

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5308.006 STARE
Corridor:	South Lamar Boulevard	0.0195 Acres, 850 Sq. Ft.
Segment:	SOLA-C2	Page 1 of 5
Segment From:	Barton Springs Road	August 28, 2020
Limits To:	US 290	Revised February 15, 2021
RCSJ:	0113-09-072	

DESCRIPTION OF PARCEL 5308.006 STARE

DESCRIPTION OF A 0.0195 OF ONE ACRE (850 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 DESCRIBED AS 0.782 OF ONE ACRE CONVEYED TO LA TIERRA DE SIMMONS FAMILIA, LTD. BY DEED, EXECUTED JULY 22, 2009, AS RECORDED IN DOCUMENT NO. 2009124822, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0195 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with plastic cap (illegible) found in the east line of said 0.782 of one acre La Tierra De Simmons Familia tract, being in the existing west right-of-way line of Manchaca Road (80 foot width), from which a chiseled punch hole in concrete found at the south corner of said 0.782 of one acre La Tierra De Simmons Familia tract, being in the existing east right-of-way line of Barton Skyway (90 foot width) bears, with a curve to the right, whose delta angle is 04°22'21", radius is 465.62 feet, an arc distance of 35.53 feet, and the chord of which bears South 10°00'40" West 35.53 feet;

THENCE, along the east line of said 0.782 of one acre La Tierra Simmons Familia tract, and the existing west right-of-way line of Manchaca Road, North 07°44'49"E 366.22 feet to a calculated point at the southeast corner of this parcel for the POINT OF BEGINNING, being 55.00 feet right of Engineer's Baseline Station 156+92.59, and having Surface Coordinates of N=10,062,824.30 E=3,102,641.53;

THENCE, along the proposed south line of this parcel, crossing said 0.782 of one acre La Tierra De Simmons Familia tract, the following three (3) courses, numbered 1 through 3:

- 1) **South 48°56'18" West 93.54 feet** to a calculated point, being 55.00 feet right of Engineer's Baseline Station 155+99.05;
- 2) **North 41°03'42" West 4.00 feet** to a calculated point, being 51.00 feet right of Engineer's Baseline Station 155+99.05; and

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- 3) **South 48°56'27" West 151.32 feet** to a calculated point at the southwest corner of this parcel, being in the west line of said 0.782 of one acre La Tierra De Simmons Familia tract and in the existing east right-of-way line of Barton Skyway;
- 4) THENCE, along the west line of this parcel and said 0.782 of one acre La Tierra De Simmons Familia tract and the existing east right-of-way line of Barton Skyway, **North 28°45'15" West 1.70 feet** to a 1/2 inch iron rod found at the northwest corner of this parcel and said 0.782 of one acre La Tierra De Simmons Familia tract, being in the existing south right-of-way line of South Lamar Boulevard (varying width);
- 5) THENCE, along the north line of this parcel and said 0.782 of one acre La Tierra De Simmons Familia tract and the existing south right-of-way of South Lamar Boulevard, **North 48°50'49" East 251.43 feet** to a 1/2 inch iron pipe found at the northeast corner of this parcel and said 0.782 of one acre La Tierra De Simmons Familia tract, being in the existing west right-of-way line of Manchaca Road;
- 6) THENCE, along the east line of this parcel and said 0.782 of one acre La Tierra De Simmons Familia tract and the existing west right-of-way line of Manchaca Road, **South 07°44'49" West 9.21 feet** to the POINT OF BEGINNING and containing 0.0195 of one acre (850 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



02/15/2021

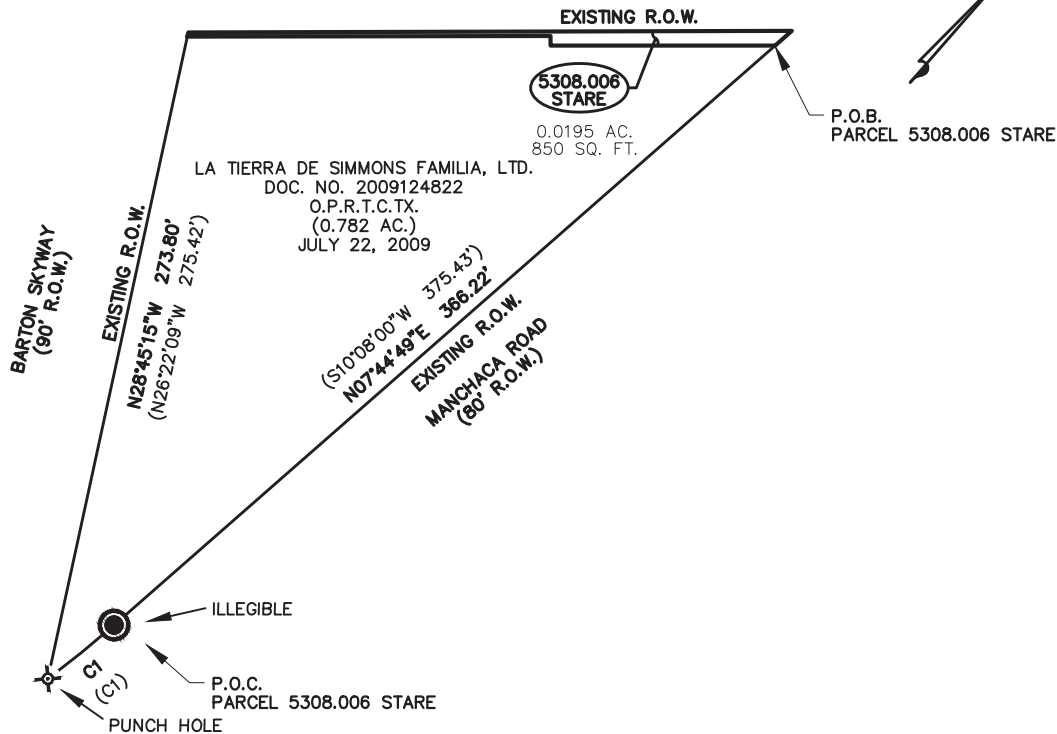
Chris Conrad, Reg. Professional Land Surveyor No. 5623
M:/COA-CORRIDORS-2018/LAN~18-050_S Lamar/Descriptions/Parcel 5308.006

Date

AUSTIN GRID G-20
PROPERTY ID: 305430

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

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



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



2/15/2021

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	35.53'	465.62'	04°22'21"	S10°00'40"W	35.53'
(C1)	—	465.62'	—	S12°20'35"W	35.54'

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	
11/05/2020	ADDED IMPROVEMENTS
02/15/2021	CHANGED ABSTRACT SURVEY NAME

McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPES SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM

SOUTH LAMAR CORRIDOR, SEGMENT C2

PARCEL PLAT - 5308.006 STARE

0.0195 ACRES, (850 SQ. FT.)

RCSJ:	0113-09-072	AUSTIN GRID#	G-20
SURVEY DATE:	08/28/2020	PROJECT:	20-040
REVISION DATE:	02/15/2021	PROPERTY ID:	305430
SCALE:	N.T.S.	PAGE:	4 OF 5

EXHIBIT "A"

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

15' 0' 15' 30'
SCALE 1" = 30'

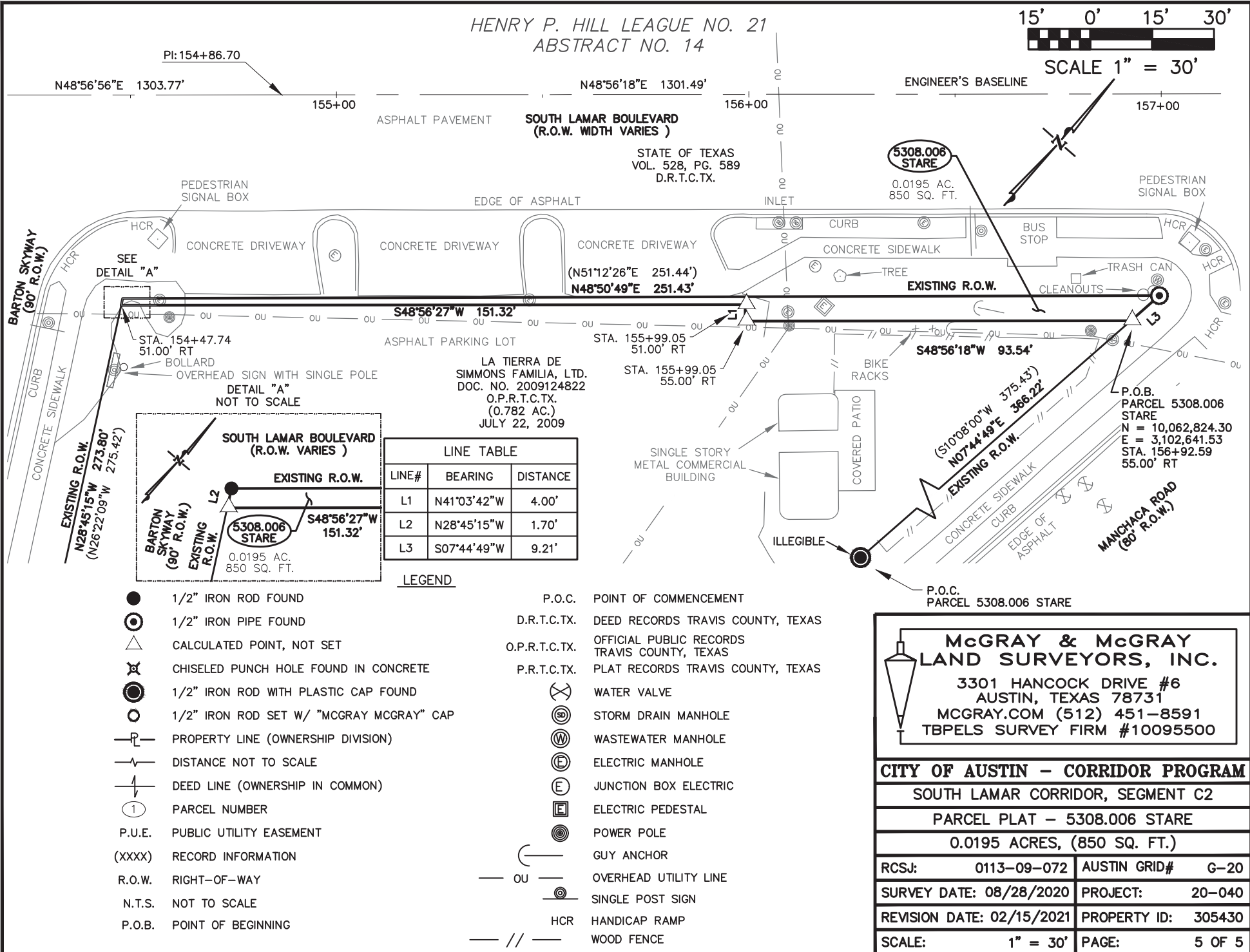


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