

Field Notes for Parcel 5109.42 WE

DESCRIBING 0.045 OF AN ACRE OF LAND (1,949 SQUARE FEET), IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PART OF OUTLOT 28, DIVISION "O", AS SHOWN ON "A TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN," ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAME BEING A PART OF THAT TRACT DESCRIBED AS ITEM 6 OF EXHIBIT A IN A WARRANTY DEED TO VILLASENOR FAMILY LIMITED PARTNERSHIP EXECUTED ON DECEMBER 31, 1996 AND RECORDED IN VOLUME 12843 PAGE 1509 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID ITEM 6 BEING FURTHER DESCRIBED IN DEEDS RECORDED IN VOLUME 8068 PAGE 381 OF THE DEED RECORDS OF SAID COUNTY AND VOLUME 9163 PAGE 317 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 0.045 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a nail set in the north right-of-way line of East Cesar Chavez Street (60' R.O.W.), same being in the south line of said Outlot 28 and at the southwest corner of said Item 6, same being the southeast corner of that certain tract of land described in a deed to Linda Munoz Burkpile, et al recorded in Document Number 2005180937 of the Official Public Records of said County, from which an iron rod found in the south line of said Outlot 28 at the southeast corner of said tract described in Volume 8068 Page 381 bears S69°30'44"E, 86.46 feet; said POINT OF BEGINNING being the southwest corner of the herein described tract of land, having Texas State Plane Grid Coordinate (Texas Central Zone, NAD83 HARN, US feet, Combined Scale Factor 0.99994565106) values of N:10,065,652.84 and E: 3,123,567.87;

THENCE, with the common line of said tract described in Volume 8068 Page 381 and said Burkpile tract, N20°49'54"E, 129.94 feet to a nail set at the common north corner of said tract described in Volume 8068 Page 381 and said Burkpile tract, same being in the south line of a 20' alley as dedicated by W.B. Anthony's Subdivision of East 2/3 of Outlot 28 and east 2/3 of South ½ of Outlot 12 Division "O" as recorded in Volume 466 Page 114 of the Deed Records of said County, from which an iron rod found at the northwest corner of said Burkpile tract bears N67°59'09"W, 43.21 feet;

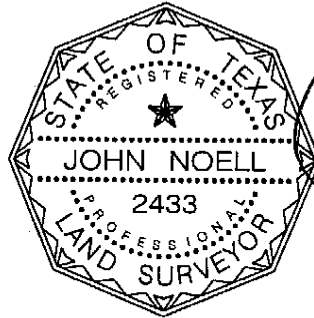
THENCE, with the common line of said alley and said tract described in Volume 8068 Page 381, S69°28'44"E, 15.00 feet to a nail set from which an iron pipe found at the northeast corner of said tract described in Volume 8068 Page 381 bears S69°28'44"E, 71.45 feet and an iron rod found at the common south corner of Lot 5 and Lot 6, Block

No. 1, of said Anthony's Subdivision bears S69°28'44"E, 71.45 feet to an iron pipe found, S69°25'41"E, 19.50 feet and N20°34'19"E, 20.12;

THENCE, through the interior of said tract described in Volume 8068 Page 381, S20°49'54"W, 129.93 feet to a nail set in the common line of said East Cesar Chavez Street and said tract described in Volume 8068 Page 381 from which an iron rod found at the southeast corner of said tract described in Volume 8068 Page 381 bears S69°30'44"E, 71.46 feet;

THENCE, with the common line of said street and the south line of said tract described in Volume 8068 Page 381, N69°30'44"W, 15.00 feet to the POINT OF BEGINNING and containing 0.045 of an acre of land.

Prepared by:  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040



*[Signature]*  
John Noell, R.P.L.S. #2433

10-23-07

Date:

Revised 11-07-2007

Map attached.

