

EXHIBIT "A"

FIELD NOTES

JOB NO. 250776

DATE: OCTOBER 30, 2025

PAGE 1 OF 3

Field notes to accompany exhibit.

0.180 OF AN ACRE

BEING 0.180 OF AN ACRE OF LAND, OUT OF AND A PART OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT INCORRECTLY CALLED THE EAST 50.08 FEET OF LOT 22 & THE WEST 9.2 FEET OF LOT 23, BLOCK X, OUT OF VIOLET CROWN HEIGHTS, SECTION TWO "RESUBDIVISION", SAID PLAT RECORDED IN VOLUME 5, PAGE 68, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.18 OF AN ACRE CONVEYED TO MAHADEVI, LLC, AND RECORDED IN DOCUMENT NO. 2013218805, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON OCTOBER 27TH, 2025, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with pink cap stamped "TLS" set, in the north line of West Koenig Lane, marking the southwest corner of that tract called the east 46.2 feet of said Lot 23 & the west 13.8 feet of Lot 25, Block X, out of said Violet Crown Heights, Section Two "Resubdivision", as conveyed to Imran Ismail, et al, and recorded in Document No. 2016141818, of said Official Public Records, also marking the southeast corner of said Mahadevi tract, for the southeast corner of the herein described tract, from which a 1/2 inch iron rod found, bears S 88°18'55" W, 0.58 feet;

THENCE; **N 62°33'17" W**, with the north line of said West Koenig Lane, the south line of said Mahadevi tract, and in part with the south line of said Lot 23 and Lot 22, for a distance of **59.94 feet**, to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the southeast corner of that 600 square foot tract as conveyed to the City of Austin, Texas, and described in deed recorded in Volume 9363, Page 584, Real Property Records, Williamson County, Texas, also marking the southwest corner of said Mahadevi tract, for the southwest corner of the herein described tract;

THENCE; **N 27°29'14" E**, with the north-south running north line of said West Koenig Lane, the west line of said Mahadevi tract, and crossing said Lot 22, at 9.91 feet passing a 1/2 inch iron rod found, marking the northeast corner of said City of Austin tract, also marking the southeast corner of that tract called a portion of Lot 21 and the west 4.6 feet of said Lot 22, Block X, out of said Violet Crown Heights, Section Two "Resubdivision", as conveyed to 1514 W. Koenig Ln. LLC, and recorded in Document No. 2018141787, of said Official Public Records, from which an iron rod with pink cap stamped "Surveying 6356" found, marking the southwest corner of said 1514 W. Koenig Ln. LLC tract, bears N 62°31'24" W, 60.06 feet, continuing with the east line of said 1514 W. Koenig Ln. LLC tract, the west line of said Mahadevi tract and crossing said Lot 22, for a total distance of **130.35 feet**, to a 1/2 inch iron rod found, marking the northeast corner of said 1514 W. Koenig Ln. LLC tract, in the south line of that tract called the west 18 feet of Lot 15 & the east 42.84 feet of Lot 16, Block X, out of said Violet Crown Heights, Section Two "Resubdivision" as conveyed to Ravi Srinivasan, et al, and recorded in Document No. 2016054512, of said Official Public Records, also marking the northwest corner of said Mahadevi tract, also in the south line of said Lot 15, also in the north line of said Lot 22, for the northwest corner of the herein described tract;

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THENCE; **S 62°52'42" E**, with the south line of said Srinivasan tract and said Lot 15 and the north line of said Mahadevi tract and said Lot 22, at 6.07 feet passing an iron rod with illegible blue cap found, marking the southeast corner of said Srinivasan tract, also marking the southwest corner of that tract called the west 18.84 feet of Lot 13 & the east 36.84 feet of said Lot 15, Block X, out of said Violet Crown Heights, Section Two "Resubdivision", as conveyed to Michael A. Reiff, et al, and recorded in Document No. 2016054512, of said Official Public Records, continuing with the south line of said Reiff tract, the north line of said Mahadevi tract, in part with the south line of said Lot 15 and Lot 13, and in part with the north line of said Lot 22 and said Lot 23, for a total distance of **59.94 feet**, to a 1/2 inch iron rod found, marking the northwest corner of said Ismail tract, also marking the northeast corner of said Mahadevi tract, for the northeast corner of the herein described tract, from which a cotton spindle found, marking the southeast corner of said Reiff tract, also marking the southwest corner of that tract called the west 24.84 feet of Lot 12 & the east 36 feet of said Lot 13, Block X, out of said Violet Crown Heights, Section Two "Resubdivision", as conveyed to Lauren South, and recorded in Document No. 2025068731, of said Official Public Records, bears **S 56°34'48" E**, 1.94 feet;

