

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5308.002 STARE
Corridor:	South Lamar Boulevard	0.0131 Acres, 569 Sq. Ft.
Segment:	SOLA-C2	Page 1 of 5
Segment From:	Barton Springs Road	September 16, 2020
Limits To:	US 290	
RCSJ:	0113-09-072	

DESCRIPTION OF PARCEL 5308.002 STARE

DESCRIPTION OF A 0.0131 OF ONE ACRE (569 SQUARE FOOT) PARCEL, OUT OF THE ISAAC DECKER LEAGUE NO. 20, ABSTRACT NO. 8, AND THE HENRY P. HILL LEAGUE NO. 21, ABSTRACT NO. 14, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF THAT TRACT DESCRIBED AS 0.585 OF ONE ACRE CONVEYED TO NEWMILLER-CRAIG REVOCABLE LIVING TRUST BY DEED, EXECUTED FEBRUARY 7, 2011, AS RECORDED IN DOCUMENT NO. 2011020104, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0131 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the east line of said 0.585 of one acre Newmiller-Craig Revocable Living Trust tract, being in the existing west right-of-way line of Blue Bonnet Drive (varying width), from which a 1/2 inch iron rod with cap (illegible) found at the southeast corner of said 0.585 of one acre Newmiller-Craig Revocable Living Trust tract, being at the northeast corner of Lot 2, Bluebonnet Taco Subdivision, a subdivision of record in Document No. 200500130, Official Public Records, Travis County, Texas, said Lot 2 conveyed to Waltrust Properties by deed, as recorded in Document No. 2007001082, Official Public Records, Travis County, Texas, bears South 26°49'55" East 176.58 feet;

THENCE, along the east line of said 0.585 of one acre Newmiller-Craig Revocable Living Trust tract and the existing west right-of-way line of Bluebonnet Lane, North 69°06'03" West 7.87 feet to a calculated point at the southeast corner of this parcel for the POINT OF BEGINNING, being 44.72 feet right of Engineer's Baseline Station 173+80.45, and having Surface Coordinates of N=10,063,858.52 E=3,103,948.46;

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- 1) THENCE, along the proposed south line of this parcel, crossing said 0.585 of one acre Newmiller-Craig Revocable Living Trust tract, **South 65°35'56" West 95.19 feet** to a calculated point at the west corner of this parcel, being in the north line of said 0.585 of one acre Newmiller-Craig Revocable Living Trust tract and in the existing south right-of-way line of South Lamar Boulevard (varying width), and being 44.13 feet right of Engineer's Baseline Station 172+82.99, from which a 1/2 inch iron rod found at the northwest corner of said 0.585 of one acre Newmiller-Craig Revocable Living Trust tract, being at an angle point in the north line of said Lot 2 and said Waltrust Properties tract bears South 50°58'25" West 80.83 feet;

THENCE, along the north line of this parcel and said 0.585 of one acre Newmiller-Craig Revocable Living Trust tract and the existing south right-of-way line of South Lamar Boulevard, the following two (2) courses, numbered 2 and 3:

- 2) **North 50°58'25" East 28.09 feet** to a chiseled "X" found; and
- 3) with a curve to the right, whose delta angle is **01°51'50"**, a radius of **1,870.08 feet**, an arc distance of **60.83 feet**, and the chord of which bears **North 65°26'40" East 60.83 feet** to a calculated point at the northeast corner of this parcel and said 0.585 of one acre Newmiller-Craig Revocable Living Trust tract, being in the existing west right-of-way line of Bluebonnet Lane;
- 4) THENCE, along the east line of this parcel and said 0.585 of one acre Newmiller-Craig Revocable Living Trust tract and the existing west right-of-way line of Bluebonnet Lane, **South 69°06'03" East 10.21 feet** to the POINT OF BEGINNING and containing 0.0131 of one acre (569 square feet) of land within these metes and bounds.

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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



