

EXHIBIT “A”

City of Austin:	Corridor Program	Parcel 5306.042 STARE
Corridor:	North Lamar Boulevard	0.1071 Acres, 4,667 Sq. Ft.
Segment:	NOLA-C3	Page 1 of 8
Segment From:	South of Rundberg Lane	September 10, 2024
Limits To:	Parmer Lane	Revised: November 8, 2024
CSJ:	0015-11-067	

DESCRIPTION OF PARCEL 5306.042 STARE

DESCRIPTION OF A 0.1071 OF ONE ACRE (4,667 SQUARE FOOT) PARCEL CONSISTING OF TWO PARTS, OUT OF THE J.M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, AMENDED PLAT OF LOTS 1, 2 AND 3 PARK 35 II SUBDIVISION, A SUBDIVISION RECORDED SEPTEMBER 14, 2015 IN DOCUMENT NO. 201500192, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 CONVEYED TO PLEASANTON HOUSING FINANCE CORPORATION BY SPECIAL WARRANTY DEED, EXECUTED AUGUST 29, 2024, AS RECORDED IN DOCUMENT NO. 2024096463, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1071 OF ONE ACRE (4,667 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.0057 Ac. (251 Sq. Ft.)

COMMENCING at a 1/2-inch iron rod with “G & R” plastic cap found in the west line of said Lot 1 and said Pleasanton tract, being in the east line of that tract described as 0.101 of one acre conveyed to the City of Austin by Street Deed, as recorded in Document No. 2015061956, Official Public Records, Travis County, Texas, and in the existing east right-of-way line of North Lamar Boulevard (Loop 275, varying width right-of-way), from which a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type I concrete monument found bears North 71°46’19” West 5.01 feet, and from which a TxDOT Type I concrete monument found bears North 71°46’19” West 100.02 feet;

THENCE, along the west line of said Lot 1 and said Pleasanton tract, the east line of said 0.101 of one acre City of Austin tract, and the existing east right-of-way line of North Lamar Boulevard, South 18°18’28” West 231.12 feet to a calculated point;

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THENCE, crossing said Lot 1 and said Pleasanton tract, South 70°57'33" East 15.00 feet to a calculated point in the east line of an existing 15 foot wide sidewalk easement recorded in Document No. 2019124568, Official Public Records, Travis County, Texas, being at the northwest corner of this parcel for the POINT OF BEGINNING, being 69.75 feet right of Engineer's Baseline Station 306+08.47, and having Surface Coordinates of N=10,118,590.23, E=3,133,307.09;

- 1) THENCE, along the north line of this parcel, crossing said Lot 1 and said Pleasanton tract, **South 70°57'33" East 4.36 feet** to a calculated point at the northeast corner of this parcel, being 74.12 feet right of Engineer's Baseline Station 306+08.42;
- 2) THENCE, along the east line of this parcel, crossing said Lot 1 and said Pleasanton tract, with a curve to the left, whose, delta angle is **19°42'53"**, radius is **118.00 feet**, an arc distance of **40.60 feet**, and the chord of which bears **South 10°58'52" West 40.40 feet** to calculated point in the north line of an existing 0.137 of one acre sidewalk easement recorded in Document No. 2018148919, Official Public Records, Travis County, Texas, being at the southeast corner of this parcel, and being 79.27 feet right of Engineer's Baseline Station 305+68.35;
- 3) THENCE, along the south line of this parcel, and the north line of said existing 0.137 of one acre sidewalk easement, crossing said Lot 1 and said Pleasanton tract, with a curve to the right, whose delta angle is **06°56'47"**, radius is **84.78 feet**, an arc distance of **10.28 feet**, and the chord of which bears **South 86°08'06" West 10.27 feet** to a calculated point in the east line of said existing 15 foot wide sidewalk easement, being 69.76 feet right of Engineer's Baseline Station 305+64.47;
- 4) THENCE, along the west line of this parcel, and the east line of said existing 15 foot wide sidewalk easement, **North 18°18'28" East 44.00 feet** to the POINT OF BEGINNING and containing 0.0057 of one acre (251 square feet) of land within these metes and bounds.

