0.061 acres ~ 2,664 Sq.Ft.
Outlot 21, Division D, Original City of Austin
Travis County, Texas

LAI Job No. 061010
FN0732(dhc)
Page 1 of 9

Exhibit A-1

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.061 ACRES (2,664 SQUARE FEET) OF LAND IN OUTLOT 21, DIVISION D, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF WEST 21ST STREET, AN 80 FOOT WIDE RIGHT-OF-WAY ACCORDING TO THE PLAN OF THE ORIGINAL CITY OF AUSTIN, AND WEST 20TH STREET, A 70 FOOT WIDE RIGHT-OF-WAY, AND WHITIS AVENUE, A 60 FOOT WIDE RIGHT-OF-WAY, BOTH ACCORDING TO THE PLAN OF SUBDIVISION OF LOUIS HORST'S OUTLOTS IN DIVISION D AND DIVISION E AS RECORDED IN VOLUME Z, PAGES 594 AND 613, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.061 ACRES (2,664 SQUARE FEET) OF LAND, AS SURVEYED BY LOOMIS AUSTIN, INC. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete monument found at the intersection of the centerline of said West 21st Street and the centerline of the east lane of University Avenue, a 120 foot wide right-of-way according to said plan of the Original City of Austin, and from which a concrete monument found at the intersection of the centerline of said West 21st Street and the centerline of the west lane of said University Avenue bears N 84° 00' 00" W a distance of 57.64 feet;

THENCE N 06° 00' 00" E a distance of 40.00 feet to a point in the north right-of-way line of said West 21st Street, same being the south line of a tract described as College Hill in said plan of the Original City of Austin;

THENCE N 84° 00' 00" W, with the north right-of-way line of said West 21st Street and the south line of said College Hill tract, a distance of 104.92 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE, leaving the north right-of-way line of said West 21st Street and the south line of said College Hill tract, crossing said rights-of-way of West 21st Street, West 20th Street, and Whitis Avenue, the following eighteen (18) courses and distances:

1. S 06° 00' 00" W a distance of 3.50 feet to a calculated angle point,

2. N 84° 00' 00" W a distance of 7.26 feet to a calculated angle point,

3. S 56° 59' 32" W a distance of 6.10 feet to a calculated angle point,

4. S 06° 00' 56" W a distance of 16.33 feet to a calculated angle point,

5. S 44° 57' 39" E a distance of 6.10 feet to a calculated angle point,

6. S 84° 00' 00" E a distance of 7.26 feet to a calculated point for a northeast corner of the tract described herein,

7. S 06° 00' 56" W a distance of 15.00 feet to a calculated point for the most easterly southeast corner of the tract described herein,

8. N 84° 00' 00" W a distance of 20.00 feet to a calculated point for a southwest corner of the tract described herein,

0.061 acres ~ 2,664 Sq.Ft.
Outlot 21, Division D, Original City of Austin
Travis County, Texas

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9. N 06° 00' 56" E a distance of 3.95 feet to a calculated angle point,

10. N 52° 11' 11" W a distance of 10.57 feet to a calculated angle point,

11. N 84° 00' 00" W a distance of 208.77 feet to a calculated point for a re-entrant corner of the tract described herein,

12. S 64° 13' 45" W a distance of 12.62 feet to a calculated angle point,

13. S 06° 00' 00" W a distance of 2.80 feet to a calculated point for a southeast corner of the tract described herein,

14. N 84° 00' 00" W a distance of 6.70 feet to a calculated angle point,

15. S 48° 59' 38" W a distance of 12.17 feet to a calculated angle point,

16. S 06° 00' 40" W, at a distance of 414.52 feet passing a point, from which a concrete monument at the intersection of the centerline of said West 20th Street and the centerline of the west lane of said University Avenue bears S 84° 01' 42" E a distance of 310.88 feet, continuing for a total distance of 439.00 feet to a calculated angle point,

17. S 27° 01' 22" E a distance of 12.54 feet to a calculated angle point, and

18. S 84° 00' 00" E a distance of 2.67 feet to a calculated point for the intersection of the south right-of-way line of said West 20th Street and the east right-of-way line of said Whitis Avenue, same being the northwest corner of Lot 27, Outlot No. 20, said Plan of Subdivision of Louis Horst's Outlots in Division D and Division E, for a northeast corner of the tract described herein;

THENCE S 06° 00' 40" W, with the east right-of-way line of said Whitis Avenue and the west line of said Lot 27, Outlot No. 20, a distance of 20.18 feet to a calculated point for the most southerly southeast corner of the tract described herein;

THENCE, leaving the east right-of-way line of said Whitis Avenue and the west line of said Lot 27, Outlot No. 20, and crossing said rights-of-way of West 21st Street, West 20th Street, and Whitis Avenue, the following fourteen (14) courses and distances:

