

WITNESS MY HAND AND SEAL at Austin,

Travis County, Texas this the 1" day of June 2011 A.D.

COUNTY OF TRAVIS THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

DESCRIPTION OF A 8.729 ACRE TRACT (9,987 SQUARE FEET) BEING THE INTERIOR AREA OF THE MARCHESA BYENT CENTER, ALSO KNOWN AS 8468 N. IN35, SUITE SLO, CITY OF ALISTIN, THE MARCHESA BYENT TEXAS AND BEING A PORTION OF THAT 15.8129 ACRE TRACT OF LAND TRACING TO UNDIT THAT THINBERS ADDOCTOR THAT OF THAT THE STORE THAT OF LAND DESCRIBED IN DOCUMENT NUMBERS ADSOSSORED OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.229 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMERCING at 37 Fon pipe found on the east right-d-way line of Middle Frakville Road, same being the southwest corner of asid 15.0129 acre lead to 15.0129 acre used bears, S. 6274259 F. a distance of 692-47 feet.

THERICE'S 80705-401 E. over and serces said 15.0129 acre iracl a distance of 150.05 feet to the west corner of the hermin described interior area (The Lease Aven).

THERICE'S 80705-401 E. over and serces said 15.0129 acre iracl a distance of 150.05 feet to the west corner of the hermin described interior area (The Lease Aven).

57. S 27*11'54"W, a distance of 53 87 feet to a calculated point;
58. N 62"48'06"W, a distance of 8.38 feet to a calculated point;
59. S 27*11'34"W, a distance of 11.48 feet to a calculated point;
80. N 62"40'06"W a distance of 11.48 feet to the POINT OF BEGU
an acre or 9,986 square feet more or isss.

survey is Grid North, Texas State Plane Coon

System, NAD 1903(HARN), taining 0.229 of

3 of 3

Site Data - LINCOLN VILLAGE

				,	
SONING	SITE	BUILDING	PARKING, SIDEWALKS, DRIVES AND DECK	IMPERVIOUS COVER SQ FT / %	FLOOR TO AREA RATIO (FAR)
SS	666,341 SQFT	666,341 SQFT 170,401 SQFT	495,940 SQFT	618,074 SQFT / 90.9%	.256:1
CS-1	13,757 SQFT 12,334 SQFT	12,334 SOFT	,	13,757 SQFT / 02.0%	.018:1
EXISTING TOTAL	AL				
	680,098 SOFT	182,735 SQFT	CS AND CS-1 880,098 SOFT 182,735 SQFT 495,940 SQFT	631,831SQFT/92.9%	.269:1

32. S 62*46*17* E, a distance of 19.54 feet to a calculated point;
33. S 27*72/46* W, a distance of 19.54 feet to a calculated point;
35. S 28*0*115* W, a distance of 3.36 feet to a calculated point;
36. S 62*31*38* E, a distance of 2.69 feet to a calculated point;
37. N 27*28*22* E, a distance of 2.69 feet to a calculated point;
38. S 62*31*38* E, a distance of 2.69 feet to a calculated point;
39. S 27*28*22* W, a distance of 3.50 feet to a calculated point;
40. S 62*31*39* E, a distance of 3.50 feet to a calculated point;
41. S 27*28*22* W, a distance of 3.50 feet to a calculated point;
42. S 62*31*39* E, a distance of 3.50 feet to a calculated point;
43. S 27*28*22* W, a distance of 3.50 feet to a calculated point;
44. S 52*728*22* W, a distance of 12.50 feet to a calculated point;
45. S 28*09*28* W, a distance of 5.50 feet to a calculated point;
46. N 62*15*29* W, a distance of 5.50 feet to a calculated point;
47. S 27*28*22* W, a distance of 5.50 feet to a calculated point;
48. N 62*15*35* W, a distance of 5.50 feet to a calculated point;
49. S 27*28*22* W, a distance of 5.50 feet to a calculated point;
49. N 62*31*35* W, a distance of 5.50 feet to a calculated point;
49. N 62*31*35* W, a distance of 5.50 feet to a calculated point;
50. N 62*31*35* W, a distance of 5.60 feet to a calculated point;
51. N 27*28*22* W, a distance of 5.50 feet to a calculated point;
52. N 02*28*36* E, a distance of 5.50 feet to a calculated point;
53. N 02*28*36* E, a distance of 5.50 feet to a calculated point;
54. N 62*31*36* W, a distance of 5.50 feet to a calculated point;
55. N 02*45*06* E, a distance of 8.50 feet to a calculated point;
56. N 62*45*06* E, a distance of 8.50 feet to a calculated point;
57. N 02*45*06* E, a distance of 8.50 feet to a calculated point;
58. N 62*45*06* E, a distance of 8.50 feet to a calculated point;
59. N 62*45*06* E, a distance of 8.50 feet to a calculated point;
50. N 62*45*06* E, a distance of 8.50 feet to a calculated point;
50. N 62*45*06* E, a distance of 8.50 feet to a calculated poi