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Segment:	NOLA-C3	Page 3 of 8
Segment From:	South of Rundberg Lane	September 10, 2024
Limits To:	Parmer Lane	Revised: November 8, 2024
CSJ:	0015-11-067	

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PART 2 0.1014 Ac. (4,416 Sq. Ft.)

COMMENCING at a 1/2-inch iron rod with “G & R” plastic cap found in the west line of said Lot 1 and said Pleasanton tract, being in the east line of said 0.101 of one acre City of Austin tract, and in the existing east right-of-way line of North Lamar Boulevard (Loop 275, varying width right-of-way), from which a TxDOT Type I concrete monument found bears North 71°46’19” West 5.01 feet, and from which a TxDOT Type I concrete monument found bears North 71°46’19” West 100.02 feet;

THENCE, along the west line of said Lot 1 and said Pleasanton tract, the east line of said 0.101 of one acre City of Austin tract, and the existing east right-of-way line of North Lamar Boulevard, South 18°18’28” West 295.16 feet to a calculated point at the southwest corner of said existing 0.137 of one acre sidewalk easement;

THENCE, along the south line of said existing 0.137 of one acre sidewalk easement, crossing said Lot 1 and said Pleasanton tract, South 87°10’28” East 15.56 feet to a calculated point in the east line of said existing 15 foot wide sidewalk easement, being at the northwest corner of this parcel for the POINT OF BEGINNING, being 69.76 feet right of Engineer’s Baseline Station 305+48.78, and having Surface Coordinates of N=10,118,533.56, E=3,133,288.34;

1) THENCE, along the north line of this parcel, and the south line of said existing 0.137 of one acre sidewalk easement, crossing said Lot 1 and said Pleasanton tract, with a curve to the left, whose delta angle is **08°56’10”**, radius is **101.06 feet**, an arc distance of **15.76 feet**, and the chord of which bears **North 87°58’26” East 15.75 feet** to a calculated point at the northeast corner of this parcel, being 84.52 feet right of Engineer’s Baseline Station 305+54.26;

THENCE, along the east line of this parcel, crossing said Lot 1 and said Pleasanton tract, the following two (2) courses, numbered 2 and 3:

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Segment:	NOLA-C3	Page 4 of 8
Segment From:	South of Rundberg Lane	September 10, 2024
Limits To:	Parmer Lane	Revised: November 8, 2024
CSJ:	0015-11-067	

DESCRIPTION OF PARCEL 5306.042 STARE

- 2) with a curve to then right, whose delta angle is **27°37’52”**, radius is **162.00 feet**, an arc distance of **78.13 feet**, and the chord of which bears **South 04°29’50” West 77.37 feet** to a calculated point, being 103.00 feet right of Engineer’s Baseline Station 304+79.13, and

- 3) **South 18°18’47” West 73.62 feet** to a calculated point at the southeast corner of this parcel, being in the south line of said Lot 1 and said Pleasanton tract, being in the north line of that tract described as 1.09 acres conveyed to the State of Texas by deed, as recorded in Volume 499, Page 75, Deed Records, Travis County, Texas, and in the existing east right-of-way line of North Lamar Boulevard, and being 103.00 feet right of Engineer’s Baseline Station 304+05.51;

- 4) THENCE, along the south line of this parcel, said Lot 1 and said Pleasanton tract, the north line of said 1.09 acre State of Texas tract, and the existing east right-of-way line of North Lamar Boulevard, **North 68°17’54” West 33.29 feet** to a calculated point at the southeast corner of said existing 15 foot wide sidewalk easement, being the southwest corner of this parcel, and being 69.77 feet right of Engineer’s Baseline Station 304+07.47, from which a 1/2-inch iron rod with “McGray McGray” plastic cap set at the southwest corner of said Lot 1 and said Pleasanton tract, also being the southeast corner of said 0.101 of one acre City of Austin tract, and in the existing east right-of-way line of North Lamar Boulevard, bears North 68°17’55” West 15.03 feet;

- 5) THENCE, along the west line of this parcel, and the east line of said existing 15 foot wide sidewalk easement, **North 18°18’28” East 141.31 feet** to the POINT OF BEGINNING and containing 0.1014 of one acre (4,416 square feet) of land within these metes and bounds.

PART 1 0.0057 Ac. (251 Sq. Ft.)
PART 2 0.1014 Ac. (4,416 Sq. Ft.)
TOTAL 0.1071 Ac. (4,667 Sq. Ft.)

