

EXHIBIT “ A”

Parcel 5367.05 (0.0429 Acre PUE)
Thomas Anderson Survey No. 17, Abstract No. 2
Austin, Travis County, Texas

DESCRIPTION FOR PARCEL 5367.05
0.0429 OF ONE ACRE PUBLIC UTILITY EASEMENT

DESCRIPTION OF A 0.0429 OF ONE ACRE (1,868 SQUARE FOOT) EASEMENT, OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 24-B, RESUBDIVISION OF A PORTION OF OAK ACRES, A SUBDIVISION OF RECORD IN BOOK 9, PAGE 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 24-B CONVEYED TO LUIS GONZALEZ AND MARIA CALLEJA BY WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 14, 2025, AS RECORDED IN DOCUMENT NO. 2025016716, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0429 OF ONE ACRE (1,868 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the southeast corner this easement, said Lot 24-B and said Gonzalez et ux. tract, the southeast corner of an existing 55 foot wide drainage easement recorded in said Book 9, Page 91, and the northeast corner of Lot 23, Oak Acres, a subdivision of record in Book 5, Page 24, Plat Records, Travis County, Texas, said Lot 23 being a portion of that tract described as 2.033 acres conveyed to Austin Montessori Middle School, Inc. by Special Warranty Deed, as recorded in Volume 11954, Page 2121, Real Property Records, Travis County, Texas, also being in the existing west right-of-way line of Oak Boulevard (68 foot width), said POINT OF BEGINNING having Grid Coordinates of N=10,058,788.79, E=3,081,387.50, from which a 1/2-inch iron pipe found at the southeast corner of said Lot 23, being the northeast corner of a portion of Lot 17, in said Oak Acres subdivision, said portion of Lot 17 being a portion of said 2.033 acre Austin Montessori Middle School tract, also being in the existing west right-of-way line of Oak Boulevard, bears South 08°59'40" East 200.21 feet;

- 1) THENCE, along the south line of this easement, said Lot 24-B and said Gonzalez et ux. tract, and said existing 55 foot wide drainage easement, and the north line of said Lot 23 and said 2.033 acre Austin Montessori Middle School tract, **South 81°03'06" West 33.90 feet** to a calculated point at the southwest corner of this easement;

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- 2) THENCE, along the west line of this easement, crossing said Lot 24-B and said Gonzalez et ux. tract, and said existing 55 foot wide drainage easement, **North 08°58'47" West 55.00 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 55 foot wide drainage easement;
- 3) THENCE, along the north line of this easement and said existing 55 foot wide drainage easement, crossing said Lot 24-B and said Gonzalez et ux. tract, **North 81°03'06" East 34.03 feet** to a calculated point at the northeast corner of this easement, and said existing 55 foot wide drainage easement, being in the east line of said Lot 24-B and said Gonzalez et ux. tract, and the existing west right-of-way line of Oak Boulevard, from which a 1/2-inch iron rod found at the northeast corner of said Lot 24-B and said Gonzalez et ux. tract, being the southeast corner of Lot 24-A, in said Resubdivision of a Portion of Oak Acres, also being in the existing west right-of-way line of Oak Boulevard, bears North 08°50'56" West 65.12 feet;
- 4) THENCE, along the east line of this easement, said Lot 24-B and said Gonzalez et ux. tract, and said existing 55 foot wide drainage easement, and the existing west right-of-way line of Oak Boulevard **South 08°50'56" East 55.00 feet** to the POINT OF BEGINNING and containing 0.0429 of one acre (1,868 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 hereon are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad", written over a horizontal line.

05/05/2026

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\RPS~22-151~Oak Acres\Description\0.0429 Ac PUE_24-B-R5

Issued 02/10/2023; Revised 03/20/2023; 04/26/2023; 04/04/2025; 04/08/2025; 05/05/2026

