

0.904 ACRE
R.O.W. ADJACENT TO BLOCK 125
ORIGINAL CITY OF AUSTIN

FN.NO. 11-114(ACD)
APRIL 15, 2011
BPI JOB NO. 1648-04

DESCRIPTION

OF A 0.904 ACRE TRACT, BEING OUT OF THE WEST 10TH STREET (80' R.O.W.), WEST 11TH STREET (80' R.O.W.), AND LAVACA STREET (80' R.O.W.) RIGHTS-OF-WAY ADJACENT TO BLOCK 125, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT ON FILE AT THE TEXAS GENERAL LAND OFFICE; ALSO BEING OUT OF THE COLORADO STREET (80' R.O.W.) ADJACENT TO SAID BLOCK 125 AND BLOCK 124, OF SAID ORIGINAL CITY OF AUSTIN; SAID 0.904 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a PK nail with washer set at the intersection of the easterly right-of-way line of said Lavaca Street and the southerly right-of-way line of said West 11th Street, being the northwesterly corner of said Block 125, for the most northerly interior corner hereof;

THENCE, leaving said Block 125, over and across said West 11th Street and said Colorado Street rights-of-way, for a portion of the irregular northerly line hereof, the following four (4) courses and distances:

- 1) N17°54'18"E, a distance of 18.16 feet to a calculated point, for an angle point;
- 2) S72°09'44"E, a distance of 316.15 feet to a calculated point in the calculated centerline of said Colorado Street, for an angle point;
- 3) S17°54'18"W, along the calculated centerline of said Colorado Street, a distance of 9.52 feet to a calculated point, for an angle point;
- 4) S72°04'43"E, a distance of 39.97 feet to a calculated point at the projection of the westerly line of said Block 124, for the northeasterly corner hereof;

THENCE, S17°54'18"W, continuing over and across said West 11th Street right-of-way, along the projection of the westerly line of said Block 124, at 9.11 feet passing a PK nail with washer set at the intersection of said southerly right-of-way line of West 11th Street and the easterly right-of-way line of said Colorado Street, being the northwesterly corner of said Block 124, and continuing along the westerly line of said Block 124, being said easterly right-of-way line of Colorado Street, at 285.42 feet passing a PK nail found at the southwesterly corner of said Block 124, being the intersection of said easterly right-of-way line of Colorado Street and the northerly right-of-way line of West 10th Street, and continuing along a projection of the westerly line of said Block 124, over and across said West 10th Street right-of-way, for the easterly line hereof, a total distance of 300.05 feet to a calculated point, for the southeasterly corner hereof;

THENCE, over and across said West 10th Street, said Colorado Street, Said Lavaca Street, and said West 11th Street rights-of-way, for the southerly, westerly, and a portion of the irregular northerly lines hereof, the following five (5) courses and distances:

- 1) N72°30'35"W, a distance of 39.97 feet to a calculated point in the calculated centerline of said Colorado Street, for an angle point;
- 2) S17°54'18"W, along the calculated centerline of said Colorado Street, a distance of 7.55 feet to a calculated point, for an angle point;
- 3) N72°27'24"W, a distance of 325.62 feet to a calculated point, for the southwesterly corner hereof;
- 4) N17°52'20"E, a distance of 319.10 feet to a calculated point, for the northwesterly corner hereof, from which a 1/4-inch iron rod found in concrete (City of Austin centerline monument) bears the following two (2) courses and distances:
 - 1) N17°55'23"E, a distance of 21.76 feet;
 - 2) N72°04'37"W, a distance of 21.56 feet;
- 5) S72°09'44"E, a distance of 9.65 feet to a calculated point, for an angle point;

THENCE, S17°54'18"W, continuing over and across said West 11th Street right-of-way, at 18.16 feet passing said **POINT OF BEGINNING**, and continuing along the westerly line of said Block 125, being said easterly right-of-way line of Lavaca Street, for a portion of the irregular northerly line hereof, for a total distance of 294.37 feet to a 1/2-inch iron rod with cap set at the southwesterly corner of said Block 125, being the intersection of said easterly right-of-way line of Lavaca Street and said northerly right-of-way line of West 10th Street, for an angle point;

THENCE, S72°03'37"E, along said northerly right-of-way line of West 10th Street, being the southerly line of said Block 125, for a portion of the irregular northerly line hereof, a distance of 276.11 feet to a 1/2-inch iron rod found at the southeasterly corner of said Block 125, being the intersection of said northerly right-of-way line of West 10th Street and the westerly right-of-way line of said Colorado Street, for an angle point;

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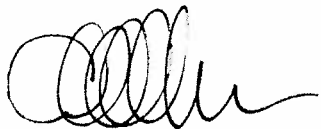
THENCE, N17°54'18"E, along the easterly line of said Block 125, being said westerly right-of-way line of Colorado Street, for a portion of the irregular northerly line hereof, a distance of 276.29 feet to a PK nail with washer set in storm grate at the northeasterly corner of said Block 125, being the intersection of said westerly right-of-way line of Colorado Street and said southerly right-of-way line of West 11th Street, for an angle point;

