

EXHIBIT "A"

PAGE 1 OF 4



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

PROPERTY DESCRIPTION PARCEL 44

BEING A 0.043 OF ONE ACRE (1875 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J. APPLGAI SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 10-A, RESUBDIVISION OF LOT 10, BLOCK A, NORTH LAMAR PARK SECTION ONE, RECORDED IN VOL. 24, PG. 44 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 10-A BEING DESCRIBED IN WARRANTY DEED VENDOR'S LIEN TO BLUFF SPRINGS FOOD MART, INC., RECORDED IN DOCUMENT NO. 2004208608 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.043 OF ONE ACRE (1875 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 with cap stamped "HOLT CARSON" (Grid Coordinates: N=10103712.740, E=3127108.576) found for the most Westerly corner of said Lot 10-A and the most Northerly corner of Lot 10-E, NORTH LAMAR PARK COMMERCIAL AREA, recorded in Vol. 30, Pg. 32 of said Plat Records, 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 with illegible cap found for the most Westerly corner of Lot 10-D, of said NORTH LAMAR PARK COMMERCIAL AREA and the most Northerly corner of a called 1.876 acre tract of land described in a General Warranty Deed to Nga K. Nguyen and Thanh P. Do, recorded in Document No. 2013133157 of said Official Public Records, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears Southwesterly along a curve to the right having a radius of 1601.24 feet, an arc length of 115.69 feet, a delta angle of 04°08'23", and a chord which bears South 27°24'12" West a distance of 115.67 feet;

THENCE coincident with the common dividing line of said Lot 10-A and said existing Easterly right-of-way line of North Lamar Boulevard, the following two (2) courses and distances:

1. Northeasterly along a curve to the left having a radius of 1601.24 feet, an arc length of 11.52 feet, a delta angle of 00°24'44", and a chord which bears North 25°08'12" East a distance of 11.52 feet to a Calculated Point not set for a Point of Tangency; and

EXHIBIT "A"

PAGE 2 OF 4

2. **North 24°56'12" East** a distance of **113.45** feet to a Calculated Point not set for the most Northerly corner of said Lot 10-A 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 Carpenter Avenue (50' R.O.W., as shown on Vol. 15, Pg. 33 of said Plat Records);

THENCE **South 62°26'54" East** departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said Lot 10-A and said existing Southerly right-of-way of Carpenter Avenue, a distance of **15.02** feet to a Calculated Point not set for the most Easterly corner of the herein described tract;


THENCE departing said existing Southerly right-of-way of Carpenter Avenue, over and across said Lot 10-A the following two (2) courses and distances:

1. **South 24°56'12" West** a distance of **112.76** feet to a Calculated Point not set for a Point of Curvature of a curve to the right; and
2. Southwesterly along said curve to the right having a radius of **1616.24** feet, an arc length **12.27** feet, a delta angle of **00°26'05"**, and a chord which bears **South 25°08'53" West** a distance of **12.27** feet to a Calculated Point not set in the Southwest line of said Lot 10-A and the Northeast line of said Lot 10-E;

THENCE **North 62°12'48" West** coincident with the common dividing line of said Lot 10-A and said Lot 10-E, a distance of **15.01** feet to the **POINT OF BEGINNING** and containing 0.043 of one acre of land (1875 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 44