

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5308.001 STARE
Corridor:	South Lamar Boulevard	0.0064 Acres, 280 Sq. Ft.
Segment:	SOLA-C2	Page 1 of 6
Segment From:	Barton Springs Road	August 28, 2020
Limits To:	US 290	Revised January 15, 2021
RCSJ:	0113-10-001	

DESCRIPTION OF PARCEL 5308.001 STARE

DESCRIPTION OF A 0.0064 OF ONE ACRE (280 SQUARE FOOT) PARCEL, OUT OF THE ISAAC DECKER LEAGUE SURVEY NO. 20, ABSTRACT NO. 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF A PORTION OF LOT 12, EVERGREEN HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME Z, PAGE 614, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID PORTION OF LOT 12 BEING DESCRIBED AS 0.334 OF ONE ACRE CONVEYED TO SFC SOFTWARE FACTORY, LLC BY DEED, EXECUTED MAY 6, 2019, AS RECORDED IN DOCUMENT NO. 2019064614, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY DEED, DATED SEPTEMBER 3, 2013, AS RECORDED IN DOCUMENT NO. 2013165748, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0064 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with cap (illegible) found in the east line of said 0.334 of one acre SFC Software Factory tract, being in the existing west right-of-way line of Evergreen Avenue (varying width), from which a 1/2 inch iron rod with cap (illegible) found at the southeast corner of said 0.334 of one acre SFC Software Factory tract, being at the northeast corner of Lot 1, Resubdivision of a Part of Lots 12 and 13, Evergreen Heights, a subdivision of record in Book 8. Page 110, Plat Records, Travis County, Texas, said Lot 1 conveyed to J.H. Cummings by deed, as recorded in Volume 2145, Page 271, Deed Records, Travis County, Texas, bears South 29 degrees 36 minutes 01 seconds West 4.13 feet;

THENCE, along the east line of said 0.334 of one acre SFC Software Factory tract and the existing west right-of-way line of Evergreen Avenue, North 17°31'40" East 72.22 feet to a calculated point;

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THENCE, continuing along the east line of said 0.334 of one acre SFC Software Factory tract and the existing west right-of-way line of Evergreen Avenue, with a curve to the left, whose intersection angle is $44^{\circ}29'32''$, radius is 49.50 feet, an arc distance of 38.44 feet, and the chord of which bears North $04^{\circ}16'10''$ West 37.48 feet to a calculated point at the northeast corner of said 0.334 of one acre SFC Software Factory tract, being in the existing south right-of-way line of Evergreen Avenue;

THENCE, along the north line of said 0.334 of one acre SFC Software Factory tract and the existing south right-of-way line of Evergreen Avenue, North $43^{\circ}45'24''$ West 94.26 feet to a calculated point at the northeast corner of this parcel for the POINT OF BEGINNING, being 43.08 feet right of Engineer's Baseline Station 216+32.81, and having Surface Coordinates of N=10,065,533.41 E=3,107,771.99;

THENCE, along the proposed east line of this parcel, crossing said 0.334 of one acre SFC Software Factory, the following three (3) courses, numbered 1 through 3:

- 1) **South $38^{\circ}14'37''$ West 53.93 feet** to a calculated point, being 43.08 feet right of Engineer's Baseline Station 215+78.88;
- 2) **North $51^{\circ}46'22''$ West 3.40 feet** to a calculated point, being 39.68 feet right of Engineer's Baseline Station 215+79.88; and
- 3) **South $38^{\circ}13'38''$ West 9.30 feet** to a calculated point at the southeast corner of this parcel, being 39.68 feet right of Engineer's Baseline Station 215+69.58;
- 4) THENCE, along the proposed south line of this parcel, crossing said 0.334 of one acre SFC Software Factory tract, **North $51^{\circ}42'35''$ West 1.50 feet** to a calculated point at the southwest corner of this parcel, being in the west line of said 0.334 of one acre SFC Software Factory tract and in the existing east right-of-way line of South Lamar Boulevard (varying width);

