



EXHIBIT "A"

Tract 1 – 0.093 Acres

SURVEY OF A TRACT 1, 0.093 ACRES OR 4,062 SQUARE FEET OF LAND, A PART OF LOT 2, REED CENTRAL AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 94, PAGE 133, PLAT RECORDS, TRAVIS COUNTY, TEXAS, THE SAID LOT 2, BEING DESCRIBED TO KUMUSHA INVESTMENTS, L.L.C. IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2009021276, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT 1, 0.093 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 a one-half inch iron rod found having Grid Coordinates of Y(N) 10126647.190, X(E) 3136717.150 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the west corner of the said Lot 2, same being an interior corner of Lot 1, of the said Reed Central Austin, as described to Chameleon Howard, LP, in that certain General Warranty Deed recorded in Document Number 2017005829, Official Public Records, Travis County, Texas;

THENCE North 26°38'17" East, a distance of 679.59 feet coincident with the westerly common dividing line of the said Lot 2 and the said Lot 1, to a point not set having Grid Coordinates of Y(N) 10127254.648, X(E) 3137021.848 United States state plane coordinate system, Texas Central Zone 4203, NAD83 and being coincident with the intersection of the said common dividing line and the south line of that certain Electric Line Easement And Right-Of-Way described to City of Austin in Volume 11689, Page 375, Real Property Records, Travis County, Texas, for the west corner and **POINT OF BEGINNING** of the herein described Tract 1, 0.093 acres of land;

THENCE North 26°38'17" East, a distance of 25.01 feet and coincident with said common dividing line of the said Lot 1 and the said Lot 2, to a plastic capped iron rod found for the north corner of the herein described Tract 1, 0.093 acres of land, the north corner of the said Lot 2 and the east corner of said Lot 1, for a point coincident with the north line of said Electric Line Easement And Right-Of-Way and the southwest right-of-way line of West Howard Lane, right of way varies;

THENCE South 62°01'39" East, a distance of 160.94 feet, coincident with the said southwest right-of-way line of the said West Howard Lane, same being the northeast line of the said Lot 2, Reed Central Austin and the said Electric Line Easement And Right-Of-Way to a one-half inch iron rod found for the east corner of said Lot 2 and the herein described Tract 1, 0.093 acres of land;

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THENCE South 19°33'24" West, departing the southwest right-of-way line of said Howard Lane, and crossing over the said Electric Line Easement And Right-Of-Way and coincident with the southeast line of the said Lot 2, same being the most northerly northwest right-of-way of Center Line Pass (right-of-way varies), passing at a distance of 14.50 feet a one-half inch iron rod found for an exterior angle corner of said Center Line Pass, same being the most northerly corner of the remainder of Lot 5, Block "A", Parmer Center North Subdivision, a subdivision in Travis County, Texas, according to the plat recorded in Document Number 200300185, Official Public Records, Travis County, Texas, as described to Capital Metropolitan Transportation Authority in that certain Special Warranty Deed recorded in Document Number 2003333787, Official Public Records, Travis County, Texas, continuing and coincident with the common dividing line of the said Lot 2, and the said Lot 5, for an additional distance of 10.77 feet for a **Total Distance** of 25.27 feet to a calculated point not set for the south corner of the herein described Tract 1, 0.093 acres of land and from this point a one-half inch iron rod found for an exterior angle corner of the said Lot 2, same being an interior angle corner of the said Lot 5, bears South 19°33'24" West, a distance of 174.38 feet;

THENCE North 62°01'39" West, a distance of 164.06 feet, departing the common dividing line of the said Lot 2 and the said Lot 5, coincident with the southwest line of the said Electric Line Easement And Right-of-Way to the **POINT OF BEGINNING** and containing 0.093 acres or 4,062 square feet of land, more or less.

