



EXHIBIT A

SURVEY OF A 0.111 ACRES OR 4,824 SQUARE FEET OF LAND IN THE JOHN APPLGAI SURVEY, ABSTRACT NUMBER 29, A PART OF LOT 1, SAFEWAY ADDITION NO. 13, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 77, PAGE 106, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 HAVING BEEN DESCRIBED IN THAT CERTAIN WARRANTY DEED TO AUSTIN PROPERTY ASSOCIATES LIMITED PARTNERSHIP IN VOLUME 10981, PAGE 1281, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.111 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH PREPARED HERewith AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point not set coincident with the common dividing line of the said Lot 1, Safeway Addition No. 13 and West Rundberg Lane (Right-of-Way varies) for the south corner of the herein described 0.111 acres of land, said calculated point not set having Grid Coordinates of Y(N) 10105624.180, X(E) 3128097.226 United States state plane coordinate system, Texas Central Zone 4203, NAD83, from said point a one-half inch iron rod found for the south corner of the said Lot 1, Safeway Addition No. 13, same being a point on the northeast right-of-way of the said West Rundberg Lane and the southwest corner of Lot 1, Block "A", Northwend Phase "B" Section One, a subdivision in Travis County, Texas according to the plat recorded in Volume 83, Page 59D, Plat Records, Travis County, Texas and described to PRB Equity 15A, LLC in that certain Special Warranty Deed recorded in Document Number 2015205311, Official Public Records, Travis County, Texas bears the following the two (2) courses:

1. South 61°16'46" East, coincident with the said common dividing line, a distance of 360.03 feet to a calculated point not set at a point of curvature of a curve to the right, concave to the southwest;
2. With said curve to the right, having the following curve elements: a Delta Angle of 01°23'33", an Radius Length of 1,902.38 feet, an Arc Length of 46.24 feet, the Chord of which Bears South 60°34'59" East, a Distance of 46.24 feet;

THENCE North 61°16'46" West, coincident with the said common dividing line of the said Lot 1, Safeway Addition No. 13 and the said West Rundberg Lane, passing at a distance of 74.73 feet a PK Nail found for the west corner of the herein described 0.111 acres of land, said point being coincident with the southeast line of that certain twenty foot (20') wide electric easement shown on the plat of the said Safeway Addition No. 13;

THENCE departing the said northeast margin of West Rundberg Lane, crossing over the said Lot 1, Safeway Addition No. 13, the following five (5) courses to calculated points not set:

1. North 24°16'31" East, coincident with the southeast line of the said twenty foot electric easement, a distance of 75.04 feet to the north corner of the herein described 0.111 acres of land;
2. South 65°43'30" East, departing the southeast margin of the said twenty foot electric easement, a distance of 45.18 feet to the east corner of the herein described 0.111 acres of land, the said point being at an existing seam between asphalt and concrete paved surfaces;

EXHIBIT “ ”

3. South 27°44'44" West, with the said seam a distance of 31.14 feet to an exterior angle corner in said seam for an interior angle corner in the northeast line of the herein described 0.111 acres of land;
4. South 60°51'21" East, continuing with the said seam, a distance of 31.32 feet to the east corner of the herein described 0.111 acres of land;
5. South 24°16'30" West, a distance of 47.09 feet to the **Point Of Beginning** and containing 0.111 acres or 4,824 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.

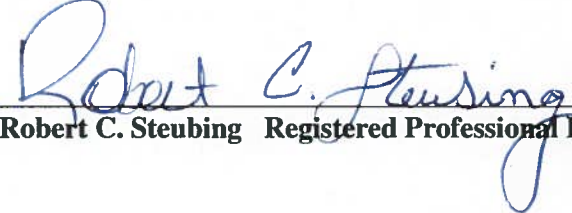
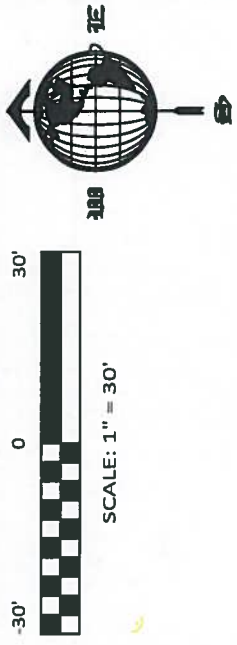
12/02/2019
Robert C. Steubing Registered Professional Land Surveyor No. 5548 Date



EXHIBIT " " SKETCH TO ACCOMPANY FIELD NOTES



Safeway Addition
No. 13
Vol 77, Pg 106 PRTCT

John Applegait Survey
Abstract No. 29

North Lamar Boulevard
(TX-275 Loop Right of Way Varies)
10' Future R.O.W. (as per Vol 77 Pg 106 PRTCT)
20' Electric Easement (as per Vol 77 Pg 106 PRTCT)