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- 5) THENCE, along the west line of this parcel and said 0.334 of one acre SFC Software Factory tract, and the existing east right-of-way line of South Lamar Boulevard, **North 38°13'38" East 63.92 feet** to a mag nail with "CHAPPARAL BOUNDARY" washer found at the northwest corner of this parcel and said 0.334 of one acre SFC Software Factory tract, being in the existing south right-of-way line of Evergreen Avenue;
- 6) THENCE, along the north line of this parcel and said 0.334 of one acre SFC Software Factory tract, and the existing south right-of-way line of Evergreen Avenue, **South 43°45'24" East 4.97 feet** to the POINT OF BEGINNING and containing 0.0064 of one acre (280 square feet) of land within these metes and bounds.

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.

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City of Austin: Corridor Program
Corridor: South Lamar Boulevard
Segment: SOLA-C2
Segment From: Barton Springs Road
Limits To: US 290
RCSJ: 0113-10-001

Parcel 5308.001 STARE
0.0064 Acres, 280 Sq. Ft.
Page 4 of 6
August 28, 2020
Revised January 15, 2021

DESCRIPTION OF PARCEL 5308.001 STARE

SURVEYED BY:

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



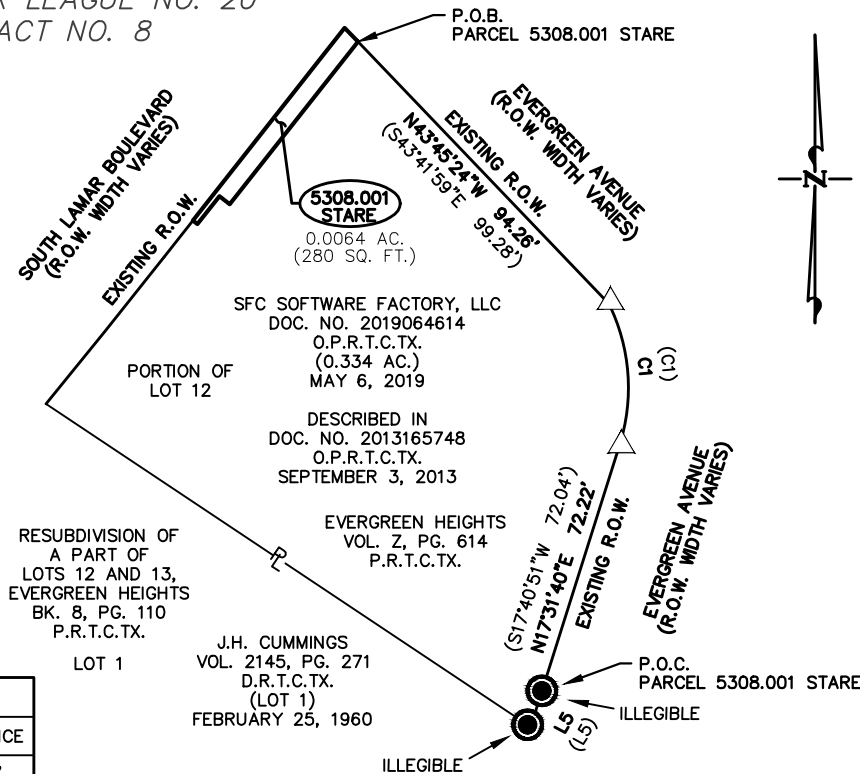
01/15/2021

Chris Conrad, Reg. Professional Land Surveyor No. 5623
M:/COA-CORRIDORS-2018/LAN~18-050_S Lamar/Descriptions/Parcel 5308.001

Date

AUSTIN GRID H-21
PROPERTY ID: 100306

ISAAC DECKER LEAGUE NO. 20
ABSTRACT NO. 8



LINE TABLE		
LINE#	BEARING	DISTANCE
L5	S29°36'01"W	4.13'
(L5)	S27°40'10"W	4.16'

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

01/15/2021

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

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	38.44'	49.50'	44°29'32"	N04°16'10"W	37.48'
(C2)	38.44'	49.50'	44°29'32"	S04°12'45"E	37.48'

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.

