



Landesign Services, Inc.

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PROPERTY DESCRIPTION PARCEL 39

BEING A 0.023 OF ONE ACRE (1003 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, DEEN ADDITION, RECORDED IN VOL. 64, PG. 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A GENERAL WARRANTY DEED TO INTOWN INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2016046246 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.023 OF ONE ACRE (1003 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=10103166.190, E=3126670.095) for a Point of Curvature in the Northwest line of said Lot 1 and 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 1, OMEGA SUBDIVISION, recorded in Vol. 49, Pg. 72 of said Plat Records, and being at the intersection of said existing Easterly right-of-way line of North Lamar Boulevard with the existing Northeasterly right-of-way line of Deen Avenue (R.O.W. Varies, recording unknown), bears North 47°58'55" East a distance of 76.70 feet;

THENCE coincident with the common dividing line of said Lot 1, DEEN ADDITION and the existing Southwesterly right-of-way line of said Deen Avenue, Southeasterly along a curve to the right having a radius of **15.00** feet, an arc length of **23.59** feet, a delta angle of **90°06'51"**, and a chord which bears **South 86°40'15" East** a distance of **21.23** feet to a Calculated Point not set for the most Easterly corner of the herein described tract and being in the existing Southwesterly right-of-way line of said Deen Avenue;

THENCE **South 48°22'38" West** departing said existing Southwesterly right-of-way line of Deen Avenue, over and across said Lot 1, DEEN ADDITION, a distance of **70.73** feet to a Calculated Point not set in the Southwest line of said Lot 1, DEEN ADDITION and the Northeast line of Lot 2, of said DEEN ADDITION;

EXHIBIT "A"

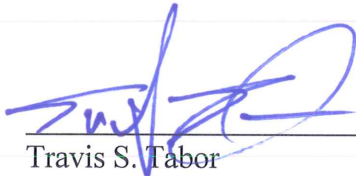
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THENCE **North 36°55'57" West** coincident with the common dividing line of said Lot 1, DEEN ADDITION and said Lot 2, passing a 60D Nail found at a distance of 14.12 feet, and continue for a total distance of **15.05** feet to a Calculated Point not set for the most Westerly corner of said Lot 1, DEEN ADDITION and the most Northerly corner of said Lot 2, also being in said existing Easterly right-of-way line of North Lamar Boulevard, from which a PK Nail found for the most Westerly corner of Lot 3, of said Block No. 1 and the most Northerly corner of Lot 4, of said Block No. 1, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears **South 48°22'38" West** a distance of 314.21 feet;

THENCE **North 48°22'38" East** coincident with the common dividing line of said Lot 1, DEEN ADDITION and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **54.48** feet to the **POINT OF BEGINNING** and containing 0.023 of one acre of land (1003 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

03/22/2017
Date



Job Number: 16-006_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006_Parcel 39