

## 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 15

BEING A 0.046 OF ONE ACRE (2021 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A, RESUBDIVISION OF LOTS A AND B POWELL LANE SUBDIVISION, SECTION TWO, RECORDED IN VOL. 33, PG. 30 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1-A BEING DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO FATIMA RE, INC. RECORDED IN DOCUMENT NO. 2010115102 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.046 OF ONE ACRE (2021 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 3/4-inch iron rebar found for the Southeast corner of said Lot 1-A and an exterior corner of Lot 1, AMENDED PLAT OF LOT 1, COX BUSINESS PARK AND LOT C, POWELL LANE SUBDIVISION SECTION TWO, recorded in Document No. 200500073 of said Official Public Records, also being in the existing Northerly right-of-way line of West Powell Lane (R.O.W. Varies), from which a 1/2-inch iron rebar with cap stamped "RPLS 4324 WATERLOO" found for the Northeast corner of said Lot 1-A and an interior corner of said Lot 1, bears North 28°30'54" East a distance of 132.50 feet;

THENCE North 62°14'06" West coincident with the common dividing line of said Lot 1-A and said existing Northerly right-of-way line of West Powell Lane, a distance of 154.43 feet to a Calculated Point not set (Grid Coordinates: N=10101066.711, E=3124328.629) for the Southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 62°14'06" West coincident with the common dividing line of said Lot 1-A and said existing Northerly right-of-way line of West Powell Lane, a distance of **15.90** feet to a Calculated Point not set for the most Westerly corner of said Lot 1-A and being at the intersection of said existing Northerly right-of-way line of West Powell Lane with the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies);

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THENCE coincident with the common dividing line of said Lot 1-A and said existing Easterly right-of-way line of North Lamar Boulevard and Northeasterly along the arc of a curve to the right having a radius of **7589.49** feet, an arc length of **133.97** feet, a delta angle of **01°00'41"**, and a chord which bears **North 47°38'56" East** a distance of **133.97** feet to a 1/2-inch iron rebar found for the most Northerly corner of said Lot 1-A and an exterior corner of said Lot 1;

THENCE **South 67°02'08" East** departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said Lot 1-A and said Lot 1, a distance of **16.58** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

THENCE Southwesterly over and across said Lot 1-A and along the arc of a curve to the left having a radius of **7574.49** feet, an arc length of **135.48** feet, a delta angle of **01°01'29"**, and a chord which bears **South 47°41'44" West** a distance of **135.48** feet to the **POINT OF BEGINNING** and containing 0.046 of one acre of land (2021 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 15