

DESCRIPTION OF 0.1205 OF ONE ACRE TRACT (4652.20 SSE-2)

DESCRIPTION OF 0.1205 OF ONE ACRE (5,249 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOT 2, HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION OF RECORD IN BOOK 98 PAGE 203-204 PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING DESCRIBED IN A DEED TO H.E. BUTT GROCERY COMPANY, OF RECORD IN VOLUME 12648, PAGE 1687, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1205 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the west corner of this tract, being in the interior of said Lot 2 and said H.E. Butt Grocery tract from which a 1/2" iron pipe found at the west corner of said Lot 2 and said H.E. Butt Grocery tract and the south corner of Lot 27A, Amended Plat of Lots 27 and 28, Forest Wood Subdivision, a subdivision of record in Document No. 200600226, Official Public Records, Travis County, Texas, said Lot 27A being described in a deed to Jacob Daniel Apodaca and Julia Kveton Apodaca, of record in Volume 13030, page 1681, Real Property Records, Travis County, Texas, and Document No. 2000068212, Official Public Records, Travis County, Texas, same being in the northeast line of that tract described as 1.535 acres in a deed to C.W. Wendlandt Family Limited Partnership, of record in Document No. 2004218070, Official Public Records, Travis County, Texas, bears N55°40'03"W 10.34 feet and S34°19'57"W 44.34 feet and from said point of beginning a 1/2" iron rod found at the south corner of said Lot 2 and said H.E. Butt Grocery tract and the west corner of Lot 3 of said HEB/Congress subdivision, said Lot 3 being described in a deed to Hawkins Family Partners, L.P., of record in Volume 12905, Page 798, Real Property Records, Travis County, Texas, same being in the northeast line of said C.W. Wendlandt tract bears N55°40'03"W 10.34 feet, S34°19'57"W 44.34, and S55°43'27"E 407.56 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=10,059,926.75 E=3,110, 284.51;

THENCE, with the northwest line of this tract, crossing said Lot 2 and said H.E. Butt Grocery tract, **N34°23'27"E 45.35 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract and the west corner of a 15 foot wide drainage easement as shown on the plat of HEB/Congress and Oltorf Subdivision No. 2;

THENCE, with the northeast line of this tract and the southwest line of said drainage easement, continuing across said Lot 2 and said H.E. Butt Grocery tract, the following five (5) courses numbered 1 through 5;

0.1205 AC.

- 1) **S55°36'33"E 190.49 feet** to a calculated point;
- 2) **N79°10'19"E 43.38 feet** to a calculated point;
- 3) **S55°49'41"E 31.46 feet** to a calculated point;
- 4) **S10°49'41"E 104.65 feet** to a calculated point; and
- 5) **S55°49'41"E 70.60 feet** to a calculated point at the east corner of this tract, same being in the southeast line of said Lot 2 and said H.E. Butt Grocery tract and the northwest line of said Lot 3 and said Hawkins Family Partnerships tract, from which a 1/2" iron rod found at the east corner of said Lot 2 and said H.E. Butt Grocery tract and the north corner of said Lot 3 and said Hawkins Family Partnership tract bears **N34°32'15"E 133.37 feet**;

THENCE, with the southeast line of this tract, said Lot 2, and said H.E. Butt Grocery tract and the northwest line of said Lot 3 and said Hawkins Family Partnerships tract, **S34°32'15"W 10.00 feet** to a calculated point at the south corner of this tract, from which a 1/2" iron rod found at south corner of said Lot 2 and said H. E. Butt Grocery tract and the west corner of said Lot 3 and said Hawkins Family Partnership tract bears **S34°32'15"W 36.34 feet**;

THENCE, with the southwest line of this tract, crossing said Lot 2 and said H.E. Butt Grocery tract, the following seven (7) courses, numbered 1 through 7;

- 1) **N55°49'41"W 74.68 feet** to a calculated point;
- 2) **N10°49'41"W 104.65 feet** to a calculated point;
- 3) **N55°49'41"W 23.17 feet** to a calculated point;
- 4) **S79°10'19"W 43.40 feet** to a calculated point;
- 5) **N55°36'33"W 170.79 feet** to a calculated point;
- 6) **S34°23'27"W 35.35 feet** to a mag nail set with washer; and

0.1205 AC.

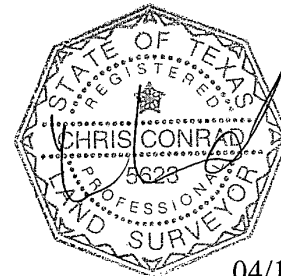

- 7) **N55°36'33"W 23.87 feet** to the POINT OF BEGINNING and containing 0.1205 of one acre, more or less, within these metes and bounds.

