



EXHIBIT "A"

SURVEY OF A 0.102 ACRES OR 4,438 SQUARE FEET OF LAND, A PART OF LOT A-4-1, A RESUBDIVISION OF LOT 4-A OF THE RESUBDIVISION OF LOT A-1 OF THE RESUBDIVISION OF LOT "A" TEMPO NORTH, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 57, PAGE 54, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT A-4-1 BEING DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN TO JANNAHS REAL ESTES, LLC IN DOCUMENT NUMBER 2018000358, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.102 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a one-inch iron pipe found having Grid Coordinates of Y(N) 10098351.840, X(E) 3122399.761 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the common west corner of the said Lot A-4-1 and Lot A-3, of A Resubdivision Of Lot A-1 Of The Resubdivision Of Lot A Tempo North, a subdivision in Travis County, Texas according to the Plat recorded in Volume 18, Page 83, Plat Records, Travis County, Texas, as described to Ballard & Sons Inc. in that certain Warranty Deed recorded in Volume 5607, Page 1757, Deed Records, Travis County, Texas, same being a point on the southeast right-of-way of North Lamar Boulevard (TX-275 Loop, Right-of-Way varies);

THENCE South $62^{\circ}10'57''$ East, coincident with the common dividing line of the said Lot A-4-1 and the said Lot A-3, a distance of 32.13 feet a calculated point not set for the east corner of the herein described 0.102 acres of land;

THENCE departing the said common dividing line and crossing over the said Lot A-4-1, the following three (3) courses:

1. South $27^{\circ}39'28''$ West, a distance of 71.42 feet to an interior corner of the said herein described 0.102 acres of land to a calculated point not set;
2. South $62^{\circ}20'32''$ East, a distance of 41.97 feet to an exterior angle corner of the said herein described 0.102 acres of land to a calculated point not set;
3. South $27^{\circ}49'03''$ West, a distance of 28.85 feet to a calculated point not set coincident with the common dividing line of the said Lot A-4-1 and Lot A-4-2 of the said Resubdivision of Lot 4-A of Lot A-1 of the Resubdivision of Lot "A" Tempo North, for the south corner of the said herein described 0.102 acres of land;

THENCE North $62^{\circ}10'57''$ West, coincident with the last said common dividing line a distance of 74.29 feet to a calculated point not set for the west corner of the said herein described 0.102 acres of land, same being the common west corner of the said Lot A-4-1 and Lot A-4-2, of the said subdivision and from this point a PK Nail with a shiner stamped "Forrest 1847" found on the said southeast right-of-way of the said North Lamar Boulevard for the west corner of Lot A-4-3 of the said Resubdivision Of Lot 4-A Of The Resubdivision of Lot A-1 Of The Resubdivision Of Lot "A" Tempo North, said Lot A-4-3 having been described to Blue Crow Properties, Ltd., in that certain General Warranty Deed recorded in

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Document Number 2013191234, Official Public Records, Travis County, Texas and the north corner of Lot 1, Block C, Northway Crest, Section Two (2), a subdivision in Travis County, Texas, according to the plat recorded in Volume 6, Page 36, Plat Records, Travis County, Texas and having been described to Stephen B. Caskey in Cause Number FM4-02938 in Document Number 2005145742, Official Public Records, Travis County, Texas bears South 27°49'03" West, coincidence with the southeast right-of-way line of North Lamar Boulevard, a distance of 195.57 feet;

THENCE, North 27°49'03" East, coincident with the southeast right-of-way line of the said North Lamar Boulevard a distance of 100.15 feet to the **Point Of Beginning** and containing 0.102 Acres or 4,438 square feet of land, more or less.

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

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. 5546



01/15/2019 Date



EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES

- | | |
|--------|---|
| ⊙ | 1" Iron Pipe Found |
| ✕ | PK Nail with "FORREST 1847" Disk Found |
| △ | Calculated Point Not Set |
| P.O.B. | Point of Beginning |
| OPRTCT | Official Public Records, Travis County, Texas |
| RPRCT | Real Property Records, Travis County, Texas |
| PRCT | Plat Records, Travis County, Texas |

Lot A-2
A Resubdivision of Lot "A",
Tempo North
Vol 17 Pg 15 PRTCT

Ballard & Sons Inc
Warranty Deed
Vol 5607 Pg 1757
DRTCT

Lot A-3
A Resubdivision of Lot 4-A of
the Resubdivision of Lot A-1 of
the Resubdivision of Lot "A",
Tempo North
Vol 18 Pg 83 PRCT

**Jannahs Real Estate, LLC
General Warranty Deed
With Vendor's Lien
Doc 2018000516 OPRTCT
Being Lot A-4-1,
A Resubdivision of Lot 4-A
of the Resubdivision of Lot
A-1 of the Resubdivision of
Lot "A", Tempo North
Vol 57 Pg 54 PRTCT**

North Lamar Boulevard

Blue Crow Properties, Ltd.
General Warranty Deed
Doc No 2013191234
OPRTCT

James P. Wallace
Survey No. 57
Abstract No. 789

A-4-3

Stephen B. Caskey
Cause No. FM4-02938
Doc No 2005145742 OPRCT
Lot 1, Block C
Northway Crest, Section Two (2)
Vol 6 Pg 36 PRTCT

***Resubdivision of Lot 4-A of the
Resubdivision of Lot A-1 of the
Resubdivision of Lot "A"
Tempo North
Vol 57 Pg 54 PRTCT***



SCALE: 1" = 30'

NOTES:

1. P.O.B. COORDINATES = N 10098351.840 E 3122399.761 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
2. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83,
DISTANCES HEREON ARE GRID.
3. MAPSCO Panel No.: 525V Travis County Central Appraisal District ID No.: 236477

ROBERT C. STEUBING (512-505-7148)

DATE _____

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

SHEET 1 OF 1 Rev: 2018/11/10

DRAWING: H:\Survey\Surveying\Transmission cks\811\Surveying\Temporary Construction Easements\Parcel 1 TCE\DWG - Temp Const Esmnt\Parcel 1 - Temp Const Esmnt.dwg

