

(TEMPORARY WORKSPACE EASEMENT)

CIP # 4971-827-7000

DESCRIPTION FOR PARCELS 4548.02.1T TWSE

DESCRIPTION OF 0.1250 OF ONE ACRE OR 5,443 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOTS 3 & 4, BLOCK 37, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS AND SAID 0.1250 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 0.1250 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this tract, said Lot 4, and said Lion tract, same being at the intersection of the north line of East 4th Street and the west line of I.H. 35 from which a 5/8" iron rod found bears N44°48'52"W 3.83 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=10,069,382.54, E=3,116,561.82;

THENCE, with the south line of this tract, said Lots 4 and 3, and said Lion tract and the north line of East 4th Street, **N73°35'44"W 87.42 feet** to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, 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;

THENCE, with the west line of this tract, crossing said Lot 3, and said Lion tract, **N16°23'54"E 62.24 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, in the north line of said Lion tract, and a south line 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;

THENCE, with the north line of this tract and said Lion tract and a south line of said Stenger tract and said Lot 1, Kuykendall Addition, crossing said Lots 3 and 4, **S73°35'57"E 87.49 feet** to a 1/2" iron rod found at the northeast corner of this tract and said Lion tract 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;

0.1250 AC.

THENCE, with the east line of this tract, said Lot 4, and said Lion tract, and the west line of I.H. 35, **S16°27'41"W 62.24 feet** to the POINT OF BEGINNING and containing 0.1250 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

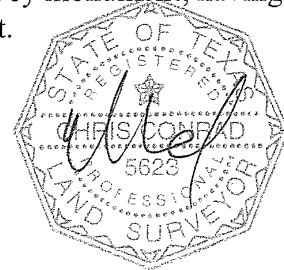
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



A handwritten signature in cursive script, likely belonging to Chris Conrad, positioned below the surveyor's name and address.

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 TWSE (0.1250) 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

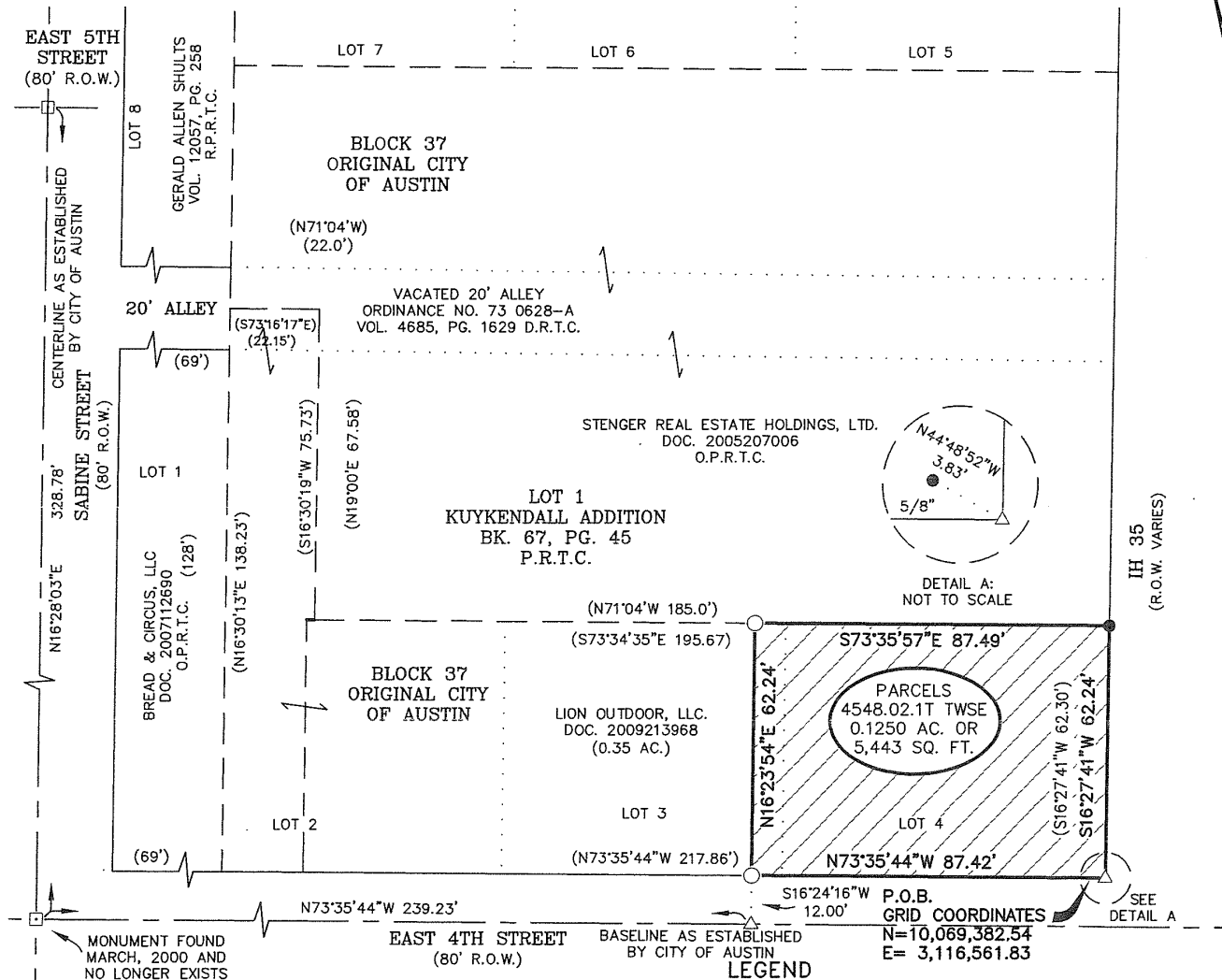
By:  Date 1/22/10

Engineering Support Section
Department of Public Works
Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1250 AC. OR 5,443 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).

- 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_TWS_REV1.DWG