



EXHIBIT "A"

SURVEY OF 0.028 ACRES OR 1,233 SQUARE FEET OF LAND BEING A PORTION OF LOTS 10 THROUGH 16, BLOCK A, NORTH GATE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 3, PAGE 196, PLAT RECORDS TRAVIS COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 0.555 ACRES, WHICH IS A PART OF THE SAID LOTS 10 THROUGH 16, BLOCK A, OF THE SAID SUBDIVISION, AS DESCRIBED TO R & K INVESTMENTS, A TEXAS GENERAL PARTNERSHIP IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 12132, PAGE 2123, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.028 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 calculated point not set for the west corner of the herein described 0.028 acres of land having Grid Coordinates of N(Y) 10098419.389, E(X) 3122281.454 United States State Plane Coordinate System, Texas Central Zone 4203, NAD83, same being a point on the common dividing line of the said Lot 10, and Lot 9, Crestview Station, a subdivision in Travis County, Texas, according to the plat recorded in Document Number 200700309, Official Public Records Travis County, Texas, same being a point on the southwest line of the said 0.555 acres and from this point a one-half inch iron rod found for an exterior angle corner of the said Lot 9, Crestview Station, same being the west corner of Lot 3, Cleo M Arnett Subdivision, a subdivision in Travis County, Texas, according to the plat recorded in Volume 12, Page 21, Plat Records Travis County, Texas, bears North 62°01'56" West, a distance of 215.34 feet

THENCE North 51°40'44" East, a distance of 80.67 departing said common dividing line and crossing over the said Lots 10 through 12, of the said North Gate Addition and the said 0.555 acres to a calculated point not set for the north corner of the herein described 0.028 acres of land, same being a point coincident with the common dividing line of the said Lot 12, North Gate Addition, the said 0.555 acres and North Lamar Boulevard, a street in Travis County, Texas, the right-of-way width which varies and from this point a pk-nail set in asphalt between a traffic signal metal light pole and a metal power pole for the east corner of the said 0.555 acres, the present east corner of the said Lot 16, of the said North Gate Addition, same being at the intersection of the northwest right-of-way line of the said North Lamar Boulevard and the southwest right-of-way line of Morrow Street, a street in Travis County, Texas, having a fifty-foot right-of-way width as depicted on the plat of the said North Gate Addition bears North 27°13'30" East, a distance of 100.86 feet;

THENCE South 27°13'30" West, a distance of 73.86 feet coincident with the northwest right-of-way line of the said North Lamar boulevard, the southeast line of the said 0.555 acres and the present southeast line of the said Lots 12 through Lot 10, Block A, North Gate Addition, to another pk-nail set in concrete near a large metal power pole for the south corner of the herein

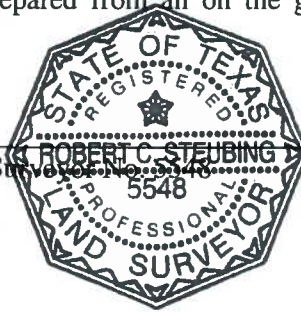
described 0.028 acres of land, same being the present location of the south corner of the said Lot 10, same being the south corner of the said 0.555 acres, same being the east corner of the said Lot 9, Crestview Addition and a point on the northwest right-of-way line of the said Lamar Boulevard;

THENCE North 62°01'56" West, a distance of 33.40 feet along the common dividing line of the said Lot 10, North Gate Addition and the said Lot 9, Crestview Station to the **POINT OF BEGINNING** and containing 0.028 acres of land or 1,233 square feet of land, more or less.