THENCE; **S 27°29'19" W**, with the west line of said Ismail tract, the east line of said Mahadevi tract, and crossing said Lot 23, for a distance of **130.69 feet**, to the **PLACE OF BEGINNING**, containing 0.180 of an acre of land area, more or less.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

WCS 10-30-2025
William C. Stewart, RPLS No. 5785
State of Texas



Texas Land Surveying, Inc.

-A Land Survey Firm-
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

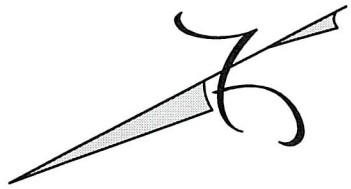
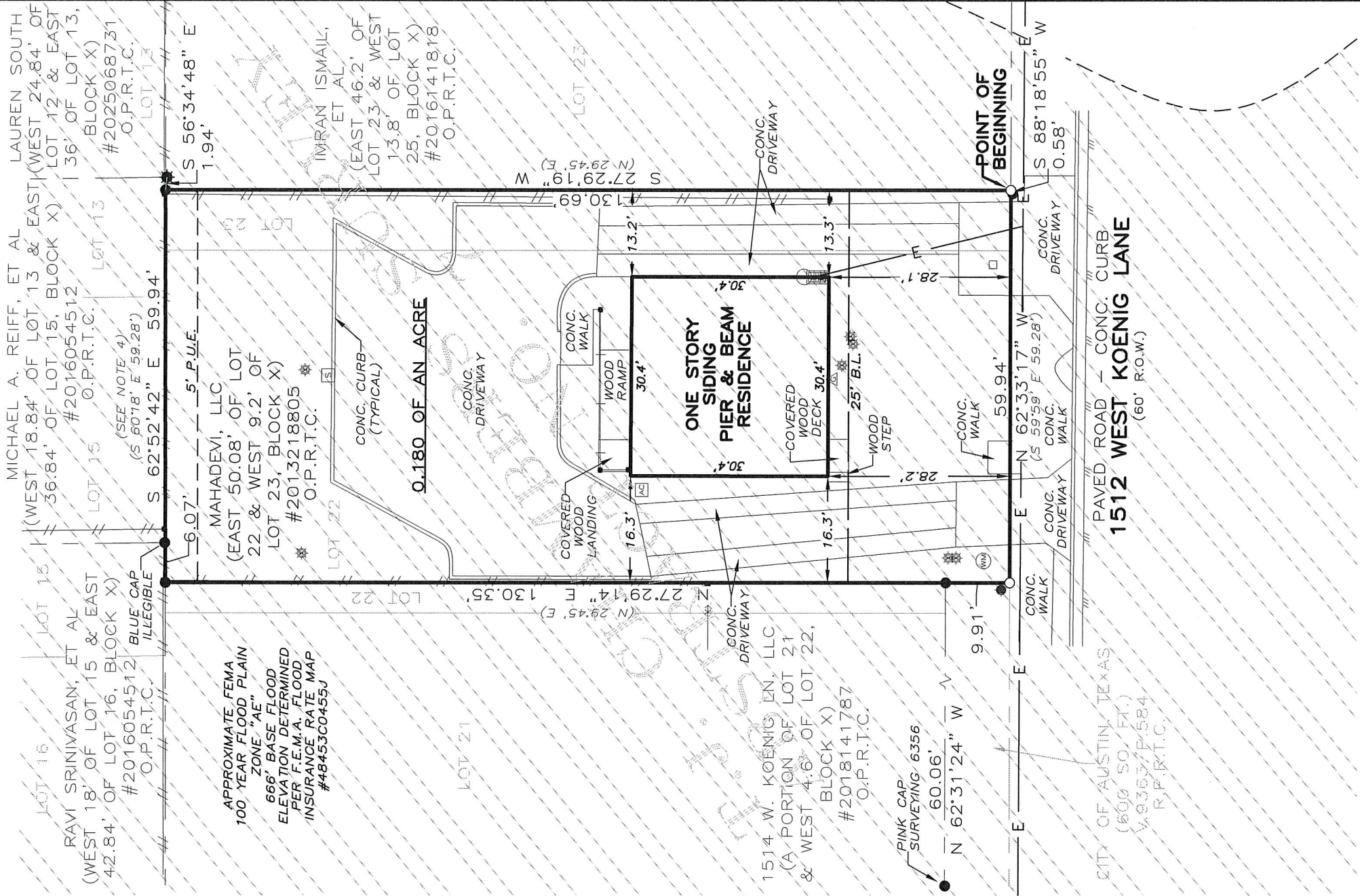
BEING 0.180 OF AN ACRE OF LAND, OUT OF AND A PART OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT INCORRECTLY CALLED THE EAST 50.08 FEET OF LOT 22 & THE WEST 9.2 FEET OF LOT 23, BLOCK X, OUT OF VIOLET CROWN HEIGHTS, SECTION TWO "RESUBDIVISION", SAID PLAT RECORDED IN VOLUME 5, PAGE 68, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.18 OF AN ACRE CONVEYED TO MAHADEVI, LLC, AND RECORDED IN DOCUMENT NO. 2013218805, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

