

EXHIBIT "A"

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Landesign Services, Inc.

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PROPERTY DESCRIPTION PARCEL 05

BEING A 0.106 OF ONE ACRE (4632 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4, NORTHWAY CREST SECTION FOUR, RECORDED IN VOL. 78, PG. 376-377 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 4 BEING DESCRIBED IN A DECLARATION OF CONDOMINIUM FOR LAMAR TOWERS CONDOMINIUMS, RECORDED IN DOCUMENT NO. 2006202763 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) ALSO BEING DESCRIBED IN DEEDS TO AP EQUITY PROPERTIES, LTD., RECORDED IN DOCUMENT NO. 2006212909 AND DOCUMENT NO. 2015179478, BOTH OF SAID O.P.R.T.C.T.. SAID 0.106 OF ONE ACRE (4632 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 Texas Department of Transportation (TxDOT) Type II Concrete Monument found (Grid Coordinates: N=10099077.910, E=3122917.785) for the North corner of said Lot 4 and the West corner of Lot 3, of said NORTHWAY CREST SECTION FOUR, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies), from which a 5/8-inch iron rebar found for the North corner of said Lot 3 and the West corner of Lot 2, of said NORTHWAY CREST SECTION FOUR, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears North 31°51'47" East a distance of 361.15 feet;

THENCE **South 57°42'18" East** departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said Lot 4 and said Lot 3, a distance of **15.00** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

THENCE over and across said Lot 4, the following four (4) courses and distances:

1. **South 31°51'47" West** a distance of **0.51** feet to a Calculated Point not set;
2. **South 36°36'52" West** a distance of **184.77** feet to a Calculated Point not set;
3. **South 27°23'02" West** a distance of **122.31** feet to a Calculated Point not set; and

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4. **South 27°16'41" West** a distance of **1.31** feet to a Calculated Point not set in the Southwest line of said Lot 4 and the Northeast line of Lot 1, SUMMERCREST, recorded in Vol. 75, Pg. 317 of said Plat Records, from which a 1/2-inch iron rebar found for the Northeast corner of said Lot 1 and being in said Southwest line of Lot 4, bears South 57°39'53" East a distance of 214.28 feet;

THENCE **North 57°39'53" West** coincident with the common dividing line of said Lot 4 and said Lot 1, a distance of **15.06** feet to a Calculated Point not set for the West corner of said Lot 4 and the North corner of said Lot 1;

THENCE coincident with the common dividing line of said existing Easterly right-of-way line of North Lamar Boulevard and said Lot 4, the following two (2) courses and distances:

1. **North 27°23'02" East** a distance of **123.53** feet to a TxDOT Type II Concrete Monument found; and
2. **North 36°36'52" East** a distance of **185.36** feet to the **POINT OF BEGINNING** and containing 0.106 of one acre of land (4632 Square Feet) more or less.

*REVISED 05/02/2018 - Update ownership

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

05/03/2018
Date



Job Number: 16-006_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006_Parcel 05