

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5308.004 STARE
Corridor:	South Lamar Boulevard	0.0050 Acres, 216 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 5308.004 STARE

DESCRIPTION OF A 0.0050 OF ONE ACRE (216 SQUARE FOOT) PARCEL, OUT OF THE HENRY P. HILL LEAGUE NO. 21, ABSTRACT NO. 14 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF THAT TRACT CONVEYED TO 2418 S. LAMAR BLVD., LTD. BY DEED, EXECUTED SEPTEMBER 14, 2018, AS RECORDED IN DOCUMENT NO. 2018148424, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS 1.53 ACRES IN VOLUME 3618, PAGE 35, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0050 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point at the northeast corner of said 2418 S. Lamar Blvd. tract, being at the southeast corner of Lot 1, Thompson-Wade Subdivision, a subdivision of record in Book 85, Page 137D, Plat Records, Travis County, Texas, said Lot 1 conveyed to J & E Miller Family Limited Partnership by deed, as recorded in Document No. 2013077647, Official Public Records, Travis County, Texas, and in the existing west right-of-way line of Bluebonnet Lane (varying width), from which a 1/2 inch iron pipe found bears North 46°24'17" East 0.67 feet;

THENCE, along the east line of said 2418 S. Lamar Blvd. tract and the existing west right-of-way line of Bluebonnet Lane, South 28°32'13" West 153.25 feet to a calculated point at the northeast corner of this parcel for the POINT OF BEGINNING, being 41.96 feet left of Engineer's Baseline Station 173+98.98, and having Surface Coordinates of N=10,063,945.54 E=3,103,931.60;

- 1) THENCE, along the east line of this parcel, continuing along the east line of said 2418 S. Lamar Blvd. tract and the existing west right-of-way line of Bluebonnet Lane, **South 28°32'13" West 3.18 feet** to a calculated point at the southeast corner of this parcel and said 2418 S. Lamar Blvd. tract, being in the existing north right-of-way line of South Lamar Boulevard (varying width);

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- 2) THENCE, along the south line of this parcel and said 2418 S. Lamar Blvd. tract and the existing north right-of-way line of South Lamar Boulevard, with a curve to the left, whose delta angle is **03°08'26"**, a radius of **1,950.09 feet**, an arc distance of **106.89 feet**, and the chord of which bears **South 65°52'52" West 106.88 feet** to a calculated point at the southwest corner of this parcel, being 40.47 feet left of Engineer's Baseline Station 172+91.86;
- 3) THENCE, along the proposed west line of this parcel, crossing said 2418 S. Lamar Blvd. tract, **North 25°57'10" West 2.00 feet** to a calculated point at the northwest corner of this parcel, being 42.47 feet left of Engineer's Baseline 172+91.86;
- 4) THENCE, along the proposed north line of this parcel, crossing said 2418 S. Lamar Blvd. tract, with a curve to the right, whose delta angle is **03°12'49"**, radius is **1,952.09 feet**, an arc distance of **109.48 feet**, and the chord of which bears **North 65°55'03" East 109.47 feet** to the POINT OF BEGINNING and containing 0.0050 of one acre (216 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 5308.004

Date

AUSTIN GRID G-20
PROPERTY ID: 303413

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

2418 S. LAMAR BLVD, LTD.
DOC. NO. 2018148424
O.P.R.T.C.T.
SEPTEMBER 14, 2018
FURTHER DESCRIBED
IN VOL. 3618, PG. 35
D.R.T.C.TX.
(1.53 AC.)

5308.004
STARE
0.0050 AC.
(216 SQ. FT.)

EXISTING R.O.W.
SOUTH LAMAR BOULEVARD
(R.O.W. WIDTH VARIES)

(S31°15'00"W 156.43'
S28°32'13"W 133.29'
EXISTING R.O.W.
APPROXIMATE
SURVEY LINE A-14
A-8

P.O.C.
PARCEL 5308.004 STARE

P.O.B.
PARCEL 5308.004 STARE

ISAAC DECKER LEAGUE NO. 20
ABSTRACT NO. 8

BLUEBONNET LANE
(R.O.W. WIDTH VARIES)



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.

