



# SKETCH AND DESCRIPTION

Tract I:

All that certain tract or parcel of land containing 1.211 acres, more or less, and being situated in Lot 2 of the Joe K. Smith Subdivision, a subdivision in Travis County, Texas, as per plat recorded in Volume 56, Page 26, in the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod monumenting the Northernmost corner of that certain called 1.211 acre tract as described in Volume 12717, Page 16, same being a point on the Easterly right-of-way line of Felter Lane, a private easement, 60 feet in width, as recorded in Volume 6773, Page 447 and in Volume 8377, Page 965, all being recorded in the Deed Records of Travis County, Texas;

THENCE South 45 degrees 02 minutes 13 seconds East (record, South 45 degrees 05 minutes 51 seconds East) for a distance of 276.28 feet (record, 276.30 feet) to a found 1/2" iron rod in the Westerly line of that certain called 27.5 acre tract conveyed to Ciri Apartments, Ltd. in Volume 11843, Page 49, in the Real Property Records of Travis County, Texas;

THENCE South 44 degrees 40 minutes 32 seconds West (record), along said Westerly line of Ciri Apartments, Ltd. tract, for a distance of 189.89 feet (record) to a found 1/2" iron rod;

THENCE leaving said Westerly line of Ciri Apartments, Ltd. tract, and run North 45 degrees 20 minutes 57 seconds West (record, North 45 degrees 23 minutes 19 seconds West) for a distance of 277.22 feet (record, 277.11 feet) to a point on the aforementioned Easterly right-of-way line of Felter Lane;

THENCE North 44 degrees 57 minutes 22 seconds East (record, North 44 degrees 55 minutes 00 seconds East), along said Easterly right-of-way line, for a distance of 191.39 feet (record, 191.30 feet) to the Point of Beginning, containing 52,757 square feet, or 1.211 acres, more or less.

Tract II: (Easement Estate)

Easement Estate as created and defined in Easement and Right-of-Way executed by and between Travis Business Park, Ltd. and Jeannie S. Kelley, dated September 27, 1996, filed October 10, 1996, recorded in/under Volume 12790, Page 1 of the Real Property Records of County, Texas.

Tract III: (Easement Estate)

Easement Estate as created and defined in Drainage and Utility Easement executed by and between Travis Business Park, Ltd. and Jeannie S. Kelley, dated September 27, 1996, filed October 10, 1996, recorded in/under Volume 12790, Page 5 of the Real Property Records of County, Texas.

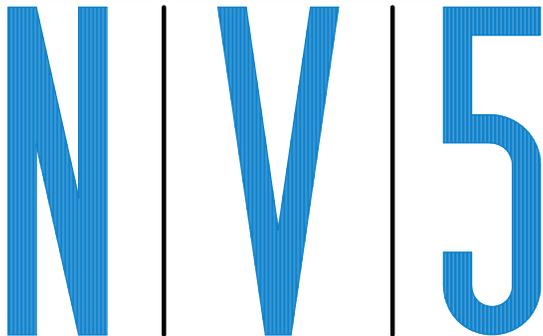
Tract IV: (Easement Estate)

Easement Estate as created and defined in Water Agreement executed by and between Travis Business Park, Ltd. and Jeannie S. Kelley, dated September 27, 1996, filed October 10, 1996, recorded in/under Volume 12790, Page 9 of the Real Property Records of County, Texas.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 5141003780, DATED DECEMBER 18, 2019.

