

## EXHIBIT "A"

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### Landesign Services, Inc.

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### PROPERTY DESCRIPTION PARCEL 14

BEING A 0.064 OF ONE ACRE (2794 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A, LIMON-DEMENT ADDITION, RECORDED IN VOL. 78, PG. 289 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT A BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO 8151 NORTH LAMAR, L.P., RECORDED IN DOCUMENT NO. 2014009267 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.064 OF ONE ACRE (2794 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Calculated Point not set (Grid Coordinates: N=10100884.077, E=3124137.380) for the Southeast corner of the herein described tract, from which a 1/2-inch iron rebar found for the Southeast corner of said Lot A and an angle point in the Northeast line of Lot B, of said LIMON-DEMENT ADDITION, bears South 44°40'17" East a distance of 179.89 feet;

THENCE **North 44°40'17" West** coincident with the common dividing line of said Lot A and said Lot B, a distance of **15.00** feet to a Calculated Point not set for the most Westerly corner of said Lot A and the most Northerly corner of said Lot B, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies);

THENCE coincident with the common dividing line of said Lot A and said existing Easterly right-of-way line of North Lamar Boulevard, the following two (2) courses and distances:

1. Northeasterly along the arc of a curve to the right having a radius of **7589.49** feet, an arc length of **172.99** feet, a delta angle of **01°18'22"**, and a chord which bears **North 46°02'44" East** a distance of **172.99** feet to a Calculated Point not set for a Point of Compound Curvature; and

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2. Northeasterly along the arc of a curve to the right having a radius of **18.00** feet, an arc length of **22.38** feet, a delta angle of **71°15'11"**, and a chord which bears **North 82°15'10" East** a distance of **20.97** feet to a 1/2-inch iron rebar found for a Point of Tangency in the North line of said Lot A and said existing Easterly right-of-way line of North Lamar Boulevard, also being in the existing Southerly right-of-way line of West Powell Lane (R.O.W. Varies);

THENCE **South 62°06'50" East** departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said Lot A and said existing Southerly right-of-way line of West Powell Lane, a distance of **2.99** feet to a Calculated Point not set for the Northeast corner of the herein described tract, from which a 1/2-inch iron rebar with illegible cap found for the Northeast corner of said Lot A and being in said existing Southerly right-of-way line of West Powell Lane, bears **South 62°06'50" East** a distance of **137.48** feet;

THENCE departing said Southerly right-of-way line of West Powell Lane, Southwesterly over and across said Lot A and along the arc of a curve to the left having a radius of **7574.49** feet, an arc length of **190.66** feet, a delta angle of **01°26'32"**, and a chord which bears **South 46°06'49" West** a distance of **190.65** feet to the **POINT OF BEGINNING** and containing 0.064 of one acre of land (2794 Square Feet) more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83 (2011 Adjustment). All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet.

This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of October, 2016.



Travis S. Tabor  
Registered Professional Land Surveyor  
State of Texas No. 6428

01/27/2017  
Date



Job Number: 16-006\_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006\_Parcel 14