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.

PROPERTY INSET
N.T.S.




09/16/2020

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

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 - 5308.004 STARE

0.0050 ACRES, (216 SQ. FT.)

RCSJ:	0113-09-072	AUSTIN GRID#	G-20
SURVEY DATE:	09/16/2020	PROJECT:	20-040
REVISION DATE:		PROPERTY ID:	303413
SCALE:	N.T.S.	SHEET:	4 OF 5

EXHIBIT "A"

LEGEND

- FOUND 1/2" IRON ROD
- ⊙ 1/2" IRON PIPE FOUND
- △ 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
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- GUY ANCHOR
- OU — OVERHEAD UTILITY LINE
- ⊙ SINGLE POST SIGN
- ⊙ SEWER CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ TSLP TRAFFIC SIGNAL POLE

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S28°32'13"W	3.18'
L2	N25°57'10"W	2.00'

CURVE TABLE						
CURVE#	LENGTH	RADIUS	DELTA	TANGENT	BEARING	DISTANCE
C1	106.89'	1950.09'	03°08'26"	53.46'	S65°52'52"W	106.88'
(C1)	148.47'	1950.09'	04°21'44"	74.27'	S67°59'00"W	148.43'
C2	109.48'	1952.09'	03°12'49"	54.76'	N65°55'03"E	109.47'

LOT 1
THOMPSON-WADE
SUBDIVISION
BK. 85, PG. 137D
P.R.T.C.TX.
J&E MILLER FAMILY
LIMITED PARTNERSHIP
DOC. NO. 2013077647
O.P.R.T.C.TX.

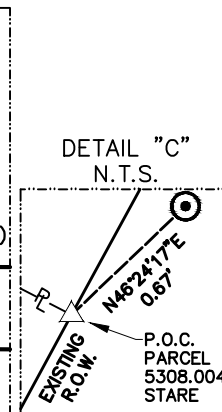
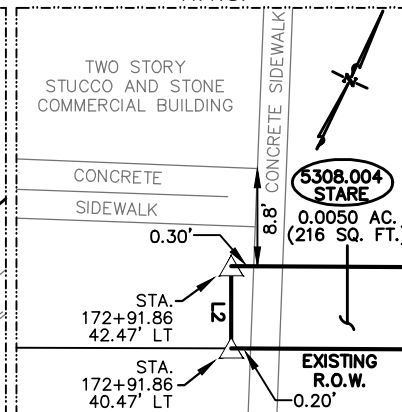
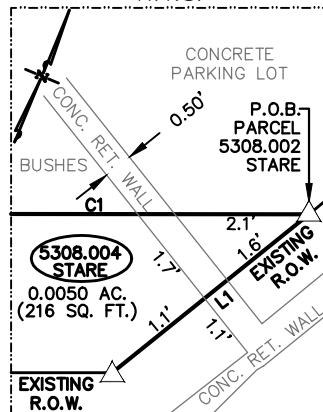
C3
ENGINEER'S BASELINE SOUTH LAMAR
PI NORTHING = 10,063,939.11
PI EASTING = 3,103,837.46
PI STATION = 173+26.61
DELTA = 31° 29' 08" (RT)
DEGREE OF CURVE = 02° 59' 59"
TANGENT = 538.42'
LENGTH = 1,049.60'
RADIUS = 1,910.00'
CHORD BEARING = N 64° 40' 52" E
CHORD = 1,036.44'
PC STATION = 167+88.19
PT STATION = 178+37.79

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SOUTH LAMAR BOULEVARD
(R.O.W. WIDTH VARIES)
STATE OF TEXAS
VOL. 529, PG. 446
D.R.T.C.TX.

GRAPHIC SCALE



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SURVEY DATE:	09/16/2020	PROJECT:	20-040
REVISION DATE:		PROPERTY ID:	303413
SCALE:	1" = 30'	SHEET:	5 OF 5

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