



**Landesign Services, Inc.**

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**PROPERTY DESCRIPTION  
PARCEL 45**

BEING A 0.063 OF ONE ACRE (2734 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J. APPLGAI SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A, RESUBDIVISION OF LOTS 1,2, & 3, BLOCK D, NORTH LAMAR PARK SECTION THREE, RECORDED IN VOL. 59, PG. 16 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT A BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO TOPLINE REAL ESTATE, LLC, RECORDED IN DOC. NO. 2012006004 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.063 OF ONE ACRE (2734 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rebar found (Grid Coordinates: N=10104038.150, E=3127267.024) for the North corner of said Lot A and the West corner of Lot 4, Block D, NORTH LAMAR PARK SECTION THREE, recorded in Vol. 20, Pg. 15 of the Plat Records of Travis County, Texas, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies) for the most Northerly corner of the herein described tract, from which a 1/2-inch iron rebar found for the North corner of Lot 5, of said Block D and the West corner of said Block D, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears North 26°52'28" East a distance of 113.10 feet and North 24°53'38" East a distance of 8.00 feet;

THENCE **South 62°16'23" East** departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said Lot A and said Lot 4, a distance of **15.00** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

THENCE **South 26°52'28" West** over and across said Lot A, a distance of **182.27** feet to a Calculated Point not set in the Southwest line of said Lot A, also being in the existing Northerly right-of-way line of Carpenter Avenue (R.O.W Varies);

## EXHIBIT "A"

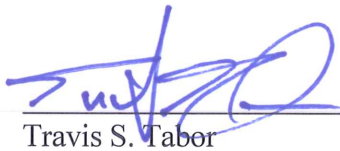
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THENCE **North 62°31'23" West** coincident with the common dividing line of said Lot A and said existing Northerly right-of-way line of Carpenter Avenue, a distance of **15.00** feet to a Calculated Point not set for the West corner of said Lot A and being at the intersection of said existing Northerly right-of-way line of Carpenter Avenue with said existing Easterly right-of-way line of North Lamar Boulevard;

THENCE **North 26°52'28" East** coincident with the common dividing line of said Lot A and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **182.33** feet to the **POINT OF BEGINNING** and containing 0.063 of one acre of land (2734 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

03/22/2017

Date



Job Number: 16-006\_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006\_Parcel 45