

EXHIBIT "A"

Parcel CPXS-18PE Parts 1 and 2

0.1960 Acre PE
William Cannon League Survey No. 19,
Abstract No. 6
Travis County, Texas

DESCRIPTION FOR 0.1960 OF ONE ACRE

DESCRIPTION OF A 0.1960 OF ONE ACRE (8,539 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 THE REMAINDER OF LOT 2, "BLOCK A", OAKS AT SLAUGHTER, A SUBDIVISION RECORDED OCTOBER 10, 2019, IN DOCUMENT NO. 201900203, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE REMAINDER OF SAID LOT 2 BEING A PORTION OF THE REMAINDER OF THAT TRACT DESCRIBED AS 5.888 ACRES CONVEYED TO SOCO 35 RETAIL, LTD. BY SPECIAL WARRANTY DEED DATED AUGUST 15, 2016, AS RECORDED IN DOCUMENT NO. 2016133768, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1960 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.1706 Acre

BEGINNING at a calculated point at the northeast corner of this easement, being in the north line of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, being in the west line of a 15 foot wide electric easement recorded in said Document No. 201900203, also being in the existing south right-of-way line of Ralph Ablanedo Drive (62 foot width), said POINT OF BEGINNING having Grid Coordinates of N=10,035,800.07, E=3,102,409.59, from which a Texas Department of Transportation (TxDOT) Type II bronze disk in concrete found at the northeast corner of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, being at the intersection of the existing south right-of-way line of Ralph Ablanedo Drive, and the existing west right-of-way line of IH 35 (varying width), bears, with a curve to the right, whose delta angle is 02°01'02", radius is 438.98 feet, an arc distance of 15.46 feet, and the chord of which bears South 63°31'50" East 15.46 feet;

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- 1) THENCE, along the east line of this easement, and the west line of said 15 foot wide electric easement, crossing the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **South 28°22'48" West 175.02 feet** to a calculated point at the southeast corner of this easement, being in the north line of a 30 foot wide electric and 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 the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **North 65°05'28" West 302.97 feet** to a calculated point at the southwest corner of this easement, being in 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, being in the north line of Lot 3, "Block A" in said Oaks at Slaughter subdivision, said Lot 3 conveyed to SOCO Parcel Property Owners' Association, Inc. by Special Warranty Deed, as recorded in Document No. 2022031078, Official Public Records, Travis County, Texas;
- 3) THENCE, along the west line of this easement, the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, and the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, **North 07°30'38" West 13.38 feet** to a calculated point at an angle point in the west line of this easement, from which a 1/2-inch iron rod found at 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, being the most westerly northeast corner of said Lot 3 and said SOCO Parcel Property Owners' Association tract, also being in the existing south right-of-way line of Ralph Ablanado Drive, bears North 07°30'38" West 21.94 feet, and from which a 1/2-inch iron rod with "Stantec" cap found in the north line of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, being in the existing south right-of-way line of Ralph Ablanado Drive, bears, with a curve to the left, whose delta angle is 01°42'23", 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;

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THENCE, continuing along the west line of this easement, crossing the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, the following two (2) courses, numbered 4 and 5:

- 4) **South 67°49'59" East 299.93 feet** to a calculated point, and
- 5) **North 29°11'20" East 149.45 feet** to a calculated point at the northwest corner of this easement, being in the north line of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, being in the existing south right-of-way line of Ralph Ablanedo Drive;
- 6) THENCE, along the north line of this easement, the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, and the existing south right-of-way line of Ralph Ablanedo Drive, with a curve to the right, whose delta angle is **01°18'20"**, radius is **438.98 feet**, an arc distance of **10.00 feet**, and the chord of which bears **South 65°11'31" East 10.00 feet** to the POINT OF BEGINNING and containing 0.1706 of one acre (7,431 square feet) of land within these metes and bounds.

PART 2 0.0254 Ac.

