Book 96, Page 343, Plat Records, Travis County, Texas, the remainder of said Lot 2 (Tract 1) conveyed to 8200 South I-35 LLC by Special Warranty Deed, as recorded in Document No. 2022133596, Official Public Records, Travis County, Texas, from which a 5/8-inch iron rod with TxDOT aluminum cap found at the southeast corner of the remainder of said Lot 2B and said IMP South Congress tract, being the northeast corner of the remainder of said Lot 2 and said 8200 South I-35 tract, also being the southwest corner of said 0.593 of one acre State of Texas tract, and in the existing west right-of-way line of IH 35, bears South 61°36'45" East 15.48 feet;

- 3) THENCE, along the south line of this easement, the remainder of Lot 1B and said IMP South Congress tract, and the north line of the remainder of said Lot 2 and said 8200 South I-.35 tract, **North 61°36'45" West 7.00 feet** to a calculated point at the southwest corner of this easement;

Parcel CPXS-14PE

- 4) THENCE, along the west line of this easement, crossing said the remainder of said Lots 1B and 2B and said IMP South Congress tract, **North 28°22'48" East 579.74 feet** to the POINT OF BEGINNING and containing 0.0932 of one acre (4,058 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



11/17/2023

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-14 PE

Issued 11/17/2023

AUSTIN GRID G-14
TCAD ID 512930

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0932 AC. OR 4,058 SQ. FT. OF LAND OUT OF THE
WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 50'



FOREMOST LOT 2,
A REPLAT OF ALL OF LOT 2
PLUS A PORTION OF VACATED
RIGHT-OF-WAY,
CENTENNIAL PARK
DOC. NO. 201800031
O.P.R.T.C.T.
FEBRUARY 8, 2018

LOT 2
(14.481 ACRES)
OH FOREMOST, LP
DOC. NO. 2018031037
O.P.R.T.C.T.
(LOT 2)
FEBRUARY 21, 2018

WILLIAM CANNON LEAGUE
SURVEY NO. 19
ABSTRACT NO. 6

MRS. ROSA J. SPILLMANN ESTATE
BK. 8, PG. 15
P.R.T.C.T.
OCTOBER 15, 1956

REMAINDER
LOT 2B
(6.87 ACRES)

IMP SOUTH CONGRESS LLC
DOC. NO. 2021188813
O.P.R.T.C.T.
(TRACT 2 - LOT 2B)
AUGUST 20, 2021

DETENTION FACILITIES
EASEMENT
VOL. 12838, PG. 669
R.P.R.T.C.T.
AND
DOC. NO. 2008007948
O.P.R.T.C.T.
(2.248 ACRES)

P.O.B.
GRID COORDINATES
N=10,037,288.25
E=3,103,206.76

CPXS-14PE
0.0932 AC. OR
4,058 SQ. FT.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S61°36'46"E	7.00'
L2	S61°36'46"E	15.61'
L5	N28°22'48"E	579.74'

LOT LINE
REMAINDER
LOT 1B
6.47 ACRES)

MATCHLINE - PAGE 5 OF 6

DRAINAGE EASEMENT
DOC. NO. 2018026497
O.P.R.T.C.T.
(0.907 ACRES)
EXHIBIT "A"

15' ELECTRIC AND TELECOMMUNICATIONS
EASEMENT
DOC. NO. 2017800031, O.P.R.T.C.T.

7.5' TELEPHONE EASEMENT
BK. 64, PG. 22, P.R.T.C.T.
7.5' TELEVISION EASEMENT
DOC. NO. 201800031, O.P.R.T.C.T.