REVISIONS	
01/15/2021	EXECUTED DATE FOR VESTING DEED "DESCRIBED IN" ADDED TO PARCEL DESCRIPTION
-	-

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 - 5308.001 STARE

0.0064 ACRES, (280 SQ. FT.)

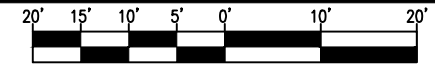
RCSJ:	0113-10-001	AUSTIN GRID#	H-21
SURVEY DATE:	08/28/2020	PROJECT:	20-040
REVISION DATE:	01/15/2021	PROPERTY ID:	100306
SCALE:	N.T.S.	PAGE:	5 OF 6

EXHIBIT "A"

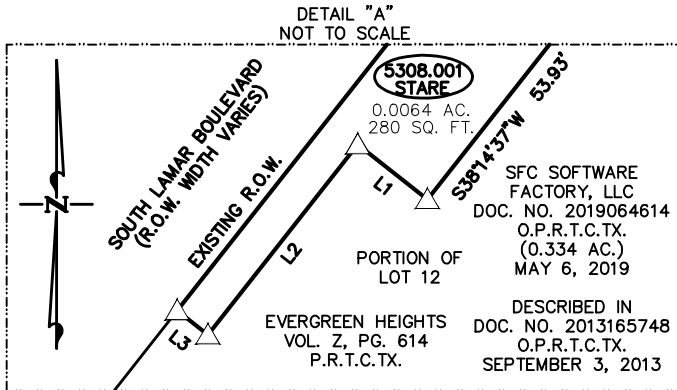
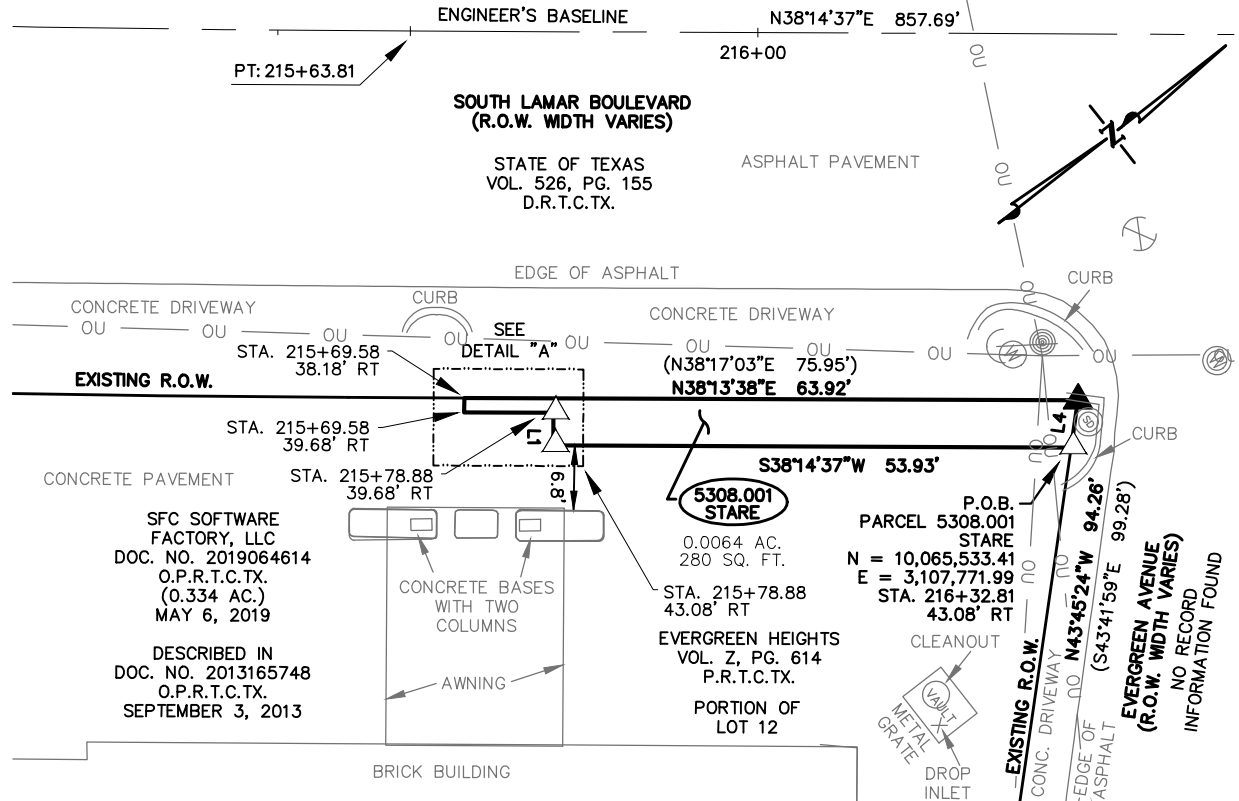
ENGINEER'S BASELINE SOUTH LAMAR BLVD
 PI NORTHING = 10,064,857.36
 PI EASTING = 3,107,184.31
 PI STATION = 207+81.64
 DELTA = 32° 09' 20" (LT)
 DEGREE OF CURVE = 01° 59' 59"
 TANGENT = 825.74'
 LENGTH = 1,607.90'
 RADIUS = 2,865.00'
 CHORD BEARING = N 54° 19' 17" E
 CHORD = 1,586.88'
 PC STATION = 199+55.91
 PT STATION = 215+63.81

