

FIELD NOTES
FOR

9536 SQUARE FEET OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 6, WEST END HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60-d nail found in a concrete wall at the Southeast corner of said Lot 6, being in the North r.o.w. line of West 6th Street for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of said Lot 6, being along the North r.o.w. line of West 6th Street, N 60°39'00" W for a distance of 52.51 feet to an "x" set in concrete at the Southwest corner of said Lot 6;

THENCE continuing along the North r.o.w. line of West 6th Street, N 09°01'00" W for a distance of 30.30 feet to a ½ inch capped iron pin set at the Southeast corner of that certain tract of land conveyed to Jennifer Robuck by Document No. 2000087782 of the Official Public Records of Travis County, Texas, for the Southwest corner hereof;

THENCE along the Easterly line of said Robuck Tract, N 27°17'32" E for a distance of 95.90 feet to a ½ inch iron pipe found and N 32°00'58" E for a distance of 42.01 feet to an "x" set on a rock wall for the Northwest corner hereof;

THENCE continuing along the Easterly line of said Robuck Tract,, S 70°13'30" E for a distance of 34.91 feet to a 60-d nail set in the North line of said Lot 6, being in the West line of a 20 foot wide alley for the Northeast corner hereof;

THENCE along the North line of said Lot 6, being along the West line of said alley, S 12°01'00" E for a distance of 20.99 feet to a ½ inch iron pipe found at the Northeast corner of said Lot 6;

THENCE along the East line of said Lot 6, S 20°10'00" W for a distance of 153.58 feet to the PLACE OF BEGINNING and containing 9536 square feet of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.



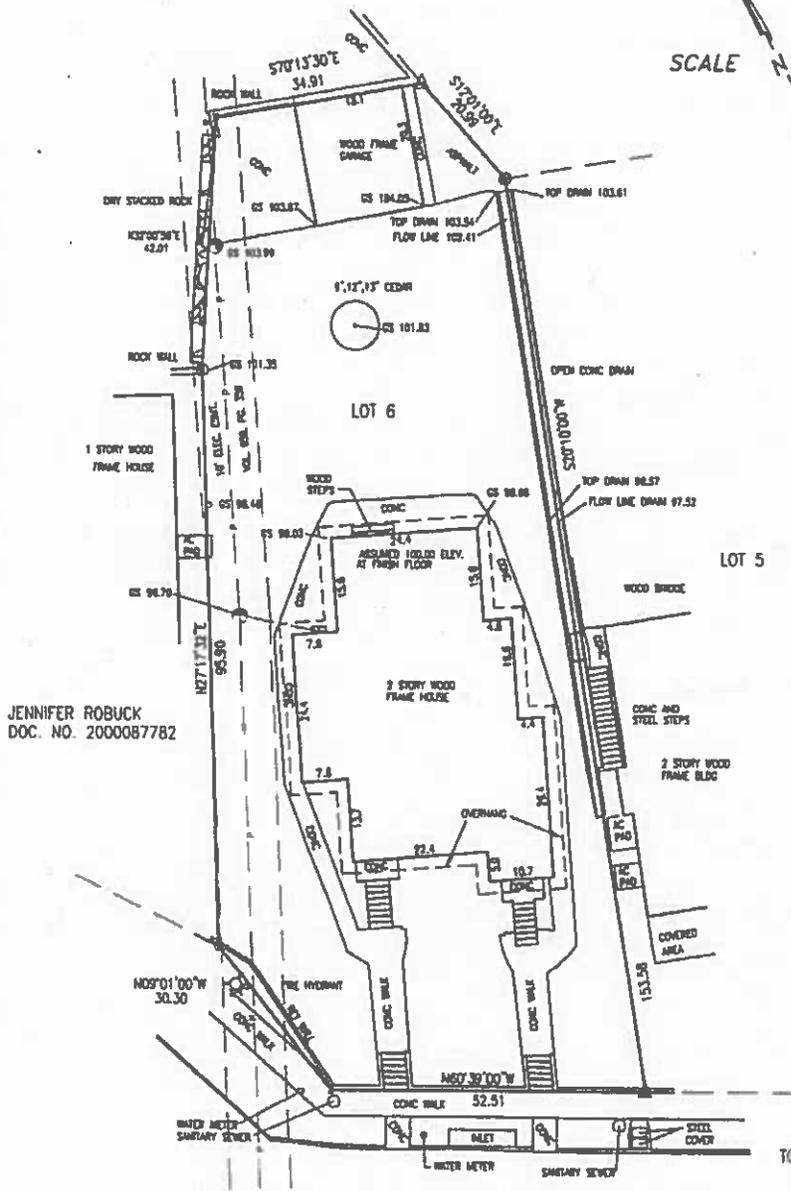
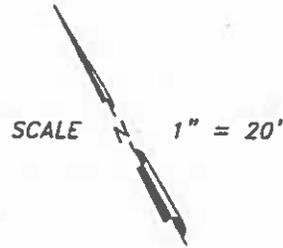
ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
July 12, 2004



