

## Field Notes

BEING 0.106 OF ONE ACRE (4,616 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF OUTLOT 25, DIVISION A, IN TRAVIS COUNTY, TEXAS, ACCORDING TO A MAP OF THE GOVERNMENT TRACTS ADJOINING THE CITY OF AUSTIN ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAME BEING A PORTION OF THE 6.00 ACRE TRACT OF LAND AWARDED TO THE CITY OF AUSTIN BY THE FINAL JUDGEMENT IN THE PROCEEDINGS IN EMINENT DOMAIN IN THE COUNTY COURT AT LAW No. 1 OF TRAVIS COUNTY, TEXAS, CAUSE No. 1205, EXECUTED ON NOVEMBER 19, 1981, RECORDED IN VOLUME 147, PAGE 55 OF THE CIVIL MINUTES OF THE COUNTY COURTS AT LAW OF TRAVIS COUNTY, TEXAS, FILED FOR RECORD ON NOVEMBER 19, 1981, RECORDED IN VOLUME 7626, PAGE 185 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.106 OF ONE ACRE (4,616 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a square bolt found in a northeasterly right-of-way line of Gonzales Street (50' ROW), same being the most southerly corner of said 6.00 acre City of Austin tract and the most westerly corner of a tract conveyed to Dale L. Martin and Suzan S. Martin by Special Warranty Deed recorded in Volume 13288, Page 254 of the Real Property Records of Travis County, Texas, for the Point of Beginning and the most southerly corner of the herein described tract of land having coordinate (Texas State Plane, Central Zone, NAD 83(CORS 96), US Feet, Combined Scale Factor 0.99994) values of N=10068388.60, E=3124441.49, and from which a 1/2 inch iron rod found bears South 68°22'06" East, a distance of 2.08 feet;

1) THENCE, North 65°30'36" West, a distance of 15.03 feet, with a northeasterly right-of-way line of Gonzales Street and a southwesterly line of said 6.00 acre City of Austin tract, to a calculated point for the most westerly corner of the herein described tract of land, from which a 1/2 iron pipe found at the most southerly corner of Lot 6 of I. P. Jones Subdivision recorded in Book 6, Page 156 of the Plat Records of Travis County, Texas bears North 65°30'36" West, a distance of 134.97 feet to a calculated point, North 20°38'06" East, a distance of 647.11 feet to a calculated point, and South 71°02'11" East, a distance of 5.97 feet;

2) THENCE, North 20°38'24" East, a distance of 260.20 feet, leaving a northeasterly right-of-way line of Gonzales Street, and a southwesterly line of said 6.00 acre City of Austin tract, and crossing said 6.00 acre City of Austin tract, to a calculated point for a corner;

3) THENCE, North 41°03'16" East, a distance of 49.28 feet, to a calculated point, for the most northerly corner of the herein described tract of land;


4) THENCE, South 51°59'06" East, a distance of 15.02 feet, to a calculated point for the most easterly corner of the herein described tract of land;

5) THENCE, South 41°03'16" West, a distance of 45.93 feet, to a calculated point in a southerly line of said 6.00 acre City of Austin tract, same being in a northeasterly line of said Martin tract, for a corner, from which a brass disc found in a westerly right-of-way line of North Pleasant Valley Road (ROW varies) at a southeasterly corner of said 6.00 acre City of Austin tract and the most easterly corner of said Martin tract bears South 69°23'30" West, a distance of 430.35 feet;

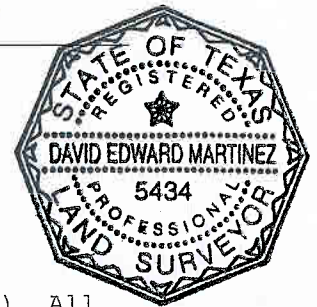
6) THENCE, North 69°23'30" West, a distance of 0.50 feet, with a southerly line of said 6.00 acre City of Austin tract and a northeasterly line of said Martin tract, to a square bolt found for a corner, same being a southerly interior ell corner of said 6.00 acre City of Austin tract, same also being the most northerly corner of said Martin tract;

7) Thence South 20°38'24" West, a distance of 259.86 feet, with a southerly line of said 6.00 acre City of Austin tract and a northwesterly line of said Martin tract, to the Point of Beginning and containing an area of 0.106 of one acre (4,616 sf) of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

  
David Edward Martinez  
Registered Professional Land Surveyor 5434

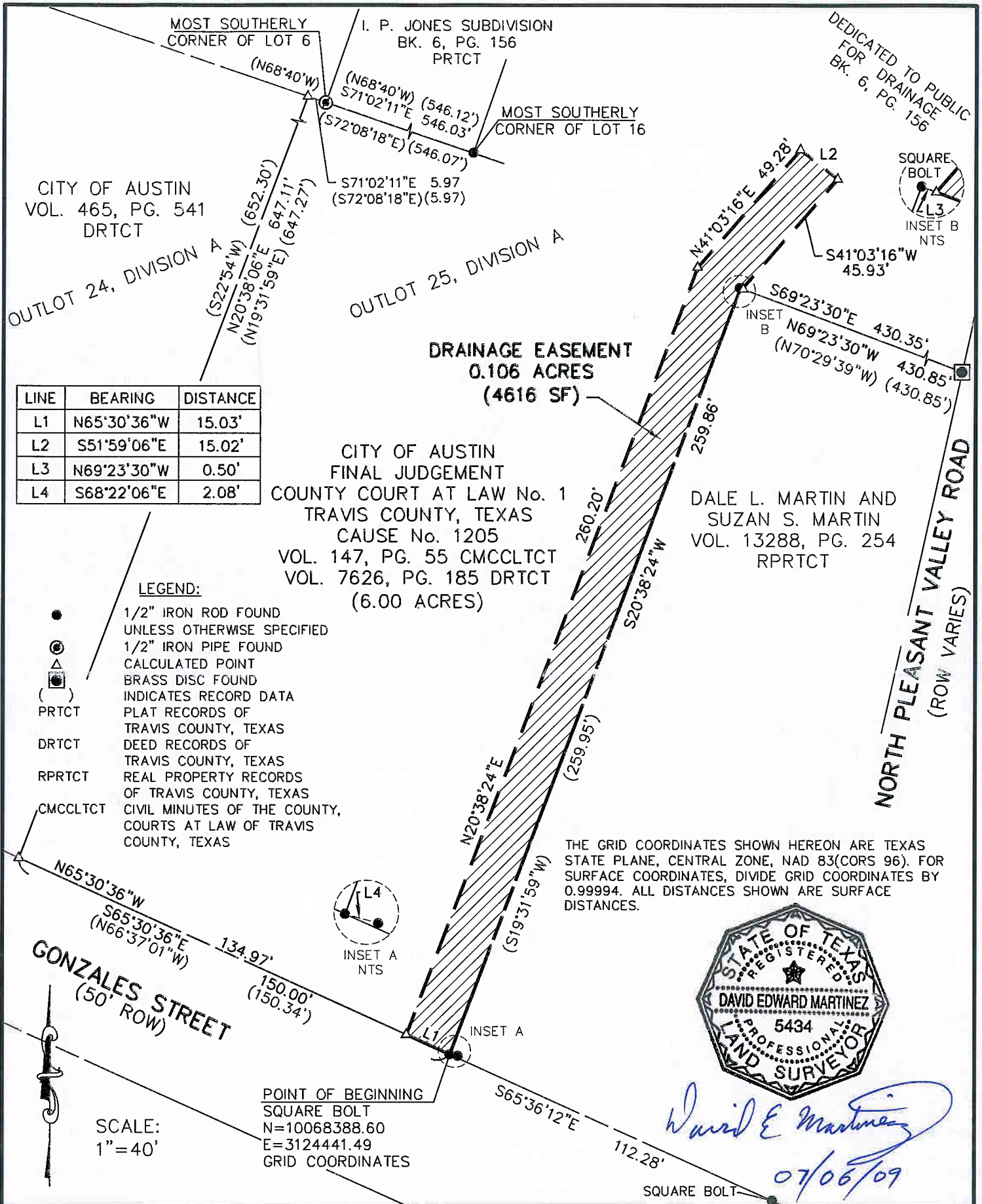
07-06-09  
Date



305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
(512) 453-0767

Bearing Basis: Texas State Plane, Central Zone, NAD 83(CORS96). All distances shown are surface distances.

TCAD No.: 0204120428  
CITY GRID No.: K21, K22



Field Notes

BEING 0.131 OF ONE ACRE (5,731 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF OUTLOT 25, DIVISION A, IN TRAVIS COUNTY, TEXAS ACCORDING TO A MAP OF THE GOVERNMENT TRACTS ADJOINING THE CITY OF AUSTIN ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAME BEING A PORTION OF THE 6.00 ACRE TRACT OF LAND AWARDED TO THE CITY OF AUSTIN BY THE FINAL JUDGEMENT IN THE PROCEEDINGS IN EMINENT DOMAIN IN THE COUNTY COURT AT LAW No. 1 OF TRAVIS COUNTY, TEXAS, CAUSE No. 1205, EXECUTED ON NOVEMBER 19, 1981, RECORDED IN VOLUME 147, PAGE 55 OF THE CIVIL MINUTES OF THE COUNTY COURTS AT LAW OF TRAVIS COUNTY, TEXAS, FILED FOR RECORD ON NOVEMBER 19, 1981, RECORDED IN VOLUME 7626, PAGE 185 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.131 OF ONE ACRE (5,731 S.F.) OF LAND BEING HEREINAFTER DESIGNATED AS PART 1 AND PART 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Part 1

BEGINNING at a calculated point in a northeasterly right-of-way line of Gonzales street (50' ROW), same being in a southwesterly line of said 6.00 acre City of Austin tract, same also being North 65°30'36" West, a distance of 15.03 feet from a square bolt found at the most southerly corner of said 6.00 acre City of Austin tract and the most westerly corner of a tract conveyed to Dale L. Martin and Suzan S. Martin by Special Warranty Deed recorded in Volume 13288, page 254 of the Real Property Records of Travis County, Texas, for the Point of Beginning and the most southerly corner of the herein described tract of land having coordinate (Texas State Plane, Central Zone, NAD 83(CORS96), US Feet, Combined Scale Factor 0.99994) values of N=10068394.83, E=3124427.81;

1) THENCE, North 65°30'36" West, a distance of 22.28 feet, with a northeasterly right-of-way line of Gonzales Street and a southwesterly line of said 6.00 acre City of Austin tract, to a calculated point, for the most westerly corner of the herein described tract of land, from which a 1/2 iron pipe found at the most southerly corner of Lot 6 of I. P. Jones Subdivision recorded in Book 6, Page 156 of the Plat Records of Travis County, Texas bears North 65°30'36" West, a distance of 112.69 feet to a calculated point, North 20°38'06" East, a distance of 647.11 feet to a calculated point, and South 71°02'11" East, a distance of 5.97 feet;

2) THENCE, North 37°17'55" East, a distance of 45.61 feet, leaving a northeasterly right-of-way line of Gonzales Street and a southwesterly line of said 6.00 acre City of Austin tract, and crossing said 6.00 acre City of Austin tract, to a calculated point for a corner;

3) THENCE, North 34°06'24" East, a distance of 15.48 feet, to a calculated point for a corner at the point of curvature of a circular curve to the left;

4) THENCE, along said curve to the left of 173.03 feet radius, an arc length of 44.52 feet, having an angle of intersection of 14°44'26" (the long chord of said curve bears North 26°44'11" East, a distance of 44.39 feet), to a calculated point, at the point of compound curvature of a circular curve to the left;

