

EXHIBIT "A"

County: San Patricio
Highway: U.S. 77
Project Limits: From Business 77 South to Chiltipin Creek
RCSJ: 0372-01-113
Project No.: R00010186

PROPERTY DESCRIPTION FOR PARCEL P00062813.001

DESCRIPTION OF A 4.881 ACRE (212,609 SQ. FT.) PARCEL OF LAND LOCATED IN THE MALCOLM MCCAULEY SURVEY, ABSTRACT NO. 13, SAN PATRICIO COUNTY, TEXAS, BEING A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED FROM DENNIS A. WEEDEN AND WIFE NANCY K. WEEDEN, WILLIAM KNOX MORGAN, JR. AND WIFE, JUDY C. MORGAN, DENA ELAINE MORGAN, ROBERT L. SNAVELY AND WIFE PATRICIA LENA SNAVELY TO SELF STORAGE OF TEXAS, RECORDED MARCH 17, 2020 IN DOCUMENT NO. 697140, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS (O.P.R.S.P.C.TX.); SAID 4.881 ACRE (212,609 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with a plastic cap stamped "RPLS 6493" found 517.70 feet left of United States Highway 77 (U.S. 77) Engineer's Centerline Station (E.C.S.) 593+32.77 on the east line of a called 5.07 acre tract of land, described in a deed to Erlinda and Doroteo H Gonzales III, recorded in Document No. 655609 O.P.R.S.P.C.TX., for the northwest corner of a called 40.12 acre tract of land, described in a deed to Janav LLC, recorded in Document No. 695259, O.P.R.S.P.C.TX., same being the southwest corner of said 10.00 acre tract;

THENCE, North 85°55'24" East, with the common line of said 40.12 acre tract and said 10.00 acre tract, a distance of 257.74 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set 259.96 feet left of U.S. 77 E.C.S. 593+32.85 on the proposed west right-of-way line of U.S. 77, for the southwest corner and the **POINT OF BEGINNING** (Surface Coordinates: N=17,261,933.15, E=1,296,605.97) of the parcel described herein;

THENCE, departing the common line of said 40.12 acre tract and said 10.00 acre tract, with the proposed west right-of-way line of said U.S. 77, over and across said 10.00 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) North 04°03'24" West, a distance of 659.96 feet to a 4-inch bronze disk lettered "Texas Department of Transportation R.O.W." set flush with natural ground in an 8-inch diameter poured concrete post 36 inches deep 259.94 feet left of U.S. 77 E.C.S. 599+92.81,
- 2) North 12°17'55" West, a distance of 155.08 feet to a 4-inch bronze disk lettered "Texas Department of Transportation R.O.W." set flush with natural ground in an 8-inch diameter poured concrete post 36 inches deep 282.17 feet left of U.S.77 E.C.S. 601+46.29, and

EXHIBIT "A"