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N51°46'22"W	3.40'
L2	S38°13'38"W	9.30'
L3	N51°42'35"W	1.50'
L4	S43°45'24"E	4.97'

ISAAC DECKER LEAGUE NO. 20
 ABSTRACT NO. 8



GRAPHIC SCALE



LEGEND

- | | |
|---|--|
| ▲ MAG NAIL FOUND W/ WASHER MARKED | P.O.B. POINT OF BEGINNING |
| "CHAPPARAL BOUNDARY" | P.O.C. POINT OF COMMENCEMENT |
| ● FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED) | N.T.S. NOT TO SCALE |
| △ CALCULATED POINT, NOT SET | D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS |
| ○ 1/2" IRON ROD SET W/ "MCGRAY MCGRAY" | O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS |
| — PLASTIC CAP | P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS |
| — PROPERTY LINE (OWNERSHIP DIVISION) | ⊗ WATER VALVE |
| — DISTANCE NOT TO SCALE | ⊙ (W) WATER METER |
| — DEED LINE (OWNERSHIP IN COMMON) | ⊙ (S) STORM DRAIN MANHOLE |
| ① PARCEL NUMBER | ⊙ (W) WASTEWATER MANHOLE |
| P.U.E. PUBLIC UTILITY EASEMENT | ⊙ POWER POLE |
| (XXXX) RECORD INFORMATION | — GUY ANCHOR |
| R.O.W. RIGHT-OF-WAY | — OU OVERHEAD UTILITY LINE |

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CITY OF AUSTIN - CORRIDOR PROGRAM

SOUTH LAMAR CORRIDOR, SEGMENT C2

PARCEL PLAT - 5308.001 STARE

0.0064 ACRES, (280 SQ. FT.)

RCSJ: 0113-10-001 AUSTIN GRID# H-21

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

REVISION DATE: 01/15/2021 PROPERTY ID: 100306

SCALE: 1" = 20' PAGE: 6 OF 6

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