

EXHIBIT "A"

SURVEY OF A 7.687 ACRES OR 334,847 SQUARE FEET OF LAND IN THE MARQUITA CASTRO SURVEY NUMBER 50, ABSTRACT 160, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED TRACT 1: 364.305 ACRES OF LAND DESCRIBED TO RH PIONEER NORTH, LLC, IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017178604, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 7.687 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a one-half inch inside diameter pipe found (Grid Coordinates of N(Y) 10112223.340 E(X) 3152062.190 United States State Plane Coordinate System, Texas Central Zone 4203, NAD83) for the south corner of the herein described 7.687 acres of land, same being the east corner of that called 38.73 acres of land described to Yager Hulsey, LLC, in that certain Special Warranty Deed as recorded in Document Number 2018034315 Official Public Records Travis County, Texas, 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 North 42°49'24" West, a distance of 104.20 feet along the common dividing line of the said 38.73 acres of land and the said 364.305 acres of land to a point for an exterior angle corner of the herein described 7.687 acres of land, same being a point on last said common dividing line and from this point a one-half inch iron rod found for an interior angle corner of the said 364.305 acres of land, same being an exterior angle corner of the said 38.73 acres of land bears North 42°49'24" West, a distance of 60.38 feet;

THENCE crossing over the said 364.305 acres of land the following five (5) courses:

- 1) North 30°51'03" East, a distance of 134.60 feet to a point for an interior angle corner of the herein described 7.687 acres of land;
- 2) North 59°30'43" West, a distance of 257.23 feet to a point for an exterior angle corner of the herein described 7.687 acres of land;
- 3) North 30°29'17" East, a distance 360.00 feet to a point for an interior angle corner of the herein described 7.687 acres of land;
- 4) North 59°30'43" West, a distance of 435.61 feet to point for an exterior angle corner of the herein described 7.687 acres of land;
- 5) North 27°49'30" East, a distance of 1907.56 feet to a one-half inch inside diameter pipe found for the south corner of Lot A, Jack Martin Subdivision, a subdivision in Travis County, Texas, according to the plat recorded in Volume 56, Page 28, Plat Records Travis County, Texas;

THENCE North 27°49'30" East, passing at a distance of 204.44 feet a one-half inch iron rod found for the east corner of the said Lot A, same being an interior angle corner in the right-of-way line of mHoward Lane, a road in Travis County, Texas, the right-of-way width in this area varies, continuing and coincident with the southeast right-of-way line of the said Howard Lane, same being the upper northwest line of the said 364.305 acres of land an additional distance of 5.00 feet for a **Total Distance of 209.44**

feet to a point for the north corner of the herein described 7.687 acres of land and the most northerly corner of the said 364.305 acres of land, for an interior angle corner of the said Howard Lane;

THENCE South 62°55'30" East, a distance of 100.01 feet coincident with the southwest right-of-way line of the said Howard Lane to a capped iron rod set for the east corner of the herein described 7.687 acres of land, same being a point on the common dividing line of the said 364.305 acres of land and the said Howard Lane and from this point an aluminum capped iron rod found for a point of curvature of the southwest right-of-way line of the said Howard Lane and the said 364.305 acres of land bears South 62°55'30" East, a distance of 722.40 feet;

THENCE departing the southwest right-of-way line of the said Howard Lane and crossing over the said 364.305 acres of land the following eight (8) courses:

- 1) South 27°49'30" West, a distance of 210.13 feet to a capped iron rod set for an exterior angle corner of the herein described 7.687 acres of land;
- 2) South 27°07'08" West, a distance of 1266.64 feet to a capped iron rod set for an exterior angle corner of the herein described 7.687 acres of land;
- 3) South 29°28'31" West, a distance of 382.69 feet to a capped iron rod set for an exterior angle corner of the herein described 7.687 acres of land;
- 4) South 06°59'45" West, a distance of 124.74 feet to a capped iron rod set for an interior angle corner of the herein described 7.687 acres of land;
- 5) South 59°09'46" East, a distance of 343.46 feet to a capped iron rod set for the upper east corner of the herein described 7.687 acres of land;
- 6) South 30°29'17" West, a distance of 457.20 feet to a point for an interior angle corner of the herein described 7.687 acres of land;
- 7) South 59°30'43" East, a distance of 307.54 feet to a point for the east corner of the herein described 7.687 acres of land;
- 8) South 30°51'03" West, a distance of 214.53 to the **POINT OF BEGINNING** and containing 7.687 acres of land or 334,847 square feet of land, more or less.