Exhibit A

SHEET 2 OF 2



## ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

### PENN HALL MULTI STATE

DATE OF FIELD SURVEY: DECEMBER 12, 2019

NETWORK PROJECT NUMBER. 201905785-004 RRF

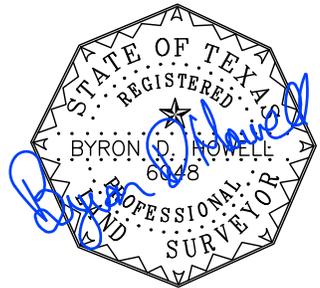
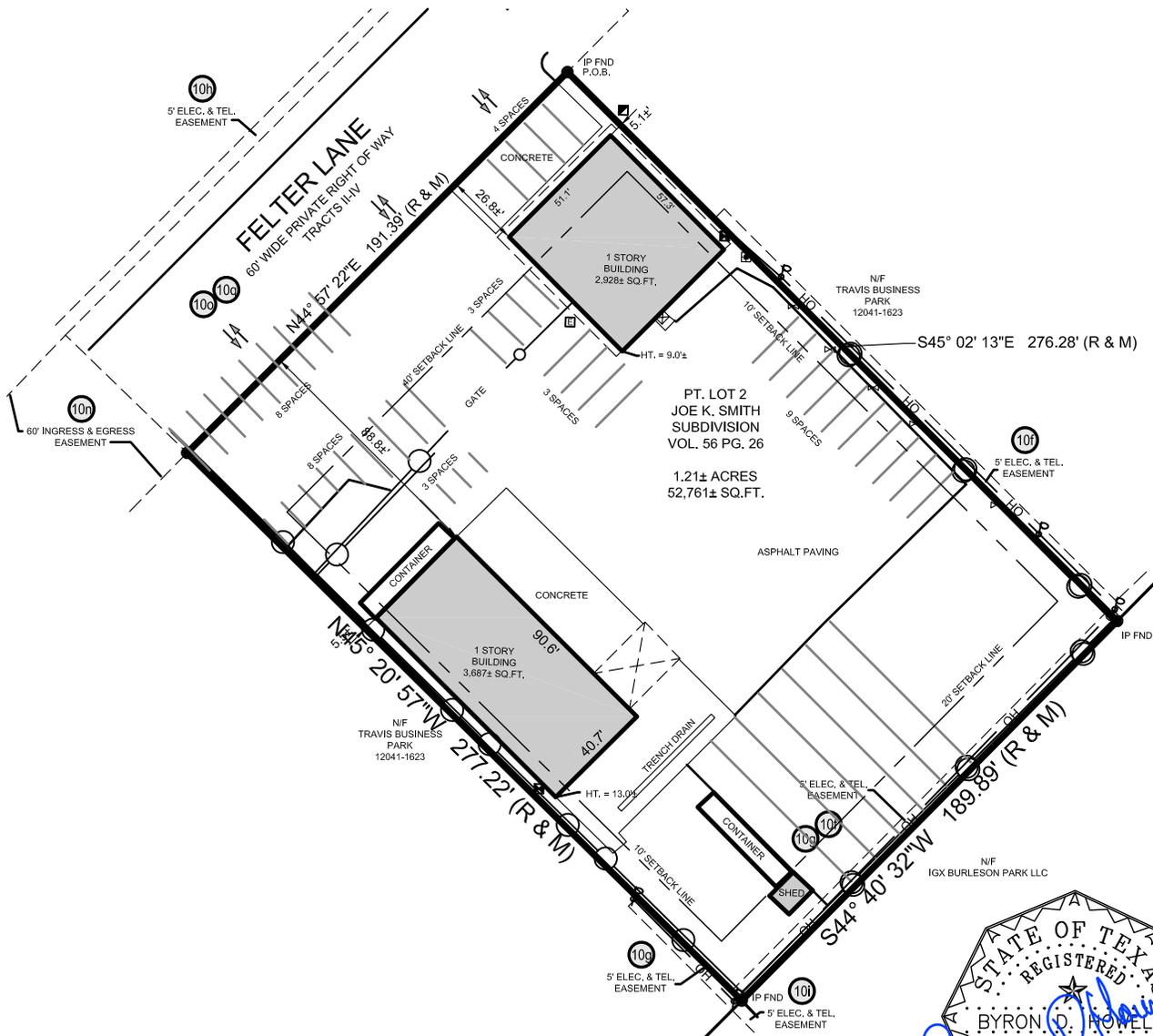
**1-(800)-SURVEYS (787-8397)**

TRANSACTION SERVICES

[www.bockandclark.com](http://www.bockandclark.com) [maywehelpyou@bockandclark.com](mailto:maywehelpyou@bockandclark.com) [www.NV5.com](http://www.NV5.com)

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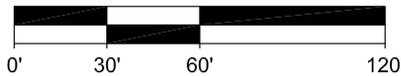
# SKETCH AND DESCRIPTION



BYRON D. HOWELL  
 REGISTRATION NO. 6048  
 IN THE STATE OF TEXAS  
 EXPIRATION DATE: 12-31-2021  
 FIRM REGISTRATION NUMBER 10116902  
 DATE OF FIELD SURVEY: DECEMBER 12, 2019  
 DATE OF LAST REVISION:  
 NETWORK PROJECT NO. 201905785-004 RRF

SHEET 1 OF 2

SCALE : 1" = 60'



**National Coordinators**  
**1-(800)-SURVEYS (787-8397)**

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