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Waterloo Surveyors Inc.

Thomas P. Dixon
R.P.L.S. 4324
J12737A

EXHIBIT "A"

February 10, 2011

FIELD NOTES

0.0996 ACRE OF LAND, MORE OR LESS, OUT OF LOTS 3, 4, 5 AND 6, BLOCK 18, GLEN-RIDGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 1, PAGE 65, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THE ALLEY IN BLOCK 18 VACATED IN VOLUME 785, PAGE 596, DEED RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod set with cap stamped WATERLOO RPLS 4324 on the northerly R.O.W. of West 35th Street at the most westerly, N.W. corner of that certain 0.1735 acre of land conveyed to Bruce Kornfeld and Lysa Nguyen in Document Number 2010018550, Official Public Records, Travis County, Texas, same being on the southerly line of Lot 3, Block 18, Glen-Ridge, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 1, Page 65, of the Plat Records of Travis County, Texas, from which point a 3/8" iron rod found at the intersection of the northerly R.O.W. of West 35th Street and the westerly R.O.W. of Crawford Avenue, same being the S.E. corner of said Lot 3 bears S46°50'45"E at a distance of 64.20 feet;

THENCE N29°53'00"E along the northwest line of said 0.1735 acre tract for a distance of 4.13 feet to a 1/2" iron rod set with cap stamped WATERLOO RPLS 4324 for the most southerly corner hereof and **POINT OF BEGINNING** of this 0.0996 acre tract of land;

THENCE N45°31'42"W along a line four (4) feet east of and parallel to the current east R.O.W. of West 35th Street for a distance of 43.99 feet to a 1/2" iron rod set with cap stamped WATERLOO RPLS 4324 on the easterly line of that certain 1,401 square feet tract of land dedicated for street right-of-way purposes recorded in Volume 9970, Page 287, Real Property Records, Travis County, Texas;

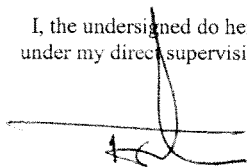
THENCE the following three (3) courses and distances crossing Lots 3, 4 and 5, Block 18, along the easterly line of said 1,401 square feet tract of land:

1. 29.75 feet along the arc of a curve curving to the right with a radius of 49.55 feet and having a chord which bears N04°12'57"W for a distance of 29.31 feet to a square bolt found at the point of tangency;
2. N07°24'26"E for a distance of 13.47 feet to a square bolt found at the point of curvature of a curve curving to the right with a radius of 15.00 feet;
3. 22.19 feet along the arc of said curve curving to the right with a chord which bears N50°00'24"E for a distance of 20.22 feet to a square bolt found on the curving south R.O.W. of 35th Street Cut-off at the N.E. corner of said 1,401 square feet tract for a corner hereof;

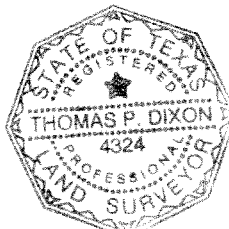
THENCE 65.37 feet along the arc of the curving south R.O.W. of 35th Street Cut-off having a radius of 492.74 feet with a chord which bears S88°59'40"E for a distance of 65.32 feet to a 1/2" iron rod set with cap stamped WATERLOO RPLS 4324 at the most westerly, N.W. corner of said 0.1735 acre tract for a corner hereof;

THENCE S29°53'00"W, crossing Lots 6, 5, 4 and 3, Block 18 along the westerly one of said 0.1735 acre tract for a distance of 98.33 feet to the **POINT OF BEGINNING** of this 0.0996 acre tract of land.


