

**EXHIBIT A**

**County:** Travis  
**Highway:** IH 35  
**Limits:** US 290W to Slaughter Lane  
**CCSJ:** 0015-13-077  
**RCSJ:** 0015-13-400  
**Project No.** R00002558

**PROPERTY DESCRIPTION FOR A PROPOSED  
WATER AND WASTEWATER EASEMENT**

BEING a 0.0206 of one acre (896 square foot) easement situated in the F.M. Hodges Survey No. 22, Abstract No. 377, in Travis County, Texas, being a portion of Lot 1, James H. Watson Subdivision, a subdivision of record in Book 95, Page 389, Plat Records, Travis County, Texas, said Lot 1 conveyed to GTY-EPP Leasing, LLC by Special Warranty Deed dated September 6, 2017, as recorded in Document No. 2017148803, Official Public Records, Travis County, Texas; said 0.0206 of one acre (896 square foot) easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with "Delta Surveying" cap found at northwest corner of said Lot 1 and said GTY-EPP Leasing tract, being at the southwest corner of Lot 1, Amended Plat of Congress Avenue Commercial Tract, being a 15.045 acre tract (Tract 1) conveyed to HEB Grocery Company, LP by Special Warranty Deed, as recorded in Document No. 2013098661, Official Public Records, Travis County, Texas, and being in the existing east right-of-way line of Congress Avenue (120 foot width);

THENCE, South 02°11'04" East, along the west line of said Lot 1, James H. Watson Subdivision and said GTY-EPP Leasing tract and the existing east right-of-way line of Congress Avenue, a distance of 149.79 feet to a calculated point at the northwest corner of this proposed easement, for the POINT OF BEGINNING, being 699.02 feet right of IH 35 Engineer's Baseline Station 3689+71.11, and having Surface Coordinates of N=10,034,922.50, E=3,101,118.66;

- 1) THENCE, **South 89°07'28" East**, along the north line of this proposed easement, crossing said Lot 1 and said GTY-EPP Leasing tract, a distance of **36.55 feet** to a calculated point at the northeast corner of this proposed easement, and being 666.01 feet right of IH 35 Engineer's Baseline Station 3689+56.13;

**EXHIBIT A**

- 2) THENCE, **South 02°08'31" East**, along the east line of this proposed easement, crossing said Lot 1 and said GTY-EPP Leasing tract, a distance of **27.47 feet** to a calculated point at the southeast corner of this proposed easement, being in the proposed north right-of-way line of East Slaughter Lane, and being 652.94 feet right of IH 35 Engineer's Baseline Station 3689+79.22;
- 3) THENCE, **North 89°07'28" West**, along the south line of this proposed easement, and the proposed north right-of-way line of East Slaughter Lane, crossing said Lot 1 and said GTY-EPP Leasing tract, a distance of **21.97 feet** to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II bronze disk set at the southwest corner of this proposed easement, being in the west line of said Lot 1 and said GTY-EPP Leasing tract, and in the existing north right-of-way line of East Slaughter Lane (varying width), and being 672.79 feet right of IH 35 Engineer's Baseline Station 3689+88.20;
- 4) THENCE, **North 45°30'19" West**, along the west line of this proposed easement, said Lot 1 and said GTY-EPP Leasing tract, and the existing north right-of-way line of East Slaughter Lane, a distance of **21.19 feet** to a 1/2-inch iron rod found at an angle point in the west line of this proposed easement, said Lot 1 and said GTY-EPP Leasing tract, being in the existing east right-of-way line of Congress Avenue, and being 692.91 feet right of IH 35 Engineer's Baseline Station 3689+81.86;
- 5) THENCE, **North 02°11'04" West**, continuing along the west line of this proposed easement, said Lot 1 and said GTY-EPP Leasing tract, and the existing east right-of-way line of Congress Avenue, a distance of **12.83 feet** to the POINT OF BEGINNING and containing 0.0206 of one acre (896 square feet) of land within these metes and bounds.

The bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983, 2011 Adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.00011.

Access is permitted to the highway facility from the abutting remainder property.

