

**EXHIBIT "A"**

(R.O.W. PARCEL)

0.279 ACRE  
TODD LANE (PARCEL 10)

FN.NO. 07-420 (ACD)  
OCTOBER 29, 2007  
BPI NO. 082-41

**DESCRIPTION**

OF A 0.279 ACRE (12,163 SQUARE FOOT) TRACT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CONVEYED TO TBLP, LTD., BY GENERAL WARRANTY DEED DATED FEBRUARY 22, 2005, OF RECORD IN DOCUMENT NO. 2005028001, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID TBLP TRACT BEING A PORTION OF LOT 1, AMENDED PLAT OF LOT 1, TODD LANE BUSINESS PARK, A SUBDIVISION OF RECORD IN VOLUME 97, PAGE 320, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.279 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found on the existing easterly right-of-way line of Todd Lane (R.O.W. Varies), being the southwesterly corner of Lot 2, Todd Lane Business Park, a subdivision of record in Volume 89, Page 103, of said Plat Records, for the northwesterly corner of said Lot 1 and hereof, having grid coordinates (Texas Coordinate System, Central Zone, NAD 83(93), combined scale factor = .99995) N 10049517.7500, E 3116147.6230;

**THENCE**, S62°02'58"E, leaving said existing easterly right-of-way line, along the southerly line of said Lot 2, being the northerly line of said Lot 1, for the northerly line hereof, a distance of 21.76 feet to a PK nail with washer set for the northeasterly corner hereof, from which a 1/2-inch iron rod found at the southeasterly corner of said Lot 2 bears S62°02'58"E, a distance of 201.92 feet;

**THENCE**, leaving the southerly line of said Lot 2, over and across said Lot 1, for the easterly line hereof, the following two (2) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 1051.00 feet, a central angle of 03°19'03", an arc length of 60.85 feet, and a chord which bears S26°19'29"W, a distance of 60.85 feet to a PK nail with washer set at the end of said curve;
- 2) S27°59'01"W, a distance of 454.26 feet to a 1/2-inch iron rod with cap set on the southerly line of said Lot 1, being the northerly line of that certain 7.51 acre tract conveyed to Janette Todd Parker, by Deed of record in Cause No. 67741, of the Probate Records of Travis County, Texas, for the southeasterly corner hereof, from which a calculated point at the southeasterly corner of said Lot 1 bears S62°05'38"E, a distance of 1019.39 feet;

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**THENCE**, N62°05'38"W, along the northerly line of said 7.51 acre tract, being the southerly line of said Lot 1, a distance of 24.16 feet to a calculated point on said existing easterly right-of-way line, being the northwesterly corner of said 7.51 acre tract, for the southwesterly corner of said Lot 1 and hereof, from which a 1/2-inch iron rod found at the northwesterly corner of Lot 1, Block A, Courtney Subdivision, of record in Volume 95, Page 184, of said Plat Records bears the following three (3) courses and distances:

- 1) S27°47'22"W, a distance of 105.29 feet to a calculated point;
- 2) S27°41'22"W, a distance of 199.69 feet to a calculated point;
- 3) S62°18'38"E, a distance of 28.96 feet;


**THENCE**, along said existing easterly right-of-way line, being the westerly line of said Lot 1, for the westerly line hereof, the following two (2) courses and distances:

- 1) N28°06'42"E, a distance of 325.11 feet to a calculated point at an angle point;
- 2) N27°57'25"E, a distance of 189.99 feet to the **POINT OF BEGINNING**, and containing 0.279 acre (12,163 square feet) of land, more or less, within these metes and bounds.

**BASIS OF BEARINGS:** IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING CITY OF AUSTIN CONTROL MONUMENTS J-17-2001, J-17-4001, J-17-4002, J-18-3001, AND J-18-3002.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES. A SURVEY SKETCH WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

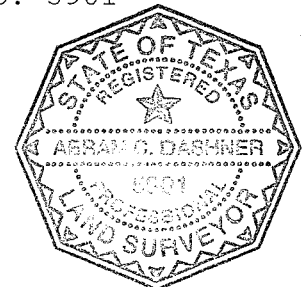
BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD  
AUSTIN, TEXAS 78746

  
ABRAM C. DASHNER  
R.P.L.S. NO. 5901

10-29-07

REFERENCES

CITY OF AUSTIN GRID J-17  
TCAD NO: 0316040304



NOTES REVEALED  
JOHN MOORE 3-11-2008  
Engineering Support & Planning  
Department of Public Works  
Transportation

