

**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**EXHIBIT "A"**

City of Austin  
to  
Lack & Hurley, Inc.

**0.014 ACRES  
PORTION OF A 20' ALLEY**

A DESCRIPTION OF 0.014 ACRES (APPROXIMATELY 600 SQUARE FEET) OF LAND, BEING A PORTION OF THE 20' ALLEY, BLOCK 18, OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, ON RECORD AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 0.014 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point for the southeast corner of said 20' alley, same being the southwest corner of Lot 12, of said Block 18 and also being in the north right-of-way line of 2<sup>nd</sup> Street (80' right-of-way width), from which a concrete nail with "Chaparral" shiner found for the southeast corner of said Lot 12, Block 18, same being the northwest corner of the intersection of Brazos Street (80' right-of-way width) and 2<sup>nd</sup> Street, bears South 73°28'05" East, a distance of 160.04 feet;

**THENCE** North 16°34'55" East, with the west line of Lots 10 through 12, of said Block 18, same being the east line of the said 20' alley, a distance of 137.99 feet to calculated point for the northwest corner of said Lot 10, being the southwest corner of Lot 9, of said Block 18, for the **POINT OF BEGINNING**;

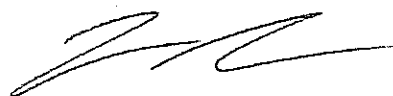
**THENCE** over and across said 20' alley, the following three (3) courses and distances:

1. North 73°25'05" West, a distance of 10.00 feet to a calculated point;
2. North 16°34'55" East, a distance of 60.05 feet to a calculated point;
3. South 73°25'05" East, a distance of 10.00 feet to a calculated point in the east line of said 20' alley, same being in the west line of Lot 8, of said Block 18;

**THENCE** South 16°34'55" West, with the east line of said 20' alley, same being the west line of Lots 8 and 9, a distance of 60.05 feet to the **POINT OF BEGINNING**, and containing 0.014 acres of land, more or less.

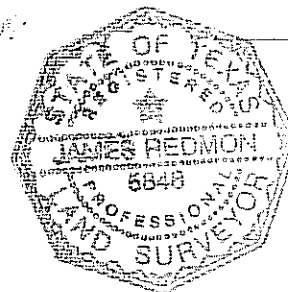
Page 2

Surveyed on the ground, November 12, 2006. Bearing Basis: Grid azimuth for Texas central zone, 1983/93 HARN values from City of Austin control network. Attachments: Survey Drawing 221-002-ALVAC.DWG



6-2-10

James Redmon  
Registered Professional Land Surveyor  
State of Texas No. 5848



REMAINDER OF LOT 5  
BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

FINLEY COMPANY  
(11835/1894)

PORTION OF LOT 5  
BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

LOT 4 BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

FINLEY COMPANY  
(11835/1894)

LOT 3  
BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

FINLEY COMPANY  
(11835/1894)

LOT 2  
BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

FINLEY COMPANY  
(11835/1894)

LOT 1  
BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

FINLEY COMPANY  
(11835/1894)

LOT 8  
BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

LACK & HURLEY INC.  
(11960/71)

**0.014 ACRES**  
(APPROX. 600 SQ. FT.)

LOT 9  
BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

LACK & HURLEY INC.  
(11960/71)

P.O.B.

LOT 10  
BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

FINLEY COMPANY  
(2000088326)

LOT 11  
BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

FINLEY COMPANY  
(11835/1894)

LOT 12  
BLOCK 18  
ORIGINAL CITY  
OF AUSTIN

FINLEY COMPANY  
(11835/1894)

P.O.C.

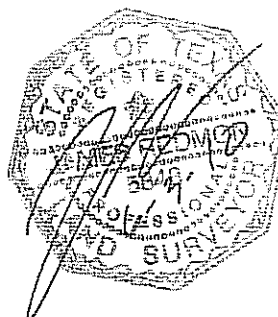
S73°28'05"E  
160.04'

**2ND STREET**  
(80' R.O.W.)

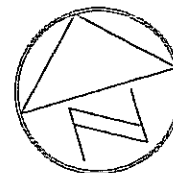
SKETCH TO ACCOMPANY A DESCRIPTION  
OF 0.014 ACRES (APPROXIMATELY 600  
SQUARE FEET) OF LAND, BEING A  
PORTION OF THE 20' ALLEY, BLOCK  
18, OF THE ORIGINAL CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT THEREOF, ON  
RECORD AT THE GENERAL LAND OFFICE  
OF THE STATE OF TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS  
CENTRAL ZONE, 1983/93 HARN VALUES  
FROM CITY OF AUSTIN CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 221-002-ALVAC2



SCALE  
1"=30'



