DESCRIPTION FOR PARCEL 4546.32

DESCRIPTION OF 0.0713 OF ONE ACRE OR 3,107 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 17 OF THE VALLE SAN JOSE ADDITION, SECTION ONE, A SUBDIVISION OF RECORD IN BOOK 38, PAGE 31, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT OF LAND DESCRIBED AS 1.00 ACRE IN A DEED TO ANDREW M. ORTIZ, JR. AND WIFE CHRISTINA P. ORTIZ, OF RECORD IN VOLUME 12563, PAGE 1656, DEED RECORDS, TRAVIS COUNTY, TEXAS, DATED OCTOBER 31, 1995; SAID 0.0713 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, said Lot 17, and said Ortiz tract, same being at the intersection of the east right-of-way (ROW) line of F.M. 812 and the south ROW line of San Jose Avenue, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the east ROW line of F.M. 812 and the west line of Lot 15 of said Valle San Jose Addition bears N24°38'04"E 288.24 feet, said point of beginning having a Texas State Plane coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00004) grid value of N=10,028,061.82, E=3,137,791.36;

THENCE, with the north line of this tract, said Lot 17, and said Ortiz tract and the south ROW line of San Jose Avenue, **S65°13'09"E** passing at 9.28 feet a TxDOT Type I monument found and continuing 10.72 feet for a total distance of **20.00 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract from which a 1/2" iron rod found at the northeast corner of said Ortiz tract bears S65°13'09"E 261.12 feet;

THENCE, with the east line of this tract, crossing said Lot 17 and said Ortiz tract, **S24°38'04"W 155.32 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract, same being in the south line of said Lot 17 and said Ortiz tract and the north line of Lot 18 of said Valle San Jose Addition and of that tract described as the north 50 feet of Lot 18 (Parcel No. 2) in a deed to Jesus I. Hernandez and Lilia N. Hernandez, of record in Document Number 2003123491, Official Public Records, Travis County, Texas from which a 1/2" iron rod found at the southeast corner of said Ortiz tract bears S65°15'08"E 260.86 feet;

THENCE, with the south line of this tract, said Lot 17, and said Ortiz tract and the north line of said Lot 18 and said Hernandez tract, **N65°15'08"W 20.00 feet** to a 1/2" iron rod found at the southwest corner of this tract, said Lot 17, and said Ortiz

tract and the northwest corner of said Lot 18 and said Hernandez tract, same being in the east ROW line of F.M. 812;

THENCE, with the west line of this tract, said Lot 17, and said Ortiz tract and the east ROW line of F.M. 812, **N24°38'04"E 155.33 feet** to the POINT OF BEGINNING and containing 0.0713 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00004). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591

STATE OF TEXAS
REGISTERED
CHRIS CONRAD
5623
PROFESSIONAL
LAND SURVEYOR

11/03/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4546.32 WLE (0.0.0713 of one acre) Rev.1 Issued 10/17/08, Revised 11/03/08

