





# EXHIBIT A

JOB NUMBER: 1602 0422

DATE: 2/6/2016

REVISION DATE(S): (REV 2 4/12/2016) (REV 2 2/8/2016) (REV 1 2/6/2016)

## EXHIBIT "A"

BEING 1.942 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES O RICE SURVEY NO 31, ABSTRACT NO 675, IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A PORTION OF THAT CERTAIN 103.7 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT TO J V SANSON IN A DEED AS RECORDED IN VOLUME 769, PAGE 76, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.942 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X-CUT SET FOR THE NORTHEAST CORNER OF SAID 1.942 ACRE TRACT OF LAND SAME BEING THE INTERSECTION OF THE SOUTH LINE OF APPLIGATE DRIVE WITH THE WEST LINE OF DESSAU ROAD AND A POINT ON A CURVE FOR SAID DESSAU ROAD, SAME BEING A POINT OF CURVATURE OF SAID 1.942 TRACT OF LAND,

THENCE, ALONG SAID CURVE (CONCAVE TO THE SOUTHWEST) HAVING THE FOLLOWING ELEMENTS AN ARC LENGTH OF 233.06 FEET (CALLED 233.91 FEET), A RADIUS OF 634.49 FEET, A DELTA ANGLE OF 21°01'58" (CALLED 21°01'57"), THE CHORD OF WHICH BEARS S 19°44'04" W (CALLED S 19°43'17" W, A DISTANCE OF 211.76 FEET (CALLED 211.61 FEET) TO AN X-CUT SET FOR THE POINT OF TANGENCY OF SAID 1.942 ACRES TRACT OF LAND AND SAID DESSAU ROAD;

THENCE S 30°14'01" W (CALLED S 30°14'16" W), ALONG THE COMMON DIVIDING LINE OF SAID 1.942 ACRE TRACT OF LAND AND SAID DESSAU ROAD A DISTANCE OF 160.56 FEET (160.47 FEET) TO A 1/2" IRON ROD & CAP "EXACTA" SET FOR THE SOUTHWEST CORNER OF SAID 1.942 ACRE TRACT OF LAND, SAME BEING NORTHEAST CORNER OF THAT CERTAIN LOT 24, BLOCK A, OF WINDSOR HILLS SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME 56, PAGE 94 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF DESSAU ROAD;

THENCE N 60°02'07" W CALLED N 60°02'07" W, ALONG THE COMMON DIVIDING LINE OF SAID 1.942 ACRE TRACT OF LAND AND SAID WINDSOR HILLS SECTION FOUR, PASSING A 1/2" IRON ROD FOUND AT 184.70 FEET FOR THE NORTHWEST CORNER OF SAID LOT 24, BLOCK A, A TOTAL DISTANCE OF 329.34 FEET TO A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER OF SAID 1.942 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF LOT 26, BLOCK A, AND THE NORTHEAST CORNER OF LOT 27, BLOCK A OF SAID WINDSOR HILLS SECTION FOUR, AND THE SOUTHWEST CORNER OF LOT 28, BLOCK A OF WINDSOR HILLS SECTION SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME 63, PAGE 95 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE N 29°23'31" E (CALLED N 29°08'00" E), ALONG THE COMMON DIVIDING LINE OF SAID 1.942 ACRE TRACT OF LAND AND SAID WINDSOR HILLS SECTION SEVEN, A DISTANCE OF 110.05 FEET (CALLED 110.37 FEET) TO SPINDLE SET IN TREE FOR THE MOST SOUTHERLY NORTHWEST CORNER OF SAID 1.942 ACRES TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN 0.077 ACRE TRACT (TRACT 2) OF LAND DESCRIBED TO OLA AND TRAVIS SANSON AS RECORDED IN VOLUME 8099, PAGE 469, OF THE TRAVIS COUNTY DEED RECORDS, SAME BEING A POINT THE EAST LINE OF LOT 29, BLOCK A OF SAID WINDSOR HILLS SECTION SEVEN;

THENCE S 69°46'17" E (CALLED S 69°46'17" E), ALONG THE COMMON DIVIDING LINE OF SAID 0.077 ACRE TRACT (TRACT 2) OF LAND AND SAID 1.942 ACRE TRACT OF LAND A DISTANCE OF 126.79 FEET (CALLED 127.50 FEET) TO A FOUND 5/8" IRON ROD AT AN INTERIOR ELL CORNER OF SAID 1.942 ACRE TRACT OF LAND;