JOB NO: 250776
DRAWN: RCG
F.C.: CC/LCR

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #2529756-BKW, EFFECTIVE DATE OF AUGUST 11, 2025, AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

- 1.) RESTRICTIVE COVENANTS - V.4/P.31, V.867/P.291, V.894/P.609, V.909/P.188, V.1034/P.201, V.4023/P.2349 (SUBJECT TO)
10E.) 5' PUBLIC UTILITY EASEMENT ALONG THE REAR OF EACH LOT - V.5/P.68 (AS SHOWN)
10F.) BUILDING SETBACK LINES - V.867/P.291 (AS SHOWN)
10G.) DRAINAGE EASEMENT - #2023094429 (AS SHOWN)

THIS AREA DOES APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48453C0455J, DATED JAN. 06, 2016. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



Scale: 1" = 20'
BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
★	COTTON SPINDLE FOUND
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
///	PAVEMENT
■	FENCE POST
—XX—	CHAIN LINK FENCE
—	METAL FENCE
—H—	WOOD FENCE
—E—	OVERHEAD UTILITY LINES
□	AIR CONDITIONER
■	ELECTRIC
●	FIRE HYDRANT
▲	GAS METER
✱	IRRIGATION CONTROL VALVE
■	SIGN
○	TELEPHONE
□	VALVE
⊙	WATER METER
()	RECORD INFORMATION
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

NOTE:
1) ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE PER THE PLAT OF RECORD - VOLUME 5, PAGE 68, P.R.T.C.
2) ALL BUILDING SETBACK LINES SHOWN HEREON ARE PER THE RESTRICTIONS - VOLUME 867, PAGE 291, D.R.T.C.
3) ENTIRE LOT, EXCLUDING THE HOUSE, IS SUBJECT TO A DRAINAGE EASEMENT - DOCUMENT NO. 2023094429, O.P.R.T.C.
4) THE REMAINDER OF LOT 22 AFTER SUBTRACTING THE 4.6' FROM THE WEST NEIGHBOR'S DEED LEAVES 50.8'. THE PREVIOUS DEED (DOCUMENT NO. 2010066217) ALSO DESCRIBES THE LOT AS 50.8' FROM THE EAST PORTION OF LOT 22. DESPITE THE CURRENT DEED CLAIMING 50.08' FROM THE EAST PORTION OF LOT 22, THE LOT SHOWN HEREON HAS BEEN READJUSTED TO MATCH THE NEIGHBORS AND INTENDED DISTANCE OF 50.8' OF LOT 22 AND BRINGING THE WIDTH TO AN INTENDED RECORD WIDTH OF 60.00' THOUGH THE CURRENT RECORD OF 59.28' IS SHOWN HEREON.

CERTIFY TO: INDEPENDENCE TITLE / TITLE RESOURCES GUARANTY COMPANY / TBD / GF# 2529756-BKW

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLAMSON §

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying Firm—

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPELS LAND SURVEYING FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SIGNATURE OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

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EXHIBIT TO ACCOMPANY FIELD NOTES



Witness my hand and seal this the 27th Day of October, 2025 A.D.