

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ▲ COTTON SPINDLE FOUND
- △ COMPUTED POINT
- P.O.B. POINT OF BEGINNING

APPROXIMATE LOCATION
OF EAST BANK OF CREEK

SHOAL CREEK

OUTLOT 1 & 2, DIVISION E.
ORIGINAL CITY OF AUSTIN

1.050 AC.
JOSEPH WELLS,
VOL. 11536, PG. 1059

TRACT 2
0.812 ACRES
(39,711 SQ. FT.)

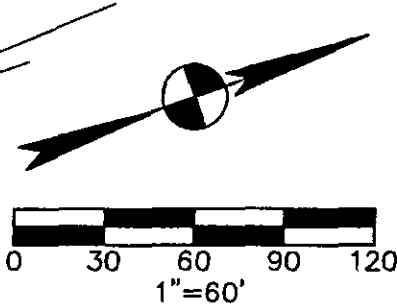
TRACT 1
2388
SQ. FT.

8,905 SF
JOSEPH WELLS
9413/288

100' SAVE
& EXCEPT

P.O.B.
TRACTS 1 & 2

WEST AVENUE (R.O.W. VARIES)



DAVID R SAPP AND GAY N. LAW
DOCUMENT NO. 2000031965
LOT 5
ROBINSONS SUBDIVISION
VOL. 354 PG. 226

MONTWALK HOLDINGS, LTD
VOL. 12555 PG. 1253

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2009

SKETCH TO ACCOMPANY DESCRIPTION
OF TWO (2) TRACTS OF LAND SITUATED IN THE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A
PORTION OF THOSE TWO (2) TRACTS OF LAND
CONVEYED TO JOSEPH WELLS BY DEEDS OF
RECORD IN VOLUME 9413, PAGE 288 AND VOLUME
11536, PAGE 1059 BOTH OF THE REAL PROPERTY
RECORDS OF TRAVIS COUNTY, TEXAS.

**800
WEST AVENUE**

2,388 SQUARE FEET
CYPRESS REAL ESTATE
TRACT 1

FN NO. 09-035 (MJJ)
FEBRUARY 9, 2009
BPI JOB NO. 1469-06

DESCRIPTION

OF 2,388 SQUARE FEET OF LAND BEING A PORTION OF OUTLOT 1, DIVISION "E" OF THE GOVERNMENTAL OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; BEING A PORTION OF THAT CALLED 8,905 SQUARE FOOT TRACT OF LAND CONVEYED TO JOSEPH T. WELLS BY DEED OF RECORD IN VOLUME 9413, PAGE 288 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,388 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found in the westerly line of West Avenue (R.O.W. varies), being the most easterly southeast corner of that certain 1.050 acre tract of land conveyed to Joseph T. Wells by deed of record in Volume 11536, Page 1059 of said Real Property Records, for the northeasterly corner hereof;


THENCE, S19°05'37"W, along the westerly line of West Avenue, being the easterly line of said 8,905 square foot tract, for the easterly line hereof, a distance of 65.01 feet to an iron pipe found at the northeasterly corner of Lot 5 Robinson's Subdivision, a subdivision of record in Volume 354, Page 226 of the Deed Records of Travis County, Texas, being the southeasterly corner of said 8,905 square foot tract, for the southeasterly corner hereof;

THENCE, N70°30'35"W, leaving the westerly line of West Avenue, along a portion of the northerly line of said Lot 5, being the southerly line of said 8,905 square foot tract, for the southerly line hereof, a distance of 136.84 feet to a 1/2 inch iron rod found at the most southerly southeast corner of said 1.050 acre tract, being the southwesterly corner of said 8,905 square foot tract, for the southwesterly corner hereof;

THENCE, N18°55'33"E, leaving the northerly line of said Lot 5, along a portion of the irregular easterly line of said 1.050 acre tract, being the westerly and northerly lines of said 8,905 square foot tract, for the westerly and northerly lines hereof, the following two (2) courses and distances:

- 1) N18°55'33"E, a distance of 65.05 feet to a cotton spindle found for the northwesterly corner of said 8,905 square foot tract, for the northwesterly corner hereof;
- 2) S70°29'42"E, a distance of 137.04 feet to the **POINT OF BEGINNING**, containing an area of 0.204 acres (8,905 sq. ft.) of land, more or less, within these metes and bounds. **SAVE AND EXCEPT THEREFROM**, THE EAST 100 FEET OF SAID 8,905 SQUARE FOOT TRACT PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE, LEAVING A TOTAL NET AREA OF 2,388 SQUARE FEET FOR THE TRACT HEREIN DESCRIBED.