THENCE, N 23°58'32" E (CALLED N 23°58'59" E), ALONG THE COMMON DIVIDING LINE OF SAID 0.077 ACRE TRACT OF LAND AND SAID 1.942 ACRE TRACT OF LAND PASSING THE NORTHEAST CORNER OF SAID 0.077 ACRE TRACT OF LAND AT A DISTANCE OF 29.62', SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN 0.322 ACRE TRACT (TRACT 3) OF LAND DESCRIBED TO OLA AND TRAVIS SANSON AS RECORDED IN VOLUME 8099, PAGE 469, OF THE TRAVIS COUNTY DEED RECORDS, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.322 ACRE TRACT (TRACT 3) OF LAND A DISTANCE OF 147.56 FEET (CALLED 147.15 FEET), A TOTAL DISTANCE OF 151.42 FEET TO A 1/2" IRON ROD & CAP "EXACTA" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 1.942 ACRE TRACT OF LAND, SAME BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT ON THE SOUTH LINE OF SAID APPLIGATE DRIVE;

THENCE, ALONG SAID CURVE (CONCAVE TO THE NORTHWEST) HAVING THE FOLLOWING ELEMENTS AN ARC LENGTH OF 92.29 FEET (CALLED 92.32 FEET), A RADIUS OF 417.19 FEET, A DELTA ANGLE OF 12°40'30" (CALLED 12°40'43"). THE CHORD OF WHICH BEARS S 86°56'21" E (CALLED 86°56'14" E, A DISTANCE OF 92.10 FEET (CALLED 92.13 FEET) TO A 1/2" IRON ROD FOUND FOR A POINT OF TANGENCY FOR SAID 1.942 ACRE TRACT OF LAND AND SAID APPLIGATE DRIVE;

THENCE N 86°31'24" E, ALONG THE COMMON DIVIDING LINE OF SAID 1.942 ACRE TRACT OF LAND AND SAID APPLIGATE DRIVE A DISTANCE OF 118.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.942 ACRES OF LAND, MORE OR LESS.

EXACTA



ORDERED BY

**Gracy Title**  
a Stewart company  
partnerships built on trust



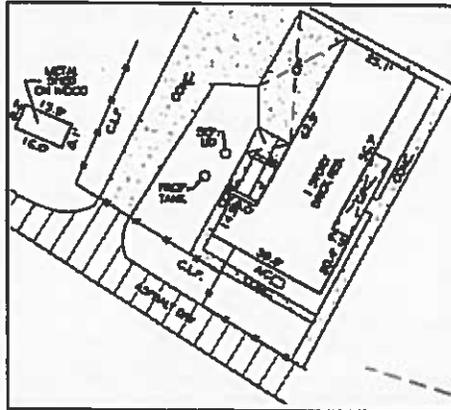
PROPERTY ADDRESS: 10300 DESSAU ROAD AUSTIN, TEXAS 78754

SURVEY NUMBER: 1602 0422

FIELD WORK DATE: 2/6/2016

REVISION DATE(S): (REV 2 4/12/2016) (REV 2 2/6/2016) (REV 1 2-6-2016)

**1602.0422**  
**BOUNDARY SURVEY**  
**TRAVIS COUNTY**



**NOTES:**  
1) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOL. 12887, PG. 1074, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.  
2) LOT IS NOT SUBJECT TO PERPETUAL WATER MAIN EASEMENT RIGHTS GRANTED TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT RECORDED IN VOL. 2884, PG. 898, DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
3) SUBJECT TO WATER LINE EASEMENT RIGHTS RECORDED IN VOL. 8888, PG. 408, VOL. 8889, PG. 822, VOL. 12887, PG. 888, VOL. 12788, PG. 888 AND VOL. 12788, PG. 878, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**NOTES:**  
FENCE OWNERSHIP NOT DETERMINED  
W.L.E. = WATER LINE EASEMENT

**C-1**  
R=634.457040  
L=232.9103 233.05780  
Δ=81°01'57.00" 21°01'38.00"  
S 15°43'17" W, 231.51109  
S 15°43'04" W, 231.76280

**C-2**  
R=417.157040  
L=52.32103 52.29780  
Δ=12°40'43.00" 12°40'30.00"  
S 86°56'14" E, 52.13109  
S 86°56'21" E, 52.10180

