

EXHIBIT “ — ”

0.0334 Acre EE (Parcel E27)  
Electric Easement  
James Rogers Survey No. 19, Abstract No. 659  
John Applegait Survey No. 58, Abstract No. 29  
Travis County, Texas

DESCRIPTION FOR A 0.0334 OF ONE ACRE  
ELECTRIC EASEMENT

DESCRIPTION OF A 0.0334 OF ONE ACRE (1,453 SQUARE FOOT) EASEMENT, OUT OF THE JAMES ROGERS SURVEY NO. 19, ABSTRACT NO. 659, AND THE JOHN APPLGAIIT SURVEY NO. 58, ABSTRACT NO. 29, TRAVIS COUNTY, TEXAS, BEING A PORTION OF RAILROAD DOCKING AREA (RESERVE), KRAMER LANE INDUSTRIAL PARK - I, A SUBDIVISION OF RECORD IN BOOK 63, PAGE 1, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID RAILROAD DOCKING AREA CONVEYED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY (CMTA) BY CAUSE NO. C-1-PB-22-001750 DATED DECEMBER 20, 2022, AS RECORDED IN DOCUMENT NO. 2023002518, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0334 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east line of this easement, being in the east line of said Railroad Docking Area and said CMTA tract, and the existing west right-of-way line of Delta Drive (80 foot width), from which a 60D nail found at the northeast corner of said Railroad Docking Area and said CMTA tract, being in the south line Lot 1, Kramer Lane Industrial Park III, a subdivision of record in Book 76, Page 246, Plat Records, Travis County, Texas, bears North 10°54'10" East 398.49 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,115,590.55, E=3,121,626.47;

- 1) THENCE, along the east line of this easement, said Railroad Docking Area and said CMTA tract, and the existing west right-of-way line of Delta Drive, **South 10°54'10" West 10.00 feet** to a calculated point at the southeast corner of this easement, from which a chiseled mark found at the southeast corner of said Railroad Docking Area and said CMTA tract, being in the north line of Lot 11, in said Kramer Lane Industrial Park – I subdivision, bears South 10°54'10" West 276.91 feet;

- 2) THENCE, along the south line of this easement, crossing said Railroad Docking Area and said CMTA tract, **North 79°03'03" West 14.62 feet** to a calculated point at the southwest corner of this easement;

THENCE, along the west line of this easement, crossing said Railroad Docking Area and said CMTA tract, the following three (3) courses, numbered 3 through 5:

- 3) **North 10°56'57" East 87.09 feet** to a calculated point,
- 4) **North 79°03'03" West 17.09 feet** to a calculated point, and
- 5) **North 10°56'57" East 22.44 feet** to a calculated point at the northwest corner of this easement;
- 6) THENCE, along the north line of this easement, crossing said Railroad Docking Area and said CMTA tract, **South 79°03'03" East 20.00 feet** to a calculated point at the northwest corner of this easement;

THENCE, along the east line of this easement, crossing said Railroad Docking Area and said CMTA tract, the following four (4) courses, numbered 7 through 10:

- 7) **South 10°56'57" West 10.14 feet** to a calculated point,
- 8) **South 79°03'03" East 7.09 feet** to a calculated point,
- 9) **South 10°56'57" West 89.39 feet** to a calculated point, and

0.0334 Acre EE (Parcel E27)

10) **South 79°03'03" East 4.61 feet** to the POINT OF BEGINNING and containing 0.0334 of one acre (1,453 square feet) 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 surface coordinates and may be converted to grid by dividing the combined adjustment factor of 1.000097228.

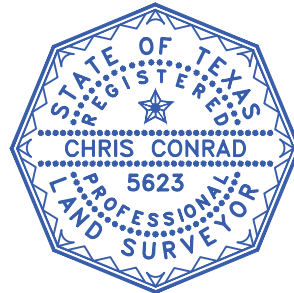
SURVEYED BY:

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

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



09/05/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\CMTA~22-103~McKalla TO #10\Description\McKalla E27\_EE

Issued 09/05/2023

AUSTIN GRID K-32

TCAD# 0251100101

# EXHIBIT "A"

## SKETCH TO ACCOMPANY DESCRIPTION OF 0.0334 OR 1,453 SQ. FT. OF LAND PARCEL "E27" OUT OF JOHN APPLGAI SURVEY NO. 58, ABSTRACT NO. 29 AND THE JAMES ROGERS SURVEY NO. 19, ABSTRACT NO. 659 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

### LEGEND

- ▲ 60-D NAIL FOUND
- ⊗ CHISEL MARK FOUND ON BACK OF CURB
- △ CALCULATED POINT
- ① PARCEL NUMBER
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- BK./PG. BOOK/PAGE
- VOL./PG. VOLUME/PAGE
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- R.R. RAILROAD
- EE ELECTRIC EASEMENT

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S10°54'10"W	10.00'
L2	N79°03'03"W	14.62'
L3	N10°56'57"E	87.09'
L4	N79°03'03"W	17.09'
L5	N10°56'57"E	22.44'
L6	S79°03'03"E	20.00'
L7	S10°56'57"W	10.14'
L8	S79°03'03"E	7.09'
L9	S10°56'57"W	89.39'
L10	S79°03'03"E	4.61'

SCALE 1" = 100'

### NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY G.F. NO. 202102658, EFFECTIVE DATE OCTOBER 26, 2021.

### BEARING BASIS:

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (TCS), CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR 1.000097228. ALL MEASUREMENTS ARE IN US. SURVEY FEET.

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.



*Chris Conrad*

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 09/05/2023  
Note: There is a description to accompany this plat.

TCAD# 0251100101

ISSUED: 09/05/2023

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

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

SCALE:	1" = 100'	AUSTIN GRID#	K-32
DATE:	09/05/2023	TECH:	RM
PROJECT:	22-103	FIELD:	SH
FIELD BOOK:	-	SHEET:	4 OF 4

