

### DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 0.156 OF AN ACRE (6,808 SQUARE FEET) IN THE A. E. LIVINGSTON SURVEY NO. 155, TRAVIS COUNTY, TEXAS, SAID 0.156 OF AN ACRE TRACT BEING A PORTION OF THAT 0.86 OF AN ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2 EXECUTED ON APRIL 15, 1985 AND RECORDED IN VOLUME 9182 PAGE 661 OF THE REAL PROPERTY RECORDS OF SAID COUNTY (SUBSEQUENTLY TRANSFERRED TO CITY OF AUSTIN, NO RECORDING INFORMATION FOUND), SAID 0.156 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a PK nail set at the southwest corner of said 0.86 of an acre tract, same being at an interior corner of that 0.36 of an acre tract described in a deed to Luther E. Smith and Homer D. Reed as recorded in Volume 7093 Page 397 of the Deed Records of said County (N: 10,132,310.66 E: 3,091,104.36)(NAD 83, Texas Central Zone, Grid Coordinates, Average projection scale factor: 0.99992967824):

THENCE, with the western most southwest line of said 0.86 of an acre tract, same being a northeast line of said 0.36 of an acre tract, N28°57'58"W, 14.02 feet to a point from which a PK nail set at the western most corner of said 0.86 of an acre tract, same being at an interior corner of said 0.36 of an acre tract bears N28°57'58"W, 76.86 feet;

THENCE, through the interior of said 0.86 of an acre tract, the following three courses;

- 1) N60°36'17"E, 71.29 feet to a point;
- 2) N30°40'10"E, 59.97 feet to a point;
- 3) N68°23'32"E, 68.04 feet to a point in the north line of said 0.86 of an acre tract, same being in the south line of Lot 5, Spicewood at Balcones Village Section Eleven, a subdivision recorded in Book 79 Page 168 of the Plat Records of said County, from which a PK nail set at an interior corner of said 0.86 of an acre tract, same being at the northern most southeast corner of said 0.36 of an acre tract bears N72°23'39"W, 125.62 feet to a calculated point at the northwest corner of said 0.86 of an acre tract, same being at the southwest corner of said Lot 5, same being at the northeast corner of said 0.36 of an acre tract, same being at the southeast corner of Lot 13, Kercheville Estates Section Two, a subdivision recorded in Book 89 Page 284 of said Plat Records and S13°34'02"W, 50.98 feet;

THENCE, with the common line of said 0.86 of an acre tract and said Spicewood at Balcones Village Section Eleven, S72°23'39"E, 23.73 feet to a point in the south line of Lot 4, of said Spicewood at Balcones Village Section Eleven, from which a PK nail set at the northeast corner of said 0.86 of an acre tract, same being at the southeast corner of said Lot 4 and in the west

right-of-way line of Pickfair Drive (60' R.O.W., dedicated in Book 79 Page 168 & Book 81 Page 156 of said Plat Records) bears  $S72^{\circ}23'39''E$ , 139.87 feet;

THENCE, through the interior of said 0.86 of an acre tract, the following four courses:

- 1)  $S68^{\circ}23'32''W$ , 68.57 feet to a point;
- 2)  $S59^{\circ}19'50''E$ , 20.29 feet to a point;
- 3)  $S87^{\circ}07'14''E$ , 46.91 feet to a point;
- 4)  $N46^{\circ}41'42''E$ , 41.21 feet to a point in the north line of said 0.86 of an acre tract, same being in the south line of said Lot 4, from which a calculated point at the northwest corner of said 0.86 of an acre tract, same being the southwest corner of said Lot 5 bears  $N72^{\circ}23'39''W$ , 181.39 feet;

THENCE, with the common line of said 0.86 of an acre tract and said Spicewood at Balcones Village Section Eleven,  $S72^{\circ}23'39''E$ , 17.17 feet to a point from which a PK nail set at the northeast corner of said 0.86 of an acre tract, same being at the southeast corner of said Lot 4 bears  $S72^{\circ}23'39''E$ , 90.66 feet;

THENCE, through the interior of said 0.86 of an acre tract, the following two courses:

- 1)  $S46^{\circ}41'42''W$ , 35.39 feet to a point;
- 2)  $S86^{\circ}35'00''E$ , 112.04 feet to a point in the east line of said 0.86 of an acre tract, same being in the west line of said Pickfair Drive, from which a PK nail set at the northeast corner of said 0.86 of an acre tract, same being the southeast corner of said Lot 4 bears  $N05^{\circ}21'08''E$ , 3.55 feet;

