

## DESCRIPTION OF 0.0308 OF ONE ACRE TRACT (4652.19 AE 1)

DESCRIPTION OF 0.0308 OF ONE ACRE (1,343 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOT 1, GILLIS PARK AMENDED, A SUBDIVISION OF RECORD IN BOOK 76, PAGE 243, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 869, PAGE 234, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0308 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the south corner of this tract, same being in the southeast line of said Lot 1 and said City of Austin tract and the northwest line of Durwood Street, from which a 1/2" iron rod found at the east corner of Lot 1, Gillis Heights, a subdivision of record in Book 63, Page 32, Plat Records, Travis County, Texas, said Lot 1 of Gillis Heights being described in a deed to Gillis Park, LLC, of record in Document No. 2007183782, Official Public Records, Travis County, Texas, same being in the southwest line of said Lot 1 of Gillis Park Amended and said City of Austin tract and the northwest line of Durwood Street bears S27°21'23"W 241.75 feet and N62°41'07"W 5.07 feet; said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00007) grid value of N=10,060,436.61 E=3,109, 525.38;

THENCE, with the perimeter of this tract, crossing said Lot 1 of Gillis Park Amended and said City of Austin tract, the following three (3) courses, numbered 1 through 3;

- 1) **N63°03'35"W 44.77 feet** to a calculated point at the west corner of this tract;
- 2) **N27°25'40"E 30.04 feet** to a calculated point at the north corner of this tract;  
and
- 3) **S63°00'40"E 44.73 feet** to a calculated point at the east corner of this tract, same being in the southeast line of said Lot 1 of Gillis Park Amended and said City of Austin tract and the northwest line of Durwood Street, from which a 1/2" iron rod found in the southeast line of said Lot 1 of Gillis Park Amended and said City of Austin tract and the northwest line of said Durwood Street bears N27°21'23"E 153.40 feet;

0.0308 AC.

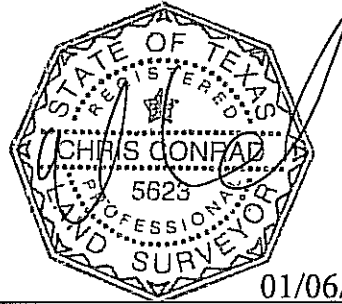
THENCE, with the southeast line of this tract, said Lot 1 of Gillis Park Amended, and said City of Austin tract and the northwest line of Durwood Street, **S27°21'23"W 30.00 feet** to the POINT OF BEGINNING and containing 0.0308 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00007). 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



01/06/2011

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.

Descriptions 2010/Euclid-E.Bouldin-  
Issued 12/09/2010; Revised 01/06/2011

AUSTIN GRID H-20  
TCAD# 04-0402-01-08

FIELD NOTES REVIEWED

By:  Date 1/7/11

Engineering Support Section  
Department of Public Works  
and Transportation

SCALE 1" = 30'

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0308 AC. OR 1,343 SQ. FT. OF LAND OUT OF  
LOT 1, GILLIS PARK AMENDED, A SUBDIVISION IN  
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

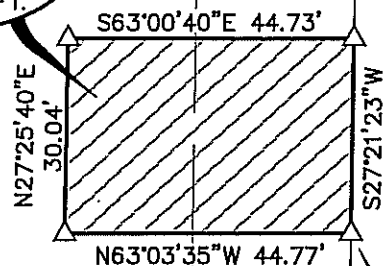
RE: CITY OF AUSTIN

GILLIS PARK AMENDED  
BK. 76, PG. 243  
P.R.T.C.

LOT 1

CITY OF AUSTIN  
VOL. 869, PG. 234  
D.R.T.C.

PARCEL  
4652.19 AE 1  
0.0308 AC. OR  
1,343 SQ. FT.



**DURWOOD STREET**  
(50' R.O.W.)

P.O.B.  
GRID COORDINATES  
N=10,060,436.61  
E= 3,109,525.38

LINE TABLE

LINE	BEARING	LENGTH
L1	N62°41'07\"W	5.07
(L1)	N60°09'03\"W	4.93

GILLIS HEIGHTS  
BK. 63, PG. 32  
P.R.T.C.

GILLIS PARK, LLC  
DOC. 2007183782  
O.P.R.T.C.