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

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Robert C. Steubing
Robert C. Steubing Registered Professional Land Surveyor No. 5548

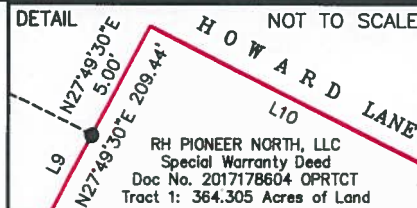


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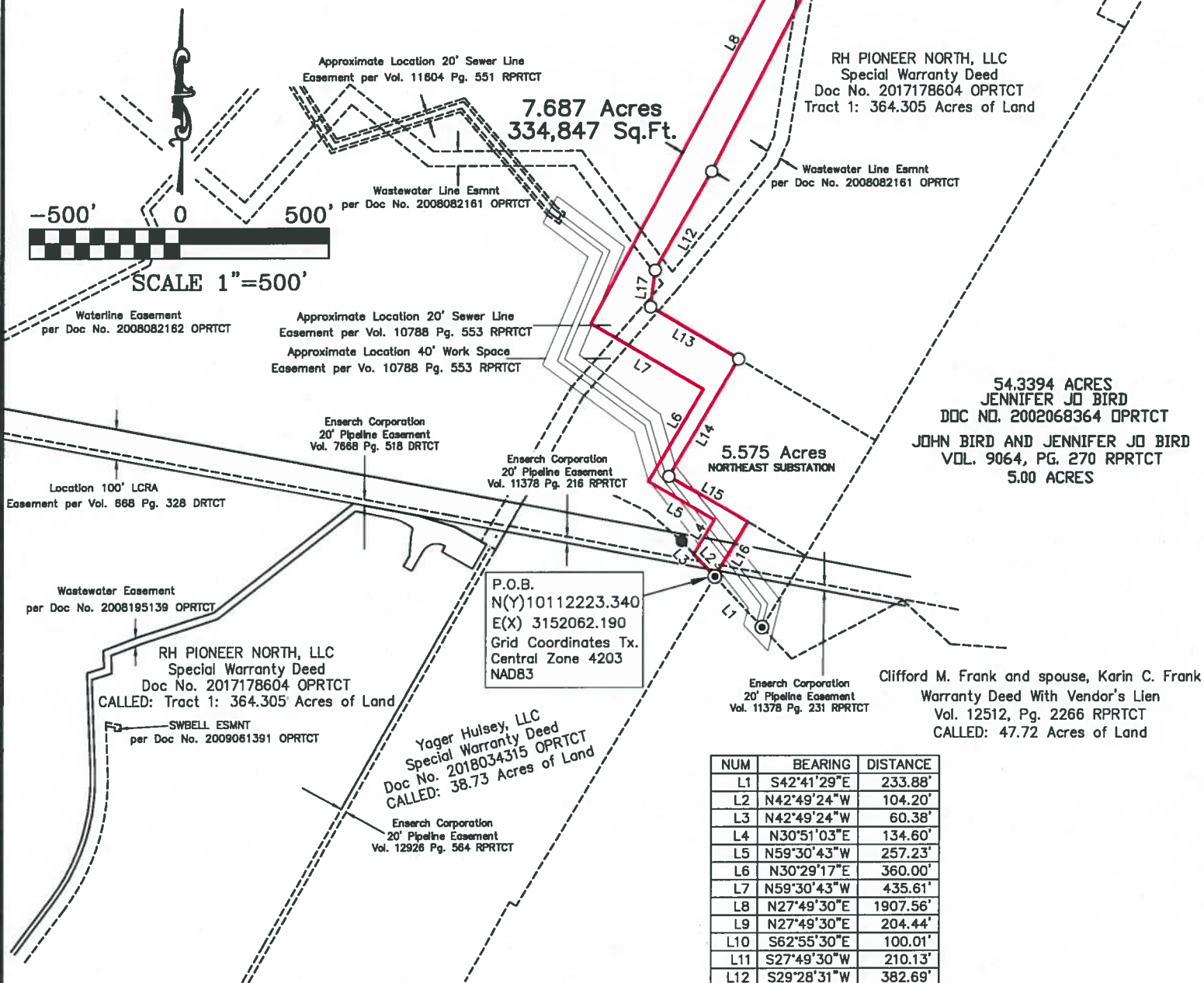
LEGEND

