

LEGAL DESCRIPTION

FOR A 0.015 OF AN ACRE (640 SQUARE FOOT) TRACT OF LAND OUT OF THE JOHN APPLGAIIT SURVEY NO. 58, ABSTRACT NO. 29, TRAVIS COUNTY, TEXAS, BEING PORTION OF A CALLED 1.74 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 13, 2000 TO MP BRAKER, L.P. RECORDED IN DOCUMENT NO. 2000056544 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 0.015 ACRE (640 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 3/8 inch iron rod found, having Texas State Plane Coordinate (Texas Central Zone, NAD83(HARN93), U.S. Feet, Combined Scale Factor 0.99991) values of N=10111010.68, E=3133791.01, on the south right-of-way line of East Braker Lane (ROW width varies) in the west line of said 1.74 acre tract, being also the east line of LOT B, W.M. GEPHART SUBDIVISION, as shown on the plat recorded in Volume 16, Page 20 of the Plat Records of Travis County, Texas, for the northwest corner hereof;

THENCE along the south right-of-way line of said East Braker Lane, with the following two (2) courses and distances:

1. **S 64° 04' 10" E** a distance of **116.24 feet** to a 1/2 inch iron rod found with aluminum cap for the point of curvature hereof;
2. Along a curve to the left with radius of **725.00 feet**, an arc length of **72.38 feet**, central angle of **05° 43' 11"**, and a chord that bears **S 67° 07' 44" E** a distance of **72.35 feet** to a 1/2 inch iron rod found with aluminum cap on the east line of said 1.74 acre tract, being also the west boundary line of LOT1, C.L. DANIEL, JR. SUBDIVISION as shown on the plat recorded in Volume 59, Page 87 of the Plat Records of Travis County, Texas, at the northwest corner of a called 0.804 acre tract described in a Warranty Deed with Vender's Lien dated July 28, 2004 to Braker Properties, L.L.C. recorded in Document No. 2004145505 of the Official Public Records of Travis County, Texas, for the northeast corner hereof;

THENCE along the east line of said 1.74 acre tract, being also the west line of said 0.804 acre tract and said LOT 1, **S 27° 29' 48" W** a distance of **5.07 feet** to a 1/2 inch iron rod set with "Baker-Aicklen" cap, for the southeast corner hereof, from which a 1/2 inch iron rod found at the southwest corner of said 0.804 acre tract, being also the southwest corner of LOT 3 of said C.L. DANIELS, JR SUBDIVISION, bears **S 27° 29' 48" W** a distance of 211.05 feet;

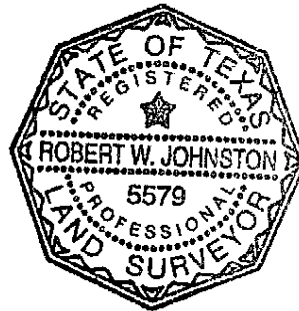
THENCE departing the east line and crossing said 1.74 acre tract, the following four (4) courses and distances:

1. Along a curve to the right with a radius of **808.50 feet**, an arc length of **70.90 feet**, central angle of **05° 01' 29"**, and a chord that bears **N 66° 43' 44" W** a distance of **70.88 feet** to a 1/2 inch iron rod set with "Baker-Aicklen" cap, for the point of tangency hereof;
2. **N 64° 13' 00" W** a distance of **9.99 feet** to a 1/2 inch iron rod set with "Baker-Aicklen" cap for the point of curvature hereof;
3. Along a curve to the right with a radius of **308.50 feet**, an arc length of **14.75 feet**, central angle of **02° 44' 23"**, and a chord that bears **N 62° 50' 49" W** a distance of **14.75 feet** to a 1/2 inch iron rod set with "Baker-Aicklen" cap, for the point of tangency hereof; and
4. **N 61° 28' 33" W** a distance of **92.90 feet** to the **POINT OF BEGINNING**, containing 0.015 acres (640 square feet) of land.