BASIS OF BEARINGS: GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83

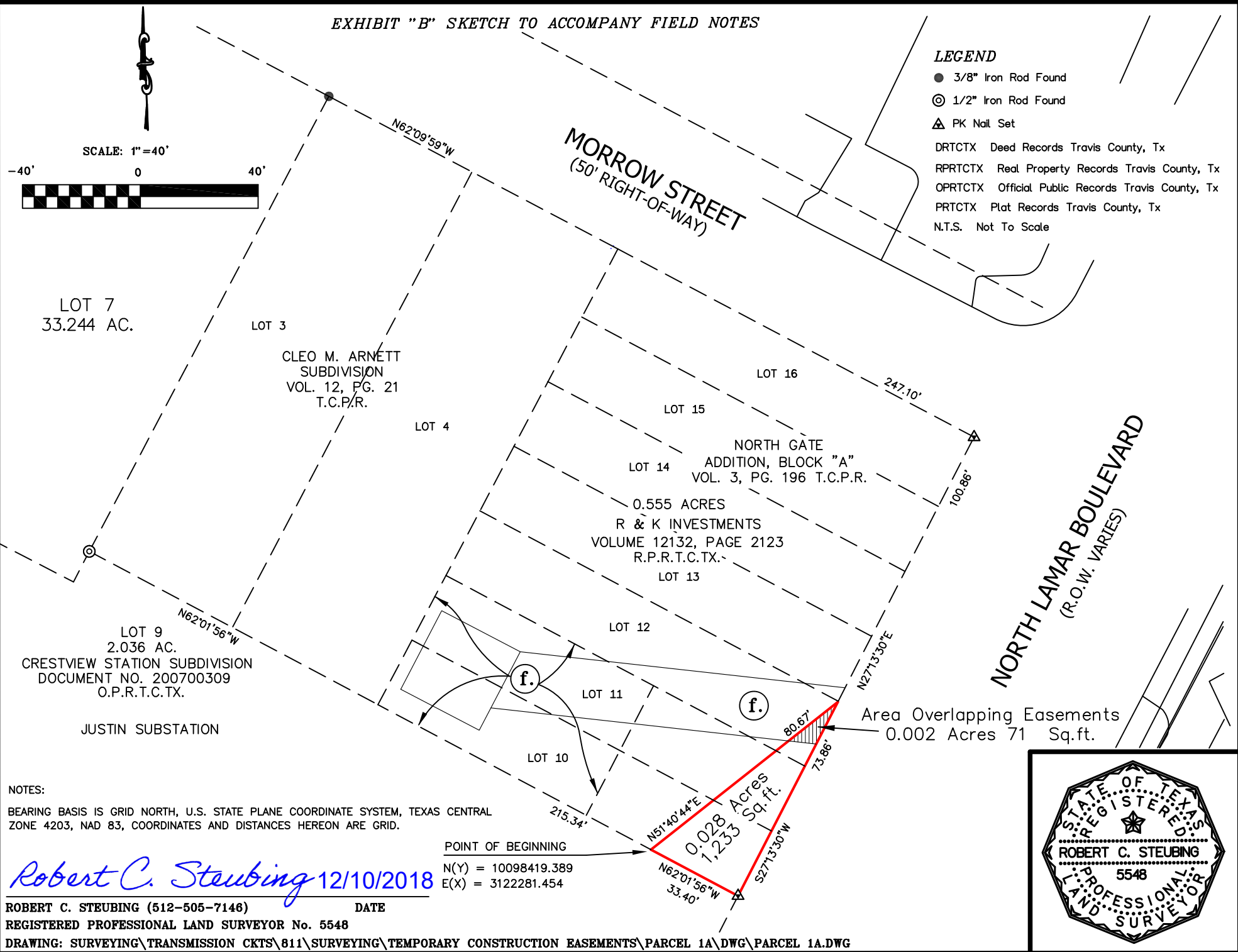
I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

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



12/10/2018
Date

EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES



Easements and Conditions of Record as per Chicago Title Insurance Company
Commitment Number GF No. 17110033ROW with an Effective Date of May 22, 2018

Schedule "B"

10. c. Water line easement executed by R & K Investments, a Texas general partnership and granted to City of Austin, recorded in County Clerk's File No. 2006197620, Official Public Records, Travis County, Texas. MAY OR MAY NOT APPLY, NO DESCRIPTION OF PROPERTY
- f. Grant of Easement and Assignment of Lease, dated December 28, 2010, by and between R & K Investments, a Texas general partnership and Global Signal Acquisitions II LLC, a Delaware limited liability company, recorded in County Clerk's File No. 2011020069, Official Public Records, Travis County, Texas. DOES APPLY TO THIS TRACT, PLOTTED HEREON
- g. Terms and provisions of Memorandum of Lease by and between R & K Investments, a Texas general partnership and Longhorn Pawn & Gun, Inc., a Texas corporation, dated May 8, 1998, filed October 2, 1998, recorded in Volume 13281, Page 2894, Official Public Records, Travis County, Texas; as affected by Amendment to Memorandum of Lease recorded in County Clerk's File No. 2001004269, Official Public Records, Travis County, Texas. DOES APPLY TO THIS TRACT, PLOTTED HEREON
- h. Terms and provisions of Memorandum of PCS Site Agreement by and between R & K Investments, a Texas general partnership and Sprint Spectrum L. P., a Delaware limited partnership dated August 17, 1999, filed January 9, 2001, recorded in County Clerk's File No. 2001004269, Official Public Records, Travis County, Texas. DOES APPLY TO THIS TRACT, SAME AS ITEM 10. f.
- i. Terms and provisions of Mortgage's Nondisturbance and Attornment Agreement by and between Pettigrew, Smith & Watkins, a Texas general partnership and Sprint Spectrum L. P., a Delaware limited partnership, filed April 11, 2001, recorded in County Clerk's File No. 2001055129, Official Public Records, Travis County, Texas. NOT A SURVEY RELATED ITEM
- j. Terms and provisions of Site Designation Supplement to Master Lease and Sublease Agreement by and between STC Five LLC, a Delaware limited liability company, Global Signal Acquisitions II LLC, a Delaware limited liability company, and Sprint Spectrum L. P., a Delaware limited partnership, filed June 8, 2005, recorded in County Clerk's File No. 2005101215, Official Public Records, Travis County, Texas. NOT A SURVEY RELATED ITEM

Robert C. Steubing 12/10/2018
DATE

ROBERT C. STEUBING (612-606-7146)
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548
DRAWING: SURVEYING\TRANSMISSION SET\811\LAMAR 183 OVERPASS ROW WIDTH\PAWN SHOP ESMT.DWG