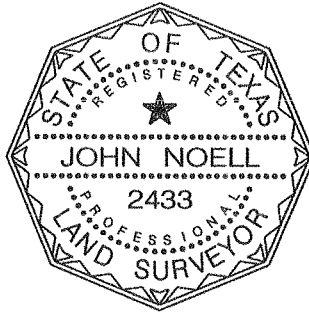
THENCE, with the common line of said 0.86 of an acre tract and said Pickfair Drive,  $S05^{\circ}21'08''W$ , 15.01 feet to a point from which an iron rod found at the southeast corner of said 0.86 of an acre tract, same being at the northeast corner of Lot 1, Block DD, Spicewood at Bullcreek Section One, a subdivision recorded in Book 81 Page 156 of said Plat Records bears  $S05^{\circ}21'08''W$ , 106.51 feet;

THENCE, through the interior of said 0.86 of an acre tract, the following five courses:

- 1)  $N86^{\circ}35'00''W$ , 128.86 feet to a point;
- 2)  $N87^{\circ}07'14''W$ , 53.79 feet to a point;
- 3)  $N59^{\circ}19'50''W$ , 31.78 feet to a point;
- 4)  $S30^{\circ}40'10''W$ , 53.92 feet to a point;
- 5)  $S60^{\circ}36'17''W$ , 61.55 feet to a point in the southeast line of said 0.86 of an acre tract, same being in the northwest line of said 0.36 of an acre tract, from which a PK nail set at an interior corner of said 0.86 of an acre tract, same being at the southern most north corner of said 0.36 of an acre tract bears  $N64^{\circ}39'17''E$ , 80.26 feet;

THENCE, with the southeast line of said 0.86 of an acre tract, same being the northwest line of said 0.36 of an acre tract,  $S64^{\circ}39'17''W$ , 13.89 feet to the POINT OF BEGINNING and containing 0.156 of an acre (6,808 square feet) of land.

Field Notes Prepared by:  
URBAN DESIGN GROUP  
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John Noell, R.P.L.S. #2433

Date:

8-1-08

Map attached.

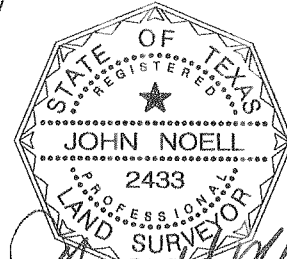
Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone  
References: TCAD: 01 7019 0643  
Austin Grid: MF-37

FIELD NOTES REVIEWED  
By CHH MOORE Date 9-29-2008  
Engineering Support Section  
Department of Public Works  
and Transportation

s:\Projects\Pick Fair - 06-397\CAD\Survey Department\Files\Field Note Drawings\15111 Prop. WW. Esml F1917.dwg 8/1/2006

- LEGEND
- = IRON ROD FOUND
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - S.F. = SQUARE FEET
  - NS▲ = PK NAIL SET

KERCHEVILLE ESTATES  
SECTION TWO  
BK. 89 PG. 284  
LOT 13



1" = 50'

LUTHER E. SMITH  
AND  
HOMER D. REED  
0.36 ACRES  
VOL. 7093 PG. 397

LOT 5  
SPICEWOOD AT  
BALCONES VILLAGE  
SECTION ELEVEN  
BK. 79 PG. 168

LOT 4

0.156 OF  
AN ACRE  
6,808 S.F.

NORTHWEST TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 2  
0.86 ACRES  
VOL. 9182 PG. 661  
(SUBSEQUENTLY TRANSFERRED TO  
CITY OF AUSTIN  
NO RECORDING INFORMATION FOUND)

POINT OF  
BEGINNING  
N: 10,132,310.66  
E: 3,091,104.36  
GRID COORDINATES

LOT 73

LINE TABLE

#	L	B
L1	14.02'	N28°57'58"W
L2	71.29'	N60°36'17"E
L3	59.97'	N30°40'10"E
L4	68.04'	N68°23'32"E
L5	23.73'	S72°23'39"E
L6	68.57'	S68°23'32"W
L7	20.29'	S59°19'50"E
L8	46.91'	S87°07'14"E
L9	41.21'	N46°41'42"E
L10	17.17'	S72°23'39"E
L11	35.39'	S46°41'42"W
L12	112.04'	S86°35'00"E
L13	15.01'	S05°21'08"W
L14	128.86'	N86°35'00"W
L15	53.79'	N87°07'14"W
L16	31.78'	N59°19'50"W
L17	53.92'	S30°40'10"W
L18	61.55'	S60°36'17"W
L19	13.89'	S64°39'17"W

LOT 71

LOT 72

BLOCK B

SPICEWOOD AT BULLCREEK  
SECTION FOUR  
BK. 87 PG. 180B  
180C, 180D, 181A

LOT 1  
BLOCK DD

SPICEWOOD AT BULLCREEK  
SECTION ONE  
BK. 81 PG. 156

PICKFAIR DRIVE  
(60' R.O.W.)

WINCHELSEA DRIVE  
(50' ROW)

FN NO. 917 TO ACCOMPANY THIS MAP