

EXHIBIT "A"

SURVEY OF A 0.409 ACRE OR 17,835 SQUARE FEET OF LAND IN THE MARQUITA CASTRO SURVEY NUMBER 50, ABSTRACT 160, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 9.703 ACRES OF LAND DESCRIBED TO PARMER YAGER, LLC IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018018739 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.409 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a capped iron rod found (Grid Coordinates of N(Y) 10110007.050 E(X) 3150733.268 United States State Plane Coordinate System, Texas Central Zone 4203, NAD83) for east corner of the herein described 0.409 acres of land and the said 9.703 acres of land, same being an interior angle corner in the northeast and northwest right-of-way line of Yager Lane, a road in Travis County, Texas, the right-of-way of which varies and as found occupied and used upon the ground;

THENCE South $31^{\circ}12'59''$ West, a distance of 296.14 feet along the common dividing line of the said 9.703 acres of land and the northwest right-of-way line of the said Yager Lane to a one-half inch iron rod found for an exterior angle corner of the herein described 0.409 acres of land, same being at the intersection of the northwest right-of-way line of the said Yager Lane with the a northwest right-of-way line of State Highway Farm to Market Number 734, frequently known as Parmer Lane and having a 200 foot right-of-way width;

THENCE coincident with a northwest and northeast right-of-way line of the said Parmer Lane the following two (2) courses:

- 1) South $75^{\circ}47'51''$ West, a distance of 71.91 feet to a Type II right-of-way monument found for the south corner of the herein described 0.409 acres of land for a point at the intersection of the northwest and northeast right of way line of the said Parmer Lane;
- 2) North $59^{\circ}59'50''$ West, a distance of 4.75 feet to a point for the west corner of the herein described 0.409 acres of land, same being a point on the northwest right-of-way line of the said Parmer Lane and from this point another Type II right-of-way monument found for the Point of Tangency having Station of 166+29.09 feet on the northeast right-of-way line of the said Parmer Lane bears North $59^{\circ}59'50''$ West, and passing at a perpendicular distance of 1192.23 feet and 0.22 feet to the right of this course another Type II right-of-way monument found and being called the west corner of the said 9.703 acres of land as recorded in said Parmer Yager LLC deed, continuing an additional distance of 3477.24 feet for a total distance of 4669.47 feet;

THENCE North $31^{\circ}12'59''$ East, a distance of 345.47 feet departing the right-of-way line of the said Parmer Lane and crossing over the said 9.703 acres of land to a point for the north corner of the herein described 0.409 acres of land, same being a point on the common dividing line of the said Yager Lane and the said 9.703 acres of land and from this point a one-inch pipe found for the north corner of the said 9.703 acres of land, same being an exterior angle corner of the southwest and northwest right-of-way line of the said Yager Lane bears North $60^{\circ}50'35''$ West, a distance of 1214.54 feet;

THENCE South $60^{\circ}50'35''$ East, a distance of 55.26 feet along last said common dividing line to the **POINT OF BEGINNING** and containing 0.409 acres of land or 17,835 square feet of land, more or less.

**BASIS OF BEARINGS: GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS
CENTRAL ZONE 4203, NAD83.**

Reference the attached sketch marked **EXHIBIT "B"**.

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

Robert C. Steubing 04/19/2018

Robert C. Steubing Registered Professional Land Surveyor No. 5548



LEGEND

- 1/2 Inch Iron Rod Found
- ⊙ Plastic Capped Iron Rod Found
- ⊙ 1" Diameter Pipe Found
- TxDot Type Two Monument Found
- P.O.B. Point Of Beginning
- DRTCTX Deed Records Travis County, Tx
- RPRTCTX Real Property Records Travis County, Tx
- OPRTCTX Official Public Records Travis County, Tx
- PRTCTX Plat Records Travis County, Tx
- N.T.S. Not To Scale

EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES

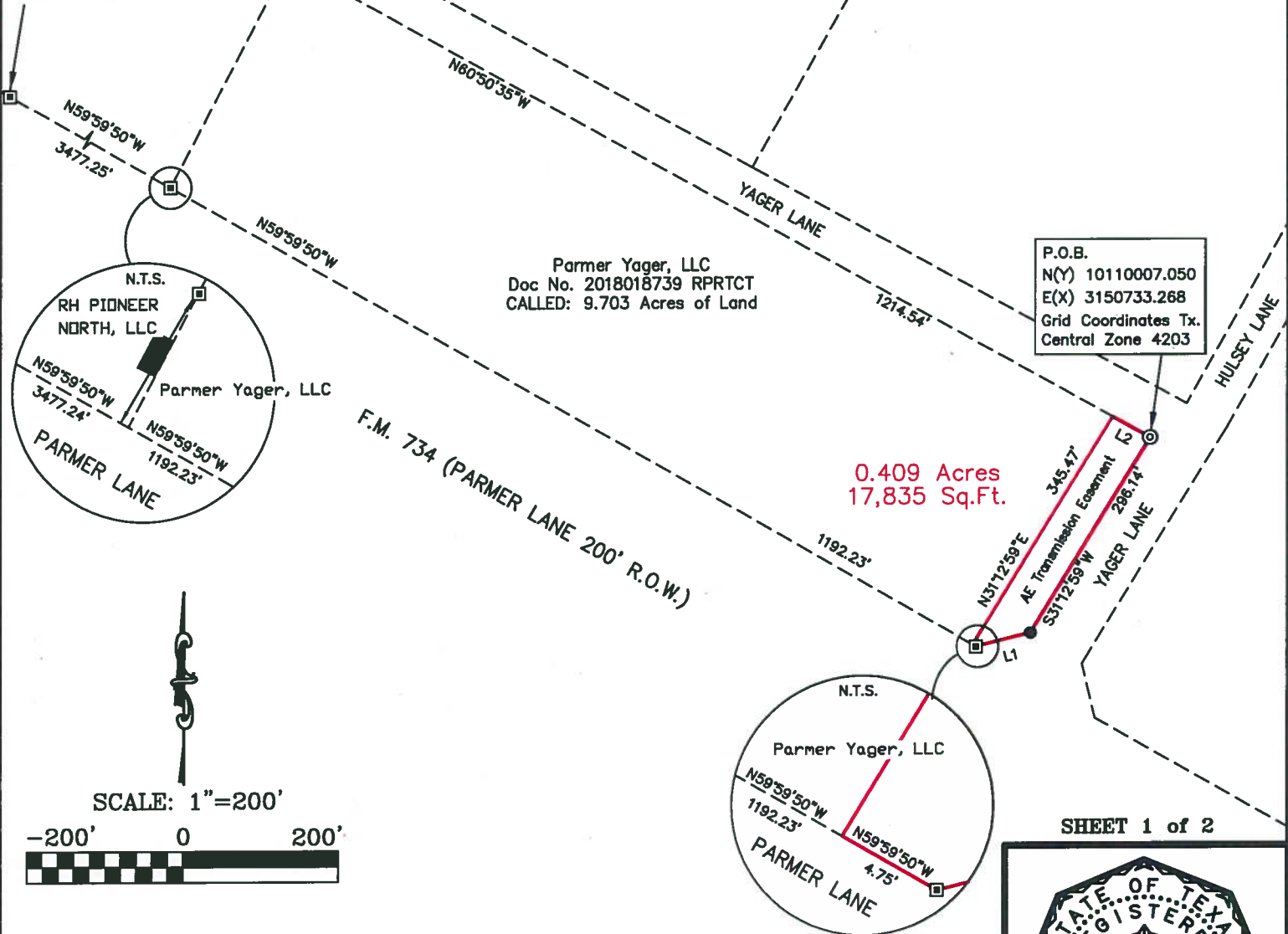
RH PIONEER NORTH, LLC
Special Warranty Deed
Doc No. 2017178604 OPRRTCT
CALLED: Tract 1: 364.305 Acres of Land

Yager Hulsey, LLC
Special Warranty Deed
Doc No. 2018034315 OPRRTCT
CALLED: 38.73 Acres of Land

Parmer Yager, LLC
Doc No. 2018018739 RPRTCT
CALLED: 9.703 Acres of Land

P.O.B.
N(Y) 10110007.050
E(X) 3150733.268
Grid Coordinates Tx.
Central Zone 4203

Point of Tangency
Per FM 734 Strip Map
STA 166+29.09



NOTES:

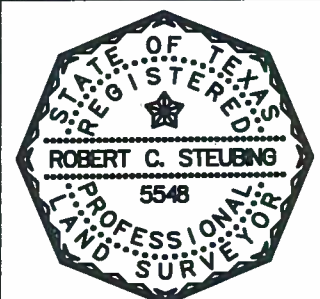
BEARING BASIS IS GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.

Robert C. Steubing 04/19/2018
ROBERT C. STEUBING (512-606-7146) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

DRAWING: SURVEYING TRANSMISSION CKTS 976 AE SURVEYING FOLDERS DWG'S AE NEW EASEMENT TRACTS PARMER YAGER LLC.DWG

NUM	BEARING	DISTANCE
L1	S75°47'51\"W	71.91'
L2	S60°50'35\"E	55.26'

SHEET 1 of 2



EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS PER QF# 1720534-KFO

10.a.

Easement:
Recorded: Volume 5873, Page 699, Deed Records, Travis County, Texas.
To: City of Austin
Purpose: Electric/Telephone. DOES NOT AFFECT TRACT.

10.b.

Easement:
Recorded: Volume 6472, Page 2161, Deed Records, Travis County, Texas.
To: City of Austin
Purpose: Electric/Telephone. DOES NOT AFFECT TRACT.

10.c.

Easement:
Recorded: Volume 12780, Page 1, Real Property Records, Travis County, Texas.
To: City of Austin
Purpose: Wastewater. DOES NOT AFFECT TRACT.

10.d.

Easement:
Recorded: Volume 12903, Page 2000, Real Property Records, Travis County, Texas.
To: State of Texas
Purpose: Drainage. DOES NOT AFFECT TRACT.

10.e. Terms, Conditions, and Stipulations in the Agreement:

Recorded: Document No. 2007206925, as further affected by Assignment recorded in Document No. 2007206926, Official Public Records, Travis County, Texas.
Type: Reciprocal Wastewater Line Easement Agreement. DOES NOT AFFECT THIS TRACT

10.f. Terms, Conditions, and Stipulations in the Agreement:

Recorded: Document No. 2018018741, Official Public Records, Travis County, Texas.
Type: Post-Closing Agreement. NOT A SURVEYING MATTER

SURVEYORS CERTIFICATION

TO THE OWNER AND/OR LENHOLDER, THE UNDERSIGNED
HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE
GROUND OF THE PROPERTY SHOWN HEREON AND TO THE
BEST OF MY KNOWLEDGE IS CORRECT AND SAID PROPERTY
HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON

Robert C. Steubing 04/19/2018
ROBERT C. STEUBING (612-605-7146) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS
AS PER TITLE COMMITMENT NUMBER 1720534-KFO AS PROVIDED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

