

EXHIBIT "A"

(PARTIAL STREET VACATION)
PORTION OF 10-1/2 STREET

798 SQUARE FEET
LOT 17 FRED CARLETON SUBDIVISION
ROBERTSON HILL, LTD.

FN. NO. 07-065 (MJJ)
FEBRUARY 1, 2007
BPI JOB NO. 1388-05

DESCRIPTION

OF A 798 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF 10-1/2 STREET THAT ADJOINS LOT 17 OF THE FRED CARLETON SUBDIVISION OF THE NORTH PART OF OUTLOT NO. 1 DIVISION "B" OF RECORD IN VOLUME Z, PAGE 608 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 17 HAVING BEEN CONVEYED TO STEVEN R. MARTENS, TRUSTEE OF THE 2001 PROPERTY TRUST DATED MAY 10, 2001 BY DEED OF RECORD IN DOCUMENT NO. 2001080169 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 798 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly right-of-way line of Interstate Highway 35 (R.O.W. varies), being the northwesterly corner of said 10-1/2 Street and the southeasterly corner of said Lot 17, for the northeasterly corner hereof;

THENCE, S67°06'40"E, leaving the easterly right-of-way line of Interstate Highway 35, along the southerly line of said Lot 17, being a portion of the northerly line of said 10-1/2 Street, for the northerly line hereof, a distance of 63.81 feet to the southeasterly corner of said Lot 17, for the northeasterly corner hereof, from which a 1/2 inch iron rod found in the southerly right-of-way line of East 11th Street (60' R.O.W.), being the northwesterly corner of that certain 6.713 acre tract - Tract 2 having been conveyed to Robertson Hill Land, Ltd. by the deed of record in Document No. 2004169843 of the Official Public Records of Travis county, Texas same being the common northerly corner of said Lot 17 and Lot 16 of said Fred Carleton Subdivision bears, N18°54'57"E, a distance of 171.01 feet;

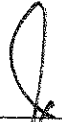
THENCE, S18°54'57"W, leaving the northerly right-of-way line of 10-1/2 Street, along a portion of the westerly line of said 6.713 acre tract, over and across said 10-1/2 Street, for the easterly line hereof, a distance of 13.76 feet a 1/2 inch iron found at or near the center of said 10-1/2 Street, for the southeasterly corner hereof;

THENCE, N67°10'03"W, along a portion of the irregular westerly line of said 6.713 acre tract, being a line at or near the center of said 10-1/2 Street, for the southerly line hereof, a distance of 52.24 feet to a 1/2 inch iron rod found in the easterly right-of-way line of Interstate Highway 35, for the southwesterly corner hereof;

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THENCE, N19°24'21"W, along the easterly right-of-way line of Interstate Highway 35, along the westerly terminus of said 10-1/2 Street, for the westerly line hereof, a distance of 18.60 feet to the POINT OF BEGINNING, containing an area of 798 square feet of land, more or less, within these metes and bounds.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
AUSTIN, TEXAS 78746



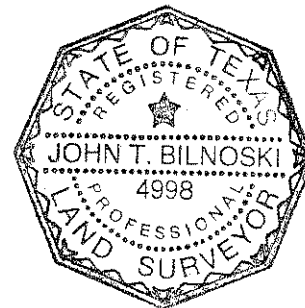
JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS

2/1/07

*Reviewed 4-03-07
Amelglova*

REFERENCES

TCAD # 02-0605-0604
AUSTIN GRID J-22



STEVEN MARTENS, TRUSTEE
OF THE 2001 PROPERTY
TRUST DATED MAY 10, 2001
DOC. NO. 2001080169

EAST 11th STREET
(60' R.O.W.)

SAN MARCOS STREET (60' R.O.W.)

P.O.B.

ROBERTSON HILL LAND, LTD.
DOC. NO. 2004169843

N18°54'57"E 171.01'

FRED CARLETON SUBDIVISION
VOL. Z, PG. 608

VACATED E. 10TH STREET
VOL. 11168, PG. 1316

ROBERTSON HILL
SUBDIVISION
DOC. 200500283

BURCHARD'S SUBDIVISION OF A PART
OF OUTLOT NO. 1, DIVISION "B"
VOL. 2, PG. 134

BEARING BASIS
S12°23'00"W 646.64'

INTERSTATE HIGHWAY
NO. 35 (R.O.W. VARIES)

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- P.O.B. POINT OF BEGINNING

LINE TABLE

| No. | Bearing | Distance |
|-----|-------------|----------|
| L1 | S67°06'40"E | 63.81' |
| L2 | S18°54'57"W | 13.76' |
| L3 | N67°10'03"W | 52.24' |
| L4 | N19°24'21"W | 18.60' |

EAST 9th STREET
(R.O.W. VARIES)

CITY OF AUSTIN - STREET DEEDS
VOL 4585, P 2316 - 3 SQ. FT.
VOL 4585, P 2319 - 721 SQ. FT.

Bury+Partners
ENGINEERING SOLUTIONS
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Austin, Texas 78748
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 798 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 10-1/2 STREET WHICH ADJOINS LOT 17 OF THE FRED CARLETON SUBDIVISION OF THE NORTH PART OUTLOT NO. 1 DIVISION "B" OF RECORD IN VOLUME Z, PAGE 608 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

**ROBERTSON HILL
LAND, LTD.**

LOT 17

DATE: 02/01/07 FILE: H:\1388\05\138805EX1.DWG FN No.: 07-065(MJJ) DRAWN BY: MJJ PROJ. No: 1388-05