



EXHIBIT "A"

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PROPERTY DESCRIPTION PARCEL 63A

SURVEY OF A 0.005 ACRES OR 224 SQUARE FEET OF LAND IN THE JOHN APPLGAI SURVEY NUMBER 58 AND BEING A PORTION OF THE REMAINDER OF LOT 6A, RESUBDIVISION OF LOTS 6, 7, 8 AND 9 OF NORTH LAMAR PARK ANNEX, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 71, PAGE 94, PLAT RECORDS TRAVIS COUNTY, TEXAS, THE SAID LOT 6A, BEING DESCRIBED TO RUNDBERG-LAMAR RETAIL, LP, IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2001143234, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.005 ACRES BEING THAT PORTION OF LOT 6A, RETAINED BY RUNDBERG-LAMAR RETAIL, L.P., AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2006183566, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE RETAINED PART OF LOT 6A, BEING DESCRIBED BY METES AND BOUNDS THEREIN ON EXHIBIT A-1, CALLED EXCLUDED TRACT, 3,412 SQUARE FEET OF LAND, THE HEREIN DESCRIBED 0.005 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a one-half inch iron rod found having Grid Coordinates of N(y) 10,105,168.550, E(x) 3,127,794.500, Texas Central Zone 4203, NAD83, and being west corner of the herein described 0.005 acres of land and the said Lot 6A, and the said 3,412 square feet of land, same being the north corner of Lot 8-C, Resubdivision of Lots 8A & 8B Of The Resubdivision Of Lots 6, 7, 8 & 9 North Lamar Park Annex, a subdivision in Travis County, Texas, according to the plat recorded in Volume 72, Page 43, Plat Records Travis County, Texas and a point on the southeast right-of-way line of North Lamar Boulevard the width of which varies;

THENCE, coincident with the northwest and northeast lines of said 3,412 square feet of land the following two (2) courses:

- 1) North 24°42'01" East, a distance of 14.66 feet to a point not set for the north corner of the herein described 0.005 acres of land and the said 3,412 square feet of land, same being a point on the common dividing line of the said Lot 6A and the said North Lamar Boulevard and from this point a one-half inch iron rod found on the southeast right-of-way line of the said North Lamar Boulevard, same being the north corner of Lot 2, and the west corner of Lot 1, North Lamar Park Annex, a subdivision in Travis County, Texas, according to the plat recorded in Volume 56, Page 98, Plat Records Travis County, Texas, bears North 24°42'01" East, a distance of 330.83 feet;



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- 2) South $62^{\circ}53'53''$ East, a distance of 15.01 feet crossing over the said Lot 6A, to a point not set for the east corner of the herein described 0.005 acres of land and a point on the northeast line of the said 3,412 square feet of land;

THENCE South $24^{\circ}42'01''$ West, crossing over the said Lot 6A and the said 3,412 square feet of land a distance of 15.18 feet to a point not set for the south corner of the herein described 0.005 acres of land and a point on the common dividing line of the said Lot 6A, the said 3,412 square feet of land and the said Lot 8-C and from this point a one-half inch iron rod found for the south corner of the said Lot 6A and the said 3,412 square feet of land, same being the east corner of the said Lot 8-C and the most southerly corner of Lot 1, Block "A" Runderg-Lamar Subdivision, a subdivision in Travis County, Texas, according to the plat recorded in Document Number 200100260, Official Public Records Travis County, Texas, bears $N60^{\circ}54'57''W$, a distance of 175.43 feet;

THENCE North $60^{\circ}54'57''$ West, a distance of 15.04 feet and coincident with the common dividing line of the said of Lot 6-A, and the said Lot 8-C, same being the southwest line of the said 3,412 square feet of land to the **POINT OF BEGINNING** and containing 0.005 acres or 224 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

Robert C. Steubing
Registered Professional Land Surveyor No. 5548

07/14/2021

Date