

## EXHIBIT "A"

PAGE 1 OF 4



### Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
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#### PROPERTY DESCRIPTION PARCEL 19

BEING A 0.084 OF ONE ACRE (3679 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY NO. 57, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 3.444 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO RYDER TRUCK RENTAL, INC., RECORDED IN VOL. 7292, PG. 594 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.084 OF ONE ACRE (3679 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=10101545.820, E=3124844.068) for the most Northerly corner of said 3.444 acre tract and the most Westerly corner of a called 3.27 acre tract of land described in a General Warranty Deed to Mildred Evelyn Schlueter Buck, recorded in Document No. 2003049599 of the Official Public Records of Travis County, Texas, 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 a called 6.685 acre tract of land described in a Special Warranty Deed to PP-BVD, Inc., recorded in Document No. 2001073939 of said Official Public Records, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears North 48°24'54" East a distance of 384.70 feet;

THENCE **South 61°59'08" East** departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said 3.444 acre tract and said 3.27 acre tract, a distance of **16.00** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

THENCE over and across said 3.444 acre tract, the following two (2) courses and distances:

1. **South 48°24'54" West** a distance of **5.59** feet to a Calculated Point not set; and
2. **South 48°27'57" West** a distance of **239.70** feet to a Calculated Point not set in the Southwest line of said 3.444 acre tract and the Northeast line of a called 4.3830 acre tract of land described in a Warranty Deed to Locke Sovran I, LLC, recorded in Document No. 2001027238 of said Official Public Records;

**EXHIBIT "A"**

THENCE North **61°57'32"** West coincident with the common dividing line of said 3.444 acre tract and said 4.3830 acre tract, a distance of **16.01** feet to a Calculated Point not set for the most Westerly corner of said 3.444 acre tract and the most Northerly corner of said 4.3830 acre tract, also being in said existing Easterly right-of-way line of North Lamar Boulevard;

THENCE North **48°27'57"** East coincident with the common dividing line of said 3.444 acre tract and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **245.29** feet to the **POINT OF BEGINNING** and containing 0.084 of one acre of land (3679 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 19