- 3) North 35°38'45" West, a distance of 40.84 feet to a 4-inch bronze disk lettered "Texas Department of Transportation R.O.W." set flush with natural ground in an 8-inch diameter poured concrete post 36 inches deep 303.56 feet left of U.S. 77 E.C.S. 601+81.08, on the apparent existing right-of-way line of County Road 1196 (C.R. 1196), (a variable width right-of-way), no record information found;
- 4) **THENCE**, North 06°15'21" West, continuing with the proposed right-of-way of said U.S. 77, through the existing right-of-way of said C.R. 1196, a distance of 31.91 feet to a calculated point, 304.78 feet left of U.S. 77 E.C.S. 602+12.97 for the northwest corner of the parcel described herein;
- THENCE**, departing the proposed west right-of-way line of said U.S. 77, through the existing right-of-way of said C.R. 1196, the following three (3) courses and distances numbered 5-7:
- 5) North 86°19'17" East, a distance of 212.22 feet to a calculated point, for the most northerly northeast corner of said 10.00 acre tract and of the parcel described herein,
- 6) South 02°56'22" East, a distance of 19.90 feet to a calculated point, from which a 5/8-inch iron rod with an aluminum cap stamped "TXDOT" found bears North 25°07'01" West, a distance of 0.21 feet, and
- 7) South 48°47'10" East, passing at a distance of 17.81 feet a calculated point at the intersection of the existing south right-of-way line of said C.R. 1196 and of the existing west right-of-way line of U.S. 77 (a 230 foot wide right-of-way), conveyed to the State of Texas in Volume 466, Page 260, Deed Records of San Patricio County, Texas (D.R.S.P.C.TX), and as depicted in TXDOT Strip Map CSJ No. 372-1 dated July, 1971, departing the existing south right-of-way line of said C.R. 1196, continuing with the existing west right-of-way line of said U.S. 77, for a total distance of 106.50 feet to a Type I concrete monument found, for the most easterly northeast corner of said 10.00 acre tract and the parcel described herein;
- 8) **THENCE**, South 04°03'30" East, continuing with the existing west right-of-way line of said U.S. 77, passing at a distance of 2.92 feet a 5/8-inch iron rod with an aluminum cap stamped "TXDOT" found, passing at a distance of 218.09 feet a 5/8-inch iron rod with an aluminum cap stamped "TXDOT" found, and continuing for a total distance of 783.07 feet to a calculated point, for the northeast corner of said 40.12 acre tract, same being the southeast corner of said 10.00 acre tract and the parcel described herein, from which a 5/8-inch iron rod with a plastic cap stamped "RPLS 6493" found bears North 85°55'24" East, a distance of 0.37 feet;

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

9) **THENCE**, South 85°55'24" West, departing the existing west right-of-way line of said U.S. 77, with the common line of said 40.12 acre tract and said 10.00 acre tract, a distance of 241.95 feet to the **POINT OF BEGINNING**, and containing 4.881 acres (212,609 sq. ft.) of land, of which 0.158 acres lies within the existing right-of-way of C.R. 1196

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

Bearing Basis:

All bearings shown are Grid North based on the Texas Coordinate System of 1983, South Zone (4205), NAD 83 (2011), EPOCH 2010.0. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 0.99994. Units: U.S. Survey Feet. Date of Survey: October 3, 2022.

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Scott C. Brashear, 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, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300
(512) 447-0575
Fax: (512) 326-3029



Scott C. Brashear 1/27/2023

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"

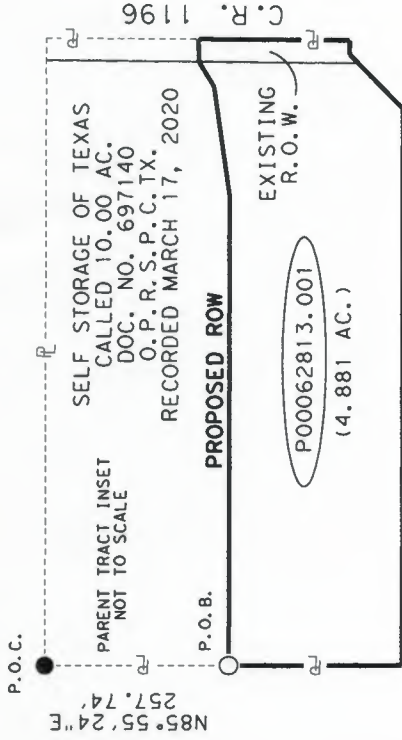
LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- 4" BRONZE DISK LETTERED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." FOUND
- 4" BRONZE DISK LETTERED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET FLUSH WITH NATURAL GROUND IN AN 8" DIAMETER POURED CONCRETE POST 36" DEEP
- 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER"
- 5/8" IRON ROD FOUND (AS NOTED)
- PROPERTY LINE
- △ CALCULATED POINT
- ℙ RECORD INFORMATION
- () POINT OF BEGINNING
- P.O.B. POINT OF COMMENCING
- P.O.C. POINT OF REFERENCE
- P.O.R. NOT TO SCALE
- N.T.S. DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS
- D.R.S.P.C. TX. PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS
- P.R.S.P.C. TX. OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS
- O.P.R.S.P.C. TX. REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS
- R.P.R.S.P.C. TX. DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PARCEL LIMITS
- PROPOSED DRAINAGE EASEMENT
- EXISTING EASEMENT LINE

