

EXHIBIT "A"

PARCEL 3111.871
1.110 Acre Parcel
James Jett Survey No. 1, Abstract No. 437
Travis County, Texas

DESCRIPTION OF 1.110 ACRE PARCEL OF LAND

DESCRIPTION OF A 1.110 ACRE (48,347 SQUARE FOOT) PARCEL LOCATED IN THE JAMES JETT SURVEY NO. 1, ABSTRACT NO. 437, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, HIDDEN VALLEY PHASE "A", A SUBDIVISION OF RECORD IN BOOK 84, PAGES 117D-118A, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 3 (TRACT 2) CONVEYED TO 360 OVERLOOK LLC BY SPECIAL WARRANTY DEED DATED FEBRUARY 18, 2019, AS RECORDED IN DOCUMENT NO. 2019024121, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 1.110 ACRE (48,347 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail with "McGray & McGray" washer set at the southeast corner of this parcel, being in the east line of said Lot 3 and said 360 Overlook tract, and being in the existing west right-of-way line of Capitol of Texas Highway North (Loop 360, varying width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=10,101,024.19, E=3,096,707.43; from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the east line of said Lot 3 and said 360 Overlook tract, and the existing west right-of-way line of Capitol of Texas Highway North (Loop 360), bears South 27°37'23" West 45.30 feet,

THENCE, along the south line of this parcel, crossing said Lot 3 and said 360 Overlook tract, the following four (4) courses, numbered 1 through 4:

- 1) **North 65°05'59" West 59.17 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 2) **North 87°29'10" West 185.49 feet** to a mag nail with "McGray & McGray washer set,
- 3) **South 53°23'34" West 44.38 feet** to a 1/2-inch iron rod with "McGray McGray cap set, and
- 4) **North 87°29'10" West 62.29 feet** to a mag nail with "McGray & McGray washer set at the southwest corner this parcel;

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THENCE, along the west line of this parcel, crossing said Lot 3 and said 360 Overlook tract, the following two (2) courses, numbered 5 and 6:

- 5) **North 37°16'54" West 158.28 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 6) **North 31°41'35" East 53.43 feet** to a 1/2-inch iron rod set with "McGray McGray" cap at the northwest corner of this parcel, being in the north line of said Lot 3 and said 360 Overlook tract, and in the existing south right-of-way line of Courtyard Drive (90 foot width), from which a 1/2-inch iron rod found in the north line of said Lot 3 and said 360 Overlook tract, and the existing south right-of-way line of Courtyard Drive, bears, with a curve to the right, whose delta angle is 30°14'50", radius is 345.00 feet, an arc distance of 182.13 feet, and the chord of which bears **North 43°28'10" West 180.02 feet**;

THENCE, along the north line of this parcel and said Lot 3 and said 360 Overlook tract, and the existing south right-of-way line of Courtyard Drive, the following three (3) courses, numbered 7 through 9:

- 7) with a curve to the left, whose delta angle is **28°55'46"**, radius is **345.00 feet**, an arc distance of **174.19 feet**, and the chord of which bears **South 73°03'28" East 172.35 feet** to a 1/2-inch iron rod with cap stamped "C.A. INC 4437" found,
- 8) **South 87°32'22" East 256.09 feet** to a 1/2-inch iron rod with cap stamped "C.A. INC RPLS 2988" found, and
- 9) with a curve to the right, whose delta angle is **09°51'21"**, radius is **255.00 feet**, an arc distance of **43.86 feet**, and the chord of which bears **South 82°23'33" East 43.81 feet** to a 1/2-inch iron rod with cap stamped "C.A. INC 4437" found at the northeast corner of this parcel, said Lot 3 and said 360 Overlook tract, and at the intersection of the existing south right-of-way of Courtyard Drive and the existing west right-of-way line of Capitol of Texas Highway North (Loop 360);

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10)THENCE, along the east line of this parcel, said Lot 3 and said 360 Overlook tract, and the existing west right-of-way line of Capitol of Texas Highway North (Loop 360), **South 27°37'23" West 128.33 feet** to the POINT OF BEGINNING and containing 1.110 acres (48,347 square feet) of land within these metes and bounds.

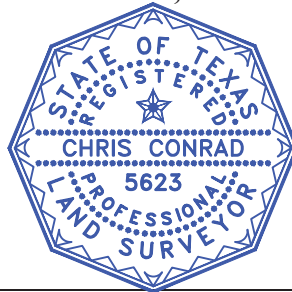
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The bearings shown are surface bearings.

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".

07/23/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\AECOM~23-144~Overlook Parking\Description\1.110 Ac Parcel

