

EXHIBIT "A"

SURVEY OF A TRACT 1, 0.035 ACRE OR 1,522 SQUARE FEET OF LAND IN THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 164 AND A TRACT 2, 0.067 ACRE OR 2,927 SQUARE FEET OF LAND IN THE MARQUITA CASTRO SURVEY NUMBER 50, ABSTRACT NUMBER 160, BOTH IN TRAVIS COUNTY, TEXAS, TRACT 1, 0.035 ACRES OF LAND BEING A PORTION OF LOT 3 AND TRACT 2, 0.067 ACRES OF LAND BEING A PORTION OF LOT 4, BOTH OF THE THOMISON SUBDIVISION #2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 74, PAGE 10, PLAT RECORDS TRAVIS COUNTY, TEXAS, THE SAID LOT 3, BEING DESCRIBED TO BRUCE L. CORNISH IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2007224407, AND THE SAID LOT 4, BEING DESCRIBED TO BRUCE L. CORNISH IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2007224409, BOTH OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, SAID TRACT 1, 0.035 ACRES OF LAND AND THE SAID TRACT 2, 0.067 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

TRACT 1, 0.035 ACRES OF LAND

BEGINNING at a calculated point (Grid Coordinates of N(Y) 10116342.923 E(X) 3149944.660 United States State Plane Coordinate System, Texas Central Zone 4203, NAD83) for the northwest corner of the herein described 0.035 acres of land, same being a point on the northeast line of said Lot 3, same being a point on the southeast line of a 15 foot public utility easement dedicated in the aforementioned subdivision and the southwest right-of-way line of Howard Lane, a county road in Travis County, Texas, as shown on a right-of-way strip map prepared for Travis County, Texas and from this point the north corner of Lot 1, of said subdivision bears North 61°50'41" West, a distance of 452.22 feet to a one-half inch iron rod found;

THENCE departing the said 15 foot public utility easement and coincident with the southwest right-of-way line of the said Howard Lane, as shown on a right-of-way strip map prepared for Travis County, Texas, same being the northeast line of said Lot 3, South 61°50'41" East, a distance of 152.23 feet to a calculated point for the northeast corner of the herein described 0.035 acres of land, same being a point on the southwest right-of-way line of said Howard Lane, as shown on a right-of-way strip map prepared for Travis County, Texas and a point on the northwest line of a another 15 foot public utility easement as dedicated on the plat of the said subdivision and from this point a one-half inch iron rod found for the apparent monumented common north corner of the said Lot 3 and the said Lot 4, of the said subdivision bears North 83°43'01" East, a distance of 9.05 feet;

THENCE departing the southwest right-of-way line of the said Howard Lane and crossing over the said Lot 3 and coincident with the northwest line of the said 15 foot public utility easement South 27°42'14" West, a distance of 10.00 feet to a calculated point for the southeast corner of the herein described 0.035 acres of land;

THENCE departing the said 15 foot public utility easement and crossing over the said Lot 3, North 61°50'41" West, a distance of 152.23 feet to a calculated point for the southwest corner of the herein described 0.035 acres of land, same being a point on the southeast line of the first said 15 foot public utility easement as dedicated on the plat of the subdivision;

THENCE coincident with the southeast line of the first said 15 foot public utility easement and crossing over the said Lot 3, North 27°41'51" East, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.035 acres of land or 1,522 square feet of land, more or less.

TRACT 2, 0.067 ACRES OF LAND

BEGINNING at a calculated point (Grid Coordinates of N(Y) 10116264.012 E(X) 3150092.105 United States State Plane Coordinate System, Texas Central Zone 4203, NAD83) for the northwest corner of the herein described 0.067 acres of land, same being a point on the northeast line of said Lot 4, same being a point on the southeast line of a 15 foot public utility easement dedicated in the aforementioned subdivision and a point on the southwest right-of-way line of Howard Lane, a county road in Travis County, Texas, as shown on a right-of-way strip map prepared for Travis County, Texas and from this point a one-half inch iron rod found for the apparent monumented common north corner of the said Lot 3 and the said Lot 4 of the said subdivision bears North 27°41'34" West, a distance of 9.11 feet;

THENCE departing the said 15 foot public utility easement and coincident with the southwest right-of-way line of the said Howard Lane, as shown on a right-of-way strip map prepared for Travis County, Texas, same being the northeast line of said Lot 4, South 61°50'41" East, a distance of 292.32 feet to a calculated point for the northeast corner of the herein described 0.067 acres of land, same point being a point on the southwest right-of-way line of said Howard Land, as shown on a right-of-way strip map prepared for Travis County, Texas and a point on the northwest line of another 15 foot public utility easement as dedicated on the plat of the subdivision and from this point a one-half inch inside diameter pipe found for the apparent monumented northeast corner of the said Lot 4, same being a point on the apparent northwest line, as shown on a right-of-way strip map prepared for Travis County, Texas, of that called 4.435 acres of land as described to Arthur J. Hopkins in that certain Warranty Deed as recorded in Volume 8657, Page 837, Real Property Records Travis County, Texas bears South 61°50'41" East, a distance of 153 feet;

THENCE departing the southwest right-of-way line of the said Howard Land and crossing over the said Lot 4 and coincident with the northwest line of the said 15 foot public utility easement South 22°50'18" West, a distance of 10.04 feet to a calculated point for the southeast corner of the herein described 0.067 acres of land;

THENCE departing the said 15 foot public utility easement and crossing over the said Lot 4, North 61°50'41" West, a distance of 293.18 feet to a calculated point for the southwest corner of the herein described 0.067 acres of land, same being a point on the southeast line of the first said 15 foot public utility easement as dedicated on the plat of the said subdivision;

THENCE coincident with the southeast line of the first said 15 foot public utility easement and crossing over the said Lot 4, North 27°42'14" East, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.067 acres of land or 2,927 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.

Prepared By: **AUSTIN ENERGY**

Robert C. Steubing 03/19/2016
Robert C. Steubing Registered Professional Land Surveyor No. 5548

