

EXHIBIT "A"

Parcel CPXS-19TCE

0.0703 Acre

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

DESCRIPTION FOR 0.0703 OF ONE ACRE

Description of a 0.0703 of one acre (3,062 square foot) easement, out of the Santiago Del Valle Survey, Abstract No. 24, Travis County, Texas, being a portion of Lot 1E, Mrs. Rosa J. Spillmann Estate, a subdivision recorded October 15, 1956, in Book 8, Page 15, Plat Records, Travis County, Texas, said Lot 1E conveyed to Stephanie Spillmann Koch, Stacy Spillmann Greene and Sherrill D. Spillmann Oates by Executor's Distribution Deed for Life Estate and Remainder Interest dated December 27, 2021 as recorded in Document No. 2021281682, Official Public Records, to Emil E. Spillmann (Executor of the Estate of Beverly J. Spillmann, deceased) by Probate No. 2021 PC3693 dated November 1, 2021, to Lexine Trisha Spillmann (Executor of the Estate of Richard Dale Spillmann, deceased) by Probate Case No. C-1-PB-20-002458 dated February 2, 2021, to Richard Spillmann (deceased) and Lexine Spillmann by General Warranty Deed dated July 2, 2020, as recorded in Document No. 2020114429, Official Public Records, Travis County, Texas, to Luanne Pillsbury Slaughter, Individually and as Independent Executrix of the Estate of Robert Edward Slaughter, deceased, by Order Admitting Will to Probate and Authorizing Letters Testamentary dated April 29, 2014, as recorded in Document No. 2014066475, Official Public Records, Travis County, Texas, to Charlene Wilna Spillmann, Individually and as Independent Executrix of the Estate of Frederick George Spillmann (deceased) by Order Probating Will and Authorizing Letters Testamentary dated March 13, 2002, as recorded in Document No. 2004042420, Official Public Records, Travis County, Texas, to Carl G. Knape by General Warranty Deed dated July 11, 1995, as recorded in Volume 12477, Page 1191, Real Property Records, Travis County, Texas, to Mildred Anne Witte by General Warranty Deed dated July 11, 1995, as recorded in Volume 12477, Page 1177, Real Property Records, Travis County, Texas, and to Charlene W. Spillmann, Emil Edward Spillmann and wife, Beverly Spillmann, Charles Douglas Spillmann, the Estate of Jane Spillmann (deceased), the Estate of Richard Dale Spillmann (deceased) and Lexine Spillmann by Warranty Deed dated March 20, 1984, as recorded in Volume 8509, Page 254, Deed Records, Travis County, Texas, by Gift Deed dated December 29, 1986, as recorded in Volume 10028, Page 422, Real Property Records, Travis County, Texas, and by Gift Deed dated January 7, 1987, as recorded in Volume 10049, Page 302, Real Property Records, Travis County, Texas; said 0.0703 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point at the southwest corner of this easement, being in the north line of a 2.01 acre electric transmission easement recorded in Volume 12517, Page 631, Real Property Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,035,448.78, E=3,102,661.79, from which a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap found in the proposed east right-of-way line of IH 35, and in the south line of said Lot 1E, being the northwest corner of the remainder of Lot 1, Block A, Amended Plat of Lots 1, 2, 5, and 6 of the South Bend Subdivision, a subdivision recorded November 13, 2001, in Document No. 200100339, Official Public Records, Travis County, Texas, also being the northeast corner of that tract described as 0.1213 of one acre conveyed to the State of Texas by Deed, as recorded in Document No. 2023062508, Official Public Records, Travis County, Texas, and being in the existing east right-of-way line of IH 35 (varying width), bears North 88°14'53" West 38.21 feet, and South 27°55'09" West 111.47 feet, and from which a 1/2-inch iron rod found in the south line of said Lot 1E, being the northeast corner of the remainder of said Lot 1, and the northwest corner of Lot 2, Block A, in said Amended Plat of Lots 1, 2, 5, and 6 of the South Bend Subdivision, bears South 88°03'05" East 211.53 feet;