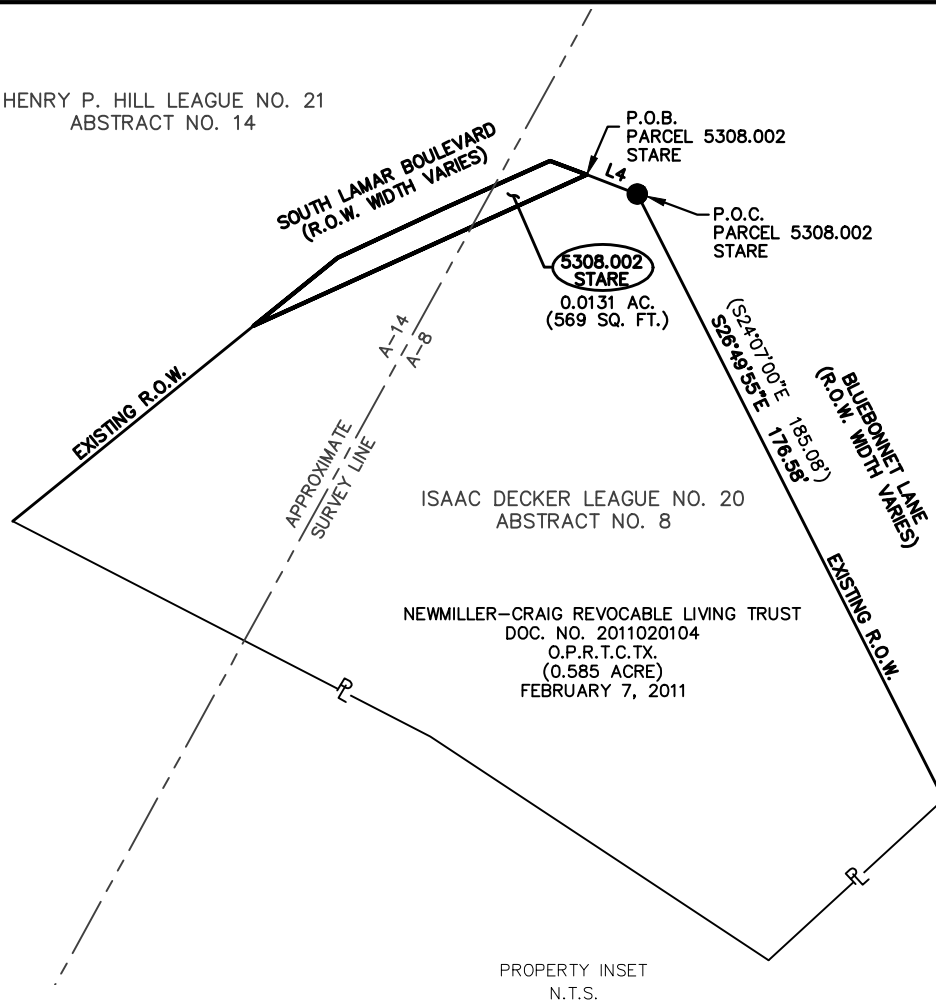
09/16/2020

Chris Conrad, Reg. Professional Land Surveyor No. 5623
M:/COA-CORRIDORS-2018/LAN~18-050_S Lamar/Descriptions/Parcel 5308.002

Date

AUSTIN GRID G-20
PROPERTY ID: 303123

HENRY P. HILL LEAGUE NO. 21
ABSTRACT NO. 14



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.



09/16/2020

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.

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 - 5308.002 STARE

0.0131 ACRES, (569 SQ. FT.)

RCSJ:	0113-09-072	AUSTIN GRID#	G-20
SURVEY DATE:	09/16/2020	PROJECT:	20-040
REVISION DATE:		PROPERTY ID:	303123
SCALE:	N.T.S.	PAGE:	4 OF 5

EXHIBIT "A"