1. N 84° 00' 00" W a distance of 15.04 feet to a calculated point for the southern southwest corner of the tract described herein,

2. N 06° 00' 00" E a distance of 30.00 feet to a calculated point for a northwest corner of the tract described herein,

3. S 84° 00' 00" E a distance of 3.55 feet to a calculated point for a re-entrant corner of the tract described herein,

4. N 06° 00' 40" E a distance of 438.59 feet to a calculated point for a re-entrant corner of the tract described herein,

0.061 acres ~ 2,664 Sq.Ft.
Outlot 21, Division D, Original City of Austin
Travis County, Texas

LAI Job No. 061010
FN0732(dhc)
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5. N 84° 00' 00" W a distance of 3.00 feet to a calculated point for a southwest corner of the tract described herein,

6. N 06° 00' 00" E, at a distance of 12.45 feet passing a point, from which a 1/2-inch iron rod found at the intersection of the centerlines of said West 21st Street and said Whitis Avenue bears N 84° 00' 00" W a distance of 15.50 feet, continuing for a total distance of 25.00 feet to a calculated point for the most westerly northwest corner of the tract described herein,

7. S 84° 00' 00" E a distance of 30.00 feet to a calculated point for a northeast corner of the tract described herein,

8. S 06° 00' 00" W a distance of 3.55 feet to a calculated point for a re-entrant corner of the tract described herein,

9. S 84° 00' 00" E a distance of 209.17 feet to a calculated point for a re-entrant corner of the tract described herein,

10. N 06° 00' 56" E a distance of 3.48 feet to a calculated point for a northwest corner of the tract described herein,

11. S 84° 00' 00" E a distance of 14.25 feet to a calculated angle point,

12. N 21° 27' 16" E a distance of 4.02 feet to a calculated angle point,

13. N 06° 00' 56" E a distance of 16.64 feet to a calculated angle point, and

14. N 09° 25' 23" W a distance of 7.27 feet to a calculated point in the north right-of-way line of said West 21st Street and the south line of said College Hill tract, for the most northerly northwest corner of the tract described herein;

THENCE S 84° 00' 00" E, with the north right-of-way line of said West 21st Street and the south line of said College Hill tract, a distance of 15.94 feet to the POINT OF BEGINNING and containing 0.061 acres (2,664 square feet) of land, more or less.

LAI WORD FILE: FN732(dhc)

0.061 acres ~ 2,664 Sq.Ft.
Outlot 21, Division D, Original City of Austin
Travis County, Texas

LAI Job No. 061010
FN0732(dhc)
Page 4 of 9

THE STATE OF TEXAS   §

                          §   KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS   §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of November 2006, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this ___ of November 2006 A.D.

Loomis Austin, Inc.
Austin, Texas 78746
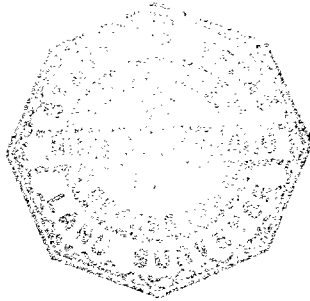
John D. Barnard
Registered Professional Land Surveyor No. 5749
State of Texas

COLLEGE HILL
THE UNIVERSITY OF TEXAS

Exhibit A-2

WEST 21ST STREET
(80' ROW)

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PAGE 6

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20

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17

16

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23   PLAN OF SUBDIVISION OF
LOUIS HORST'S OUTLOTS IN
DIVISION D AND DIVISION E
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24

25

42

41

40

39

38

1

2

3

4

5

UNIVERSITY AVE
(120' ROW)

WHITIS AVE
(60' ROW)

WEST 20TH STREET
(70' ROW)

14

27

36

7

PAGE INDEX

0   80

SCALE: 1"=80'

NOVEMBER 2006
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY
FIELD NOTES
FN0732

FILE: H:\Survey\Enco Consulting\Whitis\Work\Esmt.dwg
DATE: Nov 15,2006-4:50pm

COLLEGE HILL
THE UNIVERSITY OF TEXAS

P.O.B.

L30
L29

N 84°00'00" W 104.92'

N 06°00'00" E
40.00'

L28
L27
L26
L25

L1
L2
L3
L4
L5
L6
L7

2.00'

209.17'
208.77'

331.27'   57.64'

N 06°00'00" E
40.00'

P.O.C.