- 1) THENCE, along the west line of this easement, crossing said Lot 1E, **North 23°39'53" East 37.93 feet** to a calculated point at the northwest corner of this easement, from which a 5/8-inch iron rod with TxDOT aluminum cap found in the proposed east right-of-way of IH 35, being in the north line of said Lot 1E, and the south line of Lot 2E, in said Mrs. Rosa J. Spillmann Estate subdivision, bears North 62°04'51" West 31.48 feet, and North 27°55'09" East 151.31 feet;
- 2) THENCE, along the north line of this easement, crossing said Lot 1E, **South 87°01'06" East 82.01 feet** to a calculated point at the northeast corner of this easement;
- 3) THENCE, along the east line of this easement, crossing said Lot 1E, **South 01°45'07" West 33.43 feet** to a calculated point at the southwest corner of this easement, being in the north line of said 2.01 acre electric transmission easement;

- 4) THENCE, along the south line of this easement, and the north line of said 2.01 acre electric transmission easement, crossing said Lot 1E, **North 88°14'53" West 96.15 feet** to the POINT OF BEGINNING and containing 0.0703 of one acre (3,062 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.

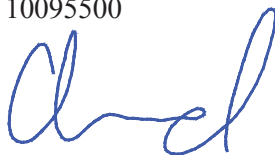
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



05/28/2024

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-19TCE_R1

Issued 11/17/2023; Revised 05/28/2024

AUSTIN GRID G-14
TCAD ID 430743

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0703 AC. OR 3,062 SQ. FT. OF LAND OUT OF THE
SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24
AUSTIN, TRAVIS COUNTY, TEXAS**



SCALE 1" = 60'

SANTIAGO DEL VALLE SURVEY
ABSTRACT NO. 24

ELECTRIC & TELEPHONE
EASEMENT
VOL. 8915, PG. 155
VOL. 8915, PG. 160
VOL. 8915, PG. 165
VOL. 8915, PG. 170
VOL. 8915, PG. 175
VOL. 8915, PG. 180
VOL. 8917, PG. 200
R.P.R.T.C.T.

I.H. 35
(R.O.W. WIDTH VARIES)
STATE OF TEXAS
VOL. 1437, PGS. 399-401
D.R.T.C.T.
(18.813 ACRES)

15' ELECTRIC
EASEMENT
Bk. 98, PGS. 5-8
P.R.T.C.T.

RECIPROCAL DRIVEWAY
EASEMENT
DOC. NO. 2001076948
O.P.R.T.C.T.

STATE OF TEXAS
DOC. NO.
2023062508
O.P.R.T.C.T.
(0.1213 ACRE)

CHARLENE W. SPILLMANN, INDIVIDUALLY AND
AS INDEPENDENT EXECUTRIX OF THE ESTATE OF
FREDERICK GEORGE SPILLMANN, DECEASED
MARCH 13, 2002
DOC. NO. 2004042420
O.P.R.T.C.T.

S88°03'05"E 211.53'
(N85°19'31"W 223.38')

HOUSING AUTHORITY
OF THE CITY OF AUSTIN
DOC. NO. 2022121754
O.P.R.T.C.T.
TRACT 1
(LOTS 1 AND 2, BLOCK A)
JULY 12, 2022

REMAINDER
LOT 1, BLOCK A
(2.234 ACRES,
97,313.04 SQ. FT.)

AMENDED PLAT OF
LOTS 1, 2, 5, AND 6 OF
THE SOUTH BEND SUBDIVISION
DOC. NO. 200100339
O.P.R.T.C.T.
NOVEMBER 13, 2001

LOT 2
BLOCK A
(24.151 ACRES,
1,052,017.56 SQ. FT.)

