

**PROPERTY DESCRIPTION
PARCEL 71**

SURVEY OF 0.052 ACRES (2,245 SQUARE FEET) OF LAND, IN THE JOHN APPLGAI SURVEY NUMBER 58, AND BEING A PORTION OF LOT 1A, RESUBDIVISION OF LOT 1 BLOCK B, NORTHWEND PHASE B, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 93, PAGE 279, PLAT RECORDS TRAVIS COUNTY, TEXAS, THE SAID LOT 1A, BEING DESCRIBED TO PISCES FOODS, LLC, IN VOLUME 12520, PAGE 1681, REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS, SAID 0.052 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES IN BOUNDS AS FOLLOWS:

COMMENCING at a one-half inch iron rod found for a point of curvature of a curve to the right on the southwest line of the said Lot 1A, and the northeast right-of-way line of Longspur Boulevard West and from this point a one-half inch iron rod found for an interior corner in the common dividing line of the said Lot 1A and an exterior angle corner of the said Longspur Boulevard West bears S65°18'20"E, a distance of 105.03 feet;

THENCE with the common dividing line of the said Lot 1A and the said Longspur Boulevard West the following two (2) courses and distances;

1. With said curve to the right, having a radius of 20.00 feet, an arc distance of 5.00 feet, a central angle of 14°18'33" the chord of which bears N57°58'36"W, a chord distance of 4.98 feet to a calculated point for the point of curvature of a to the right for the southernmost corner of and **POINT OF BEGINNING** of the herein described 0.052 acres of land having grid coordinates of N(Y) 10107225.42, E(X) 3128759.27 Texas Central Zone 4203, NAD83;
2. Continuing with said curve to the right having a radius of 20.00 feet, an arc distance of 26.18 feet, a central angle of 75°00'28" the chord of which bears N13°18'53"W, a chord distance of 24.35 feet to a one-half inch iron rod found for the point of tangency of the herein described 0.052 acres of land and the said Lot 1A, same being at the intersection of the southwest right-of-way line of the said Longspur Boulevard West with the southeast right-of-way line of North Lamar Boulevard and south corner of that certain ten foot strip of land dedicated as additional right-of-way as depicted on the plat of the said Resubdivision of Lot 1 Block B, Northwend Phase B, Section One;

THENCE North 24°42'23" East, a distance of 135.51 feet coincident with the southeast right-of-way line of the said North Lamar Boulevard, southeast line of the said

EXHIBIT "A"

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ten foot strip and the northwest line of the said Lot 1A, to a calculated point for the north corner of the herein described 0.052 acres of land, the north corner of the said Lot 1A and a point on the southeast line of the said North Lamar Boulevard and the said ten foot strip of land, same being west corner of Lot 1, Block A, 20/20 Subdivision, a subdivision in Travis County, Texas, according to the plat recorded in Volume 95, Page 130, Plat Records Travis County, Texas;

THENCE South 65°12'47" East, a distance of 15.00 feet along the common dividing line of the said Lot 1A and the said Lot 1, Block A, to a calculated point for the east corner of the herein described 0.052 acres of land and a point on last said common dividing line;

THENCE South 24°42'23" West, a distance of 154.68 feet crossing over the said Lot 1A, a distance of 154.68 feet to the **POINT OF BEGINNING** and containing 0.052 acre (2,245 square feet) of land more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Prepared By: **AUSTIN ENERGY**

Robert C. Steubing
Robert C. Steubing Registered Professional Land Surveyor No. 5548



07/26/2017
Date