Bearing basis is grid north for the Texas Central Zone (4203) NAD 83/93 HARN.

Surveyed under the direct supervision of the undersigned during July, 2007:

Robert W. Johnston 2/13/2008
Robert W. Johnston
Registered Professional Land Surveyor No. 5579
BAKER-AICKLEN & ASSOCIATES, INC.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 244-9620



Job No.: 0020-2-046-11

Filename: W:\PROJECTS\COA\BRAKER LN@IH-35\EASEMENT\F-NOTES\0.015AC.DOC

REFERENCES

TCAD No. 02-4623-05-03
Austin Grid MM-31

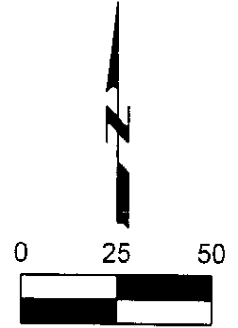
FIELD NOTES REVIEWED

By [Signature] Date 2/14/08

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

GRID COORDINATES
N=10111010.68
E=3133791.01
POINT OF
BEGINNING



LOT A
JEWELL S. SHANNON ADDITION
VOLUME 67, PAGE 72
PLAT RECORDS
TRAVIS COUNTY, TEXAS

LOT B
W.M. GEPHART
SUBDIVISION
VOLUME 16, PAGE 20
PRTCT

MP BRAKER, L.P.
DOCUMENT NO. 2000058544
1.74 ACRES
OPRTCT

0.015 ACRE TRACT
(640 SQ. FT.)

BRAKER PROPERTIES, L.L.C.
0.804 ACRES
DOC. NO. 2004145505
OPRTCT

LOT 1
C.L. DANIEL, JR. SUBDIVISION
VOL. 59, PG. 87
PRTCT

JOHN APPLGAIT SURVEY No. 58
ABSTRACT No. 29

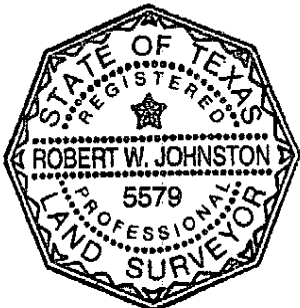
NOTE:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/93 HARN DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE MONUMENT NO. "H-16-2001" HAVING COORDINATE VALUES N=10045187.51, E=3111416.40 AND REFERENCE MONUMENT NO. "G-16-4003" HAVING COORDINATE VALUES N=10044598.40, E3100631.72, COMBINED SCALE FACTOR = 0.99991
ALL DISTANCES SHOWN ARE SURFACE DISTANCES

- LEGEND**
- TXDOT TYPE II BRASS MONUMENT FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD FOUND WITH ALUM. CAP
 - 1/2" IRON ROD SET WITH "BAKER-AICKLEN" CAP
 - () RECORD INFORMATION
 - OPRTCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - PRTCT PLAT RECORDS TRAVIS COUNTY

NUMBER	BEARING	DISTANCE
L1	S 27°29'48" W	5.07'
L2	N 64°13'00" W	9.99'
L3	S 75°14'36" E	127.11'

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	725.00'	72.38'	05°43'11"	S 67°07'44" E	72.35'
(C1)	(725.00')	(72.36')	(05°43'07")	(S 67°09'30" E)	(72.33')
C2	808.50'	70.90'	05°01'29"	N 66°43'44" W	70.88'
C3	308.50'	14.75'	02°44'23"	N 62°50'49" W	14.75'
C4	725.00'	100.60'	07°57'00"	S 73°57'49" E	100.52'



DATE: AUG. 09, 2007
JOB NO.: 0020-2-046-11
BY: RWJ

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BAKER-AICKLEN
& ASSOCIATES, INC.

405 BRUSHY CREEK RD.
CEDAR PARK, TX 78613
3 • GIS • Planning (512) 260-3700

Exhibit "A"
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