References: TCAD 02 0211 0526  
Austin Grid MK21

UDG #04-305  
FN #852

Bearing Basis Note

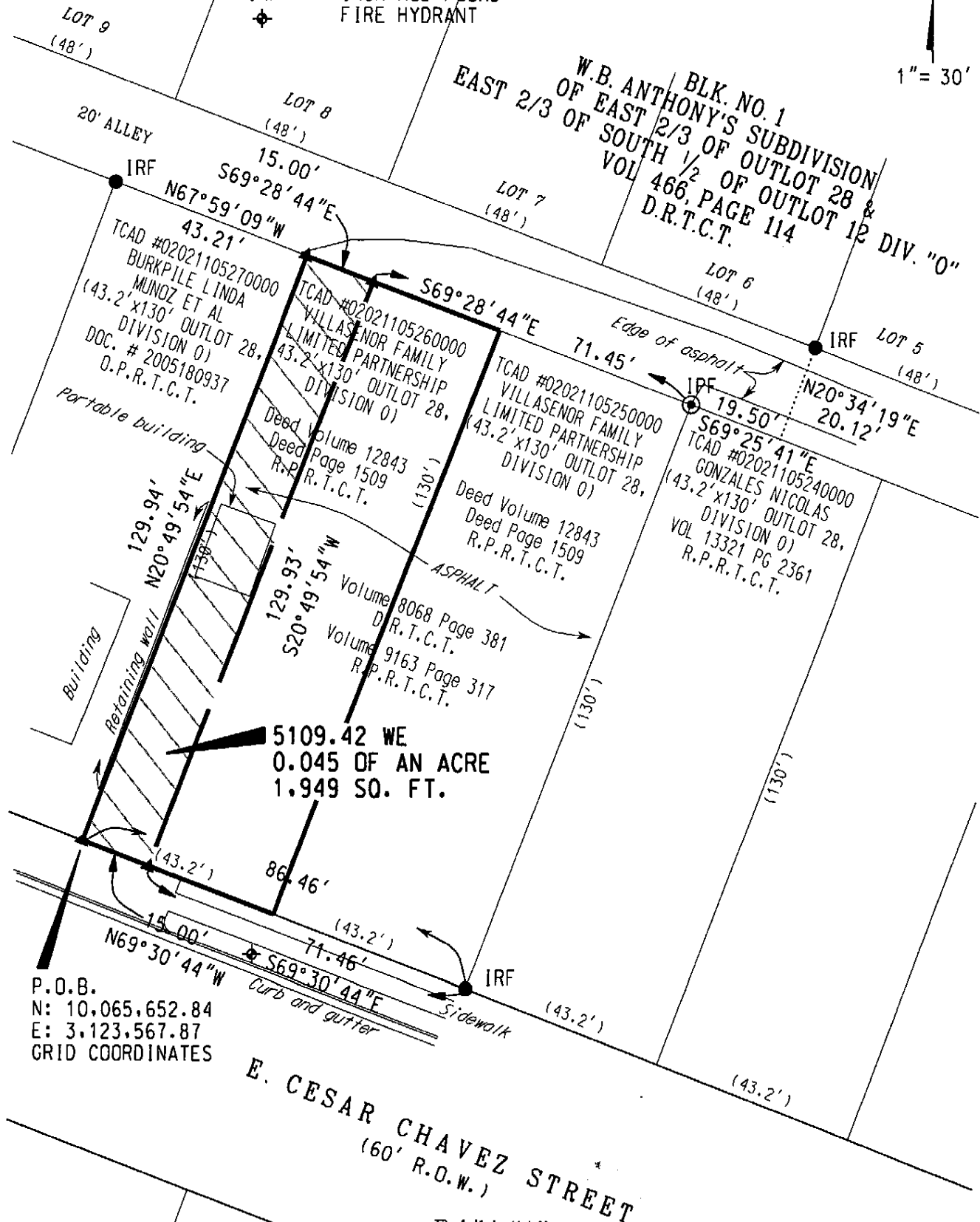
The bearings described herein are Texas State Plane Grid Coordinates and Bearings (Central Zone 4203, NAD 83 HARNIS Datum. Central Points were established from reference point "TXAU"

Coordinated Values N: 10,086,515.89 E: 3,109,682.48 and "EZAU" Coordinate  
Values N: 10,049,633.34 E: 3,116,718.88

**FIELD NOTES REVIEWED**

By: BDN Date: 20 Nov 2007

**Austin Clean Water Program  
Survey Coordinator**

$$1'' = 30'$$


FN #852 TO ACCOMPANY THIS MAP

Exhibit "A"  
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