L10
L9   L8

WEST 21ST STREET
(80' ROW)

0   40

SCALE: 1"=40'
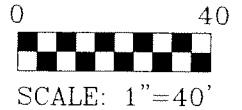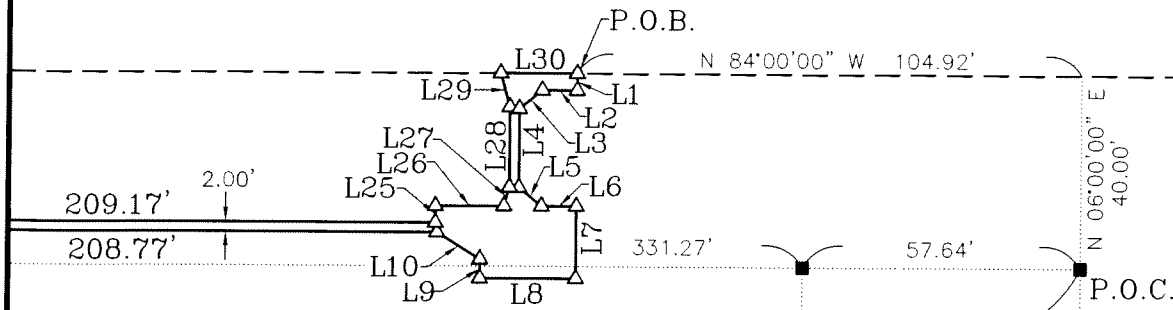
NOVEMBER 2006
CITY OF AUSTIN
TRAVIS CO., TEXAS

42

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PLAN OF SUBDIVISION OF
LOUIS HORST'S OUTLOTS IN
DIVISION D AND DIVISION E
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40

N 05°59'47" E 425.71'

UNIVERSITY AVE
(120' ROW)

N 06°00'30" E 425.68'

1

2

3

SEE PAGE 7

39

SEE PAGE 9

4

SKETCH TO ACCOMPANY
FIELD NOTES
FN0732

FILE: H:\Survey\Enco Consulting\Whitis\Work\Esmt.dwg
DATE: Nov 16,2006-4:50pm

COLLEGE HILL
THE UNIVERSITY OF TEXAS

WEST 21ST STREET
(80' ROW)

306.87'

L22   L23   L24   S 84°00'00" E

N 84°00'00" W

L11

L12

15.50'   L13
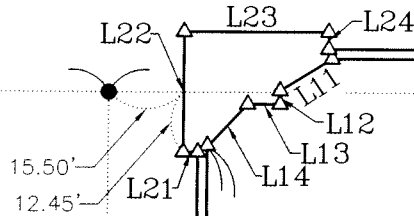
12.45'   L21   L14   S 84°00'00" E 695.78'
BEARING BASIS

20

PLAN OF SUBDIVISION OF
LOUIS HORST'S OUTLOTS IN
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17

SEE PAGE 8

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SEE PAGE 6

N 06°00'40" E 793.01'

WHITIS AVE
(60' ROW)

N 06°00'40" E 438.59'

S 06°00'40" W 439.00'

414.52'

23

24

0   40

SCALE: 1"=40'

NOVEMBER 2006
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY
FIELD NOTES
FN0732

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DATE: Nov 16,2006-4:50pm

17

24

16

WHITIS AVE
(60' ROW)

N 06°00'40" E 793.01'

N 06°00'40" E 438.59'

S 06°00'40" W 439.00'

414.52'

25

—2.00'

WEST 20TH STREET
(70' ROW)

S 84°01'42" E 310.88'