R.O.W. DEDICATION
DOC. NO. 201800031
O.P.R.T.C.T.
(0.070 ACRE)

STATE OF TEXAS
DOC. NO. 2022188488
O.P.R.T.C.T.
(0.593 ACRE)

ELECTRIC TRANSMISSION
AND DISTRIBUTION EASEMENT
DOC. NO. 2019038532
O.P.R.T.C.T.
(0.266 ACRE)

I.H. 35
STATE OF TEXAS
D.R.T.C.T. 398-401
(18,813 ACRES)
(R.O.W. WIDTH VARIES)

SEE SHEET 6 OF 6 FOR TREE LIST

TCAD ID 512930

SURVEYED BY:

PAGE 4 OF 6

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

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0932 AC. OR 4,058 SQ. FT. OF LAND OUT OF THE
WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6
AUSTIN, TRAVIS COUNTY, TEXAS**

WILLIAM CANNON LEAGUE
SURVEY NO. 19
ABSTRACT NO. 6

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S28°22'48"W	579.74'
L4	N61°36'45"W	7.00'
L5	N28°22'48"E	579.74'
L6	S61°36'45"E	15.48'

**REMAINDER
LOT 1B
(6.47 ACRES)**

DETENTION FACILITIES
EASEMENT
VOL. 12838, PG. 669
R.P.R.T.C.T.
AND
DOC. NO. 2008007948
O.P.R.T.C.T.
(2.248 ACRES)

DETENTION
POND

IMP SOUTH CONGRESS LLC
DOC. NO. 2021188813
O.P.R.T.C.T.
(TRACT 1 - LOT 1B)
AUGUST 20, 2021

MATCHLINE - PAGE 4 OF 6

SCALE 1" = 50'

SANTIAGO DEL VALLE
SURVEY
ABSTRACT NO. 24

**MRS. ROSA J.
SPILLMANN ESTATE
BK. 8, PG. 15
P.R.T.C.T.
OCTOBER 15,
1956**

**CPXS-14PE
0.0932 AC. OR
4,058 SQ. FT.**

DRAINAGE EASEMENT
REQUIRED MAINTENANCE
DOC. NO. 2018017523
O.P.R.T.C.T.
(0.055 ACRE)

STATE OF TEXAS
DOC. NO. 2022188488
O.P.R.T.C.T.
(0.593 ACRE)

LEGEND

- 1/2" IRON PIPE FOUND
- 5/8" IRON ROD W/ TxDOT ALUMINUM CAP 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
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- ⚡ DISTANCE NOT TO SCALE
- ⚡ OWNERSHIP IN COMMON
- ⊠ HVTL POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- ⊙ DOUBLE SUPPORT SIGN
- OE— OVERHEAD ELECTRIC
- 00— CHAIN LINK FENCE

**REMAINDER
LOT 2
BLOCK A
.952 ACRES)**

8200 SOUTH I-35 LLC
DOC. NO. 2022133596
O.P.R.T.C.T.
TRACT 1
(REMAINDER - LOT 2, BLOCK A)
JULY 28, 2022

**CAPITAL AREA FOOD BANK
BK. 96, PG. 343
P.R.T.C.T.
APRIL 11, 1996**

SEE SHEET 6 OF 6 FOR TREE LIST

WATER LINES EASEMENT
DOC. NO. 2020024622
O.P.R.T.C.T.
(0.006 ACRE)

REMAINDER OF
5' ELECTRIC AND TELEPHONE
AND SYSTEM EASEMENT
VOL. 8898, PG. 724
R.P.R.T.C.T.

STATE OF TEXAS
DOC. NO. 2022121232
O.P.R.T.C.T.
(0.0362 ACRE)

25' ELECTRIC EASEMENT
BK. 96, PGS. 343-345
P.R.T.C.T.