Issued 03/07/2024; Revised 03/27/2024, 04/03/2024, 04/09/2024, 07/23/2024

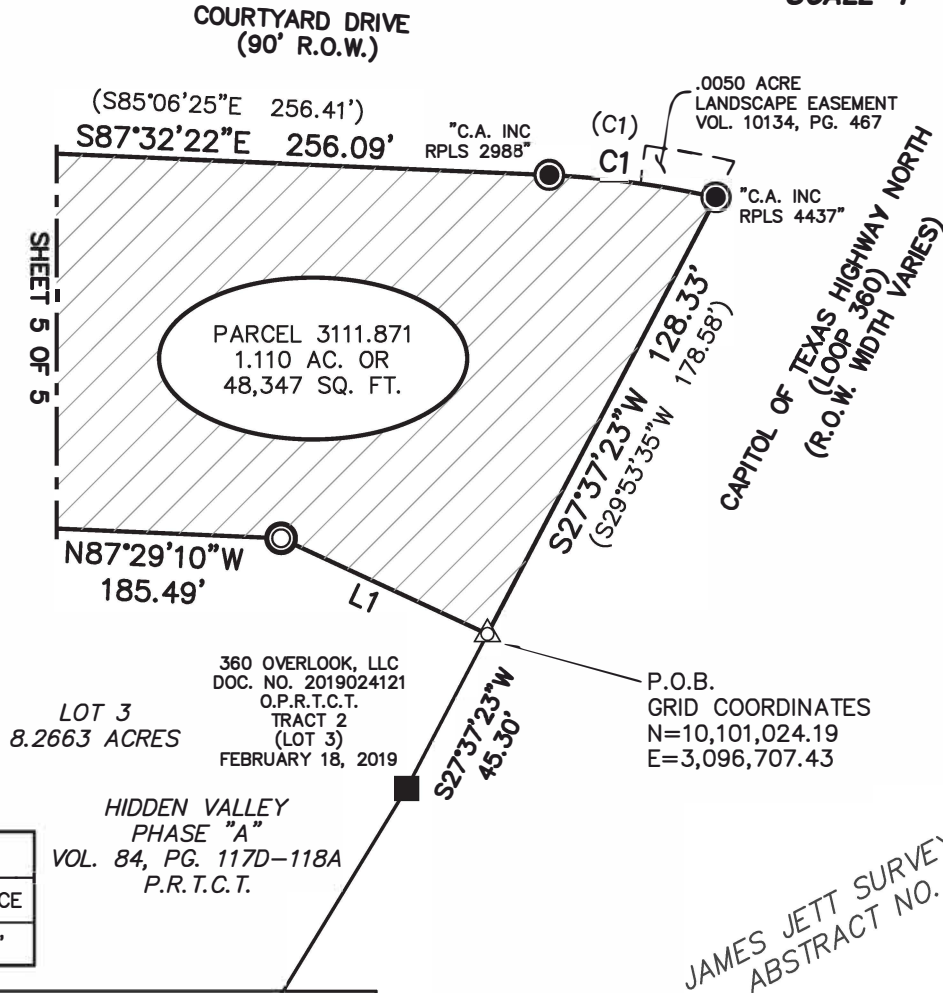
AUSTIN GRID F-29 / TCAD ID 134343

FIELD NOTES REVIEWED
BY:  DATE: 07/24/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

**SKETCH TO ACCOMPANY DESCRIPTION
OF 1.110 AC. OR 48,347 SQ. FT. OF LAND
OUT OF JAMES JETT SURVEY NO.1, ABSTRACT NO. 437
AUSTIN, TRAVIS COUNTY, TEXAS**



SCALE 1" = 50'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N65°05'59"W	59.17'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	43.86'	255.00'	09°51'21"	S82°23'33"E	43.81'
(C1)	44.22'	255.00'	09°56'05"	S82°33'47"E	44.16'

TCAD ID 134343

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	AUSTIN GRID#	F-29
DATE:	07/11/2024	TECH:	BLM
PROJECT:	23-144	FIELD:	CR, FG
FIELD BOOK:	-	SHEET:	4 OF 5

"EXHIBIT A"

City of Austin
Council Meeting Backup Date: December 12, 2024

File ID: 24-6324

**SKETCH TO ACCOMPANY DESCRIPTION
OF 1.110 AC. OR 48,347 SQ. FT. OF LAND
OUT OF JAMES JETT SURVEY NO.1, ABSTRACT NO. 437
AUSTIN, TRAVIS COUNTY, TEXAS**



SCALE 1" = 50'

360 OVERLOOK, LLC
DOC. NO. 2019024121
O.P.R.T.C.T.
TRACT 2
(LOT 3)
FEBRUARY 18, 2019

LOT 3
8.2663 ACRES

HIDDEN VALLEY
PHASE "A"
VOL. 84, PG. 117D-118A
P.R.T.C.T.

LEGEND

- 1/2" IRON ROD CAP STAMPED AS NOTED
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" SET
- MAG NAIL WITH WASHER STAMPED "MCGRAY & MCGRAY" SET
- TYPE I CONCRETE MONUMENT FOUND

- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℞ PROPERTY LINE
- (.....) RECORD INFORMATION
- VOL./PG. VOLUME/PAGE
- DOC. NO. DOCUMENT NUMBER
- R.O.W. RIGHT OF WAY

NOTES:

- ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES AND IN U.S. SURVEY FEET.
- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTEE COMPANY FILE NO. 2127636, EFFECTIVE DATE AUGUST 27, 2023.

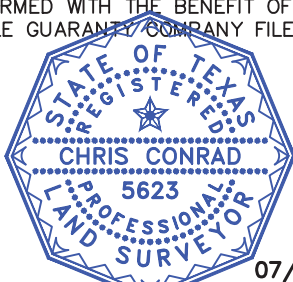
JAMES JETT SURVEY NO. 1
ABSTRACT NO. 437

PARCEL 3111.871
1.110 AC. OR
48,347 SQ. FT.

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S53°23'34"W	44.38'
L3	N87°29'10"W	62.29'
L4	N31°41'35"E	53.43'

TCAD ID 134343

REVISED: 07/23/2024
REVISED: 04/09/2024
REVISED: 04/03/2024
REVISED: 03/27/2024
ISSUED: 03/08/2024



Chris Conrad

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 07/23/2024
Note: There is a description to accompany this plat.

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	AUSTIN GRID#	F-29
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FIELD BOOK:	-	SHEET:	5 OF 5