



## Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
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### PROPERTY DESCRIPTION PARCEL 60

BEING A 0.022 OF ONE ACRE (978 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J. APPLGAI SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 18, BLOCK D, NORTH LAMAR PARK SECTION THREE, RECORDED IN VOL. 20, PG. 15 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 18 BEING DESCRIBED IN A WARRANTY DEED TO SUSIE YOUNG KANG, RECORDED IN DOCUMENT NO. 2007202230 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.022 OF ONE ACRE (978 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 Westerly corner of Lot 15, of said Block D and the most Northerly corner of Lot 14, 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 Westerly corner of Lot 13, of said Block D and the most Northerly corner of Lot 12, of said Block D, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears South 24°53'38" West a distance of 121.44 feet;

THENCE North 24°53'38" East coincident with the common dividing line of said Lot 15, of said Block D; Lot 16, of said Block D; and Lot 17, of said Block D; also along said existing Easterly right-of-way line of North Lamar Boulevard, a distance of 181.37 feet to a Calculated Point not set (Grid Coordinates: N=10104805.079, E=3127627.229) for the most Westerly corner of said Lot 18, the most Northerly corner of said Lot 17 and the **POINT OF BEGINNING** of the herein described tract, from which a 1/2-inch iron rebar found bears North 60°48'33" West a distance of 0.45 feet;

THENCE **North 24°53'38" East** coincident with the common dividing line of said Lot 18 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **65.21** feet to a Calculated Point not set for the most Northerly corner of Lot 18 and being at the intersection of said existing Easterly right-of-way line of North Lamar Boulevard with the existing Southerly right-of-way line of Cooper Drive (50' R.O.W. – Vol. 1753, Pg. 527, Deed Records of Travis County, Texas);

## EXHIBIT "A"

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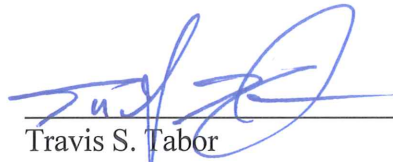
THENCE **South 60°47'33" East** departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said Lot 18 and said existing Southerly right-of-way line of Cooper Drive, a distance of **15.04** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

THENCE **South 24°53'38" West** departing said existing Southerly right-of-way line of Cooper Drive, over and across said Lot 18, a distance of **65.21** feet to a Calculated Point not set in the Southwest line of said Lot 18 and the Northeast line of said Lot 17;

THENCE **North 60°48'33" West** coincident with the common dividing line of said Lot 18 and said Lot 17, a distance of **15.04** feet to the **POINT OF BEGINNING** and containing 0.022 of one acre of land (978 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 60