



Landesign Services, Inc.

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**PROPERTY DESCRIPTION
PARCEL 18**

BEING A 0.054 OF ONE ACRE (2361 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 4.3830 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LOCKE SOVRAN I, LLC, RECORDED IN DOCUMENT NO. 2001027238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.054 OF ONE ACRE (2361 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 a called 3.444 acre tract of land described in a Warranty Deed to Ryder Truck Rental, Inc., recorded in Vol. 7292, Pg. 594 of the Deed Records of Travis County, Texas and the most Westerly corner of a called 3.27 acre tract of land described in a General Warranty Deed to Mildred Evelyn Schlueter Buck, recorded in Document No. 2003049599 of said Official Public Records, 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 in said existing Easterly right-of-way line of North Lamar Boulevard, bears North 48°24'54" East a distance of 384.70 feet;

THENCE South 48°27'57" West coincident with the common dividing line of said 3.444 acre tract and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of 245.29 feet to a Calculated Point not set (Grid Coordinates: N=10101383.180, E=3124660.457) for the most Northerly corner of said 4.3830 acre tract, the most Westerly corner of said 3.444 acre tract, and the **POINT OF BEGINNING** of the herein described tract;

THENCE **South 61°57'32" East** departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said 4.3830 acre tract and said 3.444 acre tract, a distance of **16.01** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

EXHIBIT "A"

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THENCE **South 48°27'57" West** over and across said 4.3830 acre tract, a distance of **157.98** feet to a Calculated Point not set in the Southwest line of said 4.3830 acre tract and the Northeast line of Lot 1, SANTERRE INDUSTRIAL PARK, recorded in Vol. 78, Pg. 322 of the Plat Records of Travis County, Texas, from which a Cotton Spindle found for the Southeast corner of said Lot 1 and an interior corner of Lot 1, AMENDED PLAT OF LOT 1, COX BUSINESS PARK AND LOT C, POWELL LANE SUBDIVISION SECTION TWO, recorded in Document No. 200500073 of said Official Public Records, bears South 32°32'40" East a distance of 141.05 feet;

THENCE **North 58°00'22" West** coincident with the common dividing line of said 4.3830 acre tract and said Lot 1, SANTERRE INDUSTRIAL PARK, a distance of **15.64** feet to a Calculated Point not set for the most Westerly corner of said 4.3830 acre tract and the most Northerly corner of said Lot 1, SANTERRE INDUSTRIAL PARK, also being in said existing Easterly right-of-way line of North Lamar Boulevard;

THENCE **North 48°27'57" East** coincident with the common dividing line of said 4.3830 acre tract and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **156.83** feet to the **POINT OF BEGINNING** and containing 0.054 of one acre of land (2361 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 18