LOT 2E
(4.33 ACRES)
PATRIOT ENTERTAINMENT, LLC
DOC. NO. 2014188580
O.P.R.T.C.T.
(LOT 2E)
DECEMBER 18, 2014

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

LOT 1E
(4.67 ACRES)

RICHARD SPILLMANN, DECEASED,
AND LEXINE SPILLMANN
JULY 2, 2020
DOC. NO. 2020114429
O.P.R.T.C.T.

LEXINE TRISHA SPILLMANN,
ESTATE OF
RICHARD DALE SPILLMAN, DECEASED
PROBATE NO. C-1-PB-20-002458
FILED FEBRUARY 02, 2021

CHARLENE W. SPILLMANN,
EMIL EDWARD SPILLMANN AND WIFE,
BEVERLY SPILLMANN, CHARLES DOUGLAS SPILLMANN,
THE ESTATE OF JANE SPILLMAN, DECEASED,
THE ESTATE OF RICHARD DALE SPILLMANN, DECEASED,

LEXINE SPILLMANN
MARCH 20, 1984
VOL. 8509, PG. 254
D.R.T.C.T.
&
DECEMBER 29, 1986
VOL. 10028, PG. 422
R.P.R.T.C.T.

&
JANUARY 7, 1987
VOL. 10049, PG. 302
R.P.R.T.C.T.

LUANNE PILLSBURY SLAUGHTER, INDIVIDUALLY
AND AS INDEPENDENT EXECUTRIX OF THE
ESTATE OF ROBERT E. SLAUGHTER, DECEASED
APRIL 29, 2014
DOC. NO. 2014066475
O.P.R.T.C.T.

EMIL E. SPILLMANN,
THE ESTATE OF
BEVERLY J. SPILLMANN, DECEASED
PROBATE NO. 2021 PC 3693
FILED NOVEMBER 01, 2021

STEPHANIE SPILLMANN KOCH,
STACY SPILLMANN GREENE,
AND SHERRILL D. SPILLMANN OATES
DOC. NO. 2021281682
O.P.R.T.C.T.
DECEMBER 27, 2021

CARL G. KNAPE
JULY 11, 1995
VOL. 12477, PG. 1191
R.P.R.T.C.T.

ELECTRIC
TRANSMISSION
EASEMENT
VOL. 12517, PG. 631
R.P.R.T.C.T.
(2.01 ACRES)

MILDRED ANNE WITTE
JULY 11, 1995
VOL. 12477, PG. 1177
R.P.R.T.C.T.

CPXS-19TCE
0.0703 AC. OR
3,062 SQ. FT.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N23°39'53"E	37.93'
L2	N88°14'53"W	38.21'
L3	N62°04'51"W	31.48'
L4	S87°01'06"E	82.01'
L5	S01°45'07"W	33.43'

TCAD ID 430743

SURVEYED BY:

PAGE 4 OF 4

**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 0.0703 AC. OR 3,062 SQ. FT. OF LAND OUT OF THE
SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24
AUSTIN, TRAVIS COUNTY, TEXAS**

TREE LIST				
TAG No.	Bole	Tree Type	DripLine Dia	Bole Size
4031	19"	Cedar	19'	7X7X6X6X5
4032	26.75"	Cedar	26.75'	(MULTI)
4033	8"	Cedar	8'	5X3X3
4034	18.5"	Cedar	18.5'	(MULTI)
4035	22.5"	Cedar	22.5'	(MULTI)
4036	15"	Cedar	15'	(MULTI)

LEGEND

- 1/2" IRON ROD 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
- ℞ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- ↗ OWNERSHIP IN COMMON
- TREE

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. 202301392, EFFECTIVE DATE FEBRUARY 15, 2024.



05/28/2024



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

TCAD ID 430743
SURVEYED BY:

REVISED: 05-28-2024
ISSUED: 11-17-2023
PAGE 5 OF 5

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

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

AUSTIN GRID G-14

JOB NO.: 22-006