

EXHIBIT "A"

SURVEY OF A 5.110 ACRE OR 222,575 SQUARE FEET OF LAND IN THE MARQUITA CASTRO SURVEY NUMBER 50, ABSTRACT 160, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 38.73 ACRES OF LAND DESCRIBED TO YAGER HULSEY, LLC IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018034315 OFFICIAL PUBLIC RECORDS REAL PROPERTY TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 5.110 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a calculated point (Grid Coordinates of N(Y) 10110086.709 E(X) 3150714.319 United States State Plane Coordinate System, Texas Central Zone 4203, NAD83) for southwest corner of the herein described 5.110 acres of land, same point being on the common dividing line of the said 38.73 acres of land and Yager Lane, a road in Travis County, Texas, the right-of-way width of which varies and as found occupied and used upon the ground and from this point a one-half inch iron rod found for the west corner of the said 38.73 acres of land, same being a point on the northeast right-of-way line of the said Yager Lane and the common south corner of the said 38.73 acres of land and that called Tract 1: 364.305 acres of land described to RH Pioneer North, LLC, in that certain Special Warranty Deed as recorded in Document Number 2017178604 Official Public Records Real Property Travis County, Texas, bears North 61°11'03" West, a distance 562.93 feet;

THENCE crossing over the said 38.73 acres of land the following two (2) courses to calculated points not set:

- 1) North 29°03'40" East, a distance of 1233.37 feet to a point for an exterior angle corner of the herein described 5.110 acres of land;
- 2) North 30°51'03" East, a distance of 1322.02 feet to a point for the northwest corner of the herein described 5.110 acres of land, same being a point on the northeast line of the said 38.73 acres of land and a point the upper southwest line of the said 364.305 acres of land and from this point a one-half inch iron rod found on the common dividing line of the said 38.73 acres of land and the said 364.305 acres of land for an exterior angle corner in the northeast line of the said 38.73 acres of land bears North 42°49'24" West, a distance of 60.38 feet;

THENCE South 42°49'24" East, a distance of 104.20 feet along last said common dividing line to a one-half inch inside diameter pipe found for the northeast corner of the herein described 5.110 acres of land, same being the east corner of the said 38.73 acres of land, same being a point on the upper southwest line of the said 364.305 acres of land and the north corner of that called 47.72 acres of land described to Clifford M. Frank and spouse, Karin C. Frank in that certain Warranty Deed With Vendor's Lien as recorded in Volume 12512, Page 2266, Real Property Records Travis County, Texas, from this point a one-half inch inside diameter pipe found for the upper south corner of the said 364.305 acres of land, same being a point on the most westerly northeast line of the said 47.72 acres of land bears South 42°41'29" East, a distance of 233.88 feet;

THENCE South 30°51'03" West, a distance of 1292.54 feet along the common dividing line of said 38.73 acres of land and the said 47.72 acres of land to a plastic capped iron rod found for an exterior angle corner of the herein described 5.110 acres of land and the said 38.73 acres of land, same being the west corner of the said 47.72 acres of land and a point on the northeast line and north termination of Hulsey Lane, a road in Travis County, Texas;

THENCE North 60°01'33" West, a distance of 25.42 feet along the common dividing line of the said 38.73 acres of land and the north termination of the said Hulsey Lane to a capped iron rod found for an interior angle corner of the herein described 5.110 acres of land and the said 38.73 acres of land, same being the north corner of said Hulsey Lane;

THENCE South 29°03'40" West, a distance of 1230.53 feet along the common dividing line of the said 38.73 acres of land and the said Hulsey Lane to a capped iron rod found for the south corner of the herein described 5.110 acres of land and the said 38.73 acres of land, same being at the intersection of the northwest right-of-way line of the said Hulsey Lane with the northeast right-of-way line of the said Yager Lane;

THENCE North 61°11'03" West, a distance of 74.54 feet continuing along the common dividing line of said 38.73 acres of land and the northeast line right-of-way line of the said Yager Lane to the **POINT OF BEGINNING** and containing 5.110 acres of land or 222,575 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.

Robert C. Steubing 04/19/2018
Robert C. Steubing Registered Professional Land Surveyor No. 5548