Right of entry was unable to be obtained at the time of the survey. Monuments along the proposed right-of-way line were unable to be set, where noted.

**EXHIBIT A**

A parcel plat of even date was prepared in conjunction with this property description.

STATE OF TEXAS       §  
                                  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF TRAVIS   §

That I, Troy R. Thomas, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 25th day of March, 2022 A.D.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500

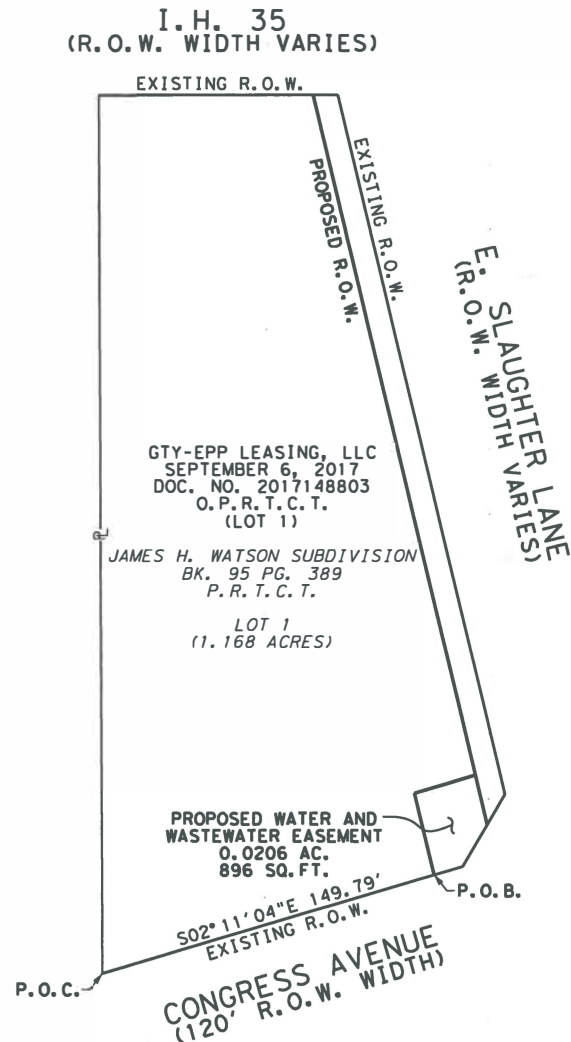
*[Handwritten signature of Troy R. Thomas]*

*3/25/2022*



Troy R. Thomas, Reg. Professional Land Surveyor No. 6130  
M:\TxDOT Division\20-018~Hwy 290 to Slaughter Ln\Description\Parcel 39E\_R1

FIELD NOTES REVIEWED  
BY *[Signature]* DATE: 04/12/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



PROPERTY INSET  
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



*T.R.T.*

TROY R. THOMAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6130

3/25/2022

DATE

# NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- COORDINATES AND DISTANCES ARE DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00011.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY AS GF#21020263ROW, EFFECTIVE ON FEBRUARY 26, 2021 AND ISSUED ON MARCH 19, 2021.
- FIELD SURVEYING WAS PERFORMED FROM JULY 2020 THROUGH FEBRUARY 2022.
- ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.
- RIGHT OF ENTRY WAS UNABLE TO BE OBTAINED AT THE TIME OF SURVEY.
- THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

## REVISIONS

- UPDATE TO EASEMENT TITLE - 3/24/2022

RECORD	ACQUISITION	REMAINING RT
1.168 AC. 50,878 SQ. FT.	N/A	1.092 AC. 47,561 SQ. FT.



**Texas Department of Transportation**



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

PARCEL PLAT SHOWING PROPOSED  
WATER AND WASTEWATER EASEMENT  
IH 35 (US 290W TO SLAUGHTER LANE)  
TRAVIS COUNTY, TEXAS  
C.C.S.J.: 0015-13-077  
R.C.S.J.: 0015-13-400

DATE: MARCH 2022

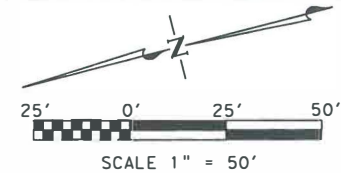
SCALE: N. T. S.

