

Professional Land Surveying, Inc.  
Surveying and Mapping

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Austin, Texas 78704

**0.048 ACRES**

**I. & G.N.R.R. CO. SUR. NO. 32, ABSTRACT NO. 2110  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.048 ACRES (APPROX. 2,101 S.F.) IN THE I. & G.N.R.R. CO. SUR. NO. 32, ABSTRACT NO. 2110, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 13.076 ACRE TRACT DESCRIBED IN A DEED WITHOUT WARRANTY OR COVENANT TO THE CITY OF AUSTIN DATED JANUARY 8, 1993, OF RECORD IN VOLUME 11848, PAGE 1711 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.048 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for an angle point in the east line of a 105.57 acre tract described in Document Nos. 2002081961 and 2002081962 of the Official Public Records of Travis County, Texas, also being the southeast corner of a 2.00 acre tract described in Volume 10755, Page 38 of the Real Property Records of Travis County, Texas, an angle point in the west line of the said 13.076 acre tract, and in the northerly line of a 60 foot easement conveyed from Spectrum Financial Corp. to Boguslaw Burczak in Special Warranty Deed recorded in Volume 11147, Page 358 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found for the southwest corner of the 2.00 acre tract bears North 38°35'39" West, a distance of 214.96 feet;

**THENCE** South 38°35'39" East, over and across the 13.076 acre tract with the northerly line of the 60 foot easement, a distance of 44.49 feet to a 1/2" rebar with cap set in the east line of the 13.076 acre tract, also being the apparent west right-of-way line of City Park Road (right-of-way width varies) for the northern terminus of the 60 foot easement (called to terminate at the west right-of-way line of City Park Road), from which a 1/2" rebar found for an angle point in the east line of the 13.076 acre tract and the apparent west right-of-way line of City Park Road bears North 35°24'30" East, a distance of 322.30 feet;

**THENCE** with the east line of the 13.076 acre tract and the apparent west right-of-way line of City Park Road, the following two (2) courses:

1. South 35°24'30" West, a distance of 5.16 feet to a 1/2" rebar found;
2. South 28°51'57" West, a distance of 59.59 feet to a 1/2" rebar with cap set for the southern terminus of the 60 foot easement, from which a calculated point (inside of a spoil pile) in the east line of the said 105.57 acre tract for the south corner of the 13.076 acre tract and an angle point in the apparent west right-of-way line of

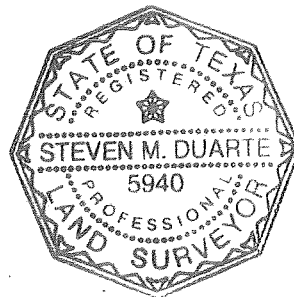
City Park Road bears South 28°51'57" West, a distance of 95.66 feet;

**THENCE** North 38°35'39" West, over and across the 13.076 acre tract with the south line of the 60 foot easement, a distance of 26.12 feet to a 1/2" rebar with cap set in the east line of the 105.57 acre tract and the west line of the 13.076 acre tract, from which a calculated point (inside of a spoil pile) in the east line of the said 105.57 acre tract for the south corner of the 13.076 acre tract and an angle point in the apparent west right-of-way line of City Park Road bears South 16°00'28" West, a distance of 108.39 feet;


**THENCE** North 16°00'28" East, with the east line of the 105.57 acre tract and the west line of the 13.076 acre tract, a distance of 73.61 feet to the **POINT OF BEGINNING**, containing 0.048 acres of land, more or less.

Surveyed on the ground May, 2008. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 477-001-EXH5.

 5/30/08  
Steven M. Duarte  
Registered Professional Land Surveyor  
State of Texas No. 5940



FIELD NOTES REVIEWED

By:  Date 8/11/08

Engineering Support Section  
Department of Public Works  
and Transportation

2.00 AC.  
WILLIAM R. WEBB, JR.  
(10755/38)

13.076 AC.  
CITY OF AUSTIN  
(11848/1711)

CITY PARK ROAD  
(RIGHT-OF-WAY WIDTH VARIES)

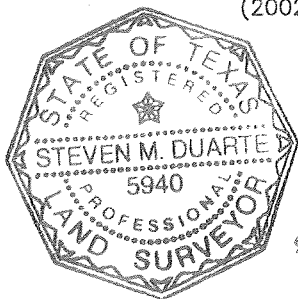
262.24 AC.  
CITY OF AUSTIN  
(11848/1718)

N38°35'39"W 214.96'  
(N36°21'00"W 215.00')  
60' EASEMENT\*\*  
(11147/358)  
CALLS TO TERMINATE AT  
R.O.W. OF CITY PARK ROAD

P.O.B.

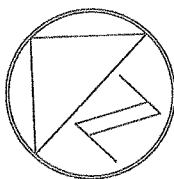
0.048  
ACRES

105.57 AC.  
K&W WEBB FAMILY PARTNERSHIP, LTD.  
(2002081961)  
GARY WEBB  
(2002081962)



\*\*THIS 60 FOOT EASEMENT  
WAS CONVEYED FROM  
SPECTRUM FINANCIAL CORP.  
TO BOGUSLAW BURCZAK IN  
SPECIAL WARRANTY DEED  
RECORDED IN VOLUME  
11147, PAGE 358, REAL  
PROPERTY RECORDS, TRAVIS  
COUNTY, TEXAS.

DATE OF SURVEY: 05/08  
PLOT DATE: 05/30/08  
DRAWING NO.: 477-001-EXH5  
PROJECT NO.: 477-001  
DRAWN BY: smd  
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1"=50'

Chaparral

SUR. 542 ABST. 165  
JAMES P. COLE

SUR. 32 & G.N.R.R. CO.  
ABST. 2110  
APPROXIMATE LOCATION  
OF SURVEY LINE

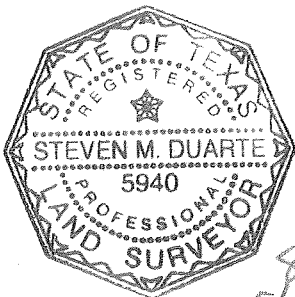
CHAP

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.048 ACRES (APPROX. 2,101 S.F.) IN THE I. & G.N.R.R. CO. SUR. NO. 32, ABSTRACT NO. 2110, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 13.076 ACRE TRACT DESCRIBED IN A DEED WITHOUT WARRANTY OR COVENANT TO THE CITY OF AUSTIN DATED JANUARY 8, 1993, OF RECORD IN VOLUME 11848, PAGE 1711 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
477-001-EXH5

LINE TABLE		
No.	BEARING	LENGTH
L1	S38°35'39"E	44.49'
L2	S35°24'30"W	5.16'
L3	S28°51'57"W	59.59'
L4	N38°35'39"W	26.12'
L5	N16°00'28"E	73.61'



*smd*  
*5/30/08*

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR W/CHAPARRAL CAP FOUND
- 1/2" REBAR WITH CAP SET
- CALCULATED POINT

DATE OF SURVEY: 05/08  
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*Chaparral*