

EXHIBIT "A"



804 Las Cimas Pkwy., Suite 150
Austin, Texas 78746

**0.012 ACRE (532 SQUARE FEET)
SUBSURFACE EASEMENT
LOCATED IN LOT 3, OF VOLENTE PEAK, PHASE ONE,
IN THE RUSK TRANSPORTATION COMPANY SURVEY, ABSTRACT 681
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.012 ACRE (532 SQUARE FEET) STRIP OF LAND LOCATED IN THE RUSK TRANSPORTATION COMPANY SURVEY, ABSTRACT 681, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, OF VOLENTE PEAK, PHASE ONE, PLAT OF RECORD IN TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 200800208 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND DESCRIBED IN TRACT II, IN A DEED TO JOSEPH P. DORSEY AND WIFE, CLAUDIA RUTKOWSKI, OF RECORD IN T.C.C.D. 2007222255 OF THE O.P.R.T.C.T. SAID 0.012 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE COMMON LINE BETWEEN SAID LOT 3 AND LOT 2 OF SAID VOLENTE PEAK, PHASE ONE, AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %CHAPARRAL 4995+FOUND MARKING AN INTERIOR ELL CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID LOT 2 BEARS S 80°31'28"W . 146.13q AND ANOTHER 1/2+IRON ROD WITH CAP STAMPED %CHAPARRAL 4995+FOUND MARKING AN INTERIOR ELL CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 1, OF SAID VOLENTE PEAK, PHASE ONE BEARS N 15°01'03+W . 10.98q

THENCE N 80°31'28" E – 59.35' WITH THE COMMON LINE OF SAID LOT 3 AND LOT 2, OF SAID VOLENTE PEAK PHASE ONE, TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE WITH A CURVE TO THE RIGHT, **AN ARC LENGTH OF 10.63'**, HAVING A RADIUS OF 1225.00q A CENTRAL ANGLE OF 0°29'50+ AND A CHORD WHICH BEARS S 22°36'48+W . 10.63q TO A POINT IN THE SOUTH LINE OF SAID LOT 3, AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %CHAPARRAL 4995+FOUND MARKING THE NORTHWEST CORNER OF LOT 14, OF SAID VOLENTE PEAK, PHASE ONE BEARS S 05°26'48+E . 100.65q

THENCE S 80°39'55" W – 59.59' WITH THE COMMON LINE OF SAID LOT 3 AND LOT 4 OF SAID VOLENTE PEAK, PHASE ONE, TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %CHAPARRAL 4995+FOUND MARKING THE NORTHWEST CORNER OF LOT 8, OF SAID VOLENTE PEAK, PHASE ONE BEARS S 25°36'09+W . 48.89q AND S 80°39'55+W . 152.40q

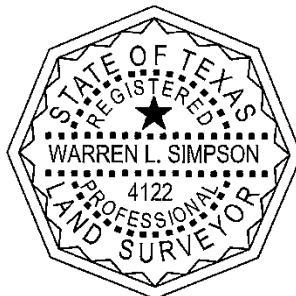
THENCE WITH A CURVE TO THE LEFT, **AN ARC LENGTH OF 10.64'** HAVING A RADIUS OF 1175.00q A CENTRAL ANGLE OF 0°31'08+ AND A CHORD WHICH BEARS N 24°09'04+E . 10.64q RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.012 ACRE OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED SURVEY AND EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES SHOWN HEREON ARE SURFACE VALUES.