- 1/2 Inch Iron Rod Found
- ⊙ Aluminum Capped Iron Rod Found
- ⊙ 1/2" Inside Diameter Pipe Found
- Iron Rod Set With Cap Stamped "RPSL 5548"
- P.O.B. Point Of Beginning
- DRTCTX Deed Records Travis County, Tx
- RPRTCTX Real Property Records Travis County, Tx
- OPRTCTX Official Public Records Travis County, Tx
- PRTCTX Plat Records Travis County, Tx

SKETCH TO ACCOMPANY FIELD NOTES



MARQUITA CASTRO SURVEY NO. 50 ABSTRACT NO. 160



NOTES:
BEARING BASIS IS GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL
ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.

NUM	BEARING	DISTANCE
L1	S42°41'29"E	233.88'
L2	N42°49'24"W	104.20'
L3	N42°49'24"W	60.38'
L4	N30°51'03"E	134.60'
L5	N59°30'43"W	257.23'
L6	N30°29'17"E	360.00'
L7	N59°30'43"W	435.61'
L8	N27°49'30"E	1907.56'
L9	N27°49'30"E	204.44'
L10	S62°55'30"E	100.01'
L11	S27°49'30"W	210.13'
L12	S29°28'31"W	382.69'
L13	S59°09'46"E	343.46'
L14	S30°29'17"W	457.20'
L15	S59°30'43"E	307.54'
L16	S30°51'03"W	214.53'
L17	S06°59'45"W	124.74'
L18	S27°07'08"W	1266.64'

EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS PER GF# 1721726-KFO

1. The following restrictive covenants of record itemized below: Volume 3055, Page 19, Deed Records NOT AFFECT; Volume 9722, Page 599, NOT AFFECT Volume 12666, Page 978 NOT AFFECT AND VOL 1925 PG 1640, NOT AFFECT REAL Property Records and Document No. 2005086538, AFFECTS TRACT Official Public Records, Travis County, Texas.
 - g. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 623, Page 601, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - h. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 629, Page 125, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - i. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 630, Page 47, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - j. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 668, Page 328, Deed Records, Travis County, Texas. AFFECTS THIS TRACT
 - k. Easement granted to the City of Austin by instrument recorded in Volume 10788, Page 553, Real Property Records, Travis County, Texas. AFFECTS THIS TRACT
 - l. Easement granted to the City of Austin by instrument recorded in Volume 11307, Page 95, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - m. Easement granted to the City of Austin by instrument recorded in Volume 11604, Page 551 Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - n. Easement granted to the City of Austin by instrument recorded in Volume 11604, Page 557, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - o. Easement granted to Travis County by instrument recorded in Volume 12635, Page 22 Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - p. Easement granted to Ensearch Corporation by instrument recorded in Volume 12902, Page 2192, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - q. Easement granted to Ensearch Corporation by instrument recorded in Volume 12926, Page 564, Real Property Records, Travis County, Texas. AFFECTS THIS TRACT
 - r. Easement granted to the State of Texas by instrument recorded in Document No. 200014143, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - s. Easement granted to the City of Austin by instrument recorded in Document No. 2008082161, Official Public Records, Travis County, Texas. AFFECTS THIS TRACT
 - t. Easement granted to the City of Austin by instrument recorded in Document No. 2008082162, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - u. Easement granted to the City of Austin by instrument recorded in Document No. 2008195139, Official Public Records, Travis County, Texas. AFFECTS THIS TRACT
 - v. Easement granted to the Southwestern Bell Telephone, d/b/a AT&T Texas by instrument recorded in Document No. 2009061391, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - w. Terms, conditions and stipulations of that certain Access Easement Agreement recorded in Volume 12666, Page 965, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - x. Terms, conditions and stipulations of that certain Temporary Access Easement Agreement recorded in Volume 12783, Page 841, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
 - y. Terms, conditions and stipulations of that certain Farm Pond Agreement recorded in Volume 1535, Page 137, Deed Records, Travis County, Texas. MAY AFFECT THIS TRACT
 - z. Terms, conditions and stipulations of that certain Licence Agreement recorded in Document No. 2007034523, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT

SHEET 4 of 4

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
AS PER TITLE COMMITMENT NUMBER 1721726-KFO AS PROVIDED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

ROBERT C. STEUBING (512-505-7148)

DATE

Robert C. Steubing 04/09/2019

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