(R.O.W. WIDTH VARIES)
VOL. 1437 PGS. 399-401
DIR. T.C.T. (18.813 ACRES)

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

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0932 AC. OR 4,058 SQ. FT. OF LAND OUT OF THE
WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6
AUSTIN, TRAVIS COUNTY, TEXAS**

TREE LIST

TAG No.	Bole Diameter	Tree Type	DripLine Dia	Point No	Bole Size
3705	9"	Cedar	9'		
3773	17"	Cedar	17'		
3774	8.5"	Cedar	8.5'		
3775	18.75"	Live Oak	18.75'	150578	14X9.5
3776	13.5"	Chinaberry	13.5'	150579	10.5X6
3777	11.5"	Chinaberry	11.5'	150580	9.5X2X2
3778	10.5"	Cedar	10.5'	150581	8X5
3779	8.25"	Cedar	8.25'	150582	6X4.5
3780	8.75"	Waxleaf Ligustrum	8.75'	150583	3.5X2.5X2X2X2
3781	8.75"	Hackberry	8.75'	150584	5.5X5X2.5
3782	8.5"	Cedar	8.5'	150585	
3783	12"	Cedar	12'	150586	
3784	10"	Cedar	10'	150587	
3785	8"	Cedar	8'	150588	
3786	15"	Spanish Oak	15'	150589	
3787	10"	Spanish Oak	10'	150590	
3788	10"	Cedar	10'	150591	
3789	8.5"	Live Oak	8.5'	150592	
3790	10.5"	Cedar	10.5'	150602	
3791	10"	Live Oak	10'	150603	
3792	14.25"	Cedar	14.25'	150604	11.5X3.5X2
3793	14"	Live Oak	14'	150605	
3794	8.75"	Cedar	8.75'	150606	6X5.5
3795	15"	Spanish Oak	15'	150607	
3796	15.5"	Live Oak	15.5'	150608	
3797	17.25"	Cedar	17.25'	150609	9.5X7.5X4.5X3.5
3798	8"	Cedar	8'	150610	
3799	10.75"	Cedar	10.75'	150611	9.5X2.5
3800	15"	Cedar	15'	150612	
4005	13"	Cedar	13'	150613	
4006	20.25"	Live Oak	20.25'	150614	16X8.5
4007	18.5"	Live Oak	18.5'	150615	
4008	10"	Waxleaf Ligustrum	10'	150616	4X3.5X3.5X3X2
4009	34.5"	Live Oak	34.5'	150617	
4010	17"	Cedar	17'	150618	
4011	10.5"	Waxleaf Ligustrum	10.5'	150619	(MULTI)
4012	31"	Live Oak	31'	150620	
4013	26"	Live Oak	26'	150621	
4014	11"	Cedar Elm	11'	150622	
4015	12.5"	Cedar	12.5'	150623	
4016	18"	Live Oak	18'	150624	
4017	8.25"	Cedar	8.25'	150625	6X4.5
4018	8.5"	Live Oak	8.5'	150626	
4019	18"	Cedar Elm	18'	150627	
4020	11.5"	Waxleaf Ligustrum	11.5'	150628	6.5X5.5X4.5
4021	22.25"	Live Oak	22.25'	150629	13X13X5.5
4022	11"	Cedar Elm	11'	150630	
4023	17.5"	Cedar Elm	17.5'	150631	
4024	12.5"	Cedar Elm	12.5'	150632	
4025	17.5"	Cedar Elm	17.5'	150633	
4026	9.75"	Waxleaf Ligustrum	9.75'	150634	(MULTI)
4027	13.25"	Cedar Elm	13.25'	150635	9X8.5
4028	13.5"	Cedar Elm	13.5'	150636	
4029	15"	Cedar	15'	150637	
4030	8.5"	Cedar	8.5'	150638	3X2.5X2.5X2X2X2

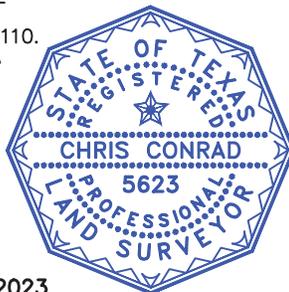
NOTES:

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. 202301671, EFFECTIVE DATE JULY 5, 2023.



11/17/2023

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



TCAD ID 512930

ISSUED: 11-17-2023

SURVEYED BY:

PAGE 6 OF 6

McGRAY & McGRAY
LAND SURVEYORS, INC.

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