Lot 6, West End Heights

Exhibit A

**SURVEY PLAT OF A PORTION OF LOT 6,
WEST END HEIGHTS, ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 3,
PAGE 20 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS, AND A PART OF THE GEORGE
W. SPEAR LEAGUE, IN TRAVIS COUNTY, TEXAS**



LEGEND

- 1/2" PIPE FOUND
- ▲ 60-D NAIL FOUND
- 1/2" CAPPED IRON PIN SET
- △ 60-D NAIL SET
- X "X" SET IN CONCRETE
- ⊙ POWER POLE
- ⊖ DOWN GUY
- GS GROUND SHOT

JENNIFER ROBUCK
DOC. NO. 2000087782

TO: YMCA OF THE ROCKIES
PETER L. PFEIFFER
FIRST AMERICAN TITLE
INSURANCE COMPANY

WEST 6TH STREET
60' PUBLIC R.O.W.

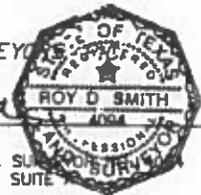
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no visible discrepancies, deed line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has frontage on a public roadway, except as shown hereon.

To the Lien Holders and/or the owners of the premises surveyed:

The property described herein is not within the boundaries of the 100 Year Flood Plain as identified by the National Flood Insurance Program Flood Insurance Rate Map on Panel No. 48453C 0205E for the City of Austin, Travis County, Texas, dated June 16, 1993.

SURVEYED BY
ROY D. SMITH SURVEYOR

Roy D. Smith
ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR
1214 WEST 5th STREET - SUITE
AUSTIN, TEXAS 78703
PHONE (512) 478 - 9821 JULY 12, 2004



FIELD NOTE DESCRIPTION FOR A 0.467 ACRE TRACT OF LAND:

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE G. W. SPEAR SURVEY NUMBER 7, ABSTRACT NO. 697, AND BEING A PART OF LOT 6, WEST END HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 20, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO SYLLABUS PARTNERS, LLC FROM THE BANK OF NEW YORK, DATED JULY 13, 2016, RECORDED IN DOCUMENT NO. 2016118577, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (HEREIN AFTER REFERED TO AS "TRACT 1", AND ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO SYLLABUS PARTNERS, LLC FROM JENNIFER ROBUCK, DATED JULY 09, 2018, RECORDED IN DOCUMENT NO. 2018108238, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (HEREIN AFTER REFERED TO AS "TRACT 2", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the east right of way line of Theresa Avenue, for the Southwest corner of that certain tract of land conveyed to Jeremy John Kearns and John Francis Kearns from John P. Urban, III, dated December 29, 2015, recorded in Document No. 2015204680, Official Public Records of Travis County, Texas, for the Northwest corner of said "Tract 2", and for the Northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the south line of the said Kearns tract and the north line of said "Tract 1", South $74^{\circ}35'46''$ East, a distance of 131.75 feet to an iron rod found in the west line of a twenty (20') alley, for the Southeast corner of the said Kearns tract, for the Northeast corner of said "Tract 2", and for the Northeast corner of this tract;

THENCE with the west line of said alley and the east line of said "Tract 1", the following two (2) courses:

1. South $14^{\circ}20'56''$ East, a distance of 53.24 feet to an iron rod found, for an angle corner of this tract;
2. South $13^{\circ}30'36''$ East, a distance of 23.13 feet to an iron rod found, for an angle corner of that certain tract of land conveyed to Vairea Properties, Ltd, recorded in Document No. 2004137887, Official Public Records of Travis County, Texas, for an exterior corner of said "Tract 1", and for an exterior corner of this tract;

THENCE with the north line of the said Vairea Properties tract being common to "Tract 1", North $72^{\circ}45'35''$ West, a distance of 35.67 feet to an iron rod found, for the Northeast corner of said "Tract 2", for the Northwest corner of the said Vairea Properties tract, and for an interior corner of this tract;

THENCE with the west line of the said Vairea Properties tract and the east line of said "Tract 2", the following two (2) courses:

1. South $28^{\circ}08'26''$ West, a distance of 42.09 feet to an iron rod found, for an angle corner of this tract;
2. South $24^{\circ}48'00''$ West, a distance of 95.90 feet to an iron rod found in the east right of way line of West 6th Street, for the Southwest corner of the said Vairea

