

DESCRIPTION FOR PARCELS 4548.02.1T DE
AND 4548.02.2T DE

DESCRIPTION OF 0.2243 OF ONE ACRE OR 9,771 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOTS 2 & 3 AND A PORTION OF A 20 FOOT WIDE ALLEY AS VACATED BY CITY OF AUSTIN ORDINANCE NUMBER 73 0628-A, OF RECORD IN VOLUME 4685, PAGE 1629, DEED RECORDS TRAVIS COUNTY, TEXAS, BLOCK 37, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS AND SAID 0.2243 OF ONE ACRE TRACT ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 0.35 ACRES IN A SPECIAL WARRANTY DEED DATED DECEMBER 30, 2009 TO LION OUTDOOR, LLC, OF RECORD IN DOCUMENT NUMBER 2009213968, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY TEXAS; SAID 0.2243 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the southeast corner of this tract in the southline of said Lot 3, and said Lion tract in Volume 7121, Page 121, same being in the north line of East 4th Street from which a 5/8" iron rod found bears S73°35'44"E 87.42 feet and N44°48'52"W 3.83 feet, and from which a City of Austin monument found (March 2000, no longer exists) in the centerline of Sabine Street bears S16°24'16"W 12.00 feet and N73°35'44"W 239.23 feet, and from said point of beginning a City of Austin monument found at the centerline intersection of Sabine Street and East 5th Street bears S16°24'16"W 12.00 feet, N73°35'44"W 239.23 feet, and N16°28'03"E 328.78 feet; said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,069,407.23, E=3,116,477.97;

THENCE, with the south line of this tract, said Lots 3 and 2, and said Lion tract in Volume 7121, Page 121 and then with the south line of said Lion tract in Volume 7167, Page 1121 and the north line of East 4th Street, **N73°35'44"W 130.22 feet** to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, said Lot 2, and said Lion tract in Volume 7121, Page 1121 and the southeast corner of Lot 1 of said Block 37 and of that tract described in a deed to Bread & Circus, LLC, of record in Document Number 2007112690, Official Public Records, Travis County, Texas;

THENCE, with the west line of this tract, said Lot 2, and said Lion tract in Volume 7167, Page 1121 and the east line of said Lot 1, and said Bread & Circus tract, passing into said 20 foot wide vacated alley, **N16°28'03"E 138.18 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract and said Lion tract in Volume 7167, Page 1121 and a southwest corner of Lot 1, Kuykendall Addition, a subdivision in the City of Austin of record in Book 67, Page 45, Plat Records, Travis County, Texas, said Lot 1 being described in a deed to Stenger Real Estate Holdings, LTD. of record in Document Number 2005207006, Official Public Records, Travis County, Texas;

0.2243 AC.

THENCE, with a north line of this tract and said Lion tract in Volume 7167, Page 1121 and a south line of said Stenger tract and said Lot 1, Kuykendall Addition, **S73°31'57"E 22.00 feet** to a 1/2" iron rod set with a plastic cap for a northeast corner of this tract and said Lion tract in Volume 7167, Page 1121 and an interior ell corner of said Stenger tract and said Lot 1, Kuykendall Addition;

THENCE, with an east-line of this tract and said Lion tract in Volume 7167, Page 1121 and the west line of said Stenger tract and said Lot 1, Kuykendall Addition, crossing into said Lot 2, **S16°28'03"W 75.93 feet** to a 1/2" iron rod set with a plastic cap at the interior corner of this tract and in the east line of said Lion tract in Volume 7167, Page 1121, and in the north line of said Lion tract in Volume 7121, Page 121 and a southwest corner of said Stenger tract and said Lot 1, Kuykendall Addition;

THENCE, with a north line of this tract and said Lion tract in Volume 7121, Page 121 and a south line of said Stenger tract and said Lot 1, Kuykendall Addition, crossing said Lots 2 and 3, **S73°35'57"E 108.14 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 Lion tract in Volume 7121, Page 121 and the southeast corner of said Stenger tract and said Lot 1, Kuykendall Addition, same being in the east line of said Lot 4 and the west line of I.H. 35 bears **S73°35'57"E 87.49 feet**;

THENCE, with an east line of this tract, crossing said Lot 3, and the said Lion tract in Volume 7121, Page 121, **S16°23'54"W 62.24 feet** to the POINT OF BEGINNING and containing 0.2243 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

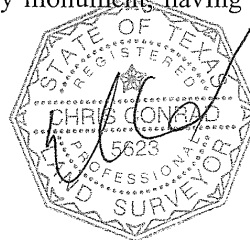
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



01/12/10

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.

