

## EXHIBIT "A"

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### Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

### PROPERTY DESCRIPTION PARCEL 47

BEING A 0.021 OF ONE ACRE (904 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J. APPLGAI SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 5, BLOCK D, NORTH LAMAR PARK SECTION THREE, RECORDED IN VOL. 20, PG. 15 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5 BEING DESCRIBED IN A DEED TO MARY F. POWERS, RECORDED IN VOL. 5553, PG. 669 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.021 OF ONE ACRE (904 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 1/2-inch iron rebar found (Grid Coordinates: N=10104146.290, E=3127321.516) for the most Northerly corner of said Lot 5 and the most Westerly corner of Lot 6, of said Block D, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies), from which a 1/2-inch iron rebar found for the most Northerly corner of Lot 7, of said Block D and the most Westerly corner of Lot 8, of said Block D, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears North 24°53'38" East a distance of 121.26 feet;

**THENCE South 61°57'33" East** departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said Lot 5 and said Lot 6, a distance of 15.02 feet to a Calculated Point not set for the Northeast corner of the herein described tract;

**THENCE** over and across said Lot 5, the following two (2) courses and distances:

1. **South 24°53'38" West** a distance of 7.43 feet to a Calculated Point not set; and
2. **South 26°52'28" West** a distance of 52.78 feet to a Calculated Point not set in the Southwest line of said Lot 5 and the Northeast line of Lot 4, of said Block D;

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THENCE North 62°06'39" West coincident with the common dividing line of said Lot 5 and said Lot 4, a distance of 15.00 feet to a Calculated Point not set for the most Westerly corner of said Lot 5 and the most Northerly corner of said Lot 4, also being in said existing Easterly right-of-way line of North Lamar Boulevard, from which a 1/2-inch iron rebar found, bears North 62°06'39" West a distance of 0.90 feet, and also from which a 1/2-inch iron rebar found for the most Westerly corner of said Lot 4 and the most Northerly corner of Lot A, RESUBDIVISION OF LOTS 1, 2, & 3, BLOCK D, NORTH LAMAR PARK SECTION THREE, recorded in Vol. 59, Pg. 16 of said Plat Records, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears South 26°52'28" West a distance of 60.84 feet;

THENCE coincident with the common dividing line of said Lot 5 and said existing Easterly right-of-way line of North Lamar Boulevard, the following two (2) courses and distances:

1. North 26°52'28" East a distance of 52.26 feet to a Calculated Point not set; and
2. North 24°53'38" East a distance of 8.00 feet to the **POINT OF BEGINNING** and containing 0.021 of one acre of land (904 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 47