EXHIBIT "A"

City of Austin: Corridor Program Parcel 5306.042 STARE
Corridor: North Lamar Boulevard 0.1071 Acres, 4,667 Sq. Ft.
Segment: NOLA-C3 Page 5 of 8
Segment From: South of Rundberg Lane September 10, 2024
Limits To: Parmer Lane Revised: November 8, 2024
CSJ: 0015-11-067

DESCRIPTION OF PARCEL 5306.042 STARE

Notes

1. All bearings and coordinates described herein are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum of 1983 (NAD 83) 2001 Adjustment, Epoch 2010.00. All distances and coordinates described herein are Surface and may be converted to Grid by dividing the combined Adjustment Factor of 1.00010. All measurements are in U.S. Survey Feet.
2. A parcel plat of even date was prepared in conjunction with this property description.
3. **The monument(s) described as "calculated" may be set with a typical ROW/Easement marker, after acquisition is completed, under the supervision of a Registered Professional Land Surveyor, either employed or retained by the City of Austin.
4. Stations and offsets are relative to Engineer's Baseline provided by Engineer on 05/03/2023.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".


11/08/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

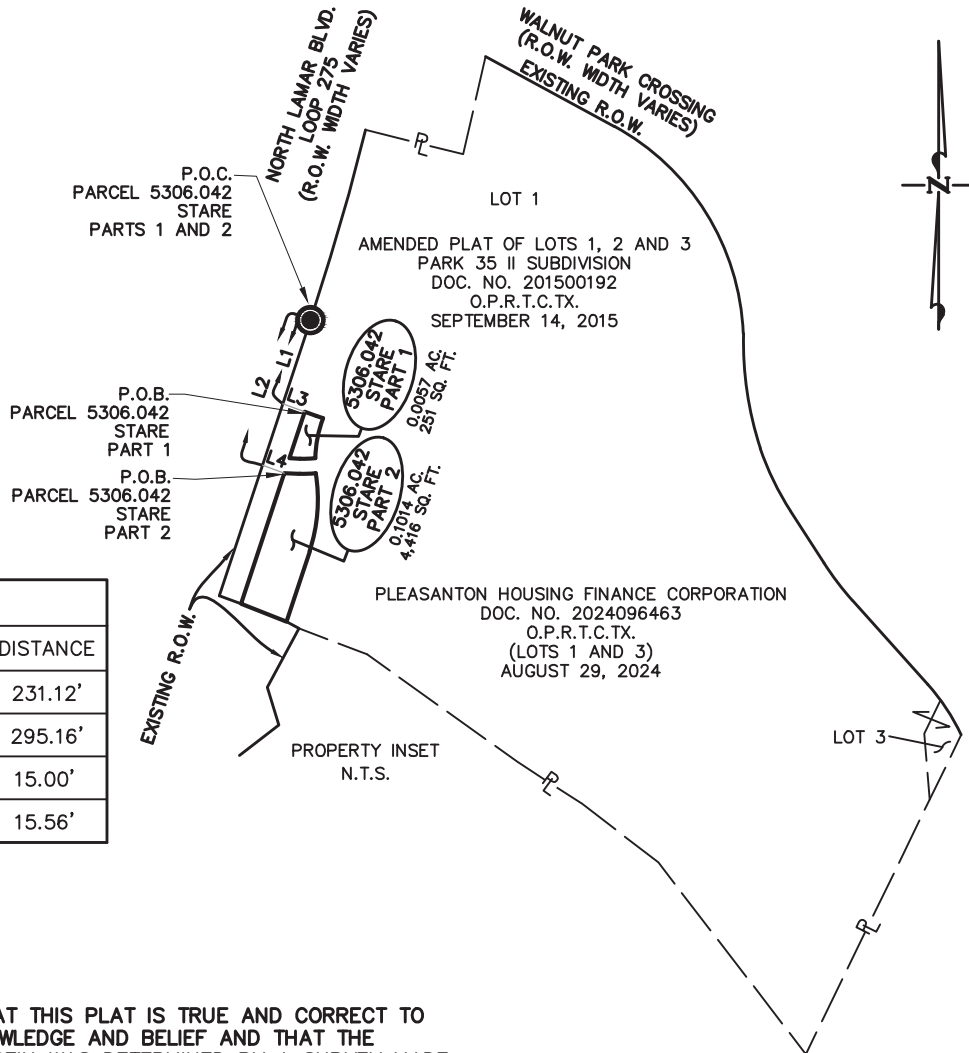
Date

M:/COA-CORRIDORS-2018/Freese & Nichols~18-049~N Lamar/Description/Parcel_5306.042
Issued 09/10/2024; Revised 11/08/2024