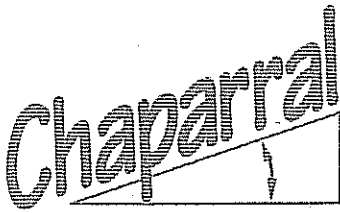
LINE TABLE		
No.	BEARING	LENGTH
L1	N73°25'05"W	10.00'
L2	N16°34'55"E	60.05'
L3	S73°25'05"E	10.00'
L4	S16°34'55"W	60.05'

#### LEGEND

- 1/2" REBAR WITH PLASTIC  
CAP STAMPED "CHAPARRAL  
BOUNDARY" FOUND
- CALCULATED POINT
- △ CONCRETE NAIL WITH  
"CHAPARRAL" SHINER FOUND

DATE OF SURVEY: NOVEMBER, 2006  
PLOT DATE: 05/23/07  
DRAWING NO.: 221-002-ALVAC2  
PROJECT NO.: 221-002

**Chaparral**



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Austin, Texas 78744

**EXHIBIT "A"**

City of Austin  
to  
Finley Company

**0.077 ACRES  
PORTION OF A 20' ALLEY**

A DESCRIPTION OF 0.077 ACRES (APPROXIMATELY 3,361 SQUARE FEET) OF LAND, BEING A PORTION OF THE 20' ALLEY, BLOCK 18, OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, ON RECORD AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 0.077 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point for the southwest corner of said 20' alley, being the southeast corner of Lot 1, of said Block 18 and also being in the north right-of-way line of 2<sup>nd</sup> Street (80' right-of-way width), from which a concrete nail with "Chaparral" shiner found for the southwest corner of said Lot 1, Block 18, same being the northeast corner of the intersection of Congress Avenue (120' right-of-way width) and 2<sup>nd</sup> Street, bears North 73°28'05" West, a distance of 160.04 feet;

**THENCE** North 16°34'55" East, with the east line of Lots 1 through 5, of said Block 18, same being the west line of the said 20' alley, a distance of 198.06 feet to a 1/2" rebar with plastic cap stamped "Chaparral Boundary" found in the east line of said Lot 5, from which a concrete nail with "Chaparral" shiner found in the west line of said Lot 5, same being the east right-of-way line of Congress Avenue, bears North 73°28'05" West, a distance of 160.04 feet;

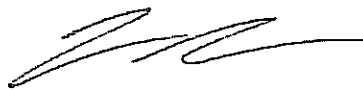
**THENCE** over and across said 20' alley, the following three (3) courses and distances:

1. South 73°25'05" East, a distance of 10.00 feet to a calculated point;
2. South 16°34'55" West, a distance of 60.05 feet to a calculated point;
3. South 73°25'05" East, a distance of 10.00 feet to a calculated point in the east line of said 20' alley, being the northwest corner of Lot 10, of said Block 18 and also being the southwest corner of Lot 9, of said Block 18;

**THENCE** South  $16^{\circ}34'55''$  West, with the east line of said 20' alley, same being the west line of Lots 10 through 12, of said Block 18, a distance of 137.99 feet to a calculated point for the southeast corner of said 20' alley, same being the southwest corner of said Lot 12, Block 18, also being in the north right-of-way line of 2<sup>nd</sup> Street, from which a concrete nail with "Chaparral" shiner found for the southeast corner of said Lot 12, bears South  $73^{\circ}28'05''$  West, a distance of 160.04 feet;

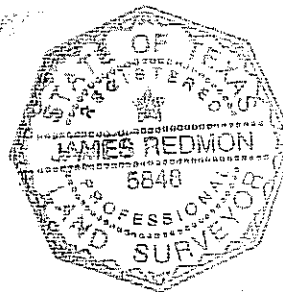
**THENCE** North  $73^{\circ}28'05''$  West, crossing the said 20' alley, with the north right-of-way line of 2<sup>nd</sup> Street, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 0.077 acres of land, more or less.

