



EXHIBIT "A"

SURVEY OF A 0.077 ACRES OR 3,373 SQUARE FEET OF LAND A PART OF LOT 1, BLOCK A, COLLINS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 201600066 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE SAID LOT 1, BEING DESCRIBED TO ROUCHE LLC, IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2016058051, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.077 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING FOR REFERENCE at an iron rod with plastic capped stamped "ALLSTAR 5729" found having Grid Coordinates of Y(N) 10129471.048, X(E) 3131876.701 United States state plane coordinate system, Texas Central Zone 4203, NAD83, on the north right-of-way line of Scofield Ridge Parkway (120 foot right-of-way width) for the southwest corner of the said Lot 1, same being the southeast corner of Lot 144, Block A, Scofield Farms Phase 9 Section One, a subdivision in Travis County, Texas according to the plat recorded in Book 97, Page 291, Plat Records Travis County, Texas, the said Lot 144, being described to Kilroy Company – Austin Limited Partnership, in that certain Distribution Deed With General Warranty Of Limited Applicability recorded in Volume 13170, Page 2728 Real Property Records Travis County, Texas;

THENCE North 28°03'17" East, a distance of 402.83 feet and coincident with the common dividing line of the said Lot 1 and the said Lot 144, to a point not set for the southwest corner and **POINT OF BEGINNING** of the herein described 0.077 acres of land having Grid Coordinates of Y(N) 10129826.544, X(E) 3132066.156 United States state plane coordinate system, Texas Central Zone 4203, NAD83;

THENCE North 28°03'17" East, a distance of 15.00 feet, coincident with the common dividing line of the said Lot 1 and the said Lot 144, to a point not set for the northwest corner of the herein described 0.077 acres of land and from this point an iron rod with plastic cap stamped "ALLSTAR 5729" found for the northwest corner of the said Lot 1, same being the northeast corner of said Lot 144, same being a point on the southwest right-of-way line of the said Howard Lane bears North 28°03'17" East, a distance of 25.00 feet;

THENCE South 62°09'21" East, a distance of 210.91 feet and departing the said common dividing line of the said Lot 1 and the said Lot 144, crossing over the said Lot 1, to a point not set for the northeast corner of the herein described 0.077 acres of land, same being a point on the curving southwest right-of-way line of the said Howard Lane, said curve being concave to the southwest and from this point a one-half inch iron rod found bears along a segment of said curving right-of-way to the left and having the following curve elements: Delta 10°57'08", Arc Length 60.21 feet, Radius Length 315.00 feet, the chord segment of which bears a Chord Bearing of North 41°10'47" West, and sub Chord Distance of 60.12 feet;


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THENCE coincident with said curving right-of-way line of the said Howard Lane with a segment of said curve to the right to a point not set for the southeast corner of the herein described 0.077 acres of land, said curve segment having the following curve elements: Delta Angle $05^{\circ}35'12''$, Arc Length 30.71 feet, Radius Length 315.00 feet, Chord Bearing South $32^{\circ}54'37''$ East, and a sub Chord Distance 30.70 feet and from this point an iron rod with plastic cap stamped "ALLSTAR 5729" found for a point of a compound curve on the common line of the said Howard Lane and the said Lot 1, bears along a segment of said curve to right having the following curve elements: Delta Angle $27^{\circ}57'02''$, Arc Length 153.67 feet, Radius Length 315.00 feet, Chord Bearing South $16^{\circ}08'29''$ East, and a sub Chord Distance 152.15 feet;

THENCE North $62^{\circ}09'21''$ West, a distance of 237.76 feet and crossing over the said Lot 1, to the **POINT OF BEGINNING** and containing 0.077 acres or 3,373 square feet of land, more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.


Robert C. Steubing Registered Professional Land Surveyor No. 5548



09/13/2017
Date