

Field Notes for Parcel 5109.42 TWSE

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 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 calculated point 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 from which an iron rod found in the said south line at the southeast corner of said tract described in Volume 8068 Page 381 bears S69°30'44"E, 56.46 feet; said POINT OF BEGINNING being the southeast corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83 HARN, US feet, Combined Scale Factor 0.99994565106) values of N:10,065,642.34 and E:3,123,595.98;

THENCE, with the common line of said East Cesar Chavez Street, and said tract described in Volume 8068 Page 381, N69°30'44"W, 15.00 feet to a nail set from which a nail set at the southwest corner of said tract described in Volume 8068 Page 381, same being at the southeast corner of that certain tract of land described in a deed to Linda Munoz Burkpile, et al as recorded in Document Number 2005180937 of the Official Public Records of said County, bears N69°30'44"W, 15.00 feet;

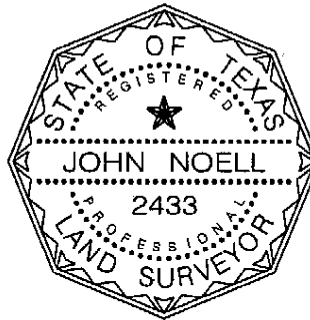
THENCE, through the interior of said tract described in Volume 8068 Page 381, N20°49'54"E, 129.93 feet to a nail set in the north line of said tract same being the south line of a 20' alley, as dedicated by W.B. Anthony's Subdivision of East 2/3 of Outlot 28 and East 2/3 of South 1/2 of Outlot 12 Division "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 N69°28'44"W, 15.00 feet to a nail set at the common north corner of said tract recorded in Volume 8068 Page 381 and said Burkpile tract and 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 calculated point from which an iron pipe found at the northeast corner of said tract described in Volume 8068 Page 381, bears S69°28'44"E, 56.45 feet and an iron rod found at the common south corner of Lot 5 and Lot 6, Block No. 1 of said W. B. Anthony's Subdivision bears S69°28'44"E, 56.45 feet to an iron pipe found, S69°25'41"E, 19.50 feet and N20°34'19"E, 20.12 feet;

THENCE, through the interior of said tract described in Volume 8068 Page 381, S20°49'54"W, 129.92 feet to the POINT OF BEGINNING and containing 0.045 of an acre of land.

Prepared by:
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Map attached.




John Noell, R.P.L.S. #2433

10-23-07

Date:

Revised 11-07-2007

References: TCAD 02 0211 0526
Austin Grid MK21

UDG #04-305
FN #853

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

LEGEND



CALCULATED POINT
NAIL SET
AREA OF EASEMENT
RECORD DATA
PROPERTY LINE
D.R.T.C.T. DEED RECORDS TRAVIS CO. TX.
R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS CO., TX.
P.O.B. POINT OF BEGINNING
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
O.P.R. OFFICIAL PUBLIC RECORDS
T.C.T. TRAVIS CO., TX.
FIRE HYDRANT

1" = 30'