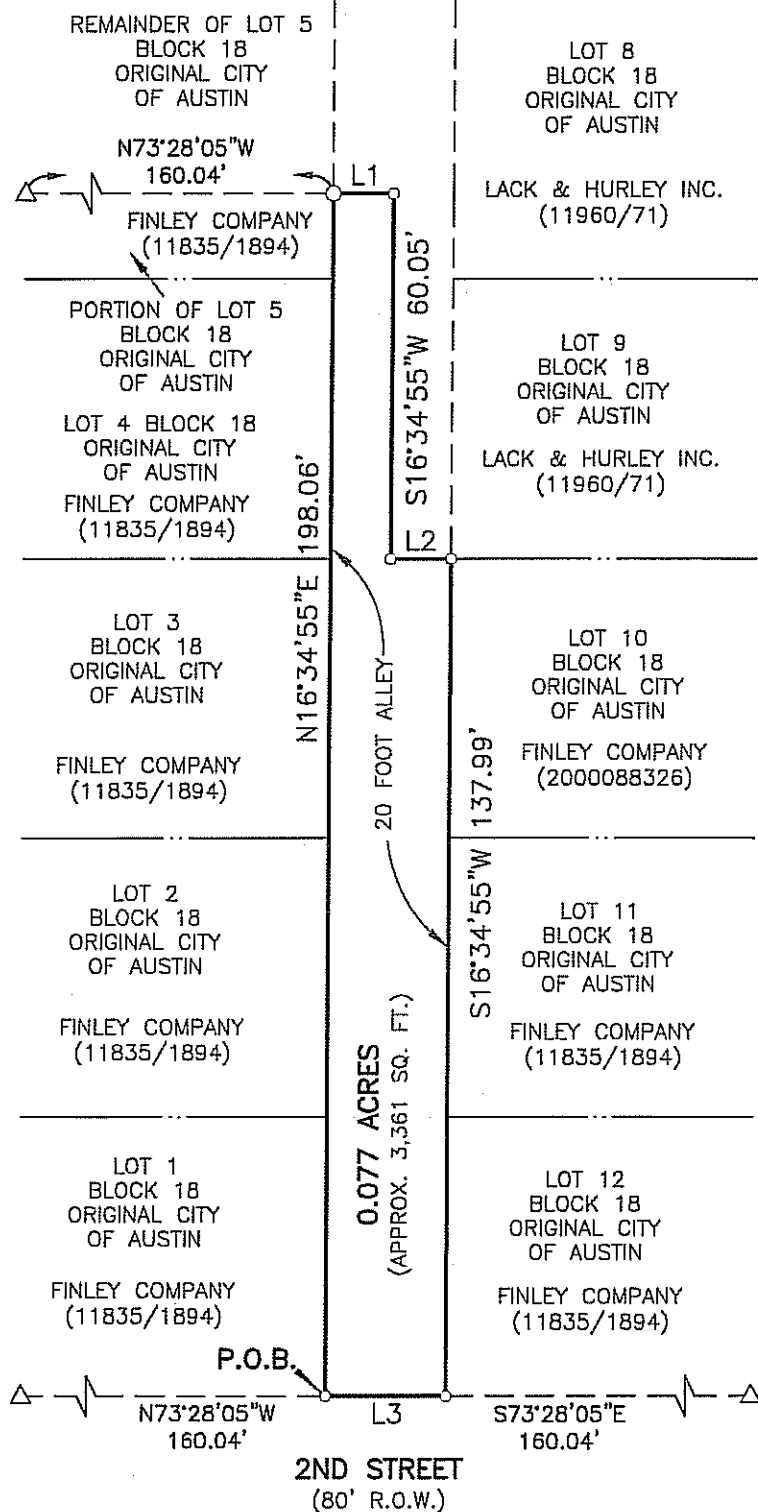
Surveyed on the ground, November 12, 2006. Bearing Basis: Grid azimuth for Texas central zone, 1983/93 HARN values from City of Austin control network. Attachments: Survey Drawing 221-002-ALVAC.DWG



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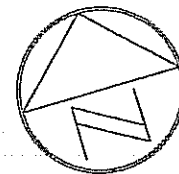
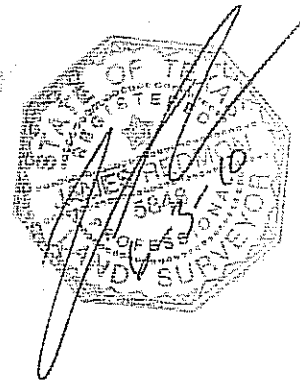




SKETCH TO ACCOMPANY A DESCRIPTION OF 0.077 ACRES (APPROXIMATELY 3,361 SQUARE FEET) OF LAND, BEING A PORTION OF THE 20' ALLEY, BLOCK 18, OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, ON RECORD AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM CITY OF AUSTIN CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 221-002-ALVAC



SCALE  
1"=30'

LINE TABLE		
No.	BEARING	LENGTH
L1	S73°25'05"E	10.00'
L2	S73°25'05"E	10.00'
L3	N73°28'05"W	20.00'

LEGEND	
○	1/2" REBAR WITH PLASTIC CAP STAMPED "CHAPARRAL BOUNDARY" FOUND
○	CALCULATED POINT
△	CONCRETE NAIL WITH "CHAPARRAL" SHINER FOUND

DATE OF SURVEY: NOVEMBER, 2006  
PLOT DATE: 06/03/2010  
DRAWING NO.: 221-002-ALVAC  
PROJECT NO.: 221-002

**Chaparral**