

## EXHIBIT "A"

FIELD NOTE DESCRIPTION OF A 9.00 ACRE TRACT OF LAND OUT OF THE A. W. NICHOLS SURVEY, ABSTRACT No. 2554 IN TRAVIS COUNTY, TEXAS AND CONSISTING OF THE FOLLOWING THREE TRACTS: A 2.64 ACRE TRACT OF LAND CALLED 2.65 ACRES IN A WARRANTY DEED FROM ANTHONY L. FRANZOLINO AND WIFE, DORIS PATRICIA FRANZOLINO TO WALTER P. LAMBERT AND WIFE, ANTOINETTE F. LAMBERT AND RECORDED IN VOLUME 9513, PAGE 394 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A 3.07 ACRE TRACT OF LAND CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM PATRICIA JENNY FRANZOLINO SAWYER TO WALTER P. LAMBERT AND ANTOINETTE F. LAMBERT AND RECORDED IN VOLUME 11555, PAGE 1666 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A 3.29 ACRE TRACT OF LAND CONVEYED IN A WARRANTY DEED FROM ANTHONY L. FRANZOLINO AND WIFE, PATRICIA HANKERSON FRAZOLINO TO WALTER P. LAMBERT AND WIFE, ANTOINETTE F. LAMBERT AND RECORDED IN VOLUME 11630, PAGE 26 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 9.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron pipe found on the southeast right-of-way line of Circle Drive at the northwest corner of a 5.745 acre tract of land conveyed in a Warranty Deed with Vendor's Lien from Dorothy Prado to Felix Griffin, Jr. and recorded in Volume 8319, Page 358 of the Deed Records of Travis County, Texas for the north corner of this tract herein described;

**THENCE**, departing the southeasterly right-of-way line of Circle Drive and along the common line of this tract and said 5.745 acre tract, SOUTH 28° 19' 41" WEST (record = South 28° 24' West), a distance of 583.46 FEET (record = 583.40 feet) to a 1" iron pipe found at the west corner of said 5.745 acre tract, the north corner of a 24.99 acre tract of land conveyed in a General Warranty Deed from Marvin W. Petzolt and wife, Sheri A. Petzolt to Gilbert J. Wright and wife, Carole Wright and recorded in Volume 12693, Page 2177 of the Real Property Records of Travis County, Texas and the east corner of said 3.07 acre tract and the south corner of said 2.64 acre tract;

**THENCE**, along the common line of this tract and said 24.99 acre tract, SOUTH 28° 53' 35" WEST (record = South 28° 50' West), a distance of 309.81 FEET (record = 309.74 feet) to a calculated point for the south corner of said 3.07 acre tract and the east corner of said 3.29 acre tract;

**THENCE**, along the common line of this tract and said 24.99 acre tract, SOUTH 28° 53' 35" WEST (record = South 28° 50' West), a distance of 260.07 FEET (record = 260.00 feet) to a 1-1/2" iron pipe found at an interior corner of said 24.99 acre tract at the south corner of said 3.29 acre tract for the south corner of this tract herein described;

**THENCE**, along the common line of this tract and said 24.99 acre tract, NORTH 42° 18' 00" WEST (record = North 42° 20' West), a distance of 632.85 FEET (record = 633.82 feet) to a 1" iron pipe found on the southeast line of the aforementioned Circle Drive at a northwesterly corner of said 24.99 acre tract and the west corner of said 3.29 acre tract for the west corner of this tract herein described;

**THENCE**, along the common line of this tract and Circle Drive as follows:

- 1.) NORTH 55° 22' 31" EAST (record = North 55° 26' East), a distance of 255.38 FEET (record = 255.0 feet) to a 1/2" rebar found at the north corner of said 3.07 acre tract and the west corner of said 3.07 acre tract;
- 2.) NORTH 55° 22' 31" EAST (record = North 55° 26' East), a distance of 315.65 FEET (record = 316.18 feet) to a 1/2" rebar found at the north corner of said 3.07 acre tract and the west corner of said 2.64 acre tract;
- 3.) NORTH 55° 26' 00" EAST (record = "Basis of Bearing"), a distance of 149.90 FEET (record = 150.00 feet) to a 1/2" rebar found;

JOB No. 81022000

- 4.) NORTH 58° 03' 51" EAST (record = North 55° 09' East), a distance of 90.20 FEET (record = 90.23 feet) to a 1/2" rebar found;
- 5.) NORTH 63° 43' 31" EAST (record = North 63° 47' East), a distance of 45.02 FEET (record = 45.00 feet) to a 1/2" rebar found;
- 6.) NORTH 68° 31' 48" EAST (record = North 68° 38" East), a distance of 74.90 FEET (record = 74.91 feet) to a 1/2" rebar found;
- 7.) NORTH 75° 51' 04" EAST (record = North 76° 00' East), a distance of 89.19 FEET (record = 89.15 feet) to a 1/2" rebar found;
- 7.) NORTH 80° 45' 09" EAST (record = North 80° 51' East), a distance of 113.10 FEET (record = 111.21 feet) to a the POINT OF BEGINNING.

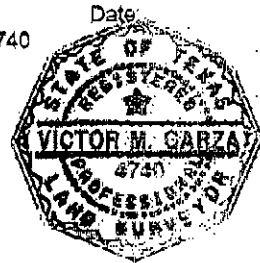
Bearings are based on the record bearing for the most westerly northwest line of said 2.64 acre tract as determined by monumentation found on the ground.

