

# SURVEY



## EXHIBIT "A"

SURVEY PLAT OF AN ELECTRIC EASEMENT BEING A STRIP OF LAND HAVING AN AREA OF 4.433 ACRES OR 193096 SQUARE FEET OF LAND IN JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, IN TRAVIS COUNTY, TEXAS, SAID 4.433 ACRE ELECTRIC EASEMENT CROSSING OVER A PORTION OF THAT CALLED 247.156 ACRE TRACT OF LAND DESCRIBED TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP IN THAT CERTAIN SPECIAL WARRANTY DEEDS AS RECORDED IN DOCUMENT NUMBER 2006152073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.433 ACRE ELECTRIC EASEMENT BEING SHOWN ON A PLAT LABELED EXHIBIT "B" ATTACHED HERETO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNIN at a one-half inch iron rod found (Grid Coordinates of Y(N) 10076159.860, X(E) 3177786.590 Texas Central Zone 4203, NAD83) for the north corner of the remainder of that called 130.683 acre tract of land described to Fannie Ruth Salyer in those certain two Special Warranty Deeds as recorded in Volume 13149, Page 383, of the Real Property Records of Travis County, Texas and in that Document Number 1999019515 of the Official Public Records of Travis County, Texas, same being the west corner of the Whisper Valley 247.156 acre tract of land and the herein described 4.433 acre electric easement, same being the north corner of that certain City of Austin electric and telephone line easement as recorded in Volume 3270, Page 2353, of the Deed Records of Travis County, Texas and a point on the southeast Right of Way line of Taylor Lane, a road in Travis County, Texas;

THENCE North 27°13'26" East, along the common dividing line of the said 247.156 acre Whisper Valley tract of land and the said Taylor Lane a distance of 34.00 feet to a point for the north corner of and POINT OF BEGINNING of the herein described 4.433 acre electric easement and a point on last said common dividing line, from this point a one-half inch iron rod found for an angle point on the common dividing line of the said Taylor Lane and the said 247.156 acre Whisper Valley tract of land bears North 27°13'26" East, a distance of 882.26 feet;

THENCE crossing over the said Whisper Valley 247.156 acre tract of land the following seven (7) courses:

- 1) South 62°02'19" East, a distance of 1037.33 feet to a point for an interior angle corner of the herein described 4.433 acre electric easement;
- 2) North 27°57'41" East, a distance of 23.00 feet to a point for an exterior angle corner of the herein described 4.433 acre electric easement;
- 3) South 62°02'19" East, a distance of 1345.00 feet to a point for an exterior angle corner of the herein described 4.433 acre electric easement;
- 4) South 27°57'41" West, a distance of 21.00 feet to a point for an interior angle corner of the herein described 4.433 acre electric easement;
- 5) South 62°02'19" East, a distance of 1027.51 feet to a point for an interior angle corner of the herein described 4.433 acre electric easement;
- 6) North 27°57'41" East, a distance of 5.00 feet to a point for an exterior angle corner of the herein described 4.433 acre electric easement;

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(SURVEY PLAT OF AN ELECTRIC EASEMENT BEING A STRIP OF LAND HAVING AN AREA OF 4.433 ACRES OR 193096 SQUARE FEET OF LAND IN JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, IN TRAVIS COUNTY, TEXAS)

- 7) South 62°02'19" East, a distance of 1077.17 feet to a point for the east corner of the herein described 4.433 acre electric easement, same being a point on the common dividing line of the said Whisper Valley 247.156 acre tract of land and that called Tract One: 43.83 acres described to Beard & Beard Investments, LP., in that certain Warranty Deed With Vendor's Lien as recorded in Document Number 2007079955 of the Official Public Records of Travis County, Texas and from this point a six inch treated wood post found for an interior angle corner of the said Whisper Valley 247.156 acre tract of land, same being an interior angle corner of the said Beard & Beard 43.83 acre tract of land bears North 26°38'13" East, a distance of 44.46 feet;

THENCE South 26°38'13" West, a distance of 41.01 feet to a wood corner post found for the south corner of the herein described 4.433 acre electric easement and the said Whisper Valley 247.156 acre tract of land, same being the east corner of the said Salyer 130.383 acre remainder tract of land and the east corner of the said City of Austin electric and telephone line easement, for a point on the northeast line of the said Beard & Beard 43.83 acre tract of land;

THENCE North 62°02'19" West, coincidence with the northeast line of the said City of Austin electric and telephone line easement, same being the common dividing line of the said Whisper Valley 247.165 acre tract of land and the said Salyer 130.683 acre remainder tract of land a distance of 4487.52 feet to POINT OF BEGINNING and containing 4.433 acres (193096 square feet) of land more or less.

**BASIS OF BEARINGS: GRID NORTH, TEXAS 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 in May 2012.

Prepared By: AUSTIN ENERGY

*Robert C. Steubing* 05-10-2012  
Robert C. Steubing Registered Professional Land Surveyor No. 5548

