



## EXHIBIT "A"

**SURVEY OF 1.748 ACRES OR 76,143 SQUARE FEET OF LAND IN THE THOMAS ANDERSON SURVEY NUMBER 17, ABSTRACT NUMBER 2, TRAVIS COUNTY, TEXAS AND BEING A PART OF THAT CALLED 42.882 ACRES OF LAND DESCRIBED TO MOTOROLA INC., A DELAWARE CORPORATION IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 12342, PAGE 1603, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND ACCORDING TO THE TRAVIS COUNTY APPRAISAL DISTRICT RECORD OWNERSHIP OF THE SAID 42.882 ACRES OF LAND APPEARS TO BE VESTED TO NXP US INC., THE HEREIN DESCRIBED 1.748 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a one-half inch iron rod with a plastic cap stamped "AE EASEMENT" set coincident with the common dividing line of the said 42.882 acres of land and the varying west Right-of-Way line of Patton Ranch Road for the southeast corner of the herein described 1.748 acres of land having Grid Coordinates of Y(N) 10058067.655, X(E) 3077514.451 United States state plane coordinate system, Texas Central Zone 4203, NAD83 and from this point a one-half inch iron rod found at the intersection of the existing north Right-of-Way of United States Highway 290 with the proposed north Right-of-Way line of the said US-290, said point also being the east corner of a called 4,519 square feet tract of land described to the City Of Austin in Volume 9073, Page 740, Real Property Records, Travis County, Texas and an exterior angle corner in the south line of the said called 42.882 acres of land bears the following two (2) courses:

1. South 13°27'29" West, 4.08 feet and coincident with the said common dividing line of the said 42.882 acres of land and the said Patton Ranch Road to a calculated point not set at the intersection of the west line of the said Patton Ranch Road with the north Right-of-Way of the said United States Highway 290 and being the southeast corner of the said 42.882 acres of land;
2. South 78°00'43" West, 67.70 feet and coincident with the common dividing line of the said 42.882 acres of land and the said United States Highway 290 to a one-half inch iron rod found;

**THENCE** departing the west line of the said Patton Ranch Road and crossing over the said 42.882 acres of land the following five (5) courses to one-half inch iron rods with plastic-caps stamped "AE EASEMENT" set:

1. North 13°27'37" West, a distance of 444.98 feet to a point set for an interior angle corner of the herein described 1.748 acres of land;
2. South 82°43'20" West, a distance of 1,258.75 feet, to a point set on the proposed curving east Right-of-Way line of the said United States Highway 290 according to the Plat of Parcel 71 as shown in the records of the Texas Department of Transportation Office according to CSJ Number 0113-08-0860 and RCSJ Number 0113-08-089, for the southwest corner of the herein described 1.748 acres of land and from this point a Texas Department Of Transportation Type II monument found at right-of-way station 389+73.24 as depicted on the plat of said Parcel 71 and being an interior angle corner in the said proposed east Right-of-Way line bears along a curve to the left, concave to the east, and having the following curve elements: A Delta Angle of 10°51'40", an

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Arc Length of 126.82 feet, a Radius Length of 669.00 feet and a Chord which bears South 04°37'54" West, a Distance of 126.63 feet;

3. Coincident with the said proposed curving east line of the said United States Highway 290 along a curve to the right, being concave to the east, having the following curve elements: a Delta Angle of 04°05'11", an Arc Length of 47.71 feet, a Radius Length of 669.00 feet and a Chord which bears North 12°06'20" East, a Distance of 47.70 feet to a point set for the northwest corner of the herein described 1.748 acres of land and from this point a Texas Department Of Transportation Type II monument found for the Point of Tangency of the said proposed curving east Right-Of-Way line at station 391+20.95 as depicted on the plat of said Parcel 71, bears along said curve to the right, being concave to the east, having the following curve elements: a Delta Angle of 35°26'39", an Arc Length of 413.86 feet, a Radius Length of 669.00 feet and a Chord which bears North 31°52'15" East, a Distance of 407.29 feet;
4. North 82°43'20" East, 1283.30 feet and departing the proposed curving east right-of-way line of the said US-290 to a point set for the north corner of the herein described 1.748 acres of land;
5. South 13°27'37" East, a distance of 396.17 feet to a point set coincident with the common dividing line of the said 42.882 acres of land and the said Patton Ranch Road for an exterior angle corner in the east line of the herein described 1.748 acres of land and from this point a five-eighths inch iron rod found on the west right-of-way line of the said Patton Ranch Road for the common southerly east corner of the said 42.882 acres of land and the remainder of a called 8.000 acres of land described to Archie Ray Enochs in that certain Warranty Deed recorded in Volume 7751, Page 780, Deed Records of Travis County, Texas, less and except 2.00 acres of land as described in Volume 11806, Page 149, Real Property Records Travis County, Texas, bears North 12°26'44" East, a distance of 1,014.08 feet;