# EXHIBIT A

ENGINEER'S BASELINE CURVE DATA  
 PI NORTHING = 10,033,394.16  
 PI EASTING = 3,101,075.58  
 PI STATION = 3703+61.80  
 DELTA = 15° 21' 53" (LT)  
 DEGREE OF CURVE = 0° 24' 13"  
 TANGENT = 1,915.48'  
 LENGTH = 3,807.97'  
 RADIUS = 14,200.00'  
 CHORD BEARING = S 20° 42' 38" W  
 CHORD = 3,796.57'  
 PC STATION = 3684+46.32  
 PT STATION = 3722+54.29

STATE OF TEXAS  
 VOL. 1632, PGS. 223-226  
 D.R.T.C.T.  
 (4.432 ACRES)

I.H. 35  
 (R.O.W. WIDTH VARIES)  
 3689+00



## LEGEND

- MONUMENT FOUND (AS INDICATED)
- TXDOT TYPE I MONUMENT, CONCRETE POST FOUND
- TXDOT TYPE II BRONZE DISK SET IN CONCRETE (UNLESS NOTED)
- 5/8" IRON ROD W/ TXDOT ALUMINUM CAP SET (UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- (XXX) RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- DEED LINE (OWNERSHIP IN COMMON)
- ACCESS DENIAL LINE (A.D.L.)
- DISTANCE NOT TO SCALE
- EASEMENT LINE (AS NOTED)
- TDC # TXDOT CONNECT PARCEL #
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

HEB GROCERY COMPANY, LP  
 MAY 30, 2013  
 DOC. NO. 2013098661  
 O.P.R.T.C.T.  
 (TRACT 1-15.045 ACRES)

AMENDED PLAT OF CONGRESS AVENUE  
 COMMERCIAL TRACT  
 DOC. NO. 201800318  
 O.P.R.T.C.T.

LOT 1  
 (17.211 ACRES)

(S75°57'33"E 381.14')  
 (N75°55'53"W 452.65')

1 STORY BUILDING  
 "FAST MARKET"  
 GTY-EPP LEASING, LLC  
 SEPTEMBER 6, 2017  
 DOC. NO. 2017148803  
 O.P.R.T.C.T.  
 (LOT 1)

(NO RIGHT OF ENTRY AT  
 TIME OF SURVEY)

JAMES H. WATSON SUBDIVISION  
 BK. 95 PG. 389  
 P.R.T.C.T.

LOT 1  
 (1.168 ACRES)

STA. 3689+79.22  
 652.94' RT  
 STA. 3689+56.13  
 666.01' RT

10' ELECTRIC EASEMENT  
 BK. 95, PG. 389  
 P.R.T.C.T.

PROPOSED WATER AND  
 WASTEWATER EASEMENT  
 0.0206 AC.  
 896 SQ. FT.

(N02°32'26"W 162.70')  
 (S02°11'04"E 149.79')

P.O.B.  
 N=10,034,922.50  
 E=3,101,118.66  
 STA. 3689+71.11  
 699.02' RT

1/2" IRON ROD  
 STA. 3689+81.86  
 692.91' RT

STATE OF TEXAS  
 VOL. 11718,  
 PG. 749  
 R.P.R.T.C.T.  
 (1.0753 ACRES)

STATE OF TEXAS  
 VOL. 11387, PG. 90  
 R.P.R.T.C.T.  
 (0.8414 ACRES)

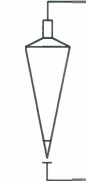
F.M. HODGES SURVEY NO. 22,  
 ABSTRACT NO. 377

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°07'28"E	36.55'
L2	S02°08'31"E	27.47'
L3	N89°07'28"W	21.97'
L4	N45°30'19"W	21.19'
L5	N02°11'04"W	12.83'
(L6)	(N45°51'41"W)	(36.36')



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 TRAVIS COUNTY, TEXAS  
 C.C.S.J.: 0015-13-077  
 R.C.S.J.: 0015-13-400

DATE: MARCH 2022

SCALE: 1" = 50'