



EXHIBIT "A"

SURVEY OF A 0.067 ACRES OR 2,934 SQUARE FEET OF LAND IN THE JAMES P. WALLACE SURVEY NUMBER 57, ABSTRACT NUMBER 789, A PART OF LOTS A-4-2 AND A-4-3, RESUBDIVISION OF LOT 4-A OF THE RESUBDIVISION OF LOT A-1 OF THE RESUBDIVISION OF LOT "A", TEMPO NORTH, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 57, PAGE 88, PLAT RECORDS, TRAVIS COUNTY, TEXAS, THE SAID LOTS A-4-2 AND A-4-3 BEING DESCRIBED TO BLUE CROW PROPERTIES, LTD. IN THAT CERTAIN GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2013191234, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.067 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a PK nail with a disk stamped "FORREST 1847" found on the southeast right-of-way line of North Lamar Boulevard (right-of-way varies) for the west corner of the said Lot A-4-3 and the north corner of Lot 1, Block C, Northway Crest, Section Two (2), a subdivision in Travis County, Texas according to the Plat recorded in Volume 6, Page 36, Plat Records, Travis County, Texas, the said Lot 1 being described to Stephen B. Caskey in Cause Number FM4-02938 as recorded in Document Number 2005145742, Official Public Records, Travis County, Texas, and being the west corner of the herein described 0.067 acres of land and having Grid Coordinates of Y(N) 10098090.290, X(E) 3122261.760 United States state plane coordinate system, Texas Central Zone 4203, NAD83;

THENCE, North 27°49'03" East, coincident with the southeast right-of-way line of the said North Lamar Boulevard, passing at a distance of 97.79 feet the west common corner of the said Lot A-4-3 and the said Lot A-4-2, continuing for a **Total Distance** of 195.57 to a calculated point not set at the north corner of the said Lot A-4-2 and the west corner of Lot A-4-1, for the north corner of the herein described 0.067 acres of land, and from this point a one inch iron pipe found for the north corner of the said Lot A-4-1 and the west corner of Lot A-3, Resubdivision of Lot A-1 of the Resubdivision of Lot "A", Tempo North, a subdivision in Travis County, Texas according to the Plat recorded in Volume 18, Page 83, Plat Records, Travis County, Texas bears North 27°49'03" East, a distance of 100.15 feet;

THENCE, South 62°10'57" East, departing the said southeast right-of-way line of the said North Lamar Boulevard, coincident with the common dividing line of the said Lot A-4-2 and the said Lot A-4-1, a distance of 15.00 feet to a calculated point not set for the east corner of the herein described 0.067 acres of land;

THENCE, South 27°49'03" West, departing the common dividing line of the said Lot A-4-2 and the said Lot A-4-1, crossing over the said Lot A-4-2 and the said Lot A-4-3, a distance of 195.57 feet to a calculated point not set coincident with the common dividing line of the said Lot A-4-3 and the said Lot 1 for the south corner of the herein described 0.067 acres of land;

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THENCE, North 62°10'57" West, coincident with the said common dividing line of the said Lot A-4-3 and the said Lot 1, a distance of 15.00 feet to the **Point Of Beginning** and containing 0.067 Acres or 2,934 square feet of land, more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, GRID DISTANCE RECITED HEREIN.

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



Robert C. Steubing

05/26/2021

Robert C. Steubing Registered Professional Land Surveyor No. 5548

Date