I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

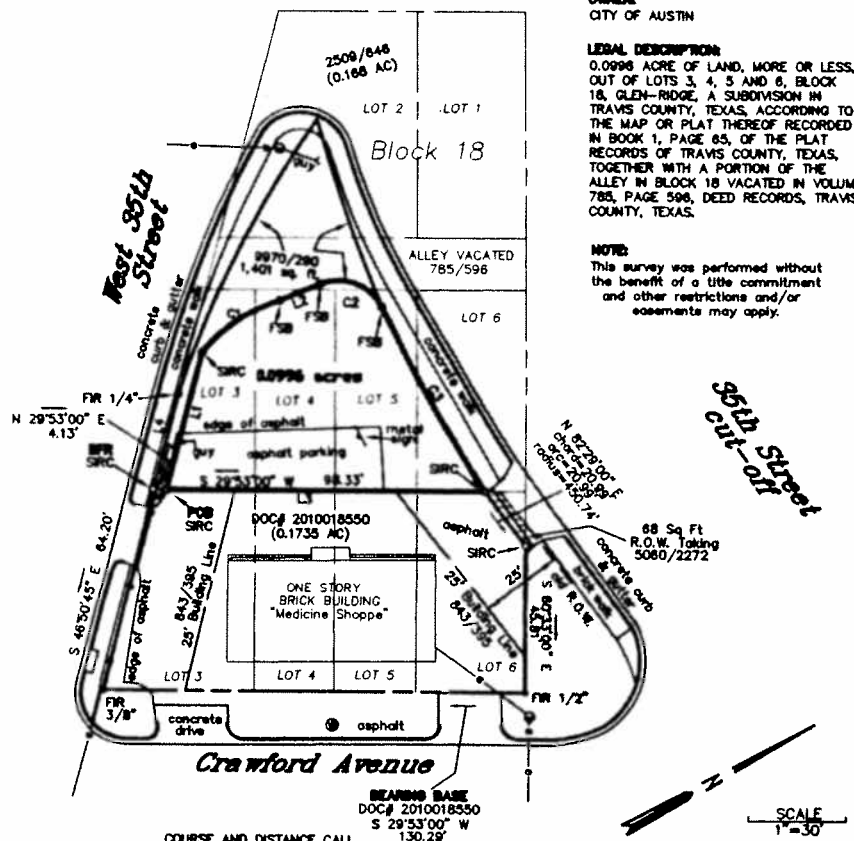


Thomas P. Dixon R.P.L.S. 4324



P.O. Box 160176
Austin, Texas 78716-0176

Reviewed 03-01-11




OWNER:
CITY OF AUSTIN

LEGAL DESCRIPTION:
0.0996 ACRE OF LAND, MORE OR LESS,
OUT OF LOTS 3, 4, 5 AND 6, BLOCK
18, GLEN-RIDGE, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED
IN BOOK 1, PAGE 65, OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS,
TOGETHER WITH A PORTION OF THE
ALLEY IN BLOCK 18 VACATED IN VOLUME
785, PAGE 596, DEED RECORDS, TRAVIS
COUNTY, TEXAS.

NOTE:
This survey was performed without
the benefit of a title commitment
and other restrictions and/or
easements may apply.

COURSE AND DISTANCE CALL
L4 N 45°31'42" W 30.44'

0.0996 ACRE COURSE AND DISTANCE CALLS

LINE	DIRECTION	DISTANCE
L1	N 45°31'42" W	30.44'
L2	N 07°24'25" E	13.63'
L3	S 29°53'00" W	88.33'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	48.55'	28.75'	29.31'	N 04°12'57" W
C2	18.00'	22.19'	20.24'	N 50°00'21" E
C3	482.74'	85.37'	85.32'	S 88°59'49" E

LEGEND
FOUND SQUARE BOLT FSB
FOUND IRON ROD FIR
SET 1/2" IRON ROD W/CAP SRIC
LABELED "WATERLOO RPLS 4324"
WATER METER
UTILITY POLE & ELECTRIC LINE
(RECORD CALL)
POINT OF BEGINNING PCB
BEGINNING FOR REFERENCE BFR

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and

Specifications for a Category 18 Condition II Survey.

Dated this the 10TH day of FEBRUARY 2011.

And I certify that the property shown hereon IS NOT within a special flood
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood

hazard boundary map revised as per Map Number: 48453C0485H

Zone: X Dated: 09/26/08

Thomas P. Dixon R.P.L.S. 4324

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