

## EXHIBIT "A"

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### Landesign Services, Inc.

1220 McNeil Road  
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Round Rock, Texas 78681  
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#### PROPERTY DESCRIPTION PARCEL 28

BEING A 0.036 OF ONE ACRE (1567 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 0.34 OF ONE ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO RICARDO MEZA AND IDELFONSO GRACIA, RECORDED IN DOCUMENT NO. 2007153333 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.34 OF ONE ACRE TRACT BEING A PART OF LOT 5, BLOCK NO. 2, FISKVILLE SCHOOL ADDITION, RECORDED IN VOL. 4, PG. 169 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.036 OF ONE ACRE (1567 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rebar found for the most Northerly corner of Lot 4, of said Block No. 2 and the most Westerly corner of Lot 3, of said Block No. 2, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies), from which a 1/2-inch iron rebar found for the most Northerly corner of said Lot 3 and the most Westerly corner of Lot 2, of said Block No. 2, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears North 48°22'38" East a distance of 76.19 feet;

**THENCE** South 48°22'38" West coincident with the common dividing line of said Lot 4 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of 76.33 feet to a Calculated Point not set (Grid Coordinates: N=10102506.481, E=3125927.641) for the most Northerly corner of said 0.34 of one acre tract, the most Westerly corner of said Lot 4, and the **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 41°36'57" East departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said 0.34 of one acre tract and said Lot 4, a distance of 15.00 feet to a Calculated Point not set for the most Easterly corner of the herein described tract;

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THENCE South  $48^{\circ}22'38''$  West over and across said 0.34 of one acre tract, a distance of 104.50 feet to a Calculated Point not set in the Southwest line of said 0.34 of one acre tract and the Northerly right-of-way line of Beaver Street (50' R.O.W. - called Ferncroft Street in Vol. 4, Pg. 169 of said Plat Records);

THENCE North  $41^{\circ}36'57''$  West coincident with the common dividing line of said 0.34 of one acre tract and said existing Northerly right-of-way line of Beaver Street, a distance of 15.00 feet to a Calculated Point not set for the most Westerly corner of said 0.34 of one acre tract and being at the intersection of said existing Northerly right-of-way line of Beaver Street with said existing Easterly right-of-way line of North Lamar Boulevard, from which a 60D Nail found for the most Northerly corner of Lot A, RESUBDIVISION OF LOTS 6 & 7, BLOCK 4, FISKVILLE SCHOOL ADDITION, recorded in Vol. 33, Pg. 31 of said Plat Records and being at the intersection of the existing Southerly right-of-way line of said Beaver Street with said existing Easterly right-of-way line of North Lamar Boulevard, bears South  $49^{\circ}14'19''$  West a distance of 50.01 feet;

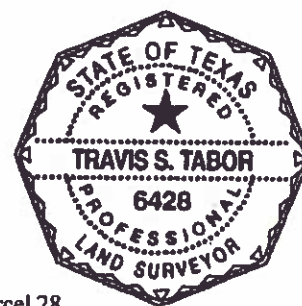
THENCE North  $48^{\circ}22'38''$  East coincident with the common dividing line of said 0.34 of one acre tract and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of 104.50 feet to the POINT OF BEGINNING and containing 0.036 of one acre of land (1567 Square Feet) more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83 (2011 Adjustment). All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet.

This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of October, 2016.

  
Travis S. Tabor  
Registered Professional Land Surveyor  
State of Texas No. 6428

01/27/2017  
Date



Job Number: 16-006\_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006\_Parcel 28