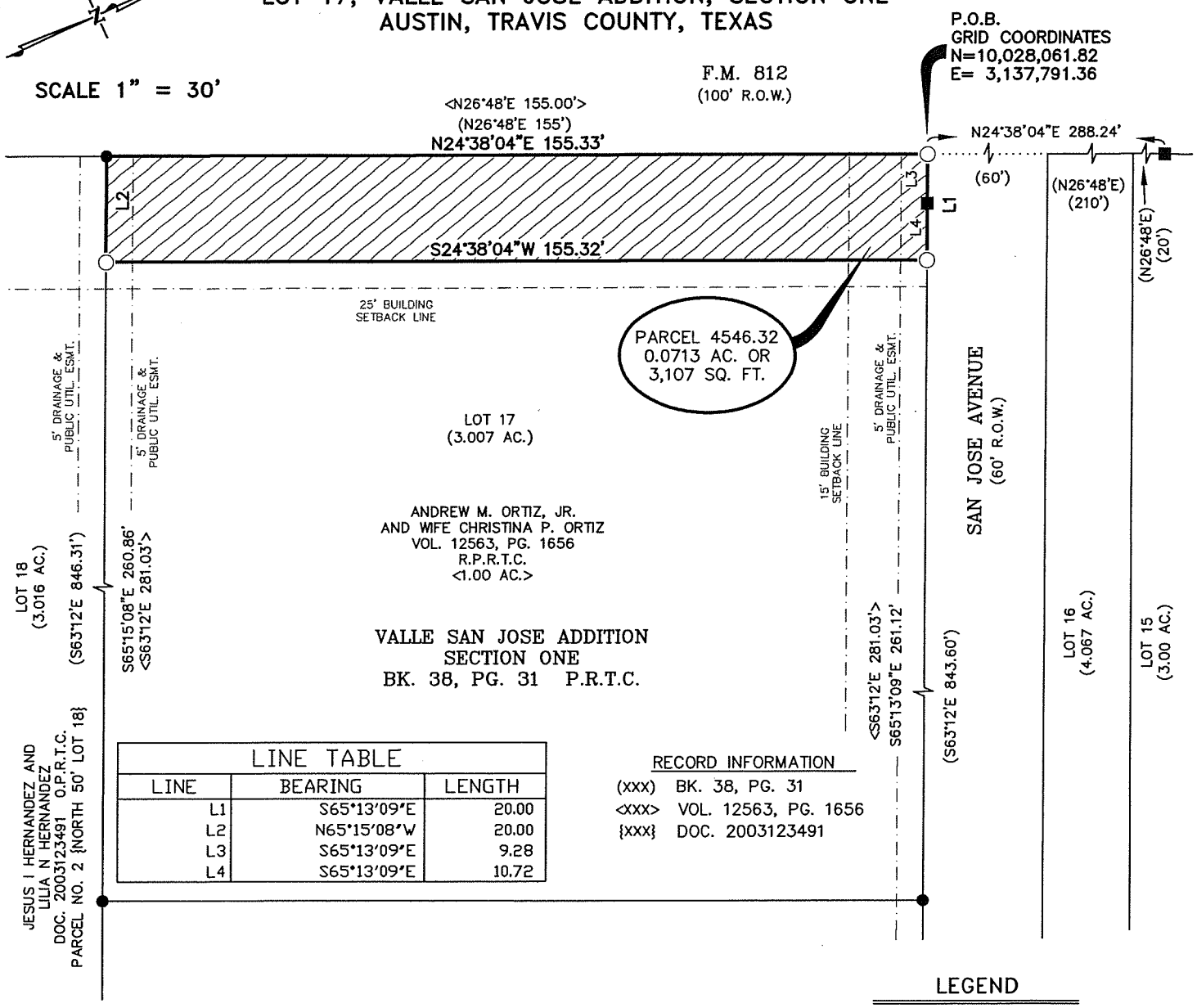
AUSTIN GRID M-12
TCAD# 03-3921-05-14

FIELD NOTES REVIEWED
By: Mary Hawkins Date 11/05/08
Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0713 AC. OR 3,107 SQ. FT. OF LAND OUT OF LOT 17, VALLE SAN JOSE ADDITION, SECTION ONE AUSTIN, TRAVIS COUNTY, TEXAS

RE: CITY OF AUSTIN

SCALE 1" = 30'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°13'09"E	20.00
L2	N65°15'08"W	20.00
L3	S65°13'09"E	9.28
L4	S65°13'09"E	10.72

RECORD INFORMATION

(XXX) BK. 38, PG. 31
<XXX> VOL. 12563, PG. 1656
{XXX} DOC. 2003123491

LEGEND

- ● 1/2" IRON ROD FOUND
- ■ MONUMENT FOUND
- ○ 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- P.O.B. POINT OF BEGINNING
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS

NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00004. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT (FILE NO. 806936).

STATE OF TEXAS
REGISTERED
CHRIS CONRAD
5623
PROFESSIONAL
LAND SURVEYOR

11/03/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD # 03-3921-05-14

M:\SDSKPROJ\ELROY WATER LINE REVISED\DWG\PARCELS\P3

REVISED: 11/03/08
ISSUED: 10/17/08
PAGE 3 OF 3

SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

AUSTIN GRID#: M-12 JOB NO.: 08-163