



EXHIBIT "~~A~~" C

**SURVEY OF 0.626 ACRES OR 27,253 SQUARE FEET OF LAND, BEING A PORTION OF LOT 2, NORTHWAY CREST SECTION FOUR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 78, PAGE 376, PLAT RECORDS, TRAVIS COUNTY, TEXAS, THE SAID LOT 2, BEING DESCRIBED TO AUSTIN CENTER IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 6948, PAGE 605, DEED RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.626 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING FOR REFERENCE** at an 5/8 inch iron rod found the common west corner of the said Lot 2 and Lot 3, Northway Crest Section Four, same being a point on the southeast right-of-way line of North Lamar Boulevard (right-of-way varies);

**THENCE** South 60°56'18" East, a distance of 15.02 feet coincident with upper southwest line of said Lot 2 and the upper northeast line of the said Lot 3, to a calculated point not set for the **POINT OF BEGINNING** and the west corner of the herein described 0.626 acres of land, having Grid Coordinates of N(Y) 10099377.341, E(X) 3123121.558, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83;

**THENCE** North 31°51'47" East, a distance of 182.56 feet and crossing over the said Lot 2, to a calculated point not set for an upper exterior angle corner of the herein described 0.626 acres of land, same being a point on the southeast right-of-way line of the said United States Highway Number 183, and a point on the most northerly northwest line of the said Lot 2;

**THENCE** coincident with the common dividing line of the said Lot 2 and the southeast and southwest right-of-way line of the said United States Highway Number 183 the following three (3) courses:

- 1) North 72°39'00" East, a distance of 86.59 feet to a concrete monument found for the north corner of the herein described 0.626 acres of land, same being an interior angle corner in the southeast and southwest right-of-way line of the said United States Highway Number 183;
- 2) South 63°25'59" East, a distance of 100.93 feet to a concrete monument found for an interior angle corner of the herein described 0.626 acres of land and the said Lot 2, same being an exterior angle corner in the southwest right-of-way line of the said United States Highway Number 183;
- 3) South 72°35'33" East, a distance of 73.90 feet to a calculated point not set for the east corner of the herein described 0.626 acres of land and a point on the common dividing line of the said Lot 2 and the said United States Highway Number 183;

**THENCE** departing the northeast line of said Lot 2 and the southwest right-of-way line of the said United States Highway Number 183 the following four (4) courses:

- 1) South 28°51'35" West, a distance of 100.97 feet to a calculated point not set for the upper south corner of the herein described 0.626 acres of land;
- 2) North 60°39'01" West, a distance of 151.64 feet to a calculated point not set for an interior angle corner of the herein described 0.626 acres of land;
- 3) North 60°53'52" West, a distance of 30.90 feet to a calculated point not set for an interior angle corner of the herein described 0.626 acres of land;
- 4) South 29°06'30" West, a distance of 164.19 feet to a calculated point not set for the south corner of the herein described 0.626 acres of land, same being a point on the common dividing line of the said Lot 2 and the said Lot 3, of the said Northway Crest Section Four;

**THENCE** North 60°56'18" West, a distance of 59.51 feet and coincident with the upper southwest line of said Lot 2 and the upper northeast line of the said Lot 3, to the **POINT OF BEGINNING** and containing 0.626 acres of land or 27,253 square feet of land, more or less.

**BASIS OF BEARINGS: GRID NORTH, UNITED STATES 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 11/19/2018*  
Robert C. Steubing Registered Professional Land Surveyor No. 5548



# EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1"=40'



**NORTH LAMAR BOULEVARD**  
(R.O.W. VARIES)

PROPOSED 15' ESMT.  
ELECT.

EXISTING R.O.W.

10' P.U.E.  
VOL. 78, PG. 376

N31°51'47"E  
182.56'

ASPH. DRIVE/PARKING

S28°06'30"W  
164.19'

N172°36'00"E  
86.58'

S63°25'59"E  
100.93'

S72°35'33"E  
73.90'

S28°51'35"W  
100.97'

**TEMPORARY CONSTRUCTION EASEMENT**  
0.626 ACRES

ASPH. DRIVE/PARKING

N60°38'01"W  
151.64'

N60°53'52"W  
30.90'

**NORTHWAY CREST  
SECTION FOUR**  
VOL. 78, PG. 376  
P.R.T.C.T.

**AUSTIN CENTER**  
VOL. 6948, PG. 605  
D.R.T.C.T.

LOT 3

LOT 2

**NORTHWAY CREST  
SECTION FOUR**  
VOL. 78, PG. 376  
P.R.T.C.T.

POINT OF  
COMMENCEMENT  
S60°56'18"E  
15.02'

POINT OF BEGINNING  
N(Y) = 10099377.341  
E(X) = 3123121.558

N60°56'18"W 59.51'

NOTES:

BEARING BASIS IS GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL  
ZONE 4203, NAD 83. DISTANCES HEREON ARE GRID.

## LEGEND

- Concrete Monument Found
- 5/8" Iron Rod Found
- △ Calculated Point Not Set
- DRTCTX Dead Records Travis County, Tx
- PRRTCTX Red Property Records Travis County, Tx
- OPRTCTX Official Public Records Travis County, Tx
- PRCTCTX Plat Records Travis County, Tx

*Robert C. Steubing*  
ROBERT C. STEUBING (812-505-7146) DATE 11/19/2018  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6548  
DRAWING: SURVEYING\TRANSMISSION CRT\811\SURVEYING\TEMP CONST ESMT\DWG TEMP CONST ESMT\PARCEL 7 TC ESMT.DWG

