

EXHIBIT "A"

Parcel CPXS-17PE

0.0522 Acre

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

DESCRIPTION FOR 0.0522 OF ONE ACRE

DESCRIPTION OF A 0.0522 OF ONE ACRE (2,275 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 LOT 4, "BLOCK B", OAKS AT SLAUGHTER, A SUBDIVISION RECORDED OCTOBER 10, 2019, IN DOCUMENT NO. 201900203, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT TRACT DESCRIBED AS 6.105 ACRES CONVEYED TO SOCO 35 RETAIL, LTD. BY SPECIAL WARRANTY DEED DATED AUGUST 15, 2016, AS RECORDED IN DOCUMENT NO. 2016133769, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0522 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement, being in the south line of the remainder of said Lot 4 and said 6.105 acre SOCO 35 Retail tract, being the southwest corner of a 15 foot wide electric easement recorded in said Document No. 201900203, also being in the existing north right-of-way line of Ralph Ablanedo Drive (62 foot width), said POINT OF BEGINNING having Grid Coordinates of N=10,035,854.52, E=3,102,439.02, from which a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II bronze disk in concrete found at the southeast corner of the remainder of said Lot 4 and said 6.105 acre SOCO 35 Retail tract, being at the intersection of the existing north 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 01°42'59", radius is 500.98 feet, an arc distance of 15.01 feet, and the chord of which bears South 63°17'09" East 15.01 feet;

- 1) THENCE, along the south line of this easement, the remainder of said Lot 4 and said 6.105 acre SOCO 35 Retail tract, and the existing north right-of-way line of Ralph Albanedo Drive, with a curve to the left, whose delta angle is **01°02'46"**, radius is **500.98 feet**, an arc distance of **9.15 feet**, and the chord of which bears **North 64°40'01" West 9.15 feet** to a calculated point at the southwest corner of this easement;
- 2) THENCE, along the west line of this easement, crossing the remainder of said Lot 4 and said 6.105 acre SOCO 35 Retail tract, **North 29°11'20" East 336.96 feet** to a calculated point at the northwest corner of this easement, being in the south line of a 10 foot wide electric easement recorded in said Document No. 201900203;

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- 3) THENCE, along the north line of this easement, and the south line of said 10 foot wide electric easement, crossing the remainder of said Lot 4, and said 6.105 acre SOCO 35 Retail tract, **South 61°36'24" East 4.38 feet** to a calculated point at the northeast corner of this easement, being in the west line of said 15 foot wide electric easement, from which a 5/8-inch iron rod with TxDOT aluminum cap found at the northeast corner of the remainder of said Lot 4 and said 6.105 acre SOCO 35 Retail tract, being in the south line of the remainder of Lot 3A, Mrs. Rosa J. Spillmann Estate, a subdivision recorded October 15, 1956, in Book 8, Page 15, Plat Records, Travis County, Texas, also being in the existing west right-of-way line of IH 35, bears North 28°22'48" East 10.00 feet, and South 61°36'24" East 15.00 feet;
- 4) 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 4A and said 6.105 acre SOCO 35 Retail tract, **South 28°22'48" West 336.44 feet** to the POINT OF BEGINNING and containing 0.0522 of one acre (2,275 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



10/29/2024

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-17 PE_R2

Issued 10/13/2023; Revised 10/27/2023; 10/29/2024

AUSTIN GRID G-14
TCAD ID 935269

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0522 AC. OR 2,275 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

A

MRS. ROSA J. SPILLMANN ESTATE BK. 8, PG. 15 P.R.T.C.T. OCTOBER 15, 1956 REMAINDER LOT 3A

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

"BLOCK B" REMAINDER LOT 4

SOCO 35 RETAIL, LTD. DOC. NO. 2016133769 O.P.R.T.C.T. REMAINDER (6.105 ACRES) AUGUST 15, 2016

Table with 3 columns: LINE#, BEARING, DISTANCE. Rows L1, L2, L3.

CPXS-17PE 0.0522 AC. OR 2,275 SQ. FT.

15' ELECTRIC TRANSMISSION, ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT DOC. NO. 201800318 AND DOC. NO. 201900203, O.P.R.T.C.T.

15' WATERLINE EASEMENT DOC. NO. 201800318 DOC. NO. 201900203 O.P.R.T.C.T.

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

OVERHEAD SIGN ON CONC. BASE "OAKS AT SLAUGHTER" 8500

RALPH ABLANEDO DRIVE (62' R.O.W. WIDTH)

CONCRETE DRAINAGE STRUCTURE WITH METAL HANDRAILS

P.O.B. GRID COORDINATES N=10,035,854.52 E=3,102,439.02

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. 202202740, EFFECTIVE DATE MARCH 17, 2023.

Handwritten signature of Chris Conrad

10/29/2024

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

M:\HDR~22-006~AE S. Cap. Express\Dwg\Parcels\CPXS-17_SOCO 35 Retail LTD PE-1_R2.dwg

HAZEL ROSE INVESTMENTS LIMITED PARTNERSHIP DOC. NO. 2001003501 O.P.R.T.C.T. REMAINDER (3.365 ACRES OUT OF LOT 3A) JANUARY 1, 2001 DESCRIBED IN VOL. 10894, PG. 771 R.P.R.T.C.T.

SCALE 1" = 60'

STATE OF TEXAS DOC. NO. 2022160446 O.P.R.T.C.T. (0.1146 ACRE)

WATER LINES EASEMENT DOC. NO. 2020118157 O.P.R.T.C.T. (PART 1-690 SQ. FT.)

SANTIAGO DEL VALLE SURVEY ABSTRACT NO. 24

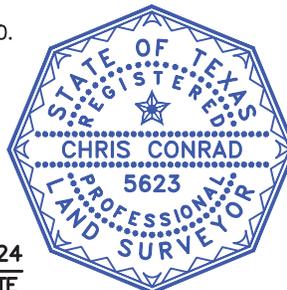
STATE OF TEXAS DOC. NO. 2022125655 O.P.R.T.C.T. (0.2462 ACRE)

LEGEND

- Legend items: TxDOT TYPE II BRONZE DISK FOUND IN CONCRETE, 5/8" IRON ROD W/ TxDOT ALUMINUM CAP FOUND, CALCULATED POINT, O.P.R.T.C.T., P.R.T.C.T., D.R.T.C.T., P.O.B., PROPERTY LINE, R.O.W., RECORD INFORMATION, OWNERSHIP IN COMMON, OVERHEAD ELECTRIC, CHAIN LINK FENCE.

CURVE TABLE

Table with 6 columns: CURVE#, LENGTH, RADIUS, DELTA, BEARING, DISTANCE. Rows C1, C2.



REVISED: 10-29-2024

REVISED: 10-27-2023

ISSUED: 10-13-2023

TCAD ID 935269

SURVEYED BY:

PAGE 3 OF 3

McGRAY & McGRAY LAND SURVEYORS, INC.

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AUSTIN GRID G-14

JOB NO.: 22-006