

## EXHIBIT "A"

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### **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 27**

BEING A 0.089 OF ONE ACRE (3895 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, ABSTRACT NO. 789, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A, RESUBDIVISION OF LOTS 6 & 7, BLOCK 4, FISKVILLE SCHOOL ADDITION, RECORDED IN VOL. 33, PG. 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT A BEING DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO BLUFF SPRINGS FOOD MART, INC., RECORDED IN DOCUMENT NO. 2000100700 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.089 OF ONE ACRE (3895 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 60D Nail found (Grid Coordinates: N=10102404.420, E=3125811.647) for the most Northerly corner of said Lot A and being at the intersection of the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies) with the existing Southerly right-of-way line of Beaver Street (50' R.O.W. - called Ferncroft Street in Vol. 4, Pg. 169 of said Plat Records);

**THENCE South 41°40'52" East** departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said Lot A and said existing Southerly right-of-way line of Beaver Street, a distance of **15.00** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

**THENCE South 48°24'54" West** over and across said Lot A, a distance of **257.00** feet to a Calculated Point not set in the Southwest line of said Lot A and the Northeast line of Lot 8, LAMAR PLAZA SECTION ONE, recorded in Vol. 66, Pg. 18 of said Plat Records;

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THENCE North 61°20'52" West coincident with the common dividing line of said Lot A and said Lot 8, a distance of 15.94 feet to a Calculated Point not set for the most Westerly corner of said Lot A and the most Northerly corner of said Lot 8, also being in said existing Easterly right-of-way line of North Lamar Boulevard, from which a 1/2-inch iron rebar found for the most Westerly corner of said Lot 8 and the most Northerly corner of Lot 1, C.B.P. COMMERCIAL SUBDIVISION, recorded in Vol. 84, Pg. 109C of said Plat Records, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies), bears South 48°24'54" West a distance of 334.99 feet;

THENCE North 48°24'54" East coincident with the common dividing line of said Lot A and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of 262.37 feet to the POINT OF BEGINNING and containing 0.089 of one acre of land (3895 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 27