AUSTIN GRID M-33
PROPERTY ID: 864982

FIELD NOTES REVIEWED
BY:  DATE: 11/13/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

J.M. SWISHER SURVEY NO. 32
ABSTRACT NO. 2405



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (TCS), CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING THE COMBINED ADJUSTMENT FACTOR OF 1.00010. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. **THE MONUMENT(S) DESCRIBED AS "CALCULATED" MAY BE SET WITH TYPICAL ROW/EASEMENT MARKER, AFTER ACQUISITION IS COMPLETED, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THE CITY OF AUSTIN.
4. STATIONS AND OFFSETS ARE RELATIVE TO ENGINEER'S BASELINE PROVIDED BY ENGINEER ON 5/03/2023.
5. NO RECORD EASEMENT INFORMATION FOUND FOR SOME UTILITIES SHOWN.

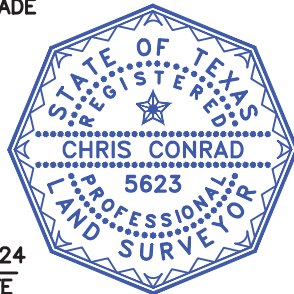
LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S18°18'28"W	231.12'
L2	S18°18'28"W	295.16'
L3	S70°57'33"E	15.00'
L4	S87°10'28"E	15.56'