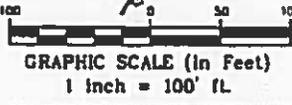
**TABLE:**

L1	N 25°08'00" E 110.37 (0)	LOT 27	1/2" FR.
	N 25°23'31" E 7 110.05 (0)	BLK. A	
L2	S 65°46'17" E 127.50 (0)		
	S 65°46'17" E 126.78 (0)		
L3	N 25°50'55" E 147.17 (0)		
	N 25°50'52" E 147.56 (0)		
L4	N 86°43'24" E 118.10 (0)		
	N 86°43'24" E 118.10 (0)		
L5	75.00 (0)		
	N 25°23'31" E 74.74 (0)		



*Paul M. Valentine*

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 06 DAY OF FEBRUARY 2016. ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, OF NO. 01247-50242, EFFECTIVE JANUARY 27, 2016, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPS OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

**FLOOD INFORMATION:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624 DATED 01/06/16

**POINTS OF INTEREST**  
NONE VISIBLE

CLIENT NUMBER: 01247 50242      DATE: 2/6/2016

BUYER: Madhu Malani and Mohana Sundaram

SELLER: PAT SANSOM

CERTIFIED TO: MADHU MALANI AND MOHANA SUNDARAM, GRACY TITLE, STEWART TITLE GUARANTY COMPANY, AFFILIATED BANK

POWERED BY

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**E=ACTA**

TEXAS SURVEYORS, INC.

15011 17700  
5500 SA 12 0199  
17 2nd FTS 111-8  
1 R/L 748 1821

716 (and) 366 Loc 1000 11 734-1

LEGAL DESCRIPTION:  
SEE EXHIBIT "A"

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 60 DEGREES 23 MINUTES 59 SECONDS EAST IS BASED ON THE CALCULATED LINE FROM THE SOUTHWEST CORNER OF TRACT 1 TO THE POINT OF TANGENCY ON APPLGATE DRIVE BEING THE NORTHERLY BOUNDARY OF TRACT 1, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2001179392, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES

- 1 Firm Branch #10193731 is physically located at 7416 Canal Drive in Lake Worth, FL 33467
- 2 The legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- 3 Due to varying construction standards, house dimensions are approximate.
- 4 This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
- 5 This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- 6 If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
- 7 Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
- 8 Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- 9 Dimensions are in feet and decimals thereof.
- 10 All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.
- 11 This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- 12 The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
- 13 Points of Interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- 14 Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- 15 House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

	AC	AGE ECONOMIC	DR	IDENTIFICATION	SEC	SECTION
	BL	BLIND REFERENCE	EL	GLASSING	SEP	SEPTIC TANK
	CC	BLACK CORNER	ER	OUTFITTING	SEP2	SEPTIC
	FF	BACKLASH PREVENTER	HT	HEATING/COOLING	SEP3	SET BACK BLOC
	BL	BLOCK	I	LENGTH	SAC	SET BACK BLOC + CAP
	BL	BLOCK	U	UPPER	SEP4	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + BUSHING	SEP5	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP6	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP7	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP8	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP9	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP10	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP11	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP12	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP13	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP14	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP15	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP16	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP17	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP18	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP19	SET BACK BLOC
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	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP94	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP95	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP96	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP97	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP98	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP99	SET BACK BLOC
	BL	BLOCK	M	MIDDLE + SURVEYOR	SEP100	SET BACK BLOC

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDF's sent by STARS you must use a hash calculator. A free online hash calculator is available at <http://www.hashcalculator.com/>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.hashcalculator.com/> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA 1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly your PDF is not authentic.

PRINTING INSTRUCTIONS:

- 1 While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab
  - 2 Select a printer with legal sized paper
  - 3 Under "Print Range", click select the "All" toggle
  - 4 Under the "Page Handling" section, select the number of copies that you would like to print.
  - 5 Under the "Page Scaling" selection drop down menu, select "None"
  - 6 Uncheck the "Auto Rotate and Center" check box
  - 7 Check the "Choose Paper size by PDF" check box
  - 8 Click OK to print
- TO PRINT IN BLACK + WHITE:
- 1 In the main print screen, choose "Properties"
  - 2 Choose "Quality" from the options
  - 3 Change from "Auto Color" or "Full Color" to "Gray Scale"