BEGINNING at a calculated point at the northwest corner of this easement, being in 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, being in the north 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=10,035,738.48, E=3,102,056.30, from which a 1/2-inch iron rod found at 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, being the most westerly northeast corner of said Lot 3 and said SOCO Parcel Property Owners' Association tract, bears North 07°30'38" West 70.85 feet;

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- 1) THENCE, along the north line of this easement, and the south line of said 30 foot wide electric and telephone easement, crossing the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **South 65°05'28" East 237.91 feet** to a calculated point at the east corner of this easement, from which a TxDOT Type II bronze disk in concrete found at the northeast corner of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, being at the intersection of the existing south right-of-way line of Ralph Ablanedo Drive, and the existing west right-of-way line of IH 35, bears South 65°05'28" East 59.22 feet, and North 28°22'48" East 204.67 feet;
- 2) THENCE, along the south line of this parcel, crossing the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **North 67°49'59" West 171.46 feet** to a calculated point, being in 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, being in the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract;
- 3) THENCE, continuing along the south line of this easement, the south line of the remainder of Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, and the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, **North 61°36'13" West 64.02 feet** to the southeast corner of this easement, the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, being an angle point in the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract;

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- 4) THENCE, along the west line of this easement, the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, and the north line of said Lot 3 and said SOCO Parcel Property Owners' Association tract, **North 07°30'38" West 5.10 feet** to the POINT OF BEGINNING and containing 0.0254 of one acre (1,108 square feet) of land within these metes and bounds.

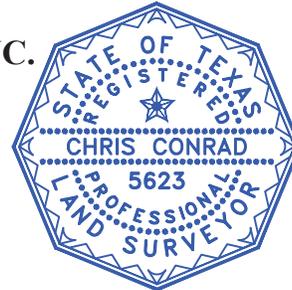
PART 1 0.1706 Ac. 7,431 Sq. Ft.
PART 2 0.0254 Ac. 1,108 Sq. Ft.
TOTAL 0.1960 Ac. 8,539 Sq. Ft.