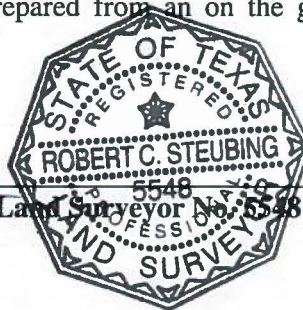
**THENCE**, coincident with the common dividing line of the said 42.882 acres of land and the said Patton Ranch Road, the following two (2) courses to one-half inch iron rods with plastic-caps stamped "AE EASEMENT" set:

1. South 12°26'44" West, a distance of 14.59 feet to a point set;
2. South 13°27'29" West, a distance of 85.32 feet to the **Point Of Beginning** and containing 1.748 Acres or 76,143 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



12/02/2019  
Date



# EXHIBIT " A " SKETCH TO ACCOMPANY FIELD NOTES

## Legend

- ⊙ TxDOT Brass Capped Monument Found
- Iron Rod Found (Size Noted)
- "AE EASEMENT" Capped Iron Rod Set
- △ Calculated Point Not Set
- P.O.B. Point of Beginning
- OPRTCT Official Public Records, Travis County, Texas
- RPRTCT Real Property Records, Travis County, Texas
- PRTCT Plat Records, Travis County, Texas
- DRTCT Deed Records, Travis County, Texas
- Doc No Document Number
- Vol Volume
- Pg Page
- R.O.W. Right-Of-Way

West William  
Cannon Road  
(Right-of-Way Varies)

Existing R.O.W.  
Proposed R.O.W.

R372114 (NXP US INC Per Travis CAD)

Motorola, Inc.

Special Warranty Deed  
Called 42.882 Acres Of Land  
Vol 12342 Pg 1603 RPRTCT

Archie Ray Enochs  
Warranty Deed  
Vol 7751 Pg 780 DRTCT  
Remainder Of A Called 8.000 Acres  
Less 2.00 Acres Of Land Per  
Vol 11806, Pg 149, RPRTCT

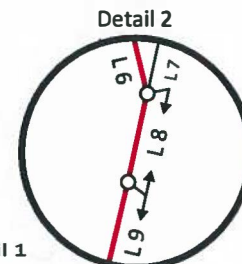
Not To Scale



Patton Ranch Road (Right-of-Way Varies)



Not To Scale



Not To Scale

Thomas Anderson  
Survey Number 17  
Abstract Number 2

PARCEL 71  
4.505 Acres Of Land (196,245 SQ. FT.)  
U.S. 290  
TXDOT CSJ NO. 0113-08-060  
TXDOT RCSJ NO. 0113-08-089

Proposed R.O.W.

Existing R.O.W.

West U.S. 290  
(Right-of-Way Varies)

City Of Austin  
Warranty Deed  
Vol 9073 Pg 740 RPRTCT  
Called 4,519 Square Feet And  
Being Parcel No. 43, 0.144 Acres Of Land  
U.S. 290  
TXDOT CSJ NO. 0113-08-060  
TXDOT RCSJ NO. 0113-08-089

NUM	BEARING	DIST
L1	S13°27'29"W	4.08'
L2	S78°00'43"W	67.70'
L3	N13°27'37"W	444.98'
L4	S82°43'20"W	1,258.75'
L5	N82°43'20"E	1,283.30'
L6	S13°27'37"E	396.17'
L7	N12°26'44"E	1,014.08'
L8	S12°26'44"W	14.59'
L9	S13°27'29"W	85.32'

NUM	DELTA	ARC	RADIUS	BEARING	DIST
C1	10°51'40"	126.82'	669.00'	S04°37'54"W	126.63'
C2	04°05'11"	47.71'	669.00'	N12°06'20"E	47.70'
C3	35°26'39"	413.86'	669.00'	N31°52'15"E	407.29'



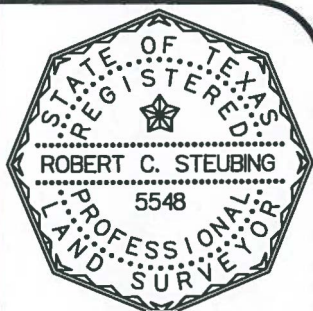
SCALE: 1" = 200'

## NOTES:

1. P.O.B. COORDINATES = N(Y) 10058067.655 E(X) 3077514.451 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
2. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.
3. MAPSCO Panel No.: 612T Travis County Central Appraisal District ID No.: 372114

SHEET 1 OF 1

Rev: 2019/12/02



Robert C. Steubing  
ROBERT C. STEUBING (612-605-7148)

12/02/2019  
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548