0.061 ACRES
2,664 ~ SQ. FT.

L20

L15

L16

L19

L17

L18

27

14

PLAN OF SUBDIVISION OF
LOUIS HORST'S OUTLOTS IN
DIVISION D AND DIVISION E
VOL. Z, PGS. 594 & 613
D.R.T.C.TX.
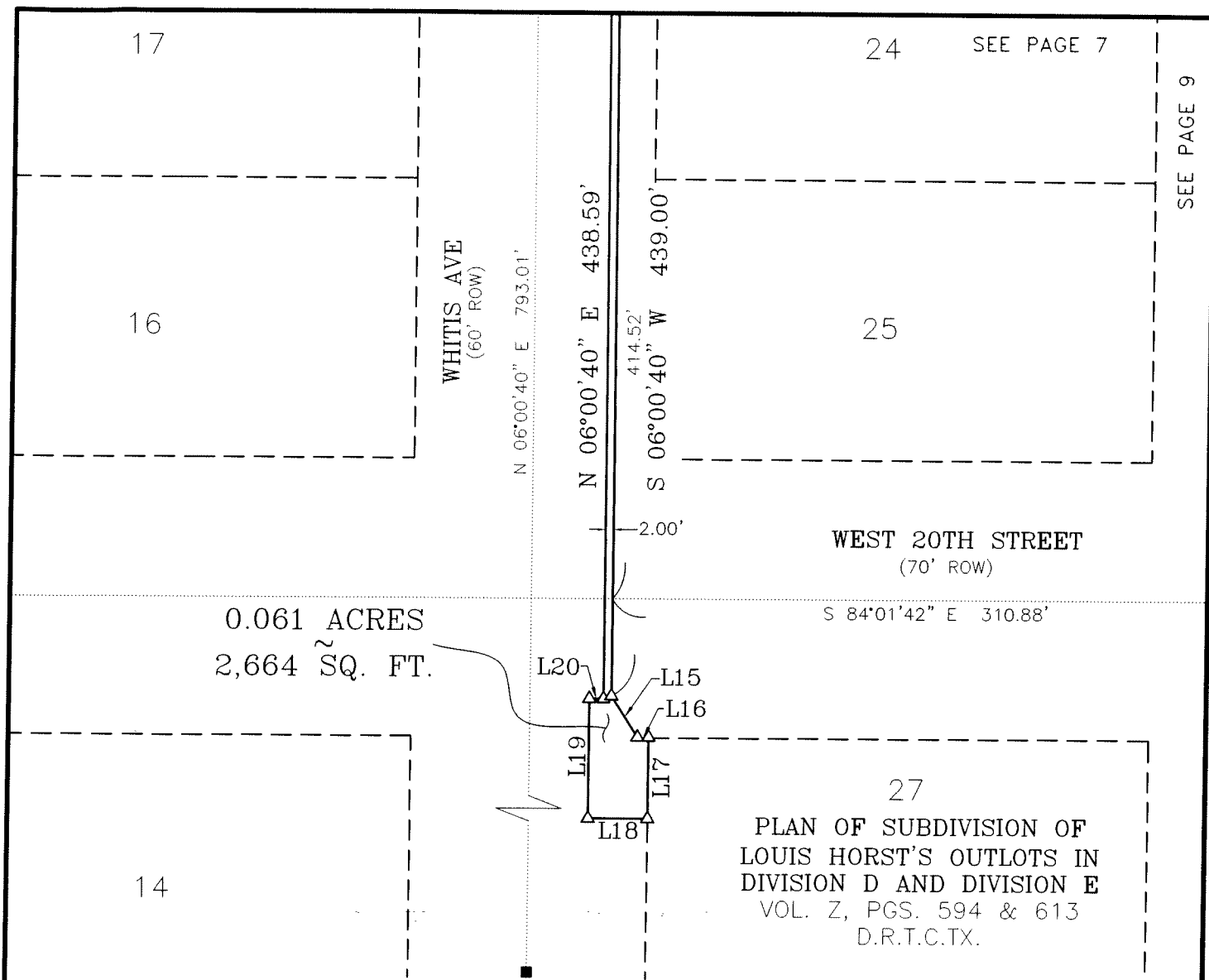
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°00'00" W	3.50'
L2	N 84°00'00" W	7.26'
L3	S 56°59'32" W	6.10'
L4	S 06°00'56" W	16.33'
L5	S 44°57'39" E	6.10'
L6	S 84°00'00" E	7.26'
L7	S 06°00'56" W	15.00'
L8	N 84°00'00" W	20.00'
L9	N 06°00'56" E	3.95'
L10	N 52°11'11" W	10.57'
L11	S 64°13'45" W	12.62'
L12	S 06°00'00" W	2.80'
L13	N 84°00'00" W	6.70'
L14	S 48°59'38" W	12.17'
L15	S 27°01'22" E	12.54'

LINE	BEARING	DISTANCE
L16	S 84°00'00" E	2.67'
L17	S 06°00'40" W	20.18'
L18	N 84°00'00" W	15.04'
L19	N 06°00'00" E	30.00'
L20	S 84°00'00" E	3.55'
L21	N 84°00'00" W	3.00'
L22	N 06°00'00" E	25.00'
L23	S 84°00'00" E	30.00'
L24	S 06°00'00" W	3.55'
L25	N 06°00'56" E	3.48'
L26	S 84°00'00" E	14.25'
L27	N 21°27'16" E	4.02'
L28	N 06°00'56" E	16.64'
L29	N 09°25'23" W	7.27'
L30	S 84°00'00" E	15.94'

0   40

SCALE: 1"=40'

NOVEMBER 2006
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY
FIELD NOTES
FN0732

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SEE PAGE 8

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38

UNIVERSITY AVE
(120' ROW)

N 05°59'47" E 425.71'

N 06°00'30" E 425.68'

5

WEST 20TH STREET
(70' ROW)

S 84°01'42" E
57.55'

S 84°01'42" E 310.88'

36

7

PLAN OF SUBDIVISION OF
LOUIS HORST'S OUTLOTS IN
DIVISION D AND DIVISION E
VOL. Z, PGS. 594 & 613
D.R.T.C.TX.

LEGEND

■	CONC. MONUMENT FOUND
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
( )	RECORD INFORMATION (PER VOL. Z, PG. 594 & 613, D.R.T.C.TX.)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS

0   40

SCALE: 1"=40'

NOVEMBER 2006
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY
FIELD NOTES
FN0732

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DATE Nov 16, 2006 - 4:50pm