

"EXHIBIT ____"

A DESCRIPTION OF A 1.01 ACRE TRACT OF LAND, LOCATED IN THE G. W. SPEAR SURVEY NO. 100, ABSTRACT No. 719. SAID 1.01 ACRE TRACT, BEING A PORTION OF LOT 13, NORTHRIDGE ACRES No. 2, AN ADDITION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BK. 14, PG. 84, PLAT RECORDS, TRAVIS COUNTY, TEXAS. AND BEING THE SAME PROPERTY DESCRIBED IN A GENERAL WARRANTY DEED WITH FIRST AND SECOND VENDOR'S LIEN, RECORDED NOVEMBER 14, 2005, FROM FRANCISCO VIEGO TO MICHAEL PRICE, AS RECORDED IN DOC. NO. 2005211382, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 1.01 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SURVEY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch iron rod found to monument the northwest corner of said Lot 13, Northridge Acres No. 2, same being the intersection of the south right-of-way line of Prairie Lane (50' ROW) and the east right-of-way line of Summit Drive (50' ROW), also being the northwest corner of the herein described tract;

THENCE, S 62°34'08" E, with the north line of said Lot 13, and said south right-of-way line of Prairie Lane, a distance of 284.87 feet to a ½ inch iron rod found to monument the common north corner of said Lot 13 and Lot 12, Northridge Acres No. 2 as recorded in Plat Bk. 14, Pg. 84, Plat Records, Travis County, Texas, and the northeast corner of the herein described tract:

THENCE, S 27°19'32 W, with the common east line of said Lot 13 also being the west line of said Lot 12, a distance of 154.84 feet to calculated point monumenting a point on said west line of Lot 12 also being the southeast corner of the herein described tract:

THENCE, N 62°36'50" W, over and across said Lot 13, a distance of 285.42 feet to ½" iron pipe found in the west line of said Lot 13 also being in the said east right-of-way line of Summit Drive, and also being the southwest corner of the herein described tract:

THENCE, N 27°31'40" E, with said west line of said Lot 13, and said east right-of-way line of Summit Drive, a distance of 155.06 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.01 acres of land, more or less.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Paul Utterback, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of April 2023.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 18^h day of July 2023 A.D.

ATS Engineers, Inspectors, and Surveyors
4910 West Hwy 290
Austin, Texas 78735



Paul Utterback
Registered Professional Land Surveyor
No. 5837 – State of Texas

Bearing Basis: Texas State Plane Coordinates, Central Zone (4203), NAD 83(2011)

