

## EXHIBIT "A"

<b>City of Austin:</b>	Corridor Program	Parcel 5308.003 STARE
<b>Corridor:</b>	South Lamar Boulevard	0.0018 Acres, 78 Sq. Ft.
<b>Segment:</b>	SOLA-C2	Page 1 of 5
<b>Segment From:</b>	Barton Springs Road	August 28, 2020
<b>Limits To:</b>	US 290	
<b>RCSJ:</b>	0113-09-072	

### DESCRIPTION OF PARCEL 5308.003 STARE

DESCRIPTION OF A 0.0018 OF ONE ACRE (78 SQUARE FOOT) PARCEL, OUT OF THE ISAAC DECKER LEAGUE NO. 20, ABSTRACT NO. 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF THAT TRACT DESCRIBED AS 0.252 OF ONE ACRE CONVEYED TO MIRABEAU OFFICE PARTNERS, LLC BY DEED, EXECUTED FEBRUARY 8, 2017, AS RECORDED IN DOCUMENT NO. 2017023237, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0018 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a magnetic nail found at the southeast corner of said 0.252 of one acre Mirabeau Office Partners tract, being at the southwest corner of Tract "Z", 2401 Blue Bonnet Addition, a subdivision of record in Book 68, Page 97, Plat Records, Travis County, Texas, said Tract "Z" conveyed to Lora Margaret Gilbreth by deed, as recorded in Document No. 1999085719, Official Public Records, Travis County, Texas, and being in the existing north right-of-way line of South Lamar Boulevard (80 foot width);

THENCE, along the south line of said 0.252 of one acre Mirabeau Office Partners tract and the existing north right-of-way line of South Lamar Boulevard, with a curve to the left, whose delta angle is  $04^{\circ}36'18''$ , radius is 1,950.09 feet, an arc distance of 156.73 feet, and the chord of which bears South  $72^{\circ}46'25''$  West 156.69 feet to a calculated point at the southeast corner of this parcel for the POINT OF BEGINNING, being 40.72 feet left of Engineer's Baseline Station 175+02.67, and having Surface Coordinates of N=10,063,982.66 E=3,104,030.81;

- 1) THENCE, along the south line of this parcel, continuing along the south line of said 0.252 of one acre Mirabeau Office Partners tract and the existing north right-of-way line of South Lamar Boulevard, with a curve to the left, whose delta angle is  $00^{\circ}23'25''$ , radius is **1,950.09 feet**, an arc distance of **13.28 feet**, and the chord of which bears **South  $70^{\circ}16'34''$  West 13.28 feet** to a chiseled "X" found in concrete at the southwest corner of this parcel and said 0.252 of one acre Mirabeau Office Partners tract, being in the existing east right-of-way line of Bluebonnet Lane (60 foot width);



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### DESCRIPTION OF PARCEL 5308.003 STARE

- 2) THENCE, along the west line of this parcel and said 0.252 of one acre Mirabeau Office Partners tract and the existing east right-of-way line of Bluebonnet Lane, **North 28°42'27" East 17.77 feet** to a calculated point at the north corner of this parcel, being 52.51 feet left of Engineer's Baseline Station 175+02.67;
- 3) THENCE, along the east line of this parcel, crossing said 0.252 of one acre Mirabeau Office Partners tract, **South 19°39'30" East 11.79 feet** to the POINT OF BEGINNING and containing 0.0018 of one acre (78 square feet) of land within these metes and bounds.



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### DESCRIPTION OF PARCEL 5308.003 STARE

#### Notes

1. All bearings and coordinates described herein are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum of 1983 (NAD 83 2001 Adjustment, Epoch 2010.00. All distances and coordinates described herein are Surface and may be converted to Grid by dividing the combined Adjustment Factor of 1.00011. All measurements are in U.S. Survey Feet.
2. A parcel plat of even date was prepared in conjunction with this property description.
3. \*\*The monument(s) described as "calculated" may be set with a typical ROW/Easement marker, after acquisition is completed, under the supervision of a Registered Professional Land Surveyor, either employed or retained by the City of Austin.
4. Stations and offsets are relative to Corridor Centerline provided by Engineer on 05/12/2020.

#### SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500



09/14/2020

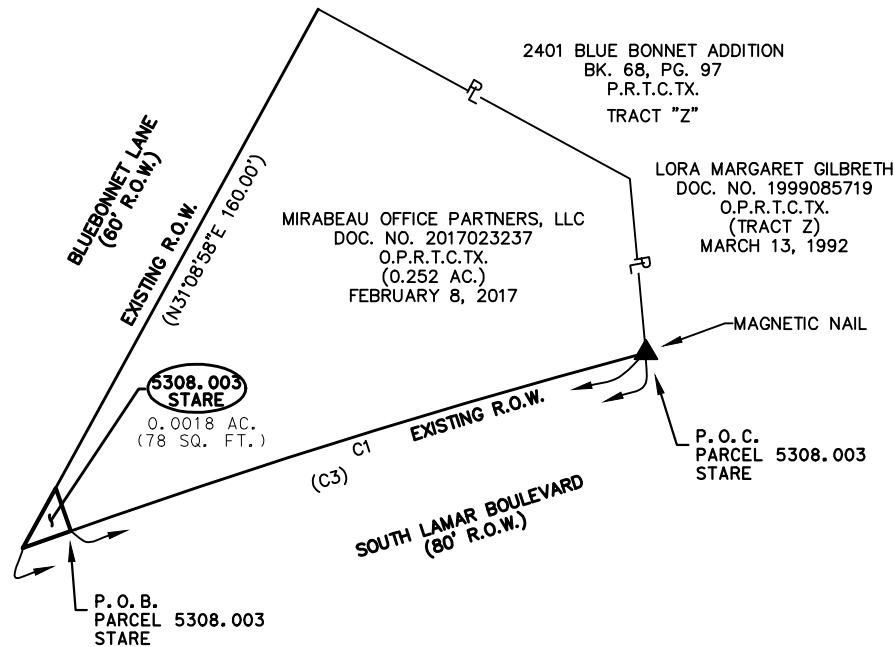
Chris Conrad, Reg. Professional Land Surveyor No. 5623  
M:/COA-CORRIDORS-2018/LAN~18-050\_S Lamar/Descriptions/Parcel 5308.003

Date

AUSTIN GRID G-20  
PROPERTY ID: 303157



ISAAC DECKER LEAGUE NO. 20  
ABSTRACT NO. 8



PROPERTY INSET  
N. T. S.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



*Chris Conrad*

09/14/2020

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: There is a description to accompany this plat.



**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (TCS), CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING THE COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. \*\*THE MONUMENT(S) DESCRIBED AS "CALCULATED" MAY BE SET WITH TYPICAL ROW/EASEMENT MARKER, AFTER ACQUISITION IS COMPLETED, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THE CITY OF AUSTIN.
4. STATIONS AND OFFSETS ARE RELATIVE TO CORRIDOR CENTERLINE PROVIDED BY ENGINEER ON 5/12/2020.
5. NO RECORD EASEMENT INFORMATION FOUND FOR SOME UTILITIES SHOWN.

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	156.73'	1,950.09'	04°36'18"	S72°46'25"W	156.69'
(C3)	170.06'	1,950.09'	04°59'48"	S75°11'19"W	170.00'

REVISIONS	
-	-
-	-

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

**CITY OF AUSTIN - CORRIDOR PROGRAM**

SOUTH LAMAR CORRIDOR, SEGMENT C2

PARCEL PLAT - 5308.003 STARE

0.0018 ACRES, (78 SQ. FT.)

RCSJ:	0113-09-072	AUSTIN GRID#	G-20
SURVEY DATE:	08/28/2020	PROJECT:	20-040
REVISION DATE:		PROPERTY ID:	303157
SCALE:	N.T.S.	PAGE:	4 OF 5

EXHIBIT "A"

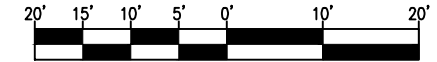


ENGINEER'S BASELINE SOUTH LAMAR  
 PI NORTHING = 10,063,939.11  
 PI EASTING = 3,103,837.46  
 PI STATION = 173+26.61  
 DELTA = 31° 29' 08" (RT)  
 DEGREE OF CURVE = 02° 59' 59"  
 TANGENT = 538.42'  
 LENGTH = 1,049.60'  
 RADIUS = 1,910.00'  
 CHORD BEARING = N 64° 40' 52" E  
 CHORD = 1,036.44'  
 PC STATION = 167+88.19  
 PT STATION = 178+37.79

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N28°42'27"E	17.77'
L2	S19°39'30"E	11.79'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	13.28'	1,950.09'	00°23'25"	S70°16'34"W	13.28'

