

## DESCRIPTION OF 0.0278 OF ONE ACRE TRACT

DESCRIPTION OF 0.0278 OF ONE ACRE (1,213 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOT 39 AND THE NORTH HALF OF LOT 40, RIDGELEA, A SUBDIVISION OF RECORD IN BOOK 4, PAGE 258, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 39 AND THE NORTH HALF OF LOT 40, BEING DESCRIBED IN AN AGREEMENT NULLIFYING EXCHANGE DEED, DATED AUGUST 14, 1991, TO JOHNN R. HENDERSON, OF RECORD IN VOLUME 11539, PAGE 129, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0278 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the west corner of this tract, the north half of Lot 40, and said Henderson tract and the north corner of the south 30 feet of Lot 40 of said Ridgelea, said south 30 feet of Lot 40 being described in a deed to the Hubert D. Reese and wife June N. Reese, of record in Volume 2622, Page 386, Deed Records, Travis County, Texas, same being in the southeast line of Idlewood Road, from which a 1/2" iron rod found at the west corner of said Lot 40, bears S31°32'52"W 29.57 feet, said point of beginning having State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00007) grid values of N=10,086,877.07, E=3.111,129.99;

THENCE, with the northwest line of this tract, said north half of Lot 40, and said Henderson tract and the southeast line of Idlewood Road, N31°32'52"E 6.25 feet to a calculated point at the northwest corner of this tract, from which a 1/2" iron rod found at the north corner of Lot 39 of said Ridgelea, same being the west corner of Lot 38 of said Ridgelea, same being in the southeast line of Idlewild Road, bears N31°32'52"E 83.91 feet;

THENCE, with the north line of this, crossing said north half of Lot 40 and said Lot 39 and said Henderson tract, the following (3) courses, numbered 1 through 3;

- 1) S58°28'23"E 102.13 feet to a calculated point;
- 2) N75°20'48"E 40.21 feet to a calculated point; and
- 3) S58°28'23"E 0.55 feet to a calculated point at the northeast corner of this tract, same being in the southeast line of said Lot 39 and said Henderson tract and the northwest line of Lot 50 of said Ridgelea, said Lot 50 being described

0.0278 AC.

in a deed to Ronald Habitzreiter, of record in Document No. 2006218931, Official Public Records, Travis County, Texas;

THENCE, with the southeast line of this tract, said Lot 39 and said north half of Lot 40, and said Henderson tract and the northwest line of said Lot 50 and said Habitzreiter tract continuing with the northwest line of Lot 49, of said Ridgelea, said Lot 49 being described in a deed to Robert J. Zambrano and Susan Angorge, of record in Document No. 2002084619, Official Public Records, Travis County, Texas, **S31°46'50"W**, passing at 4.97 feet a 1/2" iron pipe found at the southwest corner of said Lot 50 and said Habitzreiter tract and the northwest corner of said Lot 49 and said Zambrano and Angorge tract, and continuing 29.99 feet for a total distance of **34.96 feet** to a calculated point at the south corner of this tract, said north half of Lot 40, and said Henderson tract and the east corner of said south 30 feet of Lot 40 and said Reese tract, from which a 1/2" iron rod found at the south corner of said Lot 41 and said Reese tract bears S31°46'50"W 89.97 feet;

THENCE, with the southwest line of this tract, said north half of Lot 40, and said Henderson tract and the northeast line of said south 30 feet of Lot 40 and said Reese tract, **N58°36'21"W 130.37 feet** to the POINT OF BEGINNING and containing 0.0278 of one acre, more or less, within these metes and bounds.

SURVEYED BY:

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



10/05/2010

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/Shoal Creek-Ridgelea/Delivered 10-5-10

Issued 05/07/2010; Revised 8/3/2010; Revised 8/10/2010; 10/5/2010

AUSTIN GRID H-26  
TCAD# 01-2200-07-06

FIELD NOTES REVIEWED

By: *Mary Sanders* Date *10/18/10*

Engineering Support Section  
Department of Public Works  
and Transportation