PLEASANTON HOUSING FINANCE CORPORATION
DOC. NO. 2024096463
O.P.R.T.C.TX.
(LOTS 1 AND 3)
AUGUST 29, 2024

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

11/08/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



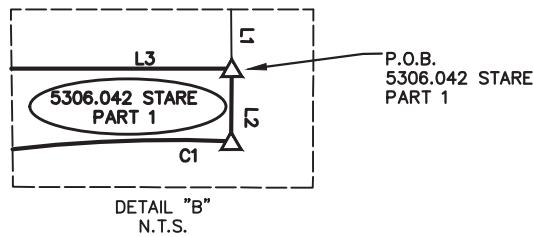
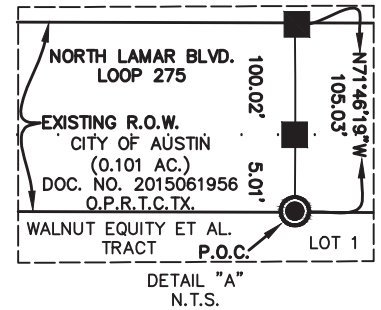
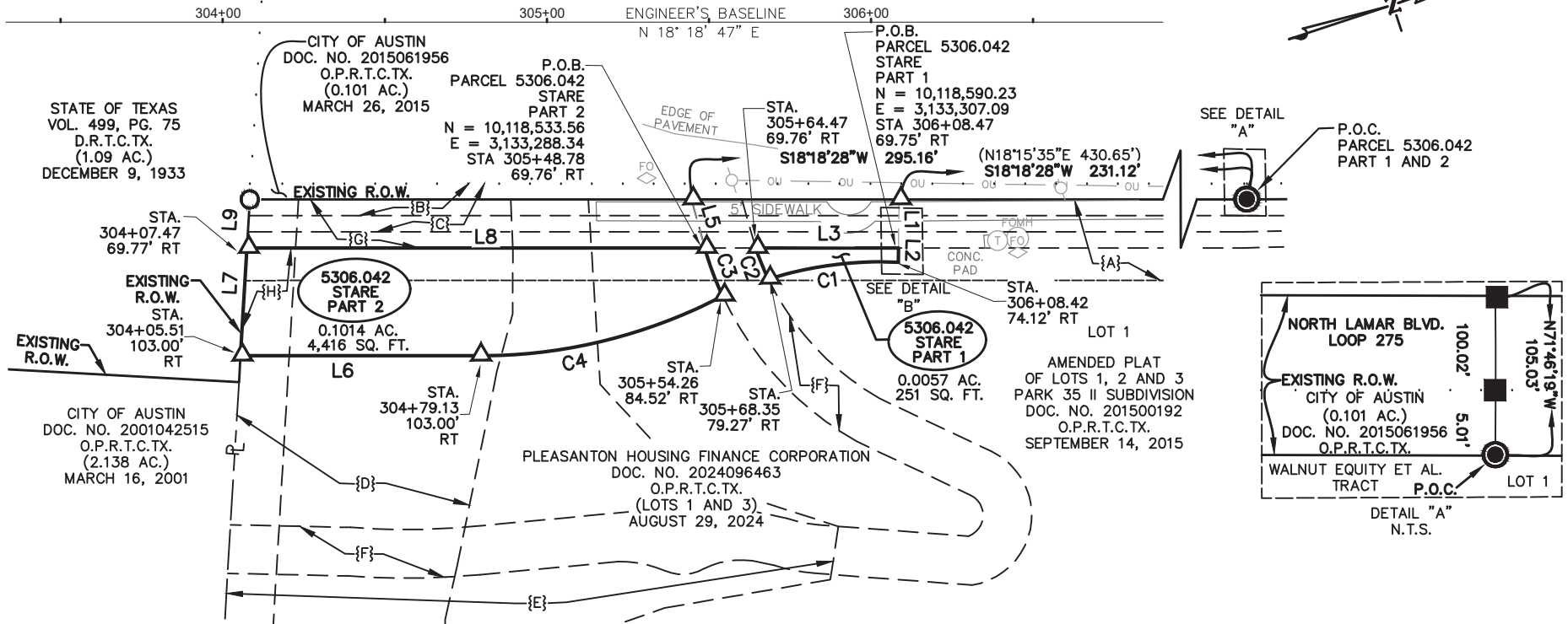
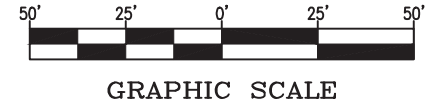
REVISIONS			
11/08/2024	UPDATED OWNERSHIP		
-	-		
<p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>			
CITY OF AUSTIN - CORRIDOR PROGRAM			
NORTH LAMAR BOULEVARD, SEGMENT C3			
PARCEL PLAT - 5306.042 STARE			
PART 1 0.0057 ACRES, (251 SQ. FT.)			
PART 2 0.1014 ACRES, (4,416 SQ. FT.)			
TOTAL 0.1071 ACRES, (4,667 SQ. FT.)			
CSJ:	0015-11-067	AUSTIN GRID#	M33
SURVEY DATE:	09/10/2024	PROJECT:	18-049
REVISION DATE:	11/08/2024	PROPERTY ID:	864982
SCALE:	N.T.S.	PAGE:	6 OF 8

EXHIBIT "A"

J.M. SWISHER SURVEY NO. 32
ABSTRACT NO. 2405

NORTH LAMAR BLVD.
LOOP 275
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOL. 1, PG. 565
D.R.T.C.TX.
(2.19 AC.)
CONDEMNATION



McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM			
NORTH LAMAR BOULEVARD, SEGMENT C3			
PARCEL PLAT - 5306.042 STARE			
0.1071 ACRES, (4,667 SQ. FT.)			
CSJ:	0015-11-067	AUSTIN GRID#	M33
SURVEY DATE:	09/10/2024	PROJECT:	18-049
REVISION DATE:	11/08/2024	PROPERTY ID:	864982
SCALE:	1" = 50'	PAGE:	7 OF 8

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S70°57'33"E	15.00'
L2	S70°57'33"E	4.36'
L3	N18°18'28"E	44.00'
L4	S18°18'28"W	64.04'
L5	S87°10'28"E	15.56'
L6	S18°18'47"W	73.62'
L7	N68°17'54"W	33.29'
L8	N18°18'28"E	141.31'
L9	N68°17'55"W	15.03'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	40.60'	118.00'	19°42'53"	S10°58'52"W	40.40'
C2	10.28'	84.78'	06°56'47"	S86°08'06"W	10.27'
C3	15.76'	101.06'	08°56'10"	N87°58'26"E	15.75'
C4	78.13'	162.00'	27°37'52"	S04°29'50"W	77.37'