LEGEND

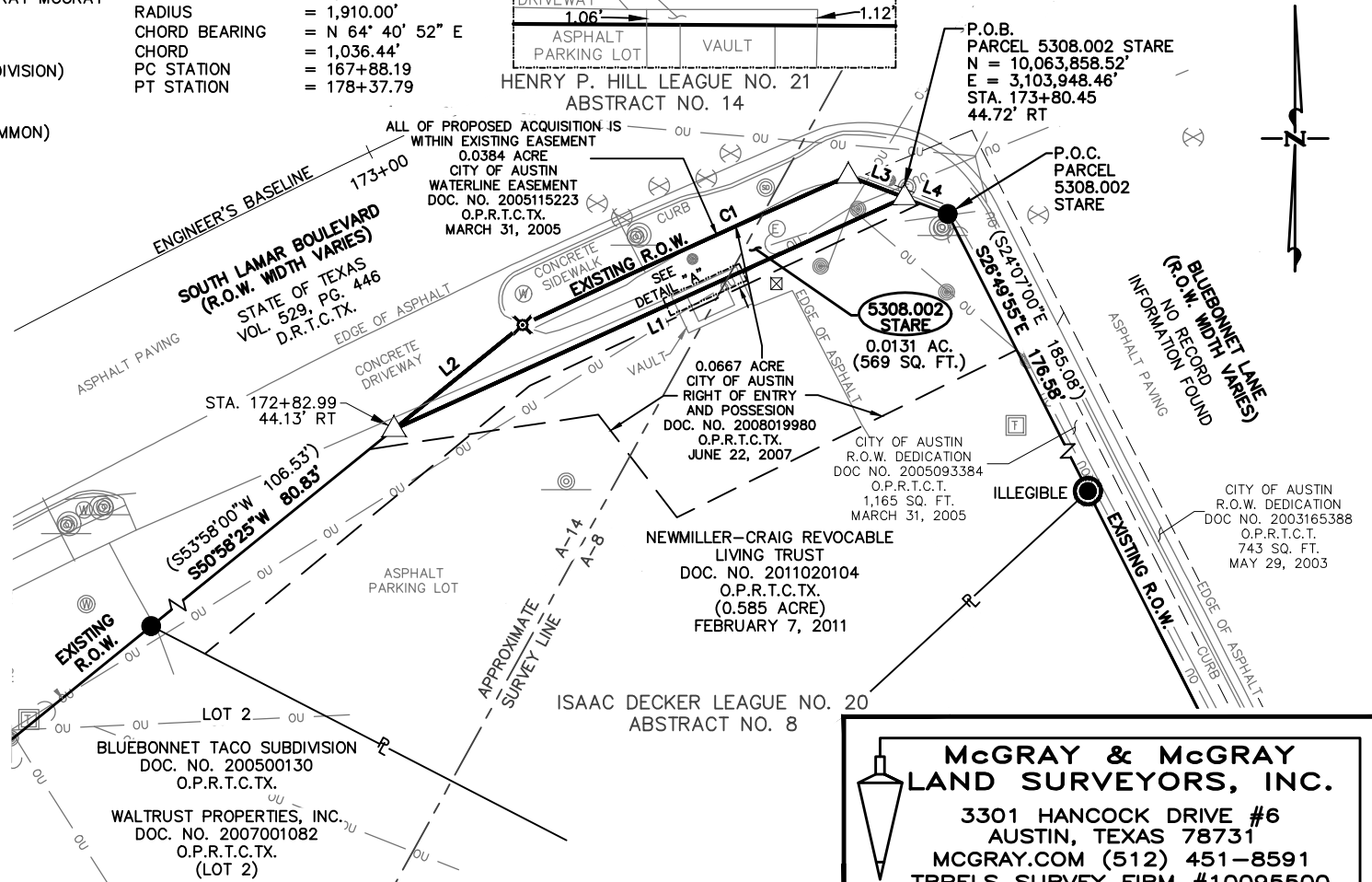
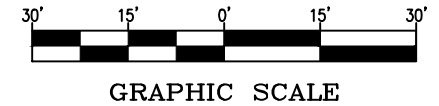
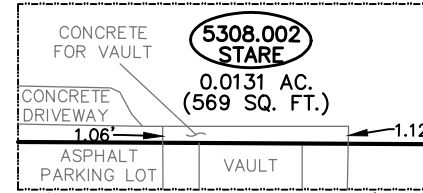
- ✕ FOUND "X" CHISEL MARK
- FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD WITH CAP
- 1/2" IRON ROD SET W/ "MCGRAY MCGRAY"
- △ CALCULATED POINT, NOT SET
- |— PROPERTY LINE (OWNERSHIP DIVISION)
- |— DISTANCE NOT TO SCALE
- |— DEED LINE (OWNERSHIP IN COMMON)
- ① PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE

- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.R.T.C.TX. OFFICIAL RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- PR.R.T.C.TX. PROBATE RECORDS TRAVIS COUNTY, TEXAS

- ⊗ WATER VALVE
- ⊙ STORM DRAIN MANHOLE
- ⊙ WASTEWATER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ JUNCTION BOX ELECTRIC
- ⊙ ELECTRIC PEDESTAL
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- |— OVERHEAD UTILITY LINE
- ⊙ SINGLE POST SIGN
- HCR HANDICAP RAMP

ENGINEER'S BASELINE SOUTH LAMAR BLVD
 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

DETAIL "A" N.T.S.



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S65°35'56"W	95.19'
L2	N50°58'25"E	28.09'
L3	S69°06'03"E	10.21'
L4	N69°06'03"W	7.87'

CURVE TABLE						
CURVE#	LENGTH	RADIUS	DELTA	TANGENT	BEARING	DISTANCE
C1	60.83'	1,870.08'	01°51'50"	30.42'	N65°26'40"E	60.83'
(C1)	—	1,870.09'	02°35'	—	N68°48'E	84.49'

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SCALE:	1" = 30'	PAGE:	5 OF 5