Exhibit B

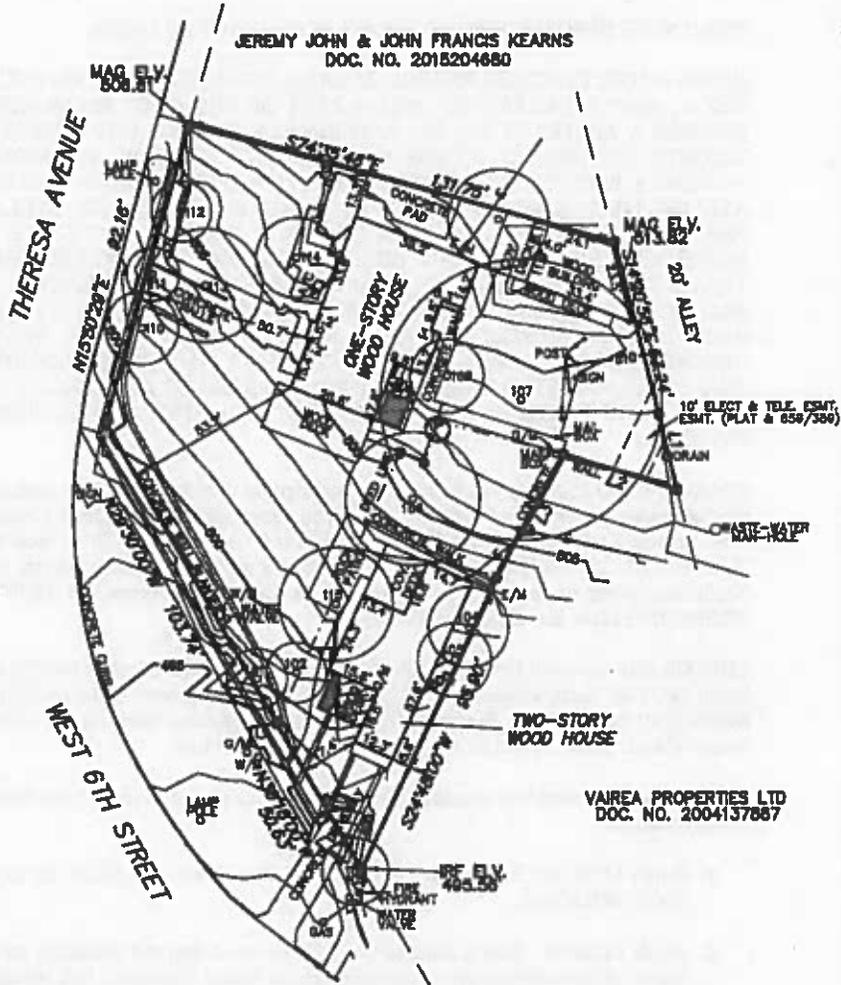
CELCO SURVEYING
 REG. # 191827
 TEL: 830-214-5108
 FAX: 830-571-8323

SURVEY PLAT

2806 STONECREST PATH
 NEW BRAUNFELS, TEXAS 78180
 eddie@celcosurveying.com

JEREMY JOHN & JOHN FRANCIS KEARNS
 DOC. NO. 2018204680

SCALE
 1" = 40'



VAIREA PROPERTIES LTD
 DOC. NO. 2004137887

TREE LIST:

101	PECAN	8.0'
102	PECAN	8.0'
103	ELM	10.0'
104	ELM	12.0'
105	ELM	11.0'
106	OAK	20.0'
107	LIVE OAK	42.0'
108	PECAN	11.0'
109	PECAN	15.0'
110	PECAN	11.0'
111	PECAN	8.0'
112	PECAN	8.0'
113	PECAN	17.0'
114	OAK	12.0'
115	GRAPE MYRTLE	17.0'

EASEMENT TO CITY OF AUSTIN AS RECORDED
 IN VOLUME 406, PAGE 361, DEED RECORDS,
 TRAVIS COUNTY, TEXAS.
 (DOES NOT AFFECT THIS TRACT EXCEPT AS
 TO BLANKET RIGHTS OF INGRESS/EGRESS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°30'30"E	23.13'
L2	N72°45'35"W	35.87'
L3	S20°25'29"W	42.08'

- LEGEND**
- = IRON ROD FOUND
 - = MAG NAIL FOUND
 - () = RECORD PER PLAT
 - = WOOD FENCE
 - = METAL FENCE
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - BL = BUILDING LINE
 - W/M = WATER METER
 - A/C = AIR CONDITIONER
 - G/M = GAS METER
 - E/M = ELECTRIC METER
 - ⊕ = POWER POLE

ADDRESS: 1806 W. 6TH STREET, AUSTIN, TEXAS

LEGAL DESCRIPTION: A 0.487 ACRE TRACT OF LAND BEING A PART OF LOT 6, WEST END HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 20, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND RECORDED IN DOCUMENT NO. 2018118577 AND 2018108238, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: SYLLABUS PARTNERS, LLC
 TITLE CO: AUSTIN TITLE COMPANY
 G.F.#: 2087517-AU27 EFF: DECEMBER 7, 2015 LENDER: N/A

PLAN No.: 2018-0482-ALL

SURVEY DATE:

JULY 31, 2018



GEORGE E. LUCAS R.P.L.S. 4180