Sheat C

ALLAN NUTT

SITE BUILDING PARKING, IMPERVIOUS COVER AREA RATIO	ED - MARICHESA	
FLOOR TO		

ZONING PROPOSE TOTAL - LINCOLN VILLAGE 9,989 SQFT 656,352 SQFT 656,352 SQFT 9,989 SQFT 182,735 SQFT 160,412 SQFT 160,412 SQFT 22,323 SQFT 495,940 SQFT 495,940 SQFT 495,940 SQFT *631,831SQFT / 92.9% *808,085 SQFT / 89.4% *23,746 SQFT / 03.5% *23,746 SQFT / 03.5% *608.085 SQFT / 89.4% .256:1 .015:1 (FAR) .256;1 .289:1 .015:1

Date:
Drawn By
Revision
Checked
File Name
Project
Shest N.









ALLAN NUTT - ARCHITECTS HEREBY RESERVES ITS COMMON LAW COPYRENT AND OHER PROPERTY RICHTS DI DIESE PLAYS, IDEAS, AND DESIGNS. THESE IDEAS, AND DESIGNS. THESE IDEAS, OF TRANSE, AND PLAYS, ARE NOT TO

SAM, Inc. Job No. 31108 Travis County, Texas

100

La strong tel Report te.

La strong te.

La strong

LINCOLN VILLAGE

1. N 27*11'54" E, a distance of 3.00 feet to a calculated point;
1. N 27*11'54" E, a distance of 3.00 feet to a calculated point;
2. N 27*4'10'54" W, o distance of 7.45 feet to a calculated point;
4. N 27*1'13'4" E, a distance of 2.55 feet to a calculated point;
4. N 27*1'13'4" E, a distance of 2.55 feet to a calculated point;
5. N 27*1'13'4" E, a distance of 2.55 feet to a calculated point;
6. S 27*4'8'0" W, a distance of 19.60 feet to a calculated point;
7. N 27*1'54" E, a distance of 19.60 feet to a calculated point;
9. N 27*1'54" E, a distance of 19.60 feet to a calculated point;
10. S 27*4'8'0" W, a distance of 2.50 feet to a calculated point;
11. N 27*1'54" E, a distance of 2.50 feet to a calculated point;
12. S 27*4'8'0" E, a distance of 2.50 feet to a calculated point;
13. N 27*1'54" E, a distance of 3.50 feet to a calculated point;
14. S 27*4'8'0" E, a distance of 1.50 feet to a calculated point;
15. S 27*4'9'0" E, a distance of 1.50 feet to a calculated point;
16. N 27*1'54" E, a distance of 1.50 feet to a calculated point;
17. N 27*1'55" E, a distance of 1.50 feet to a calculated point;
18. N 27*4'9'0" E, a distance of 1.50 feet to a calculated point;
19. S 27*4'9'0" E, a distance of 1.50 feet to a calculated point;
19. N 27*1'55" E, a distance of 1.50 feet to a calculated point;
19. N 27*1'55" E, a distance of 1.50 feet to a calculated point;
19. N 27*1'55" E, a distance of 1.50 feet to a calculated point;
19. N 27*1'55" E, a distance of 1.50 feet to a calculated point;
19. N 27*1'55" E, a distance of 1.50 feet to a calculated point;
19. N 27*1'55" E, a distance of 1.50 feet to a calculated point;
19. N 27*1'55" E, a distance of 1.50 feet to a calculated point;
19. N 27*1'55" E, a distance of 1.50 feet to a calculated point;

re of a non-tangent curve

20.

With said curve to the left, having a radius of 14.01 (set a delta angle of 175°58'07", a chord bearing and distance of N.64°27'56" W, 27.99 feet, an ord distance of 43.01 feet to a colociated point.

21 N 62°58'51" W, a distance of 12.75 feet to a calculated point;