

DESCRIPTION OF 0.2458 OF ONE ACRE TRACT (4652.20 TAE 3)

DESCRIPTION OF 0.2458 OF ONE ACRE (10,709 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 0.2458 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail set with washer at the northeast corner of this tract, same being in the southwest line of said Lot 2 and the northwest line of Lot 1 of said HEB/Congress subdivision, said Lot 1 also being described in said H.E. Butt Grocery deed, from which a 1/2" iron rod found at the north corner of said Lot 2 and said H.E. Butt Grocery tract, same being in the southwest line of West Oltorf Street bears N34°26'38"E 175.23 feet and N55°34'24"W 50.09 feet and from said point of beginning a 1/2" iron rod found at an angle point in the northeast line of said Lot 1 and said H.E. Butt Grocery tract and in the southwest line of West Oltorf Street bears N34°26'28"E 175.23 feet and S55°34'24"E 179.66 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=10,060,218.73 E=3,110,533.20;

THENCE, with the southeast line of said Lot 2 and the northwest line of said Lot 1, **S34°26'28"W 244.58 feet** to a mag nail set with washer at the west corner of said Lot 1 and an exterior ell corner of this tract and said Lot 2;

THENCE, with a northeast line of this tract and said Lot 2 and the southwest line of said Lot 1, **S55°30'22"E 4.72 feet** to a mag nail set with washer at an exterior ell corner of this tract from a 1/2" iron rod found at the east corner of said Lot 2 bears S55°30'22"E 352.92 feet;

THENCE, crossing said Lot 2, the following eight (8) courses, number 1 through 8;

- 1) **S34°42'57"W 23.10 feet** to a mag nail set with washer;
- 2) **S56°15'28"W 48.50 feet** to a mag nail set with washer;
- 3) **S33°44'32"W 115.31 feet** to a mag nail set with washer for the south corner of this tract;

0.2458 AC.

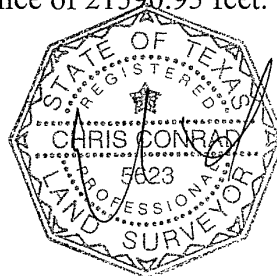
- 4) N56°15'28"W 25.00 feet to a mag nail set with washer for the southernly west corner of this tract;
- 5) N33°44'32"E 90.31 feet to a mag nail set with washer;
- 6) N56°15'28"W 53.42 feet to a mag nail set with washer in the southeast line of a 15 foot wide drainage easement shown on said HEB/Congress and Oltorf Subdivision No. 2, same being the northernly west corner of this tract;
- 7) N34°26'28"E, with said 15 foot wide drainage easement, 268.10 feet to a mag nail set with washer; and
- 8) N79°30'21"E 35.32 feet to the POINT OF BEGINNING and containing 0.2458 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 black ink, appearing to read "Chris Conrad", written over a horizontal line.

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 09/29/10; Revised 12/01/10, 04/13/11

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

FIELD NOTES REVIEWED

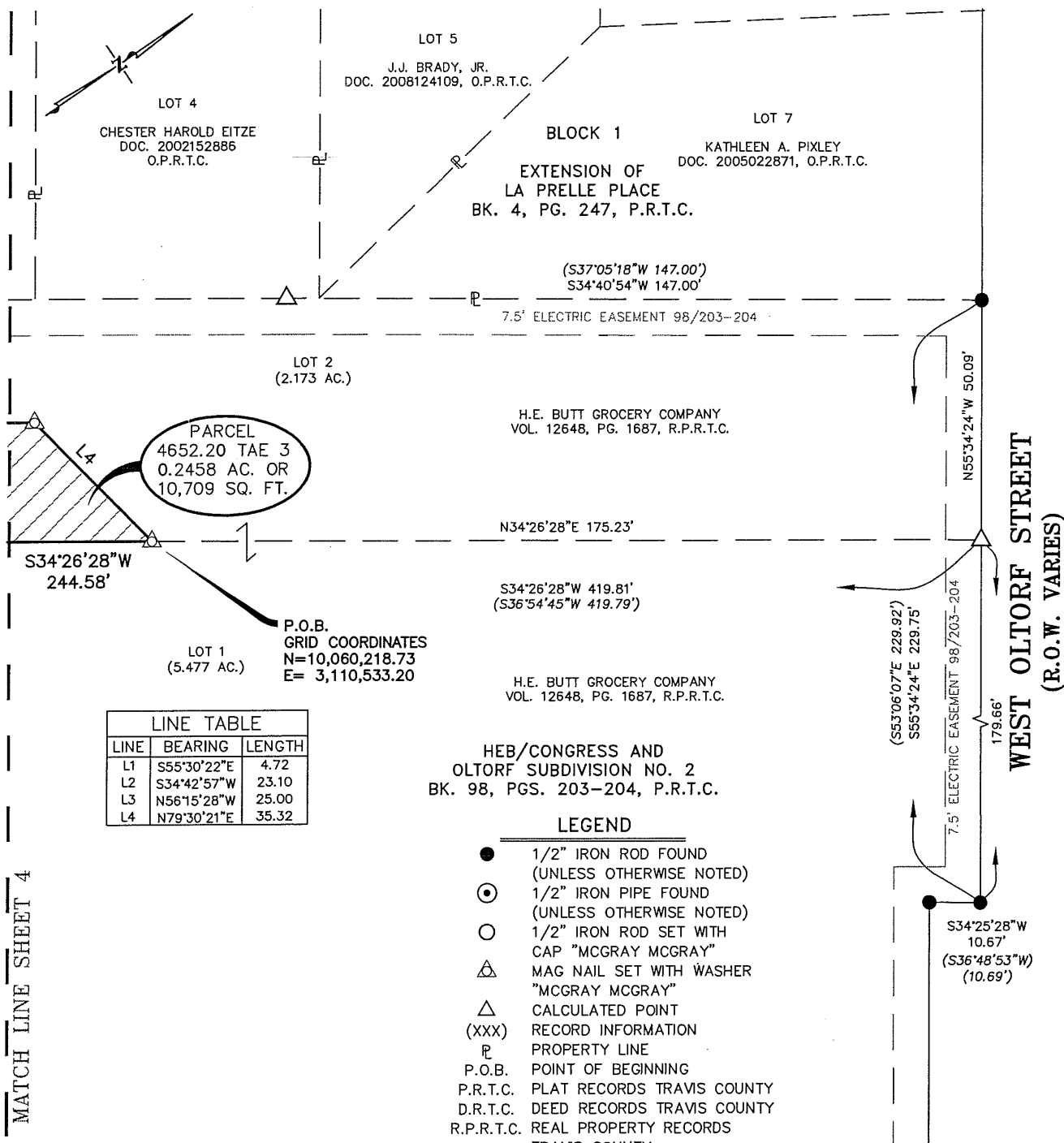
By: Date: 4-19-11

Engineering Support Section
Department of Public Works
and Transportation

SCALE 1" = 30'

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2458 AC. OR 10,709 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



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)

SURVEYED BY:



McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

ISSUED: 09/29/10
REVISED: 12/01/10
REVISED: 04/13/11
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