

## EXHIBIT "A"

**SURVEY OF 0.249 ACRES OR 10,833 SQUARE FEET OF LAND IN THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 164, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 11.4257 ACRES OF LAND DESCRIBED TO GRANTIA, LLC IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2016055587, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.249 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:**

**COMMENCING** at an one-half inch iron rod found for the northwest corner of the said Grantia 11.4257 acres of land and northwest corner of the remainder of that certain five foot electric easement described to the City of Austin in that certain deed as recorded in Volume 3063, Page 524, Deed Records Travis County, Texas, same being the east corner of Lot 3, Block B, River Ranch Subdivision, a subdivision in Travis County, Texas, according to the plat recorded in Document Number 199900313 Official Public Records Travis County, Texas and a point on the southwest right-of-way line of Howard Lane, a county maintained road in Travis County, Texas and from this point a one-half inch iron rod found for the southwest corner of the said Grantia 11.4257 acres of land bears South 18°03'47" East, a distance of 1751.31 feet for an interior angle corner of the said Lot 3;

**THENCE** South 62°14'10" East, a distance of 7.18 feet coincident with the southwest right-of-way line of the said Howard Lane to a point (Grid Coordinates of N(Y) 10117775.515, E(X) 3148609.966 United States State Plane Coordinate System, Texas Central Zone 4203, NAD83) for the north corner of and **POINT OF BEGINNING** of the herein described 0.249 acres of land, same being a point on the common dividing line of the said Grantia 11.4257 acres of land and the said Howard Lane;

**THENCE** coincident with the southwest right-of-way line of the said Howard Lane the following two (2) courses:

- 1) South 62°14'10" East, a distance of 418.27 feet to a one-half inch iron rod found for a point of curvature of a curve to the right, being concave to the southwest;
- 2) Along the arc of said curve to the right having the following curve elements Delta Angle of 47°52'16", Arc Length of 668.41 feet, Radius of 800.00 feet, the chord of which bears South 38°19'28" East, a chord distance of 649.13 feet to an aluminum capped iron rod found for the east corner of the said Grantia 11.4257 acres of land and the herein described 0.249 acres of land, same being the north corner of the remainder of that called 4.489 acres of land described to Altagracia Celaya Ramirez in that certain Special Warranty Deed as recorded in Document Number 2011014504 Official Public Records Travis County, Texas and a point on said curving Howard Lane right-of-way;

**THENCE** South 26°52'33" West, along the common dividing line of the said Grantia 11.4257 acres of land and the said Ramirez 4.489 acre remainder tract of land a distance of 15.29 feet to a point for the south corner of the herein described 0.249 acres of land and a point on last said common dividing line;

**THENCE** crossing over the said Grantia 11.4257 acres of land and ten feet from and parallel to the southwest right-of-way line of the said Howard Lane the following two (2) courses:

- 1) Along an arc of a curve to the left, being concave to the southwest and having the following curve elements Delta Angle of  $48^{\circ}42'16''$ , Arc Length of 671.54 feet, Radius of 790.00 the chord of which bears North  $37^{\circ}54'28''$  West, a chord distance of 651.51 feet to a point for the point of tangency of this curve;
- 2) North  $62^{\circ}14'10''$  West, a distance of 407.98 feet to a point for the west corner of the herein described 0.249 acres of land and a point on the east line of the said City of Austin five foot electric easement;

**THENCE** North  $18^{\circ}03'47''$  West, a distance of 14.35 feet across said Grantia 11.4257 acres of land and coincident with the upper northeast line of the said City of Austin five foot electric easement to the **POINT OF BEGINNING** and containing 0.249 acre or 10,833 square feet of land, more or less.

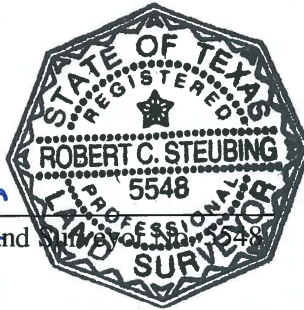
**BASIS OF BEARINGS: GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.**

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*  
Robert C. Steubing Registered Professional Land Surveyor



*09/07/2016*

# EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES

BEBAS-PATRICK FAMILY  
PARTNERSHIP, LTD.  
DOC. NO. 2001000289  
OPRTCT

2700 Howard Lane Investment LLC  
Special Warranty Deed With Vendor's  
Lien  
2013212648 OPRTCT  
39.536 Acre Tract of Land



Samuel Cushing Survey No. 70

Abstract No. 164

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	47°52'16"	668.41'	800.00'	S38°19'28"E	649.13'
NUM	BEARING	DISTANCE			
L2	S26°52'33"W	15.29'			
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C3	48°42'16"	671.54'	790.00'	N37°54'28"W	651.51'
NUM	BEARING	DISTANCE			
L4	N18°03'47"W	14.35'			
L5	S62°14'10"E	7.18'			