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



04/13/2011

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 09/10/10; Revised 11/10/2010, 12/01/10, 12/03/10, 04/13/2011

AUSTIN GRID H-20
TCAD# 04-0402-04-44

FIELD NOTES REVIEWED

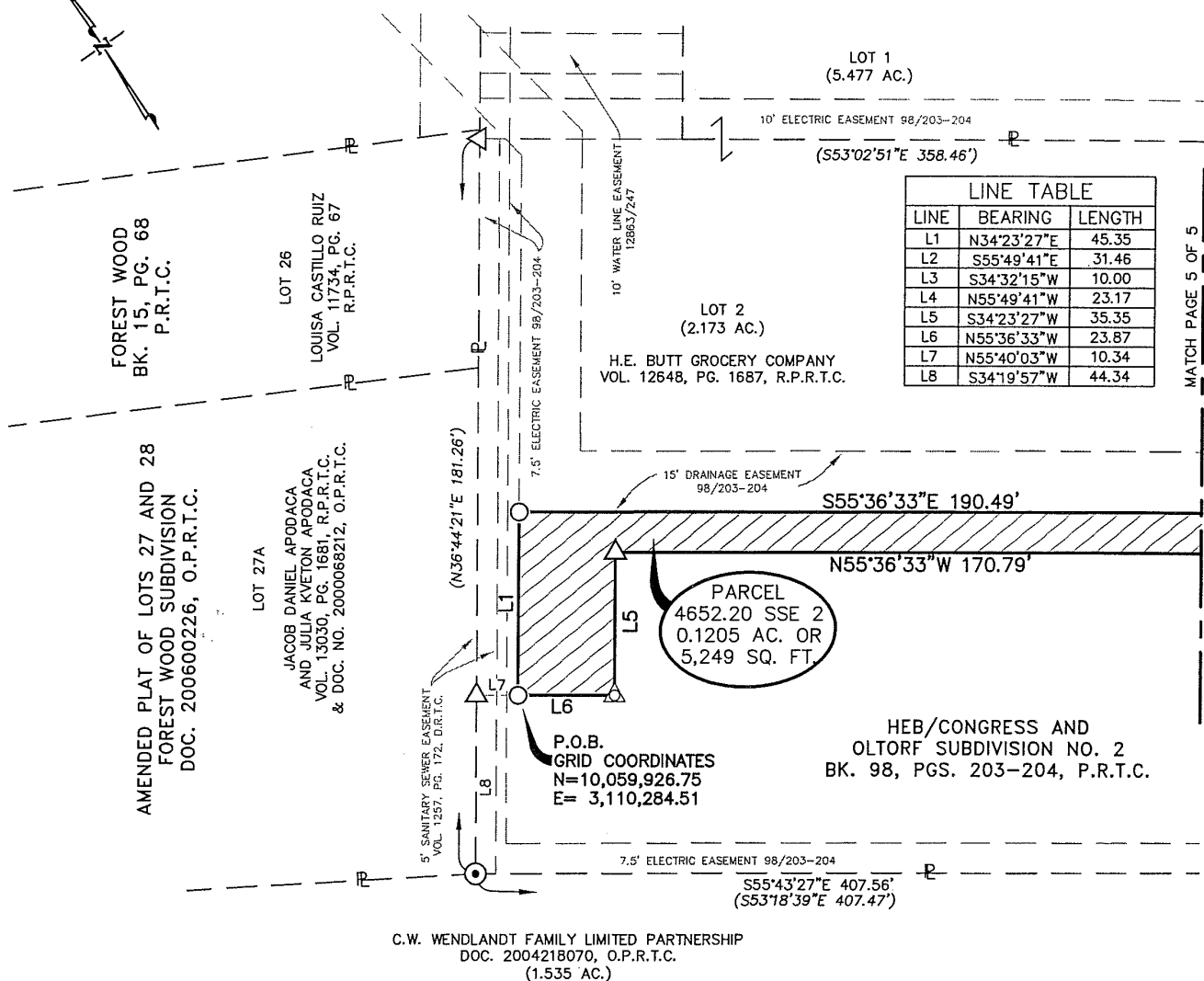
By: Mary Dawkins Date 4-19-11

Engineering Support Section
Department of Public Works
and Transportation

SCALE 1" = 40'

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1205 AC. OR 5,249 SQ. FT. OF LAND OUT OF LOT 2,
HEB/CONGRESS AND OLTORF SUBDIVISION NO. 2, A SUBDIVISION
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

RE: CITY OF AUSTIN



LINE TABLE		
LINE	BEARING	LENGTH
L1	N34°23'27"E	45.35
L2	S55°49'41"E	31.46
L3	S34°32'15"W	10.00
L4	N55°49'41"W	23.17
L5	S34°23'27"W	35.35
L6	N55°36'33"W	23.87
L7	N55°40'03"W	10.34
L8	S34°19'57"W	44.34

MATCH PAGE 5 OF 5

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)
- △ MAG NAIL SET WITH WASHER
"MCGRAY MCGRAY"
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ⊞ 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

ISSUED: 11/10/10
REVISED: 12/01/10
REVISED: 04/13/11
PAGE 4 OF 5

SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.