NOTES:

1. ALL PROJECT COORDINATES AND BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 SOUTH ZONE (NAD 83 (2011) EPOCH 2010). ALL SURFACE COORDINATES SHOWN HEREON MAY BE CONVERTED TO GRID BY DIVIDING BY SURFACE ADJUSTMENT FACTOR OF 0.99994. UNITS: U.S. SURVEY FEET. SURVEY DATE: OCTOBER 3, 2022
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. U.S. 77 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM TXDOT SCHEMATIC RECEIVED BY SAM, LLC. IN AUGUST, 2022.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

* AREA CALCULATED BY SAM, LLC.



U.S. 77



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

1/27/2023

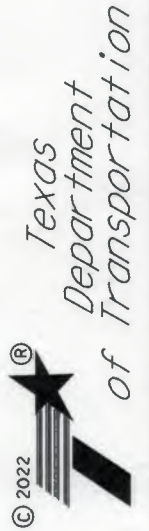
SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

PAGE 4 OF 7
REF. FIELD NOTE NO. 49399
FILE: \\saminc\AUS\PROJECTS\10200556368\100\Survey\03Exhibits\PO0062813.001\PLAT\00\PO0062813.001.dgn

EXISTING 10.00 AC. ACQUIRE 4.881 AC. REMAINING 5.119 AC. LEFT

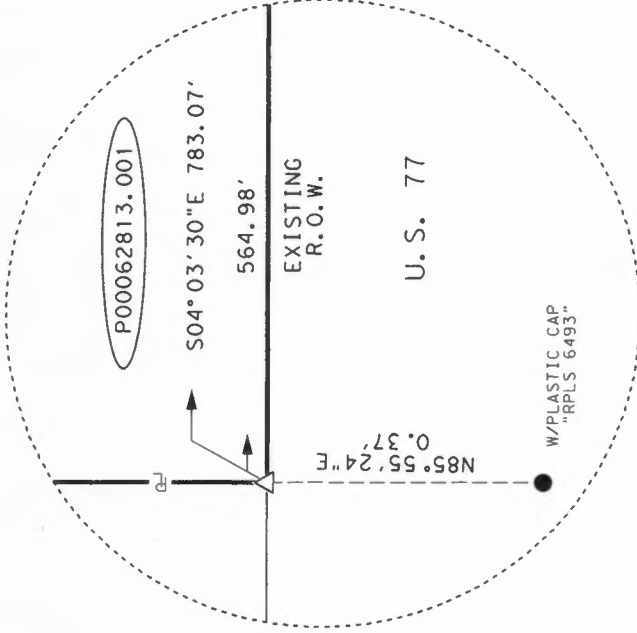
PARCEL PLAT
SHOWING PROPERTY OF
SELF STORAGE OF TEXAS
U.S. 77, SAN PATRICIO COUNTY
PARCEL PO0062813.001
4.881 AC. (212,609 SQ. FT.)
RCSJ NO. 0372-01-113
SURVEY DATE: 10/3/2022

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300



© 2022

EXHIBIT "A"



DETAIL "B"
NOT TO SCALE

A
NOE RIOS JR., A MARRIED MAN
NORMA E. SALINAS, A MARRIED WOMAN
CALLED 5.01 AC.
DOC. NO. 649322
O.P. R. S. P. C. TX.

B
JANAV, LLC
CALLED 40.12 AC.
DOC. NO. 695259
O.P. R. S. P. C. TX.