LOT 1

25' B.L.  
63/32

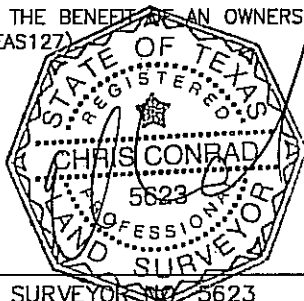
## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND  
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH  
CAP "MCGRAY MCGRAY"
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS  
TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY

## 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 1.00007. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT (REFERENCE NO. OEAS127).



01/06/11

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

DATE

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TCAD# 04-0402-01-08

M:\09-169-lan\_east bouldin storm drain\DWG\Parcels\Parcel\_Gillis-AE-1\_Rev1.dwg

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

ISSUED: 12/09/10

REVISED: 01/06/11

PAGE 3 OF 3

AUSTIN GRID#: H-20

JOB NO.: 10-073

## DESCRIPTION OF 0.1467 OF ONE ACRE TRACT (4652.19 AE 3)

DESCRIPTION OF 0.1467 OF ONE ACRE (6,388 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOT 1, GILLIS PARK AMENDED, A SUBDIVISION OF RECORD IN BOOK 76, PAGE 243, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 869, PAGE 234, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1467 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this tract, same being in the interior of said Lot 1 and said City of Austin tract, from which a 1/2" iron rod found in the north line of said Lot 1 and the south line of a 4 foot alley as shown on said plat of Gillis Park Amended being the remaining portion of a 14 foot wide alley dedicated by plat recorded in Book 1, Page 104, Plat Records, Travis County, Texas, bears N27°21'56"E 22.85 feet and N62°38'04"W 66.00 feet and from which a bolt found near the intersection of the north line of said Lot 1 and said City of Austin tract and the west line of Durwood Street bears N27°21'56"E 22.85 feet, N62°38'04"W 29.24 feet, and S26°39'38"W 0.66 feet; said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00007) grid value of N=10,060,753.13 E=3,109, 601.68;

THENCE, with the east and south lines of this tract, crossing said Lot 1 and said City of Austin tract, the following two (2) courses, numbered 1 and 2;

- 1) **S57°56'29"W 28.97 feet** to a calculated point; and
- 2) **N62°24'10"W 248.07 feet** to a calculated point at the southwest corner of this tract, same being in a southeast line of a drainage easement of record in Volume 12599, Page 615, Real Property Records, Travis County, Texas;

0.1467 AC.

THENCE, with the west and north lines of this tract, continuing across said Lot 1 and said City of Austin tract, the following two (2) courses, numbered 1 and 2;

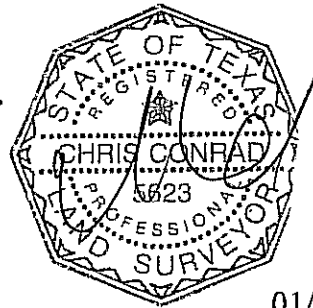
- 1) with said drainage easement, **N26°47'52"E 25.00 feet** to a calculated point;  
and
- 2) **S62°24'10"E 263.05 feet** to the POINT OF BEGINNING and containing 0.1467 of one acre, more or less, within these metes and bounds

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00007). 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 above the printed name.

01/06/2011

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

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Descriptions 2010/Euclid-E.Bouldin-  
Issued 12/09/2010; Revised 01/06/2011

