DESCRIPTION

OF 0.318 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE LAMAR BOULEVARD RIGHT-OF-WAY ADJACENT TO THE EASTERNLY LINES OF LOTS 9-16, BLOCK 11 ALTA VISTA ADDITION, A SUBDIVISION OF RECORD IN BOOK 3, PAGE 59 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.318 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a punch hole set in concrete at the intersection of the southerly line of 43rd Street (50’ R.O.W.) with the westerly line of Lamar Boulevard (R.O.W. varies), being the northeasterly corner of said Lot 9, for the northwesterly corner hereof, from which a 1/2 inch iron rod found in the southerly line of 43rd Street, being a point the easterly line of a 16 foot wide alley and the northwesterly corner of said Lot 9 bears, N59°55’00”W, a distance of 130.00 feet;

THENENCE, leaving the northeasterly corner of said Lot 9, over and across the Lamar Boulevard Right-of-Way, for the northerly, easterly and southerly lines hereof, the following three (3) courses and distances:

1) S59°55’00”E, a distance of 42.14 feet to a calculated point for the northeasterly corner hereof;

2) S32°13’40”W, along a line 10 feet west of and parallel with the westerly face of curb line of Lamar Boulevard, a distance of 400.34 feet to a calculated point for the southeasterly corner hereof;

3) N59°55’00”W, a distance of 27.16 feet to a P.K. nail with shiner set at the intersection of the northerly line of 42nd Street (50’ R.O.W.) with the westerly line of Lamar Boulevard, being the southeasterly corner of said Lot 16, for the southeasterly corner hereof, from which a 1/2 inch iron rod found in the easterly line of said 16 foot wide alley, being the southwesterly corner of said Lot 16 bears, N59°55’00”W, a distance of 130.00 feet;

THENENCE, N30°05’00”E, along the westerly line of Lamar Boulevard, being the easterly lines of said Lots 9-16 (inclusive), for the westerly line hereof, a distance of 400.06 feet to the POINT OF BEGINNING, containing an area of 0.318 acres (13,861 sq. ft.) of land, more or less, within these metes and bounds.


BURY & PARTNERS, INC.  
ENGINEERING-SOLUTIONS  
221 WEST SIXTH STREET, STE. 600  
AUSTIN, TEXAS 78701

Mark J. Jezisek, R.P.L.S.  
R.P.L.S. NO. 5267  
STATE OF TEXAS