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

TCAD# 04-0402-04-44

M:\09-169~lan_east bouldin storm drain\DWG\Parcels\Parcel_HEB-DE-2_REV3.dwg

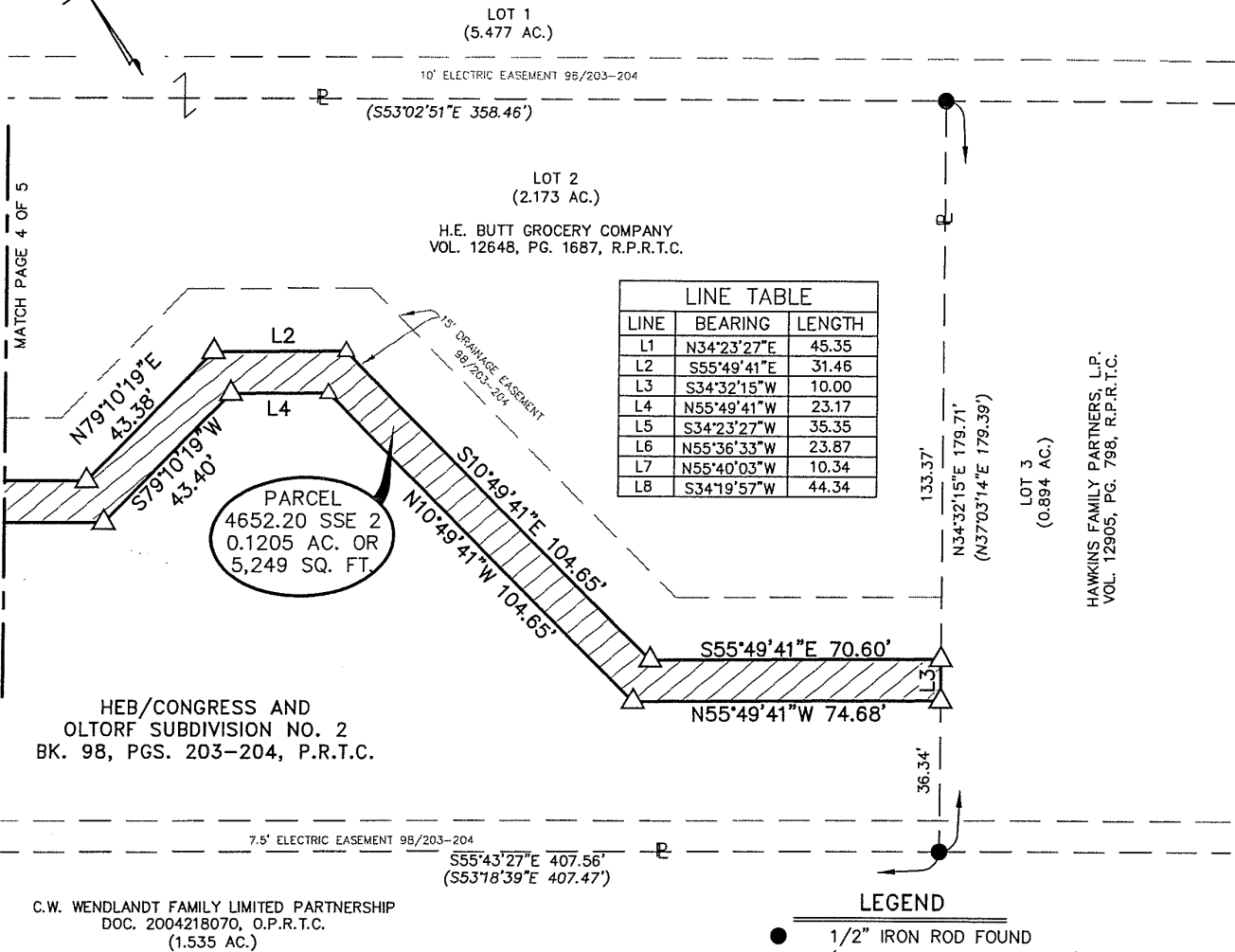
AUSTIN GRID# H-20

JOB NO.: 10-073

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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 TITLE COMMITMENT. (GF NO. 1001547)

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 04/13/11
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TCAD# 04-0402-04-44

M:\09-169-lan-east bouldin storm drain\DWG\Parcels\Parcel_HEB-DE-2_REV3.dwg

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- △ MAG NAIL SET WITH WASHER "MCGRAY MCGRAY"
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
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- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
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