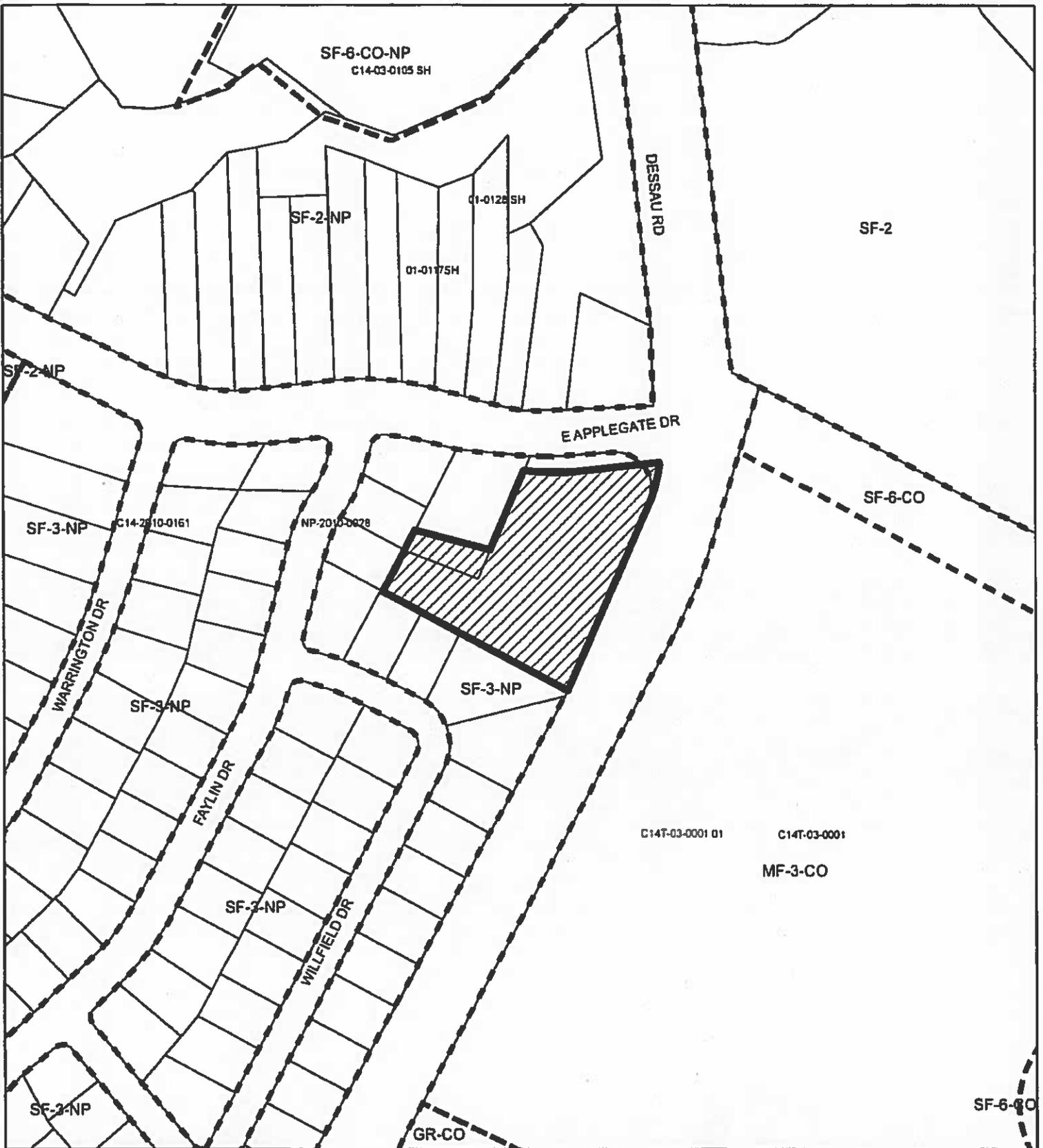
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Madhu Malani and Mohana Sundaram

**EXACTA**

**25% off**

ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY

Offer only valid for the buyer listed on the first page of survey & only for updates in relationship to existing improvements. Offer not valid for brand new construction & lot's that do not yet have a plat.



SF-6-CO-NP  
C14-03-0105 SH

SF-2-NP

01-0128 SH

01-0175H

DESSAU RD

SF-2

SF-2-NP

EAPPLEGATE DR

SF-6-CO

SF-3-NP

C14-2810-0161

NP-2010-0628

WARRINGTON DR

SF-3-NP

SF-3-NP

FAYLIN DR

SF-3-NP

WILLFIELD DR

C14T-03-0001 01

C14T-03-0001

MF-3-CO

SF-3-NP

GR-CO

SF-6-CO



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**Zoning Case**  
C14-2018-0075

Exhibit B



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.