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

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-18 PE

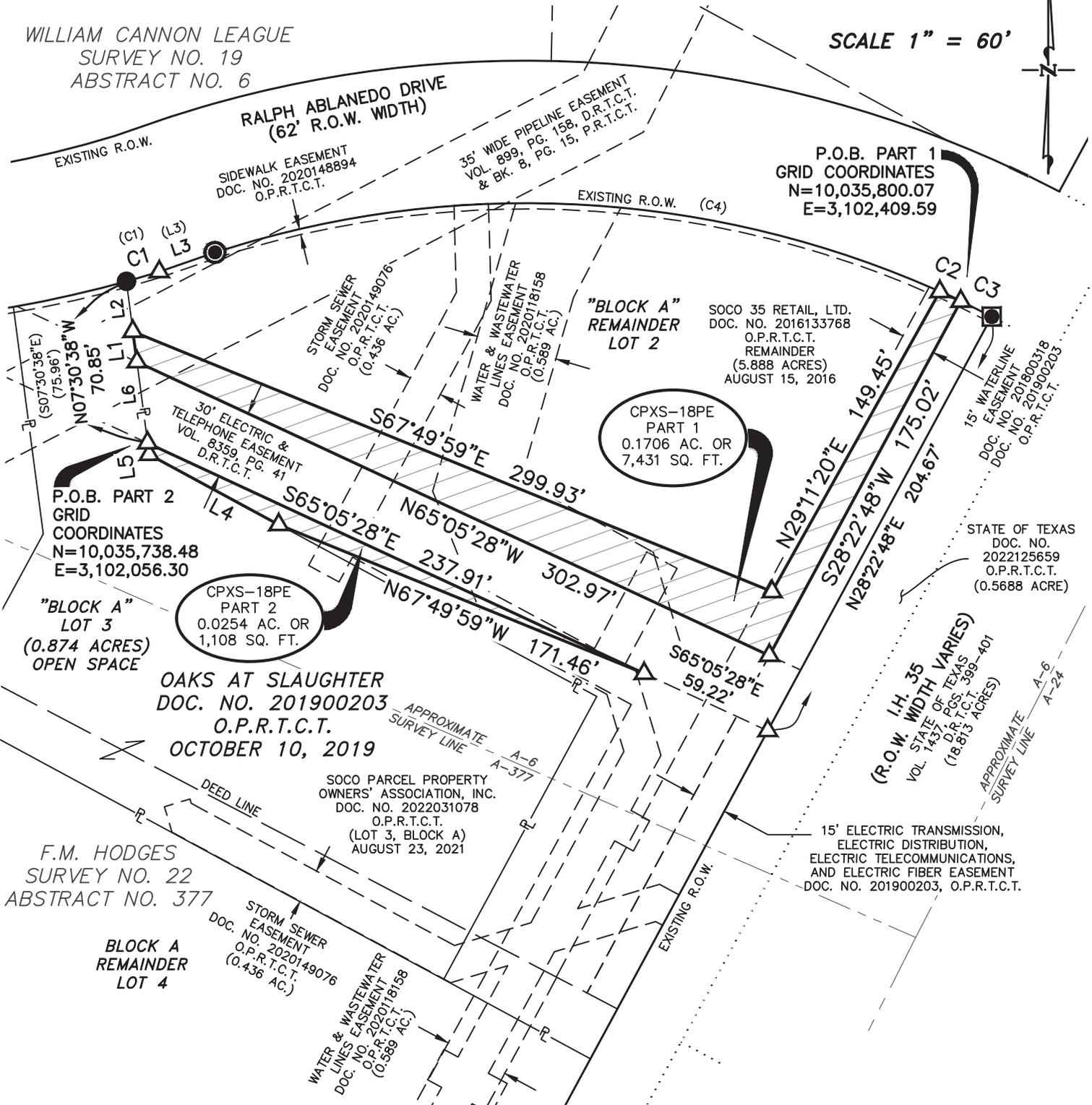
Issued 10/13/2023

AUSTIN GRID G-14
TCAD ID 935265

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1960 AC. OR 8,539 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

SCALE 1" = 60'



P.O.B. PART 1
GRID COORDINATES
N=10,035,800.07
E=3,102,409.59

P.O.B. PART 2
GRID COORDINATES
N=10,035,738.48
E=3,102,056.30

"BLOCK A"
REMAINDER
LOT 2
SOCO 35 RETAIL, LTD.
DOC. NO. 2016133768
O.P.R.T.C.T.
REMAINDER
(5.888 ACRES)
AUGUST 15, 2016

CPXS-18PE
PART 1
0.1706 AC. OR
7,431 SQ. FT.

CPXS-18PE
PART 2
0.0254 AC. OR
1,108 SQ. FT.

OAKS AT SLAUGHTER
DOC. NO. 201900203
O.P.R.T.C.T.
OCTOBER 10, 2019

SOCO PARCEL PROPERTY
OWNERS' ASSOCIATION, INC.
DOC. NO. 2022031078
O.P.R.T.C.T.
(LOT 3, BLOCK A)
AUGUST 23, 2021

STATE OF TEXAS
DOC. NO.
2022125659
O.P.R.T.C.T.
(0.5688 ACRE)

I.H. 35
(R.O.W. WIDTH VARIES)
VOL. 1437, P.C.S. 389-401
D.R.T.C.T. 389-401
(18.813 ACRES)

15' ELECTRIC TRANSMISSION,
ELECTRIC DISTRIBUTION,
ELECTRIC TELECOMMUNICATIONS,
AND ELECTRIC FIBER EASEMENT
DOC. NO. 201900203, O.P.R.T.C.T.

F.M. HODGES
SURVEY NO. 22
ABSTRACT NO. 377

BLOCK A
REMAINDER
LOT 4

NOTE: IMPROVEMENTS NOT AVAILABLE DUE TO ONGOING CONSTRUCTION.

TCAD ID 935265
SURVEYED BY: PAGE 6 OF 7

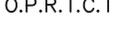
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1960 AC. OR 8,539 SQ. FT. OF LAND OUT OF THE
WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6
AUSTIN, TRAVIS COUNTY, TEXAS**

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N07°30'38"W	13.38'
L2	N07°30'38"W	21.94'
L3	N70°54'12"E	25.63'
(L3)	N70°57'11"E	25.58'
L4	N61°36'13"W	64.02'
L5	N07°30'38"W	5.10'
L6	N07°30'38"W	35.53'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	14.92'	501.00'	01°42'23"	N73°33'29"E	14.92'
(C1)	14.92'	501.00'	01°42'23"	N73°33'55"E	14.92'
C2	10.00'	438.98'	01°18'20"	S65°11'31"E	10.00'
C3	15.46'	438.98'	02°01'02"	S63°31'50"E	15.46'
(C4)	348.12'	438.98'	45°26'09"	S85°11'26"E	339.07'

LEGEND

-  TxDOT TYPE II BRONZE DISK FOUND IN CONCRETE
-  1/2" IRON ROD FOUND
-  1/2" IRON ROD CAP STAMPED "STANTEC" 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.L. PROPERTY LINE
-  R.O.W. RIGHT OF WAY
-  (.....) RECORD INFORMATION
-  OWNERSHIP IN COMMON

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. 202202743, EFFECTIVE DATE MARCH 17, 2023.



10/13/2023



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

TCAD ID 935265 ISSUED: 10-13-2023
 SURVEYED BY: PAGE 7 OF 7

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

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 AUSTIN, TEXAS 78731
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 TBPOLS SURVEY FIRM #10095500