

EXHIBIT A

0.383 ACRE
RIVERSIDE RESOURCES
718 WEST 5TH STREET

FN NO. 13-349 (MJJ)
AUGUST 8, 2013
BPI JOB NO. R0103075-10017

DESCRIPTION

OF A 0.383 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOT 1 AND THE WEST 57 FEET OF LOT 2 BLOCK 49 ORIGINAL CITY OF AUSTIN, AS SHOWN ON THE PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 0.383 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a cut "X" found in concrete at the intersection of the northerly right-of-way line of West 5th Street (80' R.O.W.) with the easterly right-of-way line of West Avenue (80' R.O.W.), being the southeasterly corner of said Lot 1, for the southwesterly corner hereof;


THENCE, N16°31'47"E, leaving the northerly right-of-way line of West 5th Street, along the easterly line of West Avenue, being the westerly line of said Lot 1, for the westerly line hereof, a distance of 129.87 feet to a 1/2 inch iron rod with cap found in the southerly right-of-way line of a 20 foot wide alley, being the northwesterly corner of said Lot 1, for the northwesterly corner hereof;

THENCE, S73°33'08"E, leaving the easterly right-of-way line of West Avenue, along the southerly right-of-way line of said 20 foot wide alley, being the northerly line of said Lot 1 and the northerly line of a portion of Lot 2, for the northerly line hereof, a distance of 128.25 feet to a 1/2 inch iron rod found at the northwesterly corner of Lot A L.L. & P.S. Hirschfield Subdivision, of record in Book 69, Page 2 of the Plat Records of Travis County, Texas, for the northwesterly corner hereof;

THENCE, S16°29'08"W, leaving the southerly right-of-way line of said 20 foot wide alley, along the westerly line of said Lot A, being the easterly line hereof, a distance of 129.87 feet to a 1/2 inch iron rod with cap found in the northerly right-of-way line of West 5th Street, being the southwesterly corner of said Lot A, for the southeasterly corner hereof, from which a Punch Hole found in concrete in the northerly right-of-way line of West 5th Street at the southernmost southeasterly corner of said Lot A bears, S73°33'08"E, a distance of 49.92 feet;

THENCE, N73°33'08"W, along the northerly right-of-way line of West 5th Street, being the southerly line of said Lot 1 and a portion of the southerly line of said Lot 2, for the southerly line hereof, a distance of 128.35 feet to the **POINT OF BEGINNING**, containing 0.383 acre (16,662 sq. ft.) of land, more or less, within these metes and bounds.

BURY+PARTNERS, INC.
221 WEST SIXTH STREET,
SUITE 600
AUSTIN, TEXAS 78701


MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS

