

**PROPERTY DESCRIPTION**  
**PARCEL 90**

A 0.0192 acre (838 square feet) Tract of land, situated in the J. APPLGAIIT SURVEY Number 58, being a portion of Lot 3, WHITE PLAINS SECTION 4, PHASE 1, a subdivision recorded in Volume 16, Page 41, Plat Records of Travis County, Texas, and conveyed to Bluff Springs Food Mart in Document Number 2000100700, Official Public Records of Travis County, Texas, said Tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron pipe found for the easternmost corner of a 0.818 acre tract conveyed to Richmond & Tammie Tran in Document Number 2004012609, Official Public Records of Travis County, Texas, the southernmost corner of said Lot 1 and also being in the westerly right-of-way line of North Lamar Blvd. (R.O.W. Varies), from which a 1/2 inch iron pipe found for the southernmost corner of said 0.818 acre tract bears S24°23'28"W, a distance of 113.56 feet;

**THENCE**, with the easterly line of said Bluff Springs Food Mart tract and said westerly right-of-way line, N24°38'49"E, a distance of 124.95 feet to a calculated point for the southernmost corner and **POINT OF BEGINNING** (Grid Coordinates: N=10,110,837.59, E=3,130,282.59) of the herein described tract;

**THENCE**, crossing said Bluff Springs Food Mart tract, N00°39'30"W, a distance of 66.71 feet to a calculated point in the northerly boundary line of said Bluff Springs Food Mart tract, also being in the southerly right-of-way line of Wagon Trail (60' R.O.W.);

**THENCE**, with the northerly line of said Bluff Springs Food Mart tract and said southerly right-of-way line, S62°14'11"E, a distance of 28.56 feet to a calculated point for the easternmost corner of said Bluff Springs Food Mart tract, in said westerly right-of-way line;

**THENCE**, with the said easterly line of said Bluff Springs Food Mart tract and said westerly right-of-way line, S24°38'49"W, a distance of 58.76 feet to the **POINT OF BEGINNING** and containing 0.0192 acre (838 square feet) of land more or less.



## EXHIBIT "A"


Page 2 of 4

### BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). All coordinates were established from NGS Monument AC6346, Designation AUS5 B having grid coordinate values N=10,085,175.04, E=3,109,082.36.

This property description is accompanied by a separate plat of even date and was prepared from an on-the-ground survey made under my supervision during the month of January, 2017



  
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