EXHIBIT A

SURVEY OF A 0.111 ACRES OR 4,824 SQUARE FEET OF LAND IN THE
JOHN APPLEGAIT SURVEY, ABSTRACT NUMBER 29, A PART OF LOT 1,
SAFeway ADDITION NO. 13, A SUBDIVISION IN TRAVIS COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN VOLUME 77, PAGE 106, PLAT
RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 HAVING BEEN
DESCRIBED IN THAT CERTAIN WARRANTY DEED TO AUSTIN
PROPERTY ASSOCIATES LIMITED PARTNERSHIP IN VOLUME 10981,
PAGE 1281, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, THE
HEREIN DESCRIBED 0.111 ACRES OF LAND BEING SHOWN ON THE
ATTACHED SKETCH PREPARED HEREWITH AND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point not set coincident with the common dividing line of the said Lot 1, Safeway Addition No. 13 and West Rundberg Lane (Right-of-Way varies) for the south corner of the herein described 0.111 acres of land, said calculated point not set having Grid Coordinates of Y(N) 10105624.180, X(E) 3128097.226 United States state plane coordinate system, Texas Central Zone 4203, NAD83, from said point a one-half inch iron rod found for the south corner of the said Lot 1, Safeway Addition No. 13, same being a point on the northeast right-of-way of the said West Rundberg Lane and the southwest corner of Lot 1, Block “A”, Northwend Phase “B” Section One, a subdivision in Travis County, Texas according to the plat recorded in Volume 83, Page 59D, Plat Records, Travis County, Texas and described to PRB Equity 15A, LLC in that certain Special Warranty Deed recorded in Document Number 2015205311, Official Public Records, Travis County, Texas bears the following the two (2) courses:

1. South 61°16'46" East, coincident with the said common dividing line, a distance of 360.03 feet to a calculated point not set at a point of curvature of a curve to the right, concave to the southwest;

2. With said curve to the right, having the following curve elements: a Delta Angle of 01°23'33", an Radius Length of 1,902.38 feet, an Arc Length of 46.24 feet, the Chord of which Bears South 60°34'59" East, a Distance of 46.24 feet;

THENENCE North 61°16'46" West, coincident with the said common dividing line of the said Lot 1, Safeway Addition No. 13 and the said West Rundberg Lane, passing at a distance of 74.73 feet a PK Nail found for the west corner of the herein described 0.111 acres of land, said point being coincident with the southeast line of that certain twenty foot (20') wide electric easement shown on the plat of the said Safeway Addition No. 13;

THENENCE departing the said northeast margin of West Rundberg Lane, crossing over the said Lot 1, Safeway Addition No. 13, the following five (5) courses to calculated points not set:

1. North 24°16'31" East, coincident with the southeast line of the said twenty foot electric easement, a distance of 75.04 feet to the north corner of the herein described 0.111 acres of land;

2. South 65°43'30" East, departing the southeast margin of the said twenty foot electric easement, a distance of 45.18 feet to the east corner of the herein described 0.111 acres of land, the said point being at an existing seam between asphalt and concrete paved surfaces;
EXHIBIT “_”

3. South 27°44'44" West, with the said seam a distance of 31.14 feet to an exterior angle corner in said seam for an interior angle corner in the northeast line of the herein described 0.111 acres of land;

4. South 60°51'21" East, continuing with the said seam, a distance of 31.32 feet to the east corner of the herein described 0.111 acres of land;

5. South 24°16'30" West, a distance of 47.09 feet to the Point Of Beginning and containing 0.111 acres or 4,824 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  Registered Professional Land Surveyor No. 3554

Date

12/02/2019
EXHIBIT "__" SKETCH TO ACCOMPANY FIELD NOTES

Lot 1
Safeway Addition
No. 13
Vol 77, Pg 106 PRTCT

John Applegate Survey
Abstract No. 29

Parcel 65
Temporary Construction Easement
0.111 Acres or 4,824 SqFt

Legend

○ 1/2" Iron Rod Found
PK Nell Found
△ Calculated Point Not Set
⊗ Fuel Tank Fill Line

P.O.B.
Point of Beginning

OPRTCT Official Public Records, Travis County, Texas
PRTCT Plot Records, Travis County, Texas
RPRTCT Real Property Records, Travis County, Texas

NOTES:

1. P.O.B. Coordinates = Northing 310105624.180, Easting 3128097.226. Grid Coordinates, Texas Central Zone 4203, NAD83
2. Bearing Basis is Grid North, United States Plane Coordinate System, Texas Central Zone 4203, NAD 83, Distances Hereon Are Grid.
3. MAPSCO Panel No.: 526B, Travis County Central Appraisal District ID No.: 2466685

DRAWING: H:\Survey\Surveying\Transmission cts\811\Surveying\Temporary Construction Easements\Parcel 65 TCE\DWG\Parcel 65 Temp Const Esmt.dwg

Robert C. Steubing 12/02/2019
ROBERT C. STEUBING (512-509-7148) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

Situs Address:
9411 North Lamar Boulevard

SHEET 1 OF 1 Rev: 2019/10/23