SURVEYED: SEPTEMBER 28, 2017
RELEASED: AUGUST 23, 2018

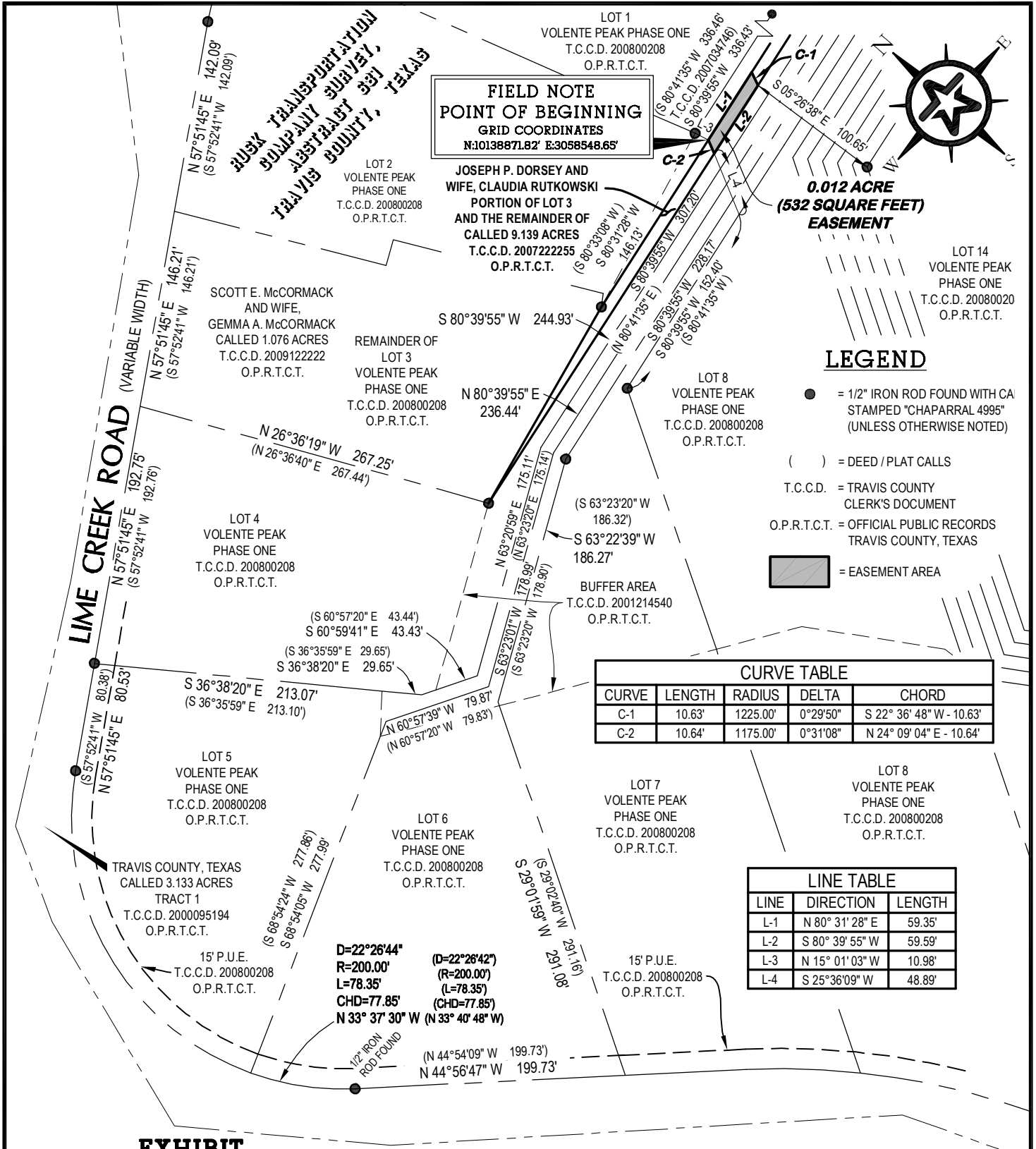
Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 3-00619
PLAT NO. A3-144
FIELD NOTE NO. 037
MAP CHECKED: 5/3/2018-WLS

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BCRUA 037
JOSEPH P. DORSEY AND WIFE, CLAUDIA RUTKOWSKI



EXHIBIT

OF A 0.012 ACRE (532 SQUARE FEET) SUBSURFACE EASEMENT LOCATED IN THE RUSK TRANSPORTATION COMPANY SURVEY, ABSTRACT 681 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, OF VOLENTE PEAK, PHASE ONE, PLAT OF RECORD IN TRAVIS COUNTY CLERK'S DOCUMENT 200800208 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A CALLED 9.139 ACRE TRACT DESCRIBED IN TRACT II, IN DEED TO JOSEPH P. DORSEY AND WIFE, CLAUDIA RUTKOWSKI, OF RECORD IN TRAVIS COUNTY CLERK'S DOCUMENT 200722255 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122
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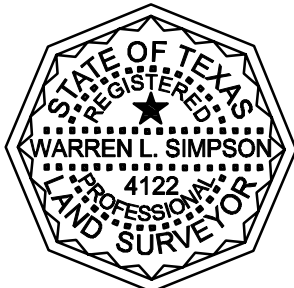
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SURVEYOR'S NOTES:

SURVEYED: SEPTEMBER 28, 2017
RELEASE DATE: AUGUST 23, 2018

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:

0.012 ACRE (532 SQUARE FEET) SUBSURFACE EASEMENT LOCATED IN LOT 3, OF VOLENTE PEAK, PHASE ONE, IN THE RUSK TRANSPORTATION COMPANY SURVEY, ABSTRACT 681, TRAVIS COUNTY, TEXAS.



SURVEYOR'S NOTES CONTINUED:

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

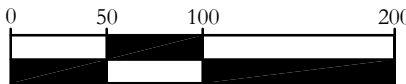
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

THE DISTANCES SHOWN HEREON ARE SURFACE VALUES. TO COMPUTE GRID VALUES MULTIPLY SURFACE DISTANCE BY AVERAGE COMBINED SCALE FACTOR OF 0.9998700169. (SURF X CSF = GRID)



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T.B.P.L.S. Registration No. 10194317



GRAPHIC SCALE IN FEET

PLAT NO. A3-1447 PROJ. NO. 3-00619 DRAFTED 05/03/18

TAB EXH F/N NO. 037 FB/PG 3-4/21 DRAWN BY WLS

DWG. NAME 3-00619ESMT-PARCEL 037 - DORSEY.DWG MAP CHK'D 05/03/18