



EXHIBIT "A"

SURVEY OF A 0.037 ACRES OR 1606 SQUARE FEET OF LAND IN THE JAMES P. WALLACE SURVEY NUMBER 57, ABSTRACT NUMBER 789, AND BEING A PART OF LOT A-3, 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, SAID LOT A-3 BEING DESCRIBED TO OPTIMAL REAL ESTATE LLC A TEXAS LIMITED PARTNERSHIP IN THAT CERTAIN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2019017728, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.037 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 west corner of the herein described 0.037 acres of land and the said Lot A-3, same being a point on the southeast right-of-way line of North Lamar Boulevard (right-of-way varies) and the north corner of the said Lot A-4-1, 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 as described to Jannahs Real Estate, LLC., in that certain Warranty Deed With Vendor's Lien as recorded in Document Number 2018000516, Official Public Records, Travis County, Texas, and from this point a PK nail with a disk stamped "FORREST 1847" found on the said southeast right-of-way line of the said North Lamar Boulevard for the west common 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 being described to Blue Crow Properties, Ltd., in the certain General Warranty Deed recorded in Document Number 2013191234, Official Public Records, Travis County, Texas and 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, said Lot 1 being described to Stephen B. Caskey in Cause Number FM4-02938 recorded in Document Number 2005145742, Official Public Records, Travis County, Texas, bears South 27°49'03" West, a distance of 295.72 feet;

THENCE North 27°49'03" East, coincident with the southeast right-of-way line of the North Lamar Boulevard a distance of 50.00 feet to a calculated point not set for the north corner of the herein described 0.037 acres of land, same being the common west corner of the said Lot A-3 and Lot A-2 of the Resubdivision Of Lot "A", Tempo North, a subdivision in Travis County, Texas according to the Plat recorded in Volume 17, Page 15, Plat Records, Travis County, Texas, the said Lot A-2 being described to the said Optimal Real Estate LLC in the said Document Number 2019017728, of the said records and a point on the southeast right-of-way line of the said North Lamar Boulevard;

THENCE, South 62°10'57" East, coincident with the said common dividing line of the said Lot A-2 and the said Lot A-3, a distance of 32.13 feet to a calculated point not set for the east corner of the herein described 0.037 acres of land;

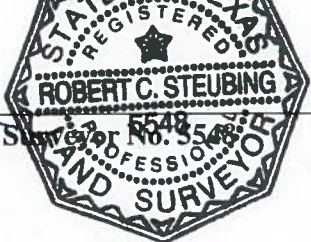
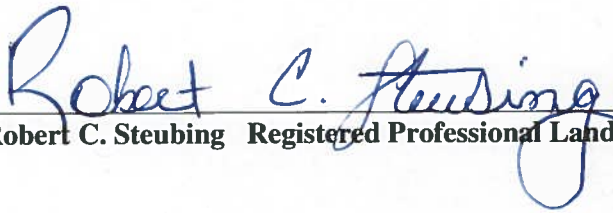
EXHIBIT "A"

THENCE, South 27°49'03" West, crossing over the said Lot A-3, a distance of 50.00 feet to a calculated point not set on the common dividing line of the said Lot A-3 and the said Lot A-4-1 for the south corner of the herein described 0.037 acres of land;

THENCE, North 62°10'57" West, coincident with the said common dividing line of the said Lot A-3 and the said Lot A-4-1, a distance of 32.13 feet to the **Point Of Beginning** and containing 0.037 Acres or 1606 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.

06/12/2019
Robert C. Steubing Registered Professional Land Surveyor No. 5548 Date



Legend

- ⊙ 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
- RPRTCT Real Property Records, Travis County, Texas
- PRTCT Plat Records, Travis County, Texas
- DRTCT Deed Records, Travis County, Texas

Not To Scale



EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES

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

Optimal Real Estate LLC
General Warranty Deed
With Vendor's Lien
Doc# 2019017728
OPRTCT

R236475
Optimal Real Estate LLC
General Warranty Deed
With Vendor's Lien
Doc# 2019017728
OPRTCT

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 PRTCT

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

**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**

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

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

North Lamar Boulevard
(TX-275 Loop Right of Way Varies)

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



SCALE: 1" = 20'

NOTES:

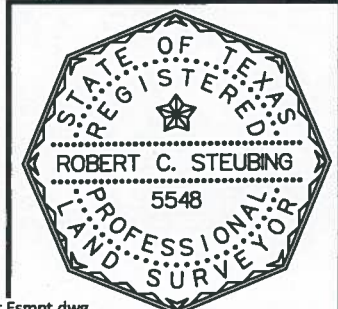
1. P.O.B. COORDINATES = N 10098351.840 E 3122399.761 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
2. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.
3. MAPSCO Panel No.: 525V Travis County Central Appraisal District ID No.: 236475

Robert C. Steubing 06/12/2019
ROBERT C. STEUBING (512-505-7140) DATE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

Situs Address:
7543 North Lamar Boulevard
Austin, Tx 78752

SHEET 1 OF 1 Rev: 2018/10/23



DRAWING: H:\Survey\Surveying\Transmission cks\811\Surveying\Temporary Construction Easements\Parcel 2 TCE\DWG - Temp Const Esmnt\Parcel 2 - Temp Const Esmnt.dwg