Grantia, LLC  
Warranty Deed With Vendor's Lien  
Document Number 2016055587 OPRTCT  
Called 11.4257 Acres of Land

RIVER RANCH SUBDIVISION  
DOC 199900313 OPRTCT  
LOT 3, BLOCK B  
FC River Ranch  
Quitclaim Deed  
2000033126 OPRTCT

## LEGEND

- ⊙ 1/2" Inside Diameter Pipe Found
- △ Calculated Point
- 1/2" Iron Rod Found
- ▣ Austin Energy Plastic Capped Iron Rod Set
- ⊙ Aluminum Capped Iron Rod Found
- P.O.B. Point Of Beginning
- DRTCTX Dead Records Trowls County, Tx
- RPRTCTX Red Property Records Trowls County, Tx
- OPRTCTX Official Public Records Trowls County, Tx
- PRCTCX Plat Records Trowls County, Tx

## NOTES:

P.O.B. COORDINATES = (N(Y) 10117775.515, E(X) 3148609.966, GRID COORD BEARING BASIS IS GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.

Robert C. Steubing 09/07/2016

ROBERT C. STEUBING (512) 605-7146

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

DRAWING: DESKTOP\AE DESIGNERS\ENGINEERING\JEFFERY\CKT976-1030\DWG\GRANTIA LLC TRACT.DWG

Altargracia Calaya Ramirez  
Special Warranty Deed  
Doc 2011014504 OPRTCT  
4.489 Acres of Land

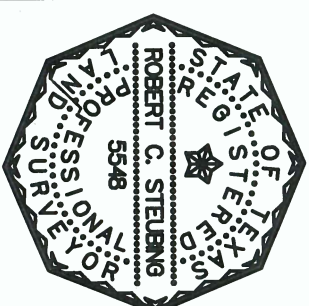
CYNTHIA C. WEBER  
AND THOMAS C. CARDWELL  
VOL. 11235, PG. 626  
RPRTCT  
Lot 1

D.W. PATRICK ADDITION  
BK. 78, PG. 293  
PRCT

JLL C, LLC.  
VOL. 13091, PG. 1610  
RPRTCT

SHEET 1 of 2

THE THOMSON SUBDIVISION #2  
VOL. 74 PG 10 PRCT



**NOTES:**

**1. EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS  
AS PER TITLE COMMITMENT NUMBER AUT15012400 AS PROVIDED BY  
AUSTIN TITLE.**

**SURVEYORS CERTIFICATION:**

TO THE OWNER AND/OR LIENHOLDER, THE UNDERSIGNED  
HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE  
GROUND OF THE PROPERTY SHOWN HEREON AND TO THE  
BEST OF MY KNOWLEDGE IS CORRECT AND SAID PROPERTY  
HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

**EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS PER GFA AUT15012400**

- 10.c. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. MAY AFFECT TRACT.
10. d. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Austin  
Purpose: As provided in said instrument  
Recording Date: September 21, 1940  
Recording No: Volume 655, Page 349, Deed Records of Travis County, Texas MAY AFFECT TRACT.
- 10.e. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Southwestern Bell Telephone Company  
Purpose: As provided in said instrument  
Recording Date: October 1, 1941  
Recording Number: Volume 681, Page 547, Deed Records of Travis County, Texas MAY AFFECT TRACT.
- 10.f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Southwestern Bell Telephone Company  
Purpose: As provided in said instrument  
Recording Date: October 9, 1941  
Recording No: Volume 683, Page 22, Deed Records of Travis County, Texas MAY AFFECT TRACT.
- 10.g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Austin  
Purpose: As provided in said instrument  
Recording Date: December 28, 1965  
Recording No: Volume 3063, Page 524, Deed Records of Travis County, Texas AFFECTS TRACT.
- 10.h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Austin  
Purpose: As provided in said instrument  
Recording Date: February 28, 1968  
Recording No: Volume 3429, Page 618, Deed Records of Travis County, Texas DOES NOT AFFECT TRACT.
- 10.i. Matters contained in that certain document
- Entitled: License Agreement  
Dated: March 24, 2005  
Recording Date: March 26, 2008  
Recording No: Document No. 2008047564, Official Public Records of Travis County, Texas MAY AFFECT TRACT.

*Robert C. Steubing* 09/07/2016  
ROBERT C. STEUBING (512-505-7146) DATE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

DRAWING: DESKTOP\AE DESIGNERS\_ENGINEERING\JEFFERY\CKT975-1030\DWG\GRANTIA LLC TRACT.DWG

