

EXHIBIT "A"

SURVEY PLAT OF A 0.0323 ACRE OR 1406 SQUARE FEET OF LAND IN THE ISSAC DECKER LEAGUE, ABSTRACT NUMBER 8, TRAVIS COUNTY, TEXAS, IN THE CITY OF AUSTIN, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED TRACT NO. 1, 49.49 ACRES OF LAND DESCRIBED TO THE CITY OF AUSTIN IN THAT CERTAIN WARRANTY DEED AS RECORDED IN VOLUME 681, PAGE 199, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0323 ACRE TRACT OF LAND BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING for reference at a rivet found near the edge of a concrete driveway entrance for the northeast corner of that called 1.6629 acres of land described to T-C Barton Springs LLC, a Delaware Limited Liability Company in that certain Special Warranty Deed as recorded in Document Number 2008107339, of the Real Property Records of Travis County, Texas, same being the northeast corner of Lot A, Vernon's Addition, a subdivision in the City of Austin, according to the plat recorded in Volume 68, Page 62, of the Plat Records of Travis County, Texas, which the said Lot A, is a part of the said T-C Barton Springs 1.6629 acres of land, same being the northwest corner of Lot 1, Block A, The Crescent On Bouldin Creek, a subdivision in the City of Austin, according to the plat recorded in Document Number 200500141, of the Real Property Records of Travis County, Texas, same being a point on the southwest right of way line of Barton Springs Road, a road in the City of Austin, having a right of way width of 100 feet and from this point a one-half inch inside diameter pipe found for an interior angle corner of the said Lot 1, same being the most northerly southeast corner of the said 1.6629 acres of land and the southeast corner of the said Lot A, bears: South 20°41'35" West, a distance of 167.48 feet;

THENCE North 07°58'10" West, 113.95 feet crossing over the said Barton Springs Road to a point, having Grid Coordinates of N(Y) 10067539.898, E(X) 3111258.699, Texas State Plane Coordinate System, Texas Central Zone 4203, NAD83, for the **POINT OF BEGINNING** of and south corner of the herein described 0.0323 acre tract of land, same being a point on the common dividing line of the said 49.49 acre remainder tract of land and the said Barton Springs Road;

THENCE North 69°20'49" West, 45.10 feet along the common dividing line of the said Barton Springs Road and the said 49.49 acre remainder tract of land to a point for the west corner of the herein described 0.0323 acre tract of land and from this point a one-half inch iron rod found adjacent to the northeast right of way line of the said Barton Springs Road bears: North 69°14'19" West, a distance of 916.94 feet, also from the west corner of the herein described 0.0323 acre tract of land a five-eighths inch iron rod found for the northwest of the said T-C Barton Springs 1.6629 acres of land bears: South 80°59'46" West, a distance of 202.19 feet, same being at the intersection of the southwest right of way line of the said Barton Springs Road with the southeast right of way line of Bouldin Avenue, a road in the City of Austin, having a right of way width of 60 feet;

THENCE departing the northeast right of way line of the said Barton Springs Road and crossing over the said 49.49 acre remainder tract of land the following seven (7) courses:

- 1) North 20°39'11" East, 12.00 feet to a point for the most southerly north corner of the herein described 0.0323 acre tract of land;
- 2) South 69°20'49" East, 11.50 feet to a point for an interior angle corner of the herein described 0.0323 acre tract of land;
- 3) North 32°31'46" East, 88.48 feet to a point for the north corner of the herein described 0.0323 acre tract of land;
- 4) South 57°28'14" East, 10.00 feet to a point for the most northerly east corner of the herein described 0.0323 acre tract of land;
- 5) South 32°40'17" West, 86.42 feet to a point for an interior angle corner of the herein described 0.0323 acre tract of land;
- 6) South 69°20'49" East, 23.60 feet to a point for the east corner of the herein described 0.0323 acre tract of land;
- 7) South 20°39'11" West, 12.00 feet to the POINT OF BEGINNING and containing 0.0323 acres of land or 1406 square feet of land more or less.

BASIS OF BEARINGS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83. GRID DISTANCES RECITED HEREIN.

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 in October 2013.

Robert C. Steubing
Robert C. Steubing
Registered Professional Land Surveyor No. 5548



10/16/2013