EXHIBIT "A"

{A}
 25' BUILDING SETBACK LINE
 VOL. 8678, PG. 3
 R.P.R.T.C.TX.
 MAY 10, 1984

{B}
 10' ELECTRIC AND TELECOMMUNICATIONS
 EASEMENT
 TO THE PUBLIC
 DOC. NO. 200700330
 O.P.R.T.C.TX.
 NOVEMBER 6, 2007
 0 SQ. FT. OF EXISTING EASEMENT IS
 WITHIN PROPOSED STARE

{C}
 15' PUBLIC UTILITY EASEMENT
 TO THE PUBLIC
 DOC. NO. 200700330
 O.P.R.T.C.TX.
 NOVEMBER 6, 2007
 0 SQ. FT. OF EXISTING EASEMENT IS
 WITHIN PROPOSED STARE

{D}
 0.506 ACRE DRAINAGE EASEMENT
 TO THE PUBLIC
 DOC. NO. 200700330
 O.P.R.T.C.TX.
 NOVEMBER 6, 2007
 2,734 SQ. FT. OF EXISTING EASEMENT IS
 WITHIN PROPOSED STARE
























{E}
 VARYING WIDTH DRAINAGE EASEMENT
 TO THE PUBLIC
 DOC. NO. 201500192
 O.P.R.T.C.TX.
 SEPTEMBER 14, 2015
 3,549 SQ. FT. OF EXISTING EASEMENT IS
 WITHIN PROPOSED STARE

{F}
 0.137 ACRE SIDEWALK EASEMENT
 CITY OF AUSTIN
 DOC. NO. 2018148919
 O.P.R.T.C.TX.
 JUNE 22, 2018
 0 SQ. FT. OF EXISTING EASEMENT IS
 WITHIN PROPOSED STARE

{G}
 15' SIDEWALK EASEMENT
 CITY OF AUSTIN
 DOC. NO. 2019124568
 O.P.R.T.C.TX.
 MARCH 8, 2019
 0 SQ. FT. OF EXISTING EASEMENT IS
 WITHIN PROPOSED STARE

{H}
 15' SANITARY SEWER EASEMENT
 CITY OF AUSTIN
 VOL. 6658, PG. 2301
 D.R.T.C.TX.
 JULY 16, 1979
 499 SQ. FT. OF EXISTING EASEMENT IS
 WITHIN PROPOSED STARE

LEGEND

- | | | | |
|---|---|---|---|
|  | TYPE I CONCRETE MARKER |  | OVERHEAD UTILITY LINE |
|  | 1/2" IRON ROD WITH "G & R"
PLASTIC CAP FOUND |  | POWER POLE |
|  | 1/2" IRON ROD WITH "MCGRAY MCGRAY"
PLASTIC CAP SET |  | FIBER OPTIC MARKER |
|  | CALCULATED POINT, NOT SET |  | JUNCTION BOX TELEPHONE |
|  | PROPERTY LINE (OWNERSHIP DIVISION) |  | FIBER OPTIC MANHOLE |
|  | DISTANCE NOT TO SCALE |  | RIGHT-OF-WAY |
|  | DEED LINE (OWNERSHIP IN COMMON) |  | POINT OF BEGINNING |
|  | PARCEL NUMBER |  | POINT OF COMMENCEMENT |
| (XXXX) | RECORD INFORMATION |  | NOT TO SCALE |
| CONC. | CONCRETE |  | BUILDING SETBACK LINE |
| | |  | DRAINAGE EASEMENT |
| | |  | OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS |
| | |  | DEED RECORDS TRAVIS COUNTY, TEXAS |
| | |  | PLAT RECORDS TRAVIS COUNTY, TEXAS |
| | |  | REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS |



**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM			
NORTH LAMAR BOULEVARD, SEGMENT C3			
PARCEL PLAT - 5306.042 STARE			
0.1071 ACRES, (4,667 SQ. FT.)			
CSJ:	0015-11-067	AUSTIN GRID#	M33
SURVEY DATE:	09/10/2024	PROJECT:	18-049
REVISION DATE:	11/08/2024	PROPERTY ID:	864982
SCALE:	N.T.S.	SHEET:	8 OF 8

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