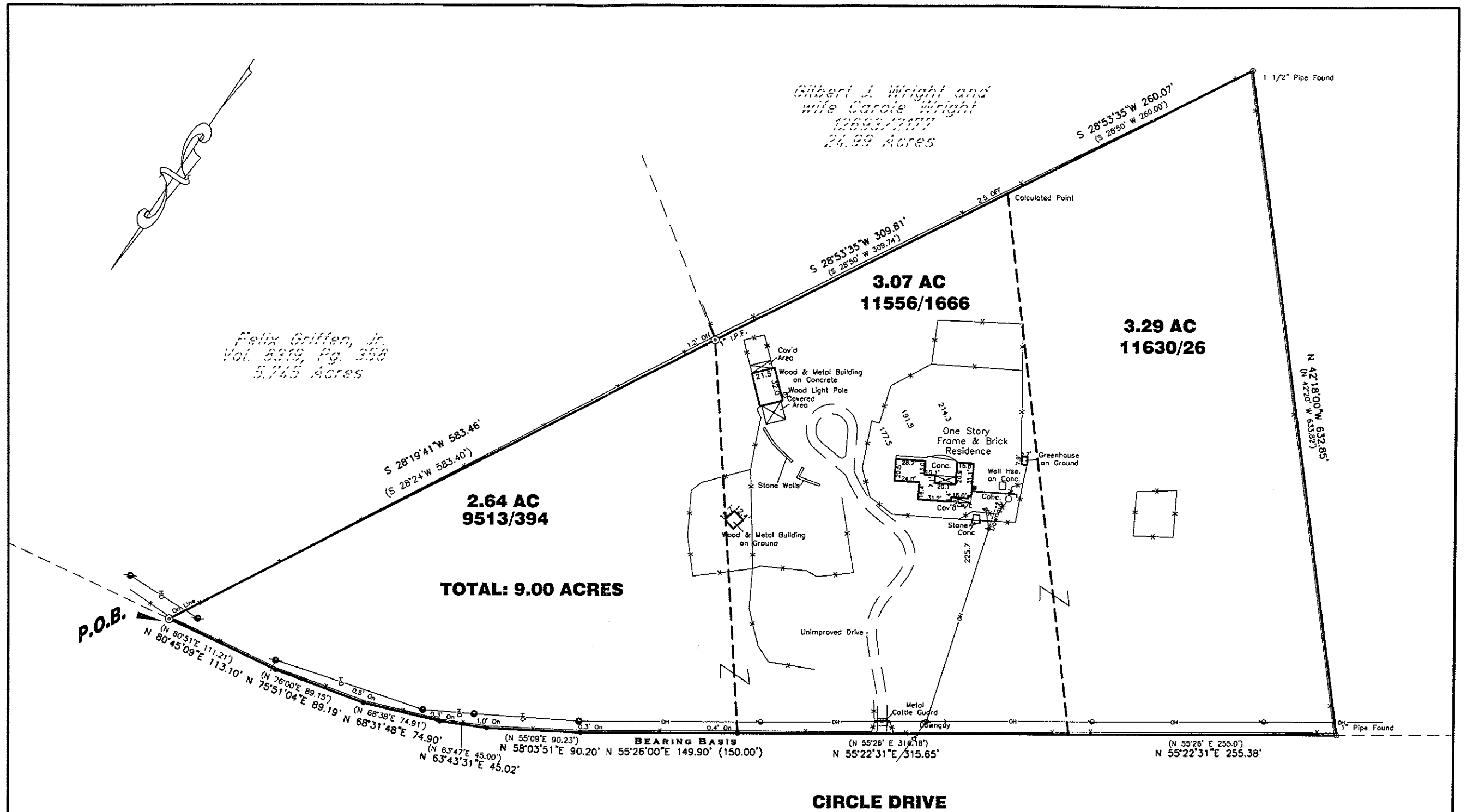
I hereby certify that this description and the plat attached hereto are based on a survey completed under my supervision and is true and correct to the best of my knowledge.

*Victor Garza*      11/10/02

---

Victor Garza  
 Registered Professional Land Surveyor No. 4740  
 State of Texas





All that certain 9.00 Acre tract of land in the A.W. NICHOLS SURVEY, ABSTRACT NO. 2554 in Travis County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

COUNTY: Travis STATE OF TEXAS STREET ADDRESS 10213 Circle Drive

CITY: Austin REFERENCE NAME Doreen L. Hogge and Maureen E. Jeans

**B&G Surveying, Inc.**  
Victor M. Garza R.P.L.S.

Office 512\*458-9569  
Fax 512\*458-9845

1404 West North Loop Blvd.  
Austin, Texas 78756

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AND HAS A ZONE X RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP No. 481026 PANEL 0300E DATED: 06-16-93

This certification is for insurance purposes only and is not a guarantee that this property will or will not flood. Contact your local floodplain administrator for the current status of this tract.

TO THE LIENHOLDERS AND OWNERS OF THE PREMISES SURVEYED AND TO

DATE 11-10-00 I do hereby certify that the survey was made on the ground of the property legally described herein and that there are no Boundary Line conflicts, Encroachments, easements, or roads in place, except as shown hereon, and that the same conform to the legal description and Easements shown on the referenced title Commitment. This survey is only to be used for this one transaction. Copying or reproducing without permission of B & G Surveying, Inc is prohibited.

SCALE 1" = 60'

FIELD WORK	John	11-07-00
DRAFTING	L.K.	11-10-00
FINAL CHECK	M.H.	11-10-00
CORRECTIONS	M.P.	11-10-00
LP DATE		