Curve 1	
Delta	01°23'33"
Arc	46.24'
Radius	1,902.38'
Bearing	S 60°34'59" E
Distance	46.24'

Legend

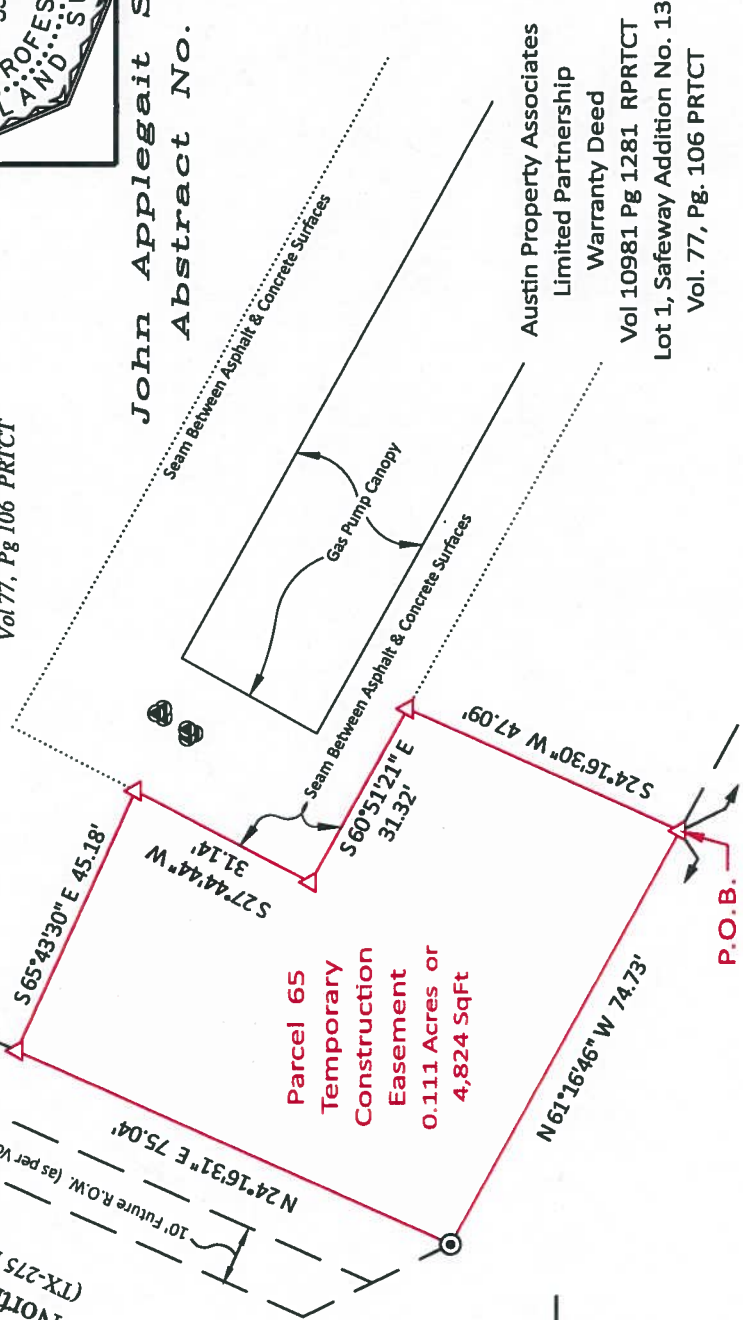
- 1/2" Iron Rod Found
- ⊙ PK Nail Found
- △ Calculated Point Not Set
- ⦿ Fuel Tank Filler Lids
- P.O.B. Point of Beginning
- OPRTCT Official Public Records, Travis County, Texas
- PRTCT Plat Records, Travis County, Texas
- RPRTCT Real Property Records, Travis County, Texas

NOTES:

1. P.O.B. Coordinates = Northing 10105624.180 Easting 3128097.226 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.: 5268 Travis County Central Appraisal District ID No.: 246685
- DRAWING: H:\Survey\Surveying\Transmission ckt\811\Surveying\Temporary Construction Easements\Parcel 65 TCE\DWG\Parcel 65 Temp Const Easmt.dwg

Robert C. Steubing 12/02/2019
ROBERT C. STEUBING (512-606-7149) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6548

Situs Address:
9411 North Lamar Boulevard
SHEET 1 OF 1 Rev: 2019/10/23



PRB Equity 15A, LLC
Special Warranty Deed
Doc No. 2015205311 OPRTCT
Lot 1, Block "A"
Northwend Phase "B" Section One
Vol 83 Pg 59D PRTCT

West Rundberg Lane
(Right of Way Varies)

S 61°16'46" E 360.03'

Austin Property Associates
Limited Partnership
Warranty Deed
Vol 10981 Pg 1281 RPRTCT
Lot 1, Safeway Addition No. 13
Vol. 77, Pg. 106 PRTCT