

EXHIBIT "A"

DESCRIPTION OF A 0.015 ACRE (664 SQUARE FOOT) TRACT OF LAND LOCATED IN THE WILLIAM PORTER SURVEY, ABSTRACT NO. 7 TRAVIS COUNTY, TEXAS, BEING THE SOUTH ONE-HALF (½) OF THE 20 FOOT WIDE ALLEY BETWEEN LOT 4 AND LOT 6 OF THE MUSGROVE SUBDIVISION, AS RECORDED IN VOLUME Z, PAGE 595 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ADJOINING THAT CERTAIN TRACT OF LAND, CALLED LOT 6, AS DESCRIBED IN A DEED TO SARAH SUSAN HOLLOWAY EDGERTON AND M. ANDREW EDGERTON, OF RECORD IN VOLUME 12501, PAGE 65 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.015 ACRE (664 SQUARE FOOT) TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a ½-inch iron rod found for the northeast corner of Lot 6, being also the southeast corner of said 20 foot wide Alley and being in the west line of Robert T. Martinez Jr. Street, a 60 foot wide right-of-way;

THENCE N 69°25'39" W, with the south line of said 20 foot Alley and the north line of said Lot 6, for a distance of 66.37 feet to a calculated point for the northwest corner of said Lot 6, being also the southwest corner of said 20 foot Alley and being in the east line of Lot 3 of said Musgrove Subdivision;

THENCE N 20°13'03"E, with the east line of said Lot 3 and the west line of said 20 foot Alley, for a distance of 10.00 feet to a ½-inch iron rod found;

THENCE S 69°25'39" E, over and across said 20 foot Alley, for a distance of 66.43 feet to a calculated point in the east line of said 20 foot Alley and being in the west line of said Robert T. Martinez Jr. Street:

THENCE, S 20°34'36" W, with the east line of said 20 foot Alley and the west line of said Robert T. Martinez Jr. Street, for a distance of 10.00 feet to **POINT OF BEGINNING** and containing 0.015 acres (664 square feet) of land, more or less.

NOTES: Bearings shown hereon are Grid Bearings of the Texas State Plane Coordinate System, Central Zone, NAD83 datum, US Survey Foot.

THE STATE OF TEXAS

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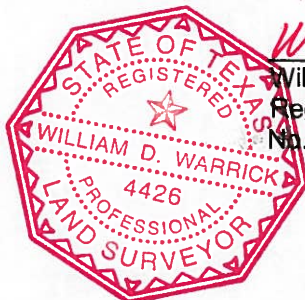
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

That I, William D. Warrick, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during January 2015 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 12th day of March, 2015, A.D.

Surveying And Mapping, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Tx. Firm Reg. No. 10064300

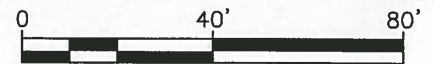


William D. Warrick

William D. Warrick Date
Registered Professional Land Surveyor
No. 4426 – State of Texas

FIELD NOTES REVIEWED

By *Clark Daniel* Date *05.13.2015*



GRAPHIC SCALE

"EXHIBIT B"



EAST 67' OF LOT 3
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

LOT 4
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

NORTH HALF OF 20' ALLEY
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

SOUTH HALF OF 20' ALLEY
(TO BE VACATED)
0.015 ACRE (664 SQ. FT.)
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

EAST 66.05' OF LOT 5
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

SARAH SUSAN
HOLLOWAY EDGERTON AND
M. ANDREW EDGERTON
VOL. 12501, PG. 65
LOT 6
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

ROBERT T. MARTINEZ JR. STREET
(60' ROW)

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S20°34'36"W	10.00'
L2	N69°25'39"W	66.37'
L3	N20°13'03"E	10.00'
L4	S69°25'39"E	66.43'
L5	N20°34'36"E	10.00'

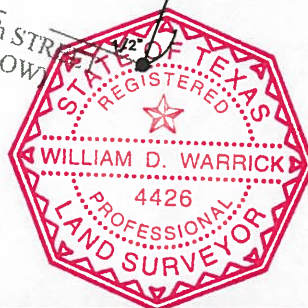
NOTES:

1. ALL BEARING ARE GRID BEARINGS AND ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, US SURVEY FOOT. DISTANCES SHOWN HEREON ARE GRID.
2. FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A" MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OF EASEMENT.
3. THIS ALLEY VACATION PLAT AND THE ATTACHED DESCRIPTION (EXHIBIT "A") WERE PREPARED FOR THE PURPOSES OF VACATING AN ALLEY AND ARE NOT INTENDED FOR USE AS PROPERTY BOUNDARY SURVEY.

- REVISION
2 - ADDED ADJOINING OWNERSHIP 2015-04-20
3 - REVISED BEARINGS 2015-05-08

LEGEND

- PARCEL LINE
— ADJOINER LINE
● IRON ROD FOUND
△ CALCULATION POINT



William D. Warrick

MAY 8, 2015

WILLIAM WARRICK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4426 - STATE OF TEXAS

DATE

JOB NUMBER: 34755
DATE: 03/12/2015
SCALE: 1"=40'
SURVEYOR: WILLIAM WARRICK
TECHNICIAN: JEREMY WARREN
DRAWING: 34755EX-ALLEY VACATION
TRACT ID:
PARTY CHIEF:
FIELD BOOKS:



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: PURE CASTING COMPANY
2106 E. 4TH STREET

SHEET 1
OF 1