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


MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS



0.912 ACRES
CYPRESS REAL ESTATE
TRACT 2

FN NO. 09-036 (MJJ)
FEBRUARY 9, 2009
BPI JOB NO. 1469-06

DESCRIPTION

OF 0.912 ACRES OF LAND BEING A PORTION OF OUTLOT 1 AND OUTLOT 2, DIVISION "E" OF THE GOVERNMENTAL OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; BEING A PORTION OF THAT CERTAIN 1.050 ACRE TRACT OF LAND CONVEYED TO JOSEPH T. WELLS BY DEED OF RECORD IN VOLUME 11536, PAGE 1059 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.912 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found in the westerly line of West Avenue (R.O.W. varies), being the northeasterly corner of that certain 8,905 square foot tract of land conveyed to Joseph T. Wells by deed of record in Volume 9413, Page 288 and the most easterly southeast corner of said 1.050 acre tract, for the most easterly southeast corner hereof;

THENCE, leaving the westerly line of West Avenue, along the northerly and westerly lines of said 8,905 square foot tract, being a portion of the easterly line of said 1.050 acre tract, for a portion of the easterly line hereof, the following two (2) courses and distances:

- 1) N70°29'42"W, a distance of 137.04 feet to a cotton spindle found at the northwesterly corner of said 8,905 square foot tract, for an angle point hereof;
- 2) S18°55'33"W, a distance of 65.05 feet to a 1/2 inch iron rod found in the northerly line of Lot 5 Robinson's Subdivision, a subdivision of record in Volume 354, Page 226 of the Deed Records of Travis County, Texas, being the southwesterly corner of said 8,905 square foot tract and the most southerly southeast corner of said 1.050 acre tract, for the most southerly southeast corner hereof;

THENCE, N70°30'35"W, along a portion of the northerly line of said Lot 5, being the southerly line of said 1.050 acre tract, for the southerly line hereof, passing at a distance of 200.19 feet a cotton spindle found and continuing for a total distance of 265.22 feet to a point at or near the centerline of Shoal Creek, for the southwesterly corner hereof;

THENCE, N13°11'10"W, along a line at or near the center of Shoal Creek, being a portion of the westerly line hereof, a distance of 77.25 feet to an angle point;

THENCE, S70°24'10"E, leaving the center of Shoal Creek, along a portion of the westerly line hereof, a distance of 37.96 feet to a 1/2 inch iron rod found near the easterly bank of Shoal Creek, for an angle point hereof;


THENCE, N02°46'47"W, along the easterly bank of Shoal Creek, being a portion of the westerly line hereof, a distance of 72.70 feet to a 1/2 inch iron rod found at the southwesterly corner of that certain tract of land conveyed to Montwalk Holdings, Ltd. by deed of record in Volume 12555, Page 1253 of said Real Property Records, being the northwesterly corner of said 1.050 acre tract, for the northwesterly corner hereof;

THENCE, S70°10'56"E, along the southerly line of said Montwalk Holdings, Ltd. tract, being the northerly line of said 1.050 acre tract, for the northerly line hereof, a distance of 432.91 feet to a 1/2 inch iron rod found in the westerly line of West Avenue, being the southeasterly corner of said Montwalk Holdings, Ltd. tract and the northeasterly corner of said 1.050 acre tract, for the northeasterly corner hereof, from which a 1/2 inch iron rod found bears, S16°17'25"E, a distance of 1.58 feet;

THENCE, S19°28'51"W, along the westerly line of West Avenue, being the most easterly line of said 1.050 acre tract, for the most easterly line hereof, a distance of 64.74 feet to the **POINT OF BEGINNING**, containing an area of 1.061 acres (46,212 sq. ft.) of land, more or less, within these metes and bounds. **SAVE AND EXCEPT THEREFROM**, THE EAST 100 FEET OF SAID 1.050 ACRE TRACT PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE, LEAVING A TOTAL NET AREA OF 0.912 ACRES (39,711 SQ. FT.) FOR THE TRACT HEREIN DESCRIBED.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF FEBRUARY, 2007.

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


MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS

