



## 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 32

BEING A 0.034 OF ONE ACRE (1485 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK NO. 1, FISKVILLE SCHOOL ADDITION, RECORDED IN VOL. 4, PG. 169, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 6 BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO ILARIO A. RENDON AND VALERIA RENDON, RECORDED IN DOCUMENT NO. 2003157507, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.034 OF ONE ACRE (1485 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rebar found for the most Northerly corner of Lot 5, of said Block No. 1 and the most Westerly corner of Lot 4, of said Block No. 1, 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 a Point of Curvature in the Northwest line of Lot 1, DEEN ADDITION, recorded in Vol. 64, Pg. 1, of said Plat Records and being in said existing Easterly right-of-way line of North Lamar Boulevard, bears North 48°22'38" East a distance of 444.85 feet;

THENCE South 48°22'38" West coincident with the common dividing line of said Lot 5 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of 76.16 feet to a Calculated Point not set (Grid Coordinates: N=10102820.123, E=3126280.622) for the most Northerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE **South 41°36'57" East** departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said Lot 5 and said Lot 6, a distance of **15.00** feet to a Calculated Point not set for the most Easterly corner of the herein described tract;

THENCE **South 48°22'38" West** over and across said Lot 6, a distance of **99.00** feet to a Calculated Point not set in the Southwest line of said Lot 6 and the existing Northeasterly right-of-way line of Elliot Street (50' R.O.W. as shown on said FISKVILLE SCHOOL ADDITION);

## EXHIBIT "A"

PAGE 2 OF 4

THENCE **North 41°36'57" West** coincident with the common dividing line of said Lot 6 and said existing Northeasterly right-of-way line of Elliot Street, a distance of **15.00** feet to a Calculated Point not set for the most Westerly corner of said Lot 6 and being at the intersection of said existing Northeasterly right-of-way line of Elliot Street with said existing Easterly right-of-way line of said North Lamar Boulevard;

THENCE **North 48°22'38" East** coincident with the common dividing line of said Lot 6 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **99.00** feet to the **POINT OF BEGINNING** and containing 0.034 of one acre of land (1485 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 32