4548.02.1T DE & 4548.02.2T DE (0.2243) Rev.2

Issued 2/12/09 Revised 2/18/09, 1/12/10

AUSTIN GRID J-22

TCAD# 02-0404-19-06 and 08

FIELD NOTES REVIEWED

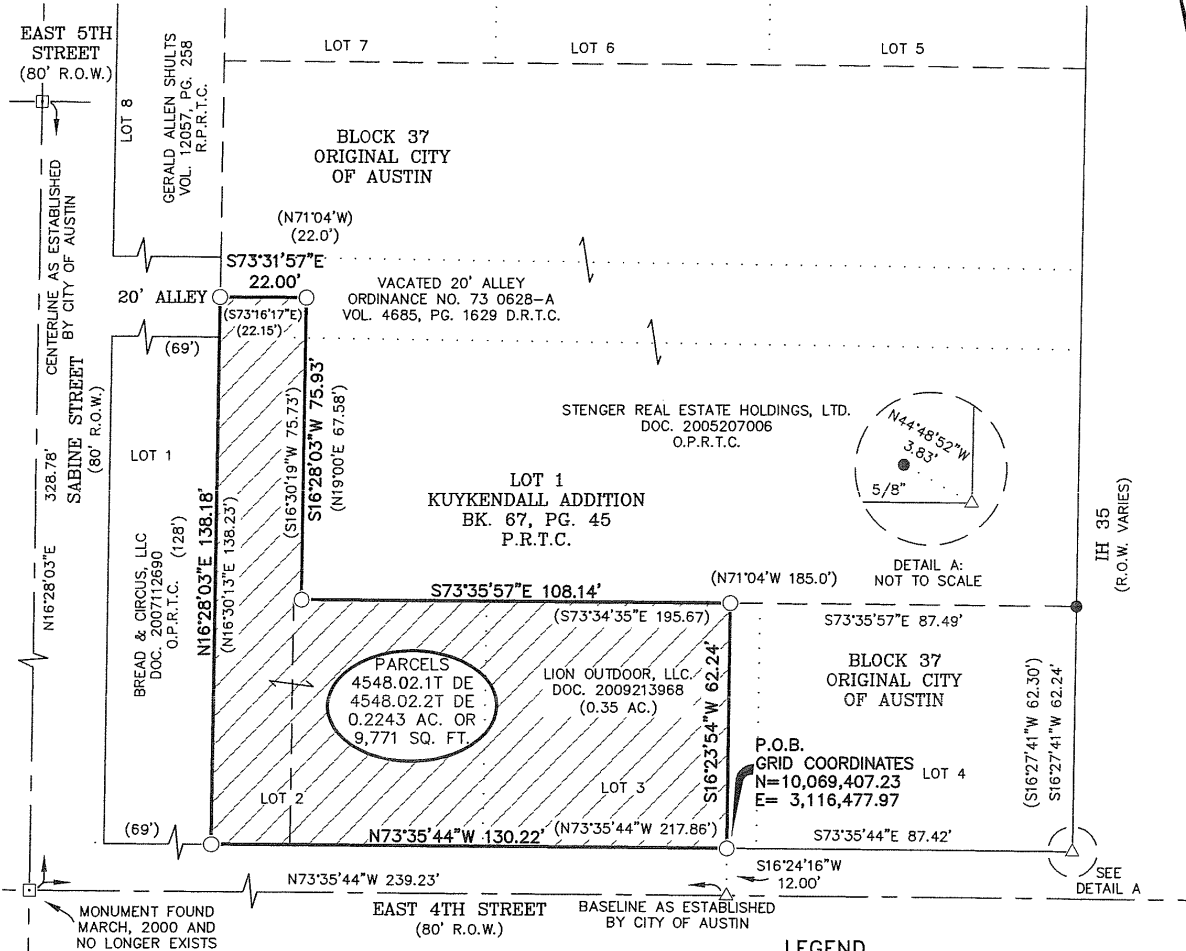
By: Mandy Hinkle Date 1/22/10

Engineering Support Section
Department of Public Works
Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2243 AC. OR 9,771 SQ. FT. OF LAND OUT OF
BLOCK 37, ORIGINAL CITY OF AUSTIN
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 40'



NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 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 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT (GF NO. 00073988).

- LEGEND
- 1/2" IRON ROD FOUND
EXCEPT AS NOTED
 - ☐ CITY OF AUSTIN MONUMENT FOUND
 - 1/2" IRON ROD SET WITH
PLASTIC CAP "MCGRAY MCGRAY"
 - (XXX) RECORD INFORMATION
 - D.R.T.C. DEED RECORDS,
TRAVIS COUNTY
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY
 - R.P.R.T.C. REAL PROPERTY RECORDS
TRAVIS COUNTY
 - P.O.B. POINT OF BEGINNING

ISSUED: 02/12/09
REVISED: 02/18/09
REVISED: 01/12/10

SURVEYED BY:

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

AUSTIN GRID#: J-22

JOB NO.: 08-041

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 01/12/10
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# 02-0404-19-06 & 08
CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\LION-OUTDOOR-WINN_DE-AE_REV1.DWG