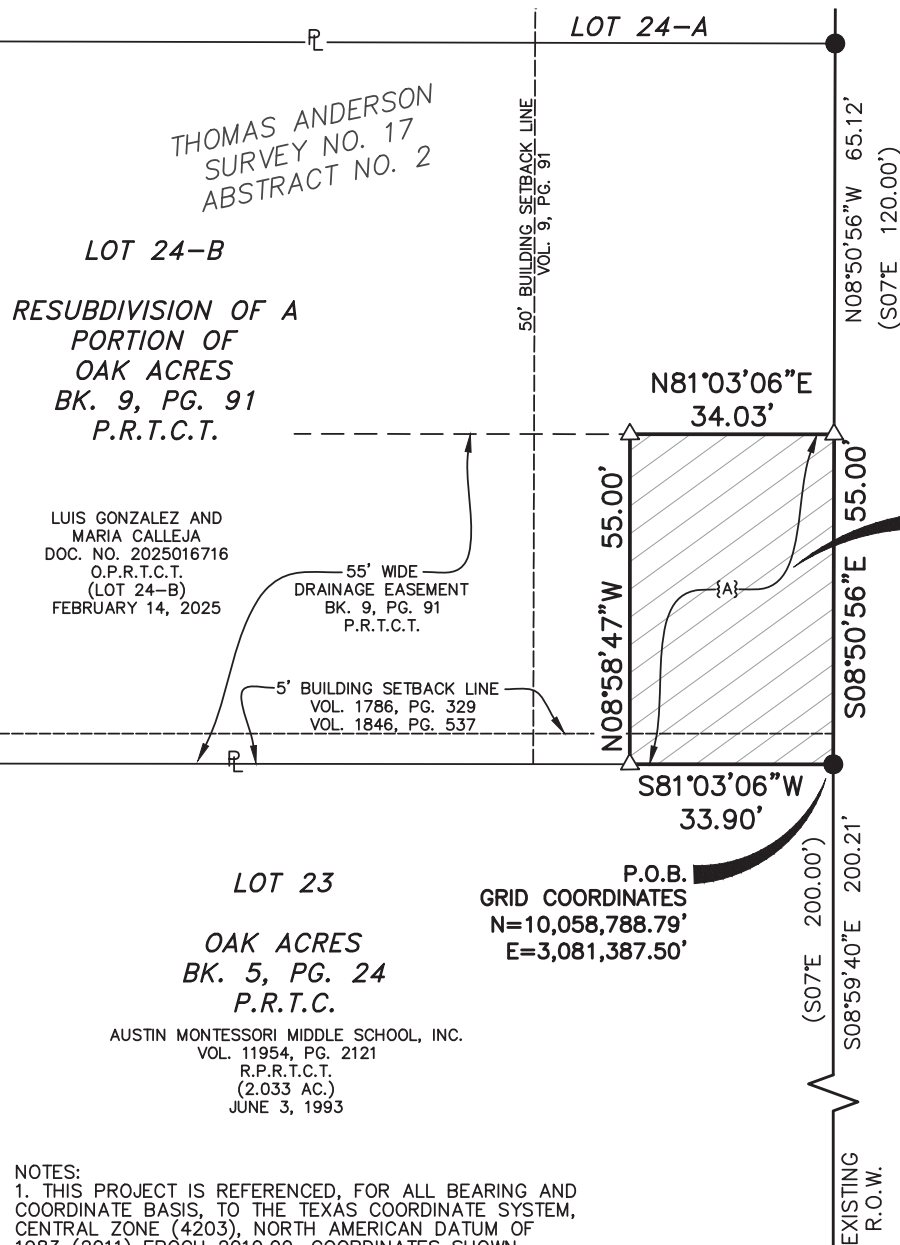
AUSTIN GRID D-19 / TCAD # 0406280305

EXHIBIT "A"

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0429 AC. OR 1,868 SQ. FT. OF LAND
OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2
AUSTIN, TRAVIS COUNTY, TEXAS



SCALE 1" = 30'



{A}
PROPOSED EASEMENT CONTAINS
1,868 SQ. FT. OUT OF THE
EXISTING 55' DRAINAGE EASEMENT

5367.05 PUE
0.0429 AC. OR
1,868 SQ. FT.

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- BK./PG. BOOK/PAGE
- VOL./PG. VOLUME/PAGE
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- DOC. NO. DOCUMENT NUMBER
- ↔ CONTIGUOUS OWNERSHIP
- (.....) RECORD INFORMATION

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 IN U.S. SURVEY FEET.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC. GF NO. 202202850, EFFECTIVE DATE MARCH 11, 2025.

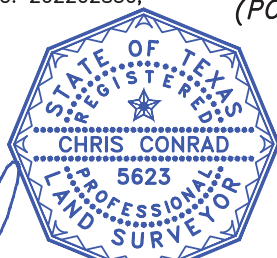
P.O.B.
GRID COORDINATES
N=10,058,788.79'
E=3,081,387.50'

LOT 17
(PORTION)

REVISED: 05/05/2026
REVISED: 04/08/2025
REVISED: 04/04/2025
REVISED: 04/26/2023
REVISED: 03/20/2023
ISSUED: 02/10/2023

TCAD#0406280305

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500			
SCALE:	1" = 30'	AUSTIN GRID#	D-19
DATE:	05/05/2026	TECH:	EAN
PROJECT:	22-151	FIELD:	-
FIELD BOOK:	-	SHEET:	3 OF 3



Chris Conrad

05/05/2026

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



May 20, 2025

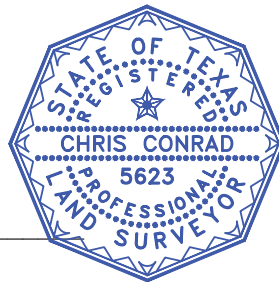
Alliant National Title Insurance Company, Inc.

RE: Title Commitment, GF No: 202202850
For: **0.0429 of one-acre Public Utility Easement** out of Lot 24-B, Oak Acres, a
subdivision of record in Volume 9, Page(s) 91, Plat Records, Travis County, Texas
Effective Date: March 11, 2025
Issued: March 21, 2025

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

The following easements are **shown** or noted on the sketch and **do affect** the subject
easement:

- Item 1. (Restrictions recorded in Volume 5, Page 24, Volume 9, Page 91, Volume 1786, Page 329, & Volume 1846, Page 537)
- Item 10.a. (Building Setback 50 feet in width along the front property line(s), as shown by the Plat(s) recorded in Volume 9, Page 91 of the Plat Records of Travis County, Texas.
- Item 10.c. (Drainage Easement 55 feet in width along the southerly property line(s), as shown by the Plat(s) recorded in Volume 9, Page 91 of the Plat Records of Travis County, Texas.)
- Item 10.f. (Building Setback Requirements recorded in Volume 1786, Page 537, & Volume 1846, Page 537)



Sincerely,
Chris I. Conrad, RPLS
Vice President
TBPELS Survey Firm #10095500

05/20/2025
Date