THENCE, N72°04'37"W, along the northerly line of said Block 125, being said southerly right-of-way line of West 11th Street, for a portion of the irregular northerly line hereof, a distance of 276.11 feet to the **POINT OF BEGINNING**, and containing 0.904 acre (39,383 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS: THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STREET, AS SHOWN ON THE SURVEY PERFORMED BY SIMPSON-LENZ AND ASSOCIATES, DATED AUGUST 28, 1996.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET SUITE 600
AUSTIN, TEXAS 78701



4-15-11

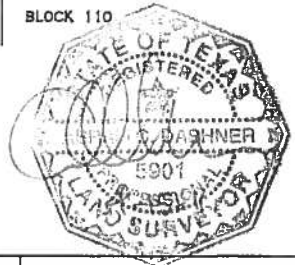
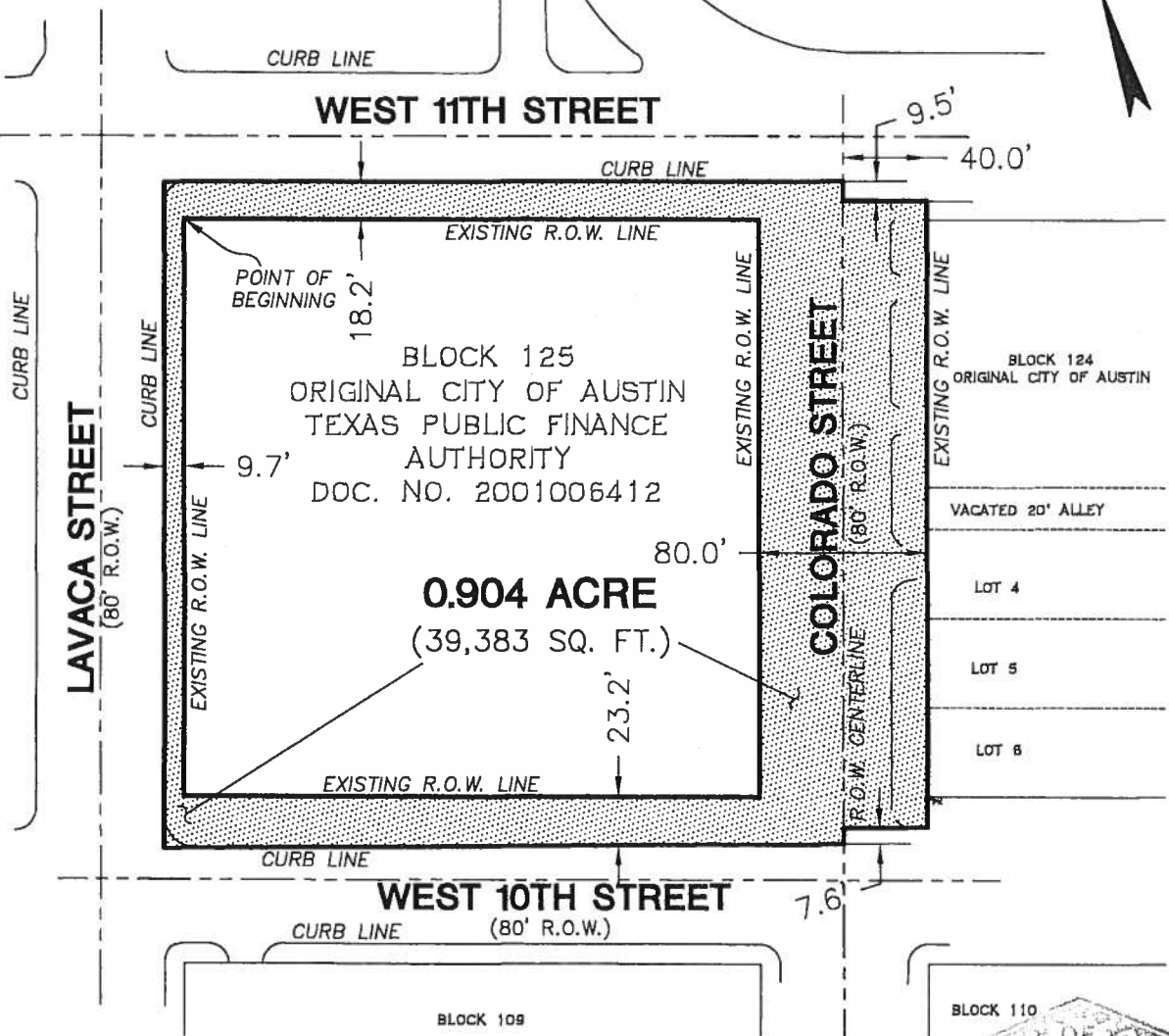
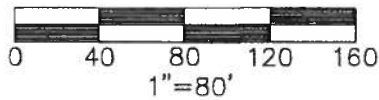
ABRAM C. DASHNER
R.P.L.S. NO. 5901
STATE OF TEXAS

FIELD NOTES REVIEWED

By: CLARK DANIEL Date 05.23.2011

Engineering Support Section
Department of Public Works
and Transportation





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SKETCH TO ACCOMPANY DESCRIPTION

OF A 0.904 ACRE TRACT OUT OF THE WEST 10TH STREET, WEST 11TH STREET, COLORADO STREET, AND LAVACA STREET RIGHTS-OF-WAY ADJACENT TO BLOCK 125, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT ON FILE AT THE TEXAS GENERAL LAND OFFICE.

**R.O.W. VACTION
EXHIBIT**