

EXHIBIT "A"

0.0848 AC.
RIVERVIEW STREET

DESCRIPTION FOR 0.0848 OF ONE ACRE

DESCRIPTION OF 0.0848 OF ONE ACRE OR 3,692 SQUARE FEET OF LAND, MORE OR LESS, OUT OF RIVERVIEW STREET, DEDICATED TO THE PUBLIC IN DRIVING PARK ADDITION NO. 2, A SUBDIVISION OF RECORD IN BOOK 2, PAGE 240, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1026 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the north line of Riverview Street and the south line of Lot 29, Block "B", in said Driving Park Addition No. 2 subdivision, said Lot 29 being described in a deed to the City of Austin, of record in Volume 2307, Page 339, Deed Records, Travis County, Texas, from which a 1" iron pipe found at the southeast corner of Lot 26, Block "B", in said Driving Park Addition No. 2 subdivision, and the southwest corner of Lot 25, Block "B", in said Driving Park Addition No. 2 subdivision, bears N69°26'46"W 151.61 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N=10,064,270.54, E=3,121,163.36;

THENCE, with the north line of this tract and Riverview Street, the south line of said Lot 29, and the south line of Lots 30, 31 and 32, Block "B", of said Driving Park Addition No. 2 subdivision, said Lots 30, 31 and 32 being described in said City of Austin deed, S69°26'46"E 99.70 feet to a calculated point at the northeast corner of this tract, same being in the south line of said Lot 32 and the north line of Riverview Street;

THENCE, with the east line of this tract, crossing Riverview Street, S19°50'02"W 37.06 feet to a calculated point at the southeast corner of this tract, same being in the south line of Riverview Street and the north line of the Reserve, according to the topographical map of the Government Tract Adjoining the City of Austin, plotted and drawn by William H. Sandusky (1840) on file at the General Land Office, said Reserve being described as 67 acres (Second Tract) in a deed to the City of Austin, of record in Volume 769, Page 57, Deed Records, Travis County, Texas;

THENCE, with the south line of this tract and said Riverview Street and the north line of said Reserve and said City of Austin 67 acre tract, N69°20'38"W 100.03 feet to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract;

0.0848 AC.

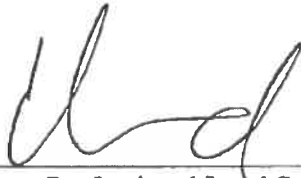
THENCE, with the west line of this tract, crossing Riverview Street, N20°20'29"E 36.87 feet to the POINT OF BEGINNING and containing 0.0848 of one acre or 3,692 square feet, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591



12/19/2014

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2014/Descriptions/Holly Street Power Plant/Tract 3

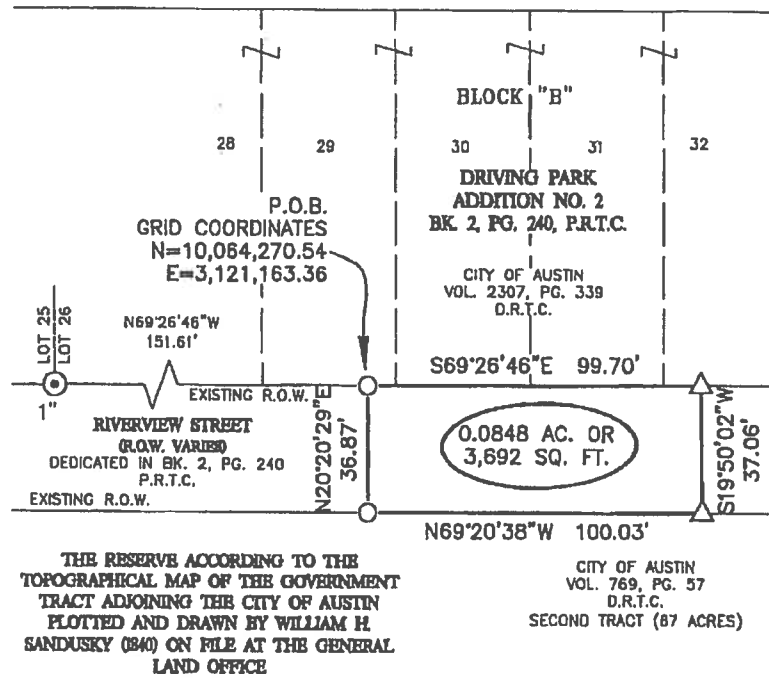
Issued 12/19/14

AUSTIN GRID K-21
TCAD# 02-0109-11-01

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0848 AC. OR 3,692 SQ. FT. OF LAND
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

RE: CITY OF AUSTIN

SCALE 1" = 50'

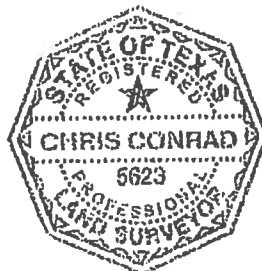


NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

LEGEND

- ⊙ IRON PIPE FOUND (SIZE NOTED)
- 1/2" IRON ROD FOUND WITH CAP
- IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- ▲ 60D NAIL FOUND
- * SPINDLE SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY



Chris Conrad

12/19/2014

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
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TCAD# 02-0108-11-01

M:\Holly Street Power Plant\DWG\Parcels\Eamt_10-2014\Tract 3.dwg

ISSUED: 12/19/14
SURVEYED BY:

PAGE 3 OF 3

McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

AUSTIN GRID# K-21 JOB NO.: 14-118