C
ERLINDA AND DOROTEO H GONZALES III
CALLED 5.07 AC.
DOC. NO. 655609
O.P. R. S. P. C. TX.

PAGE 6 OF 7
REF. FIELD NOTE NO. 49399
FILE: \\sami\inc\AUS\PROJECTS\10200556368\100\Survey\03E\Exhibits\P00062813.001\PLAT\00\P00062813.001.dg

EXISTING 10.00 AC. ACQUIRE 4.881 AC. REMAINING 5.119 AC. LEFT

PARCEL PLAT
SHOWING PROPERTY OF
SELF STORAGE OF TEXAS
U. S. 77, SAN PATRICIO COUNTY
4.881 AC. (212,609 SQ. FT.)
RCSJ NO. 0372-01-113
SURVEY DATE: 10/3/2022

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Building Two, Suite 100
Austin, Texas 78755
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

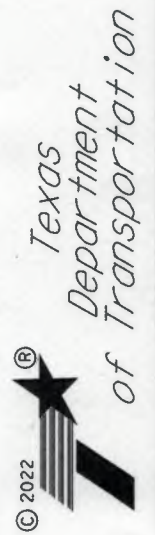


EXHIBIT "A"

(N04°03'32"W 881.41')

WALCUM MCARLEY SURVEY
ABSTRACT 13

P.O.C.
W/PCAP
"RPLS. 6493"
593+32.77
517.70'LT

(N85°55'24"E 257.74'
N85°56'28"E 500.03')

P.O.B.
N=17,261.933,15
E=1,266,605.97
593+32.85
259.96'LT

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N35°38'45"W	40.84'
L2	N06°15'21"W	31.91'

SELF STORAGE OF TEXAS
CALLED 10.00 AC.
DOC. NO. 697140
O.P.R.S.P.C.TX.
RECORDED MARCH 17, 2020

C.R. 1196
(NO RECORD INFORMATION FOUND)
UTILITY POLE

ROADWAY EASEMENT
DOC. NO. 598962
O.P.R.S.P.C.TX.
(2010)
ROADWAY EASEMENT
DOC. NO. 532941
R.P.R.S.P.C.TX.
(2004)

UTILITY POLE
601+81.08
303.56'LT

N12°17'55"W
155.08'
601+46.29
282.17'LT

PROPOSED ROW

N04°03'24"W 659.96'

P00062813.001
(4.881 AC.)

0.158 ACRES LIES WITHIN THE
EXISTING R.O.W. OF C.R. 1196

EXISTING R.O.W.
N86°19'17"E 212.22'
304.78'LT
602+12.97

UTILITY POLE
SEE
DETAIL "A"

W/ALUM CAP
"TXDOT"

UTILITY POLE

UTILITY POLE

UTILITY POLE

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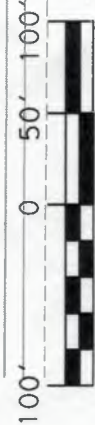
UTILITY POLE

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GRAPHIC SCALE
SCALE: 1" = 100'

SAN PATRICIO, TEXAS

U.S. 77
ENGINEER'S CENTERLINE

U.S. 77

STATE OF TEXAS
VOL. 466 PG. 260
D.R.S.P.C.TX.

(230' WIDE RIGHT-OF-WAY)
(TXDOT STRIP MAP CSJ 372-1
JULY, 1971)

N

Z

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Z

Z

Z

Z

Z

APPROXIMATE LOCATION
OF SURVEY LINE

PAGE 7 OF 7
REF. FIELD NOTE NO. 493599
FILE: \\sami\inc\AUS\PROJECTS\10200556368\100\Survey\03\exhibits\p00062813.001\PLAT\00\p00062813.001.dwg

EXISTING 10.00 AC. ACQUIRE 4.881 AC. REMAINING 5.119 AC. LEFT

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4.881 AC. (212,609 SQ. FT.)
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