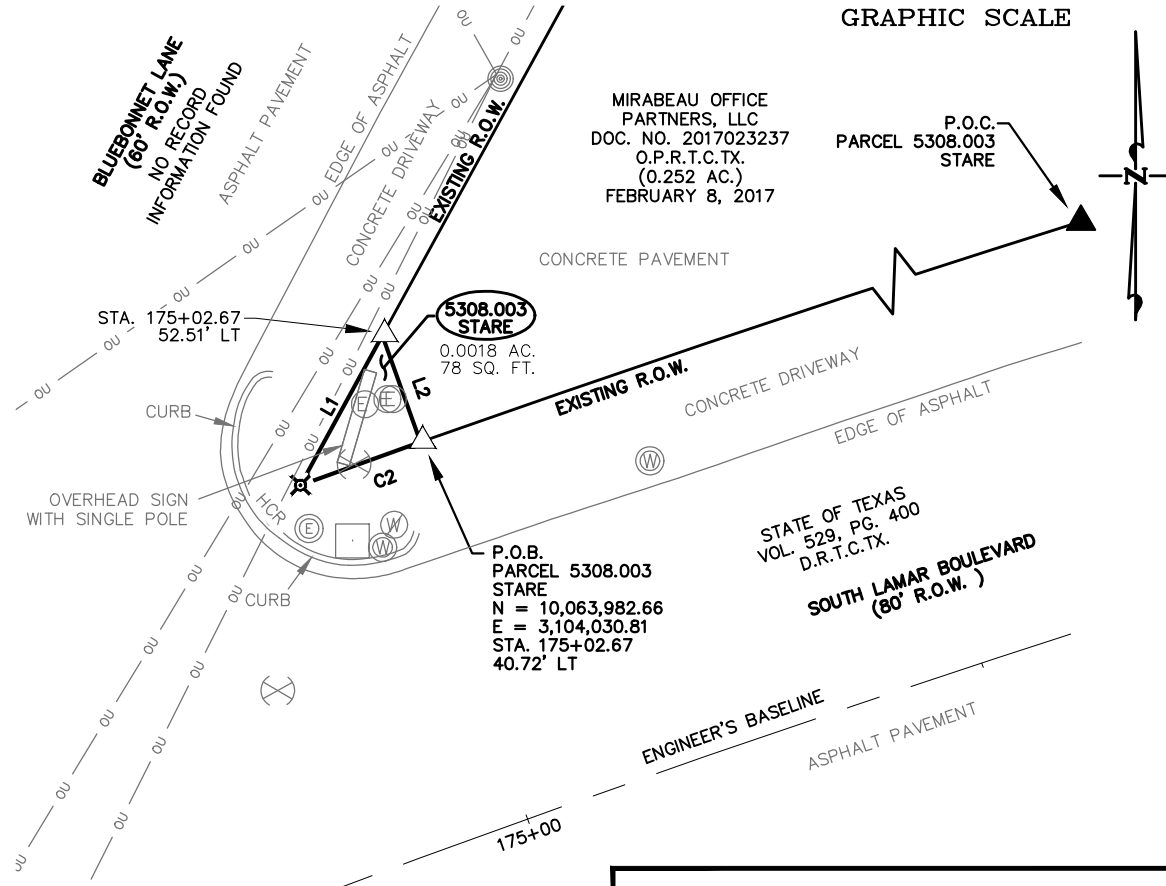
# ISAAC DECKER LEAGUE NO. 20 ABSTRACT NO. 8



GRAPHIC SCALE

MIRABEAU OFFICE  
 PARTNERS, LLC  
 DOC. NO. 2017023237  
 O.P.R.T.C.TX.  
 (0.252 AC.)  
 FEBRUARY 8, 2017

P.O.C.  
 PARCEL 5308.003  
 STARE



## LEGEND

- |  |  |
|--|--|
| ▲ MAGNETIC NAIL FOUND                              | P.O.B. POINT OF BEGINNING                                  |
| ✕ CHISELED "X" FOUND IN CONCRETE                   | P.O.C. POINT OF COMMENCEMENT                               |
| △ CALCULATED POINT, NOT SET                        | O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS |
| ○ 1/2" IRON ROD SET W/ "MCGRAY MCGRAY" PLASTIC CAP | P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS              |
| —P— PROPERTY LINE (OWNERSHIP DIVISION)             | ⊗ WATER VALVE  |
| —v— DISTANCE NOT TO SCALE                          | ⊙ W WATER METER  |
| —+— DEED LINE (OWNERSHIP IN COMMON)                | ⊙ W WASTEWATER MANHOLE                                     |
| ① PARCEL NUMBER                                    | ⊙ E ELECTRIC METER   |
| P.U.E. PUBLIC UTILITY EASEMENT                     | ⊙ E ELECTRIC MANHOLE                                       |
| (XXXX) RECORD INFORMATION                          | □ PEDESTRIAN SIGNAL BOX                                    |
| R.O.W. RIGHT-OF-WAY                                | ⊙ POWER POLE   |
| N.T.S. NOT TO SCALE                                | — OU — OVERHEAD UTILITY LINE                               |
|  | HCR HANDICAP RAMP  |

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RCSJ: 0113-09-072 AUSTIN GRID# G-20

SURVEY DATE: 08/28/2020 PROJECT: 20-040

REVISION DATE: PROPERTY ID: 303157

SCALE: 1" = 20' PAGE: 5 OF 5