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°42'16", Arc Length of 671.54 feet, Radius of 790.00 the chord of which bears North 37°54'28" West, a chord distance of 651.51 feet to a point for the point of tangency of this curve;

2) North 62°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°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

[Signature]
Robert C. Steubing Registered Professional Land Surveyor

09/07/2016
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.