- 5) THENCE, along said curve to the left of 249.56 feet radius, an arc length of 28.68 feet, having an angle of intersection of  $06^{\circ}35'07''$  (the long chord of said curve bears North  $16^{\circ}04'25''$  East, a distance of 28.67 feet), to a calculated point at the point of compound curvature of a circular curve to the left;
- 6) THENCE, along said curve to the left of 77.70 feet radius, and arc length of 43.93 feet, having an angle of intersection of  $32^{\circ}23'42''$  (the long chord of said curve bears North  $03^{\circ}25'00''$  West, a distance of 43.35 feet, to a calculated point for an endpoint;
- 7) THENCE, North  $20^{\circ}20'27''$  East, a distance of 124.61 feet, to a calculated point for an interior ell corner;
- 8) THENCE, North  $60^{\circ}03'39''$  West, a distance of 7.00 feet, to a calculated point for a corner;
- 9) THENCE, North  $35^{\circ}00'24''$  East, a distance of 20.29 feet, to a calculated point for the most northerly corner of the herein described tract of land;
- 10) THENCE, South  $59^{\circ}45'12''$  East, a distance of 3.65 feet, to a calculated point for a corner;
- 11) THENCE, South  $54^{\circ}59'36''$  East, a distance of 11.80 feet, to a calculated point for a corner;
- 12) THENCE, South  $52^{\circ}00'15''$  East, a distance of 12.57 feet, to a calculated point for a corner;
- 13) THENCE, South  $51^{\circ}37'21''$  East, a distance of 9.83 feet, to a calculated point for a corner;
- 14) THENCE, South  $51^{\circ}59'06''$  East, a distance of 4.30 feet, to a calculated point for the most easterly corner of the herein described tract of land;
- 15) THENCE, South  $41^{\circ}03'16''$  West, a distance of 49.28 feet, to a calculated point for a corner;
- 16) THENCE, South  $20^{\circ}38'24''$  West, a distance of 260.20 feet, to the Point of Beginning and containing an area of 0.112 of one acre (4,887 s.f.) of land, more or less.

## Part 2

BEGINNING at a calculated point in a southerly line of said 6.00 acre City of Austin tract, and in a northeasterly line of the tract conveyed to Dale L. Martin and Suzan S. Martin by Special Warranty Deed recorded in Volume 13288, Page 254 of the Real Property Records of Travis County, Texas, same being South  $69^{\circ}23'30''$  East, a distance of 0.50 feet, from a square bolt found at a southerly interior ell corner of said 6.00 acre City of Austin tract and the most northerly corner of said Martin tract, for the Point of Beginning and the most westerly corner of the herein described tract of land having coordinate (Texas State Plane, Central Zone, NAD 83(Cors96), US Feet, Combined Scale Factor of 0.99994) values of  $N=10068631.59$ ,  $E=3124533.56$ ;

- 1) THENCE, North  $41^{\circ}03'16''$  East, a distance of 45.93 feet, leaving a southerly line of said 6.00 acre City of Austin tract and a northeasterly line of said Martin tract, crossing said 6.00 acre City of Austin tract, to a calculated point for the most northerly corner of the herein described tract of land;



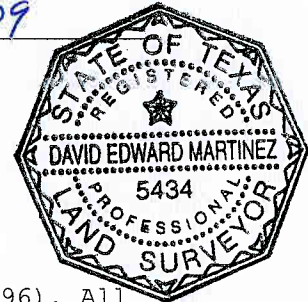
- 2) THENCE, South  $51^{\circ}59'06''$  East, a distance of 1.20 feet, to a calculated point for a corner;
- 3) THENCE, South  $48^{\circ}30'33''$  East, a distance of 17.05 feet, to a calculated point for a corner;
- 4) THENCE, South  $51^{\circ}06'22''$  East, a distance of 1.76 feet, to a calculated point for the most easterly corner of the herein described tract of land;
- 5) THENCE, South  $41^{\circ}03'16''$  West, a distance of 38.47 feet, to a calculated point in a southerly line of said 6.00 acre City of Austin tract and in a northeasterly line of said Martin tract, for the most southerly corner of the herein described tract of land, from which a brass disc found in a westerly line of North Pleasant Valley Road (ROW varies) at a southeasterly corner of said 6.00 acre City of Austin tract and the most easterly corner of said Martin tract bears South  $69^{\circ}23'30''$  East, a distance of 409.01 feet;
- 6) THENCE, North  $69^{\circ}23'30''$  West, a distance of 21.34 feet to the Point of Beginning and containing an area of 0.019 of one Acre (844 s.f.) of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

*David E. Martinez*

David Edward Martinez  
Registered Professional Land Surveyor 5434

07-06-09  
Date



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Suite 200  
Austin, Texas 78752  
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