

EXHIBIT “_A_”

Parcel 5416.05 AE
0.1294 Acre Access Easement
Lot 7, Frank Stark Subdivision
Travis County, Texas

DESCRIPTION FOR PARCEL 5416.05 AE
0.1294 OF ONE ACRE ACCESS EASEMENT

BEING a 0.1294 of one acre (5,636 square foot) easement, out of the T.J. Chambers Survey, Abstract No. 7, Travis County Texas, being a portion of Lot 7, Frank Stark Subdivision, a subdivision of record in Book 4, Page 199, Plat Records, Travis County, Texas, said Lot 7 conveyed to FC N Lamar Housing, LP by Special Warranty Deed with Vendor's Lien dated August 29, 2019, as recorded in Document No. 2019132971, Official Public Records, Travis County, Texas; said 0.1294 of one acre (5,636 square foot) easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the north line of said Lot 7 and said FC N Lamar Housing tract, and the south line of Lot 2, Resub. Lot 6, Frank Stark Sub., a subdivision of record in Book 51, Page 88, Plat Records, Travis County, Texas, being the northwest corner of an existing 0.088 of one acre wastewater easement of record in Volume 10791, Page 2867, Real Property Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,114,720.72, E=3,131,200.41;

- 1) THENCE, along the north line of this easement, said Lot 7 and said FC N Lamar Housing tract, the north line of said existing 0.088 of one acre wastewater easement, and the south line of said Lot 2, **South 64°07'15" East**, passing at a distance of 3.35 feet a 1/2-inch iron rod with “Premier Surveying” cap found, continuing an additional distance of 16.66 feet for a total distance of **20.01 feet** to calculated point at the northeast corner of said existing 0.088 of one acre wastewater easement;
- 2) THENCE, along the east line of this easement and said existing 0.088 of one acre wastewater easement, crossing said Lot 7 and said FC N Lamar Housing tract, **South 24°30'31" West 192.62 feet** to a calculated point at the southeast corner of said existing 0.088 of one acre wastewater easement, and the northeast corner of an existing 0.041 of one acre wastewater easement of record in Volume 10783, Page 873, Real Property Records, Travis County, Texas;

- 3) THENCE, continuing along the east line of this easement along the east line of and said existing 0.041 of one acre wastewater easement, crossing said Lot 7 and said FC N Lamar Housing tract, **South 24°30'13" West 89.17 feet** to a calculated point in the south line of said Lot 7 and said FC N Lamar Housing tract, and the north line of Lot 8, in said Frank Stark Subdivision, being at the southeast corner of said existing 0.041 of one acre wastewater easement;
- 4) THENCE, along the south line of this easement, said existing 0.041 of one acre wastewater easement, said Lot 7 and said FC N Lamar Housing tract, and the north line of said Lot 8, **North 63°59'37" West 20.01 feet** to a calculated point at the southwest corner of said existing 0.041 of one acre wastewater easement, from which a 1/2-inch iron rod with "BGE" cap found in the south line of said Lot 7 and said FC N Lamar Housing tract, and the north line of said Lot 8, bears North 63°59'37" West 54.48 feet;
- 5) THENCE, along the west line of this easement and said existing 0.041 of one acre wastewater easement, crossing said Lot 7 and said FC N Lamar Housing tract, **North 24°30'13" East 89.17 feet** to a calculated point at the northwest corner of said existing 0.041 of one acre wastewater easement, and the southwest corner of said existing 0.088 of one acre wastewater easement;

- 6) THENCE, continuing along the west line of this easement, along the west line of said existing 0.088 of one acre wastewater easement, crossing said Lot 7 and said FC N Lamar Housing tract, **North 24°30'31" East 192.58 feet** to the POINT OF BEGINNING and containing 0.1294 of one acre (5,636 square feet) of land within these metes and bounds.

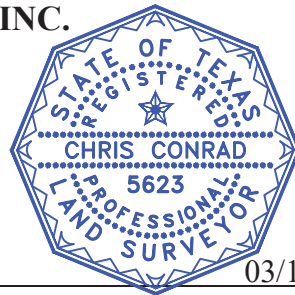
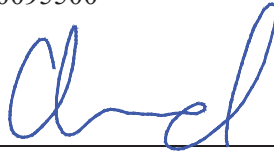
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



03/13/2026

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\Jacobs~23-020~Eubanks Tributary\Description\Eubank 0.1294 Ac AE

Issued 03/13/2026

FIELD NOTES REVIEWED
BY:  DATE: 03/17/26
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

AUSTIN GRID M-32
TCAD ID 503141

SCALE 1" = 50'



March 13, 2026

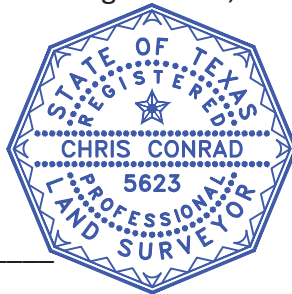
Title Resources Guaranty Company

RE: Title Commitment, GF No: 2406746-KFO
For: **0.1294 of one-acre Access Easement** out of FC N Lamar Housing, LP, Document
Number 2019132971, Official Public Records, Travis County, Texas
Effective Date: January 29, 2026
Issued: February 13, 2026

I have reviewed the title commitment for the above referenced parcel and the results are as follow:

The following easement are **not shown** or noted on the sketch and **do not affect** the subject easement:

- Item 1 (Hereby Deleted)
- Item 10.n. (Access Easement Agreement, Document No. 2023073126)



03/13/2026

Sincerely,

Date