



Landesign Services, Inc.

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PROPERTY DESCRIPTION PARCEL 38

BEING A 0.025 OF ONE ACRE (1103 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, DEEN ADDITION, RECORDED IN VOL. 64, PG. 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING DESCRIBED IN A GENERAL WARRANTY DEED TO INTOWN INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2016046247 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.025 OF ONE ACRE (1103 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 a Point of Curvature in the Northwest line of Lot 1, of said DEEN ADDITION, 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 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 South 48°22'38" West 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 a Calculated Point not set (Grid Coordinates: N=10103130.004 E=3126629.371) for the most Westerly corner of said Lot 1, DEEN ADDITION, the most Northerly corner of said Lot 2, and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 36°55'57" East departing said existing Easterly right-of-way line of North Lamar Boulevard and 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 0.93 feet, and continue for a total distance of **15.05** 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 2, a distance of **73.52** feet to a Calculated Point not set in the Southwest line of said Lot 2 and the Northeast line of Lot 1, Block No. 1, FISKVILLE SCHOOL ADDITION, recorded in Vol. 4, Pg. 169 of said Plat Records;

EXHIBIT "A"

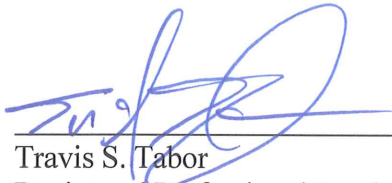
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THENCE **North 36°56'32" West** coincident with the common dividing line of said Lot 2 and said Lot 1, Block No. 1, a distance of **15.05** feet to a Calculated Point not set for the most Westerly corner of said Lot 2 and the most Northerly corner of said Lot 1, Block No. 1, 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 240.69 feet;

THENCE **North 48°22'38" East** coincident with the common dividing line of said Lot 2 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **73.52** feet to the **POINT OF BEGINNING** and containing 0.025 of one acre of land (1103 Square Feet) more or less.

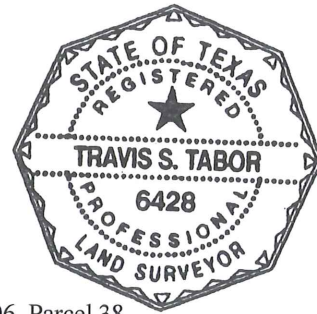
All bearings shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83 (2011 Adjustment). All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet.

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 38