AUSTIN GRID H-20  
TCAD# 04-0402-01-08

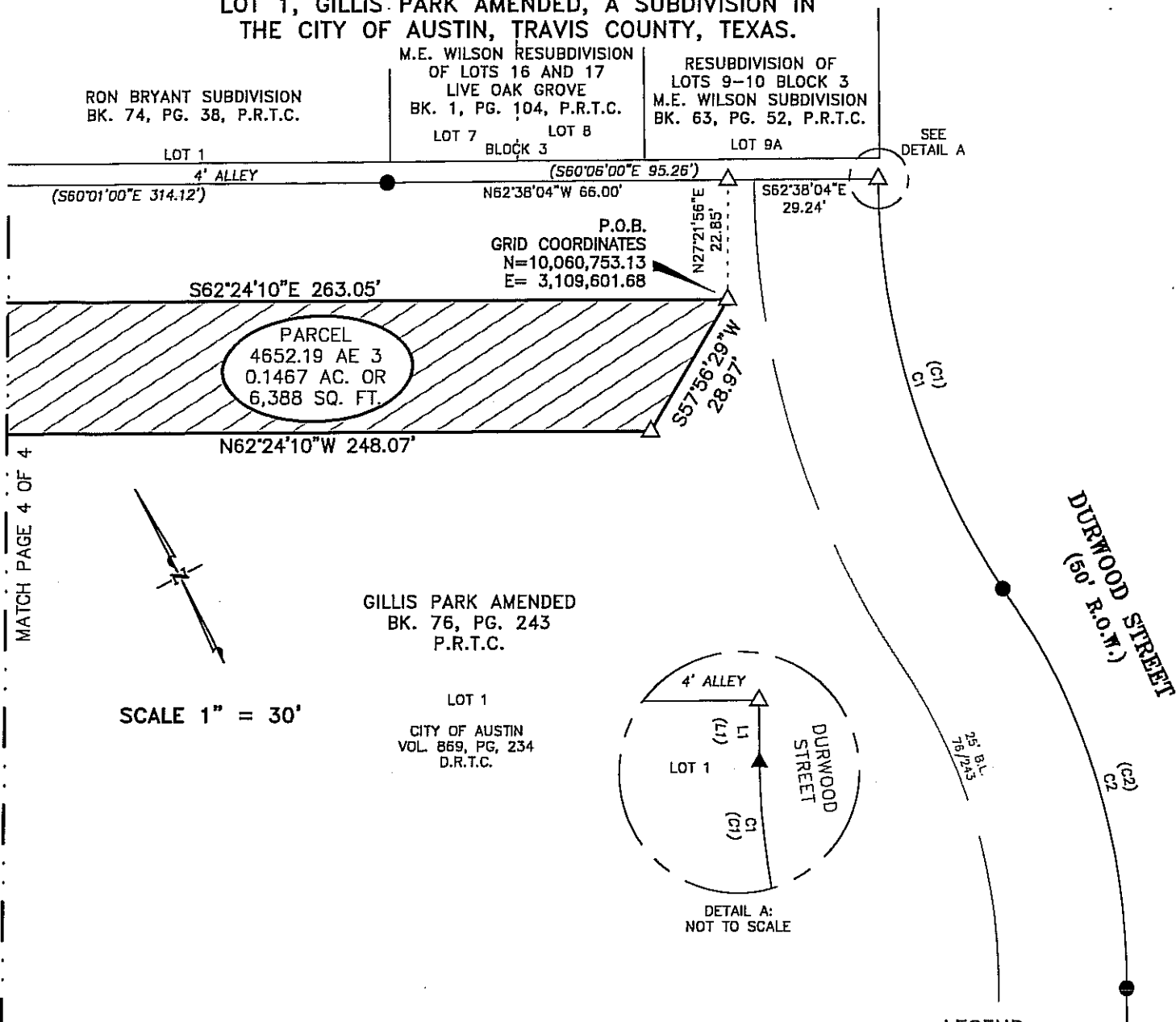
FIELD NOTES REVIEWED

By: *Maya Hawley* Date *1/7/11*

Engineering Support Section  
Department of Public Works  
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION  
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LOT 1, GILLIS PARK AMENDED, A SUBDIVISION IN  
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

RE: CITY OF AUSTIN



SCALE 1" = 30'

LINE TABLE

LINE	BEARING	LENGTH
L1	S26°39'38"W	0.66
(L1)	S29°11'42"W	0.77

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	82.61	141.20	33°31'14"	42.52	S09°49'52"W	81.44
(C1)	82.58	141.20	33°30'30"	42.51	S12°26'12"W	81.41
C2	82.14	137.49	34°13'49"	42.34	S10°09'53"W	80.92
(C2)	82.09	137.49	34°12'30"	42.31	S12°47'12"W	80.87

LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ▲ BOLT FOUND
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
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TRAVIS COUNTY

ISSUED: 12/09/10  
REVISED: 01/06/11  
PAGE 3 OF 4

SURVEYED BY:

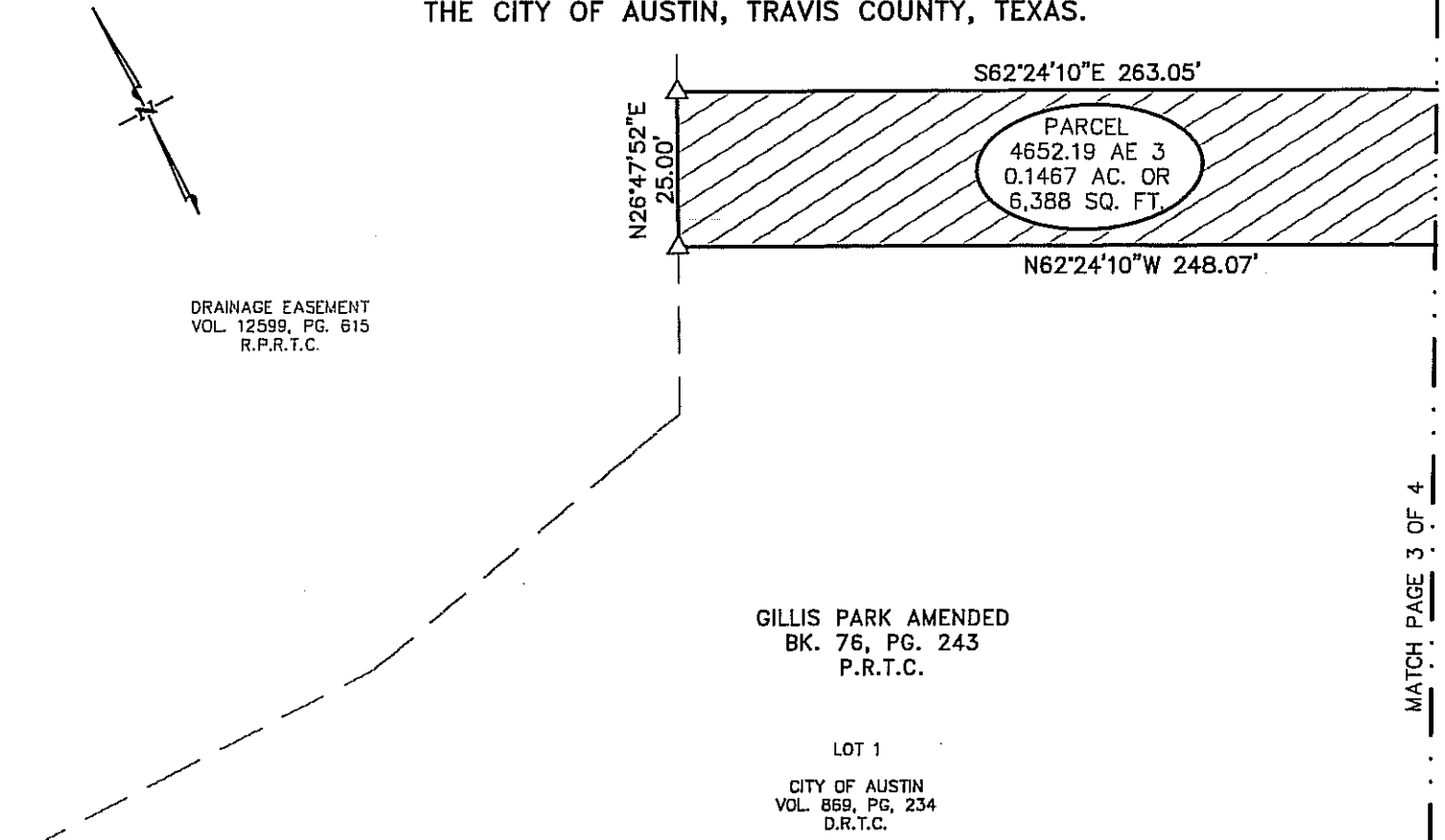
McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
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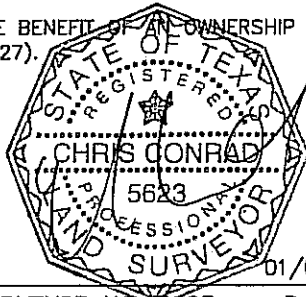


MATCH PAGE 3 OF 4

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01/06/11

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

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TCAD# 04-0402-01-08

M:\09-169~lan\_east bouldin storm drain\DWG\Parcels\Parcel\_Gillis-AE-3\_Rev1.dwg

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