Tract 2 – 0.134 Acres

SURVEY OF A TRACT 2, 0.134 ACRES OR 5,818 SQUARE FEET OF LAND, A PART OF LOT 2, REED CENTRAL AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 94, PAGE 133, PLAT RECORDS, TRAVIS COUNTY, TEXAS, THE SAID LOT 2, BEING DESCRIBED TO KUMUSHA INVESTMENTS, L.L.C. IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2009021276, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT 2, 0.134 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 a one-half inch iron rod found having Grid Coordinates of Y(N) 10126647.190, X(E) 3136717.150 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the west corner of the said Lot 2, same being an interior corner of Lot 1, of the said Reed Central Austin, as described to Chameleon Howard, LP, in that certain General Warranty Deed recorded in Document Number 2017005829, Official Public Records, Travis County, Texas;

THENCE North 26°38'17" East, a distance of 644.58 feet, coincident with the common dividing line of the said Lot 2 and the said Lot 1, to a point not set having Grid Coordinates of Y(N) 10127223.354, X(E) 3137006.151 United States state plane coordinate system, Texas Central Zone 4203, NAD83 for the west corner and **POINT OF BEGINNING** of the herein described Tract 2, 0.134 acres of land and a point on last said common dividing line;

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THENCE North 26°38'17" East, a distance of 35.01 feet and coincident with the common dividing line of said Lot 2 and said Lot 1, to a calculated point not set for the north corner of the herein described Tract 2, 0.138 acres of land, same being a point on last said common dividing line, same being a point on the southwest line of that certain Electric Line Easement And Right-Of-Way described to City of Austin in Volume 11689, Page 375, Real Property Records, Travis County, Texas and from this point a plastic capped iron rod found for the north corner of the said Lot 2 and the east corner of the said Lot 1, same being a northeast line of said Electric Line Easement And Right-Of-Way and the southwest right-of-way line of West Howard Lane, right of way varies;


THENCE South 62°01'39" East, a distance of 164.06 feet, departing the common dividing line of said Lot 2 and the said Lot 1, and coincident with the southwest line of the said Electric Line Easement And Right-of-Way to a point not set on the common dividing line of the said Lot 2 and the remainder of Lot 5, Block "A", Parmer Center North Subdivision, a subdivision in Travis County, Texas, according to the plat recorded in Document Number 200300185, Official Public Records, Travis County, Texas, as described to Capital Metropolitan Transportation Authority in that certain Special Warranty Deed recorded in Document Number 2003333787, Official Public Records, Travis County, Texas, for the east corner of the herein described Tract 2, 0.134 acres of land, same being at the intersection of the southwest line of the said Electric Line Easement And Right-of-Way with the southeast line of the said Lot 2, same being the northwest line of the remainder of Lot 5, and from this point a one-half inch iron rod found for the east corner of the said Lot 2 bears North 19°33'24" East, a distance of 25.27 feet;

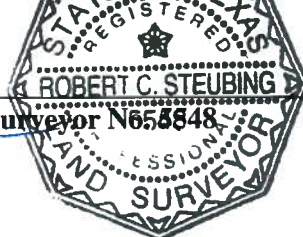
THENCE South 19°33'24" West, a distance of 35.38 feet and coincident with the common dividing line of the said Lot 2 and the said Lot 5, and crossing over the said Electric Line Easement And Right-Of-Way to a point not set for the south corner of the herein described Tract 2, 0.134 acres of land, from this point a one-half inch iron rod found for an exterior angle corner of said Lot 2, same being an interior angle corner of the said Lot 5, bears South 19°33'24" West, a distance of 138.99 feet;

THENCE North 62°01'39" West, a distance of 168.42 feet, crossing over the said Lot 2, to the **POINT OF BEGINNING** and containing 0.134 acres or 5,818 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 N655848



02/14/2018
Date



EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES



Thomas C. Collins
Survey No. 61

Chameleon Howard, LP,
a Texas Limited Partnership
General Warranty Deed
Doc 2017005829 OPRTCT

LOT 1
REED CENTRAL AUSTIN
Vol 94 Pg 133 PRCTCT

West Howard Lane
R.O.W. Varies

TOTAL AREA
0.227 Acres
9,880 Sqft

Tract 1 - 0.093 Acres - 4,062 Sqft
Tract 2 - 0.134 Acres - 5,818 Sqft

Electric Utility Easement
Vol 12571 Pg 1 RPRTCT
N 26°38'17" E 679.59'
N 26°38'17" E 644.58'

R505606
Kumusha Investments, L.L.C.
Special Warranty Deed
Doc. 2009021276 OPRTCT

LOT 2
Reed Central Austin
Vol 94, Pg 133
PRCTCT

Capital Metropolitan
Transportation Authority
Special Warranty Deed
Doc 2003333787
OPRTCT

Legend

- 1/2" Iron Rod Found
- ⊙ Plastic Capped Iron Rod Found
- △ Calculated Point Not Set
- ⊗ Electric Distribution Pole
- ⊠ Electric Transmission Tower
- P — Overhead Electric Line(s)
- P.O.C.
- ⊙ P.O.B.
- PRCTCT Plat Records, Travis County, Texas
- OPRTCT Official Public Records, Travis County, Texas
- RPRTCT Real Property Records, Travis County, Texas

NOTES:

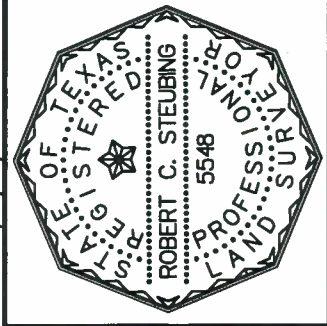
1. P.O.C. COORDINATES = N 10126647.190 E 3136717.150 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
2. TRACT 1 P.O.B. COORDINATES = N 10127254.648 E 3137021.848 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
3. TRACT 2 P.O.B. COORDINATES = N 10127223.354 E 3137006.151 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
4. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.
5. MAPSCO Panel No.: 466
Travis County Central Appraisal District ID No.: 505606

SHEET 1 OF 2 Rev: 2018/01/02

DRAWING: H:\Surveying\Transmission ckt\1004\DWG\Kumusha Investments LLC\DWG\Kumusha Investments, LLC.dwg

Robert C. Steubing 02-14-2018
DATE

ROBERT C. STEUBING (512-505-7146)
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548





**Easement and Conditions of Record as per Chicago Title Company
Commitment Number CTA1700277 GF No. CTA-07-CTA1700277JP**

1. RESTRICTIVE COVENANTS as per: Book 94, Page(s) 133-134 of the Plat Records of TRAVIS County, Texas
EFFECTS TRACT.

10. g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: As provided in said instrument

Recording Date: August 20, 1985

Recording No: Volume 9315, Page 375 of the Real Property Records of TRAVIS County, Texas
DOES NOT EFFECT TRACT.

10. h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: As provided in said instrument

Recording Date: April 9, 1986

Recording No: Volume 9643, Page 121 of the Real Property Records of TRAVIS County, Texas
MAY EFFECT TRACT.

10. j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: As provided in said instrument

Recording No: Volume 11689, Page 375 of the Real Property Records of TRAVIS County, Texas, and as shown on Plat recorded in Book 94,
Page(s) 133-134 of the Plat Records of TRAVIS County, Texas.
EFFECTS TRACT AS SHOWN.

10. k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: As provided in said instrument

Recording No: Volume 12350, Page 215 of the Real Property Records of TRAVIS County, Texas
DOES NOT EFFECT TRACT.

10. l. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: As provided in said instrument

Recording No: Volume 12571, Page 1 of the Real Property Records of TRAVIS County, Texas
EFFECTS TRACT AS SHOWN.

10. m. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: As provided in said instrument

Recording No: Volume 12350, Page 220, and as corrected in Volume 12571, Page 933 of the Real Property Records of TRAVIS County, Texas
DOES NOT EFFECT TRACT.

10. q. Matters contained in that certain document

Entitled: Easement

Dated: March 8, 1996

Executed by: Harrel Limited

Recording Date: March 21, 1996

Recording No: Volume 12648, Page 1, Real Property Records, Travis

Which provides for, among other things:

Reference is hereby made to said document for full particulars.

DOES NOT EFFECT TRACT.

10. r. Matters contained in that certain document

Entitled: Easement

Dated: May 3, 1996

Executed by: Reed/Harvard Dessau Limited Partnership

Recording Date: May 3, 1996

Recording No: Volume 12679, Page 1258, Real Property Records, Travis

Which provides for, among other things:

Reference is hereby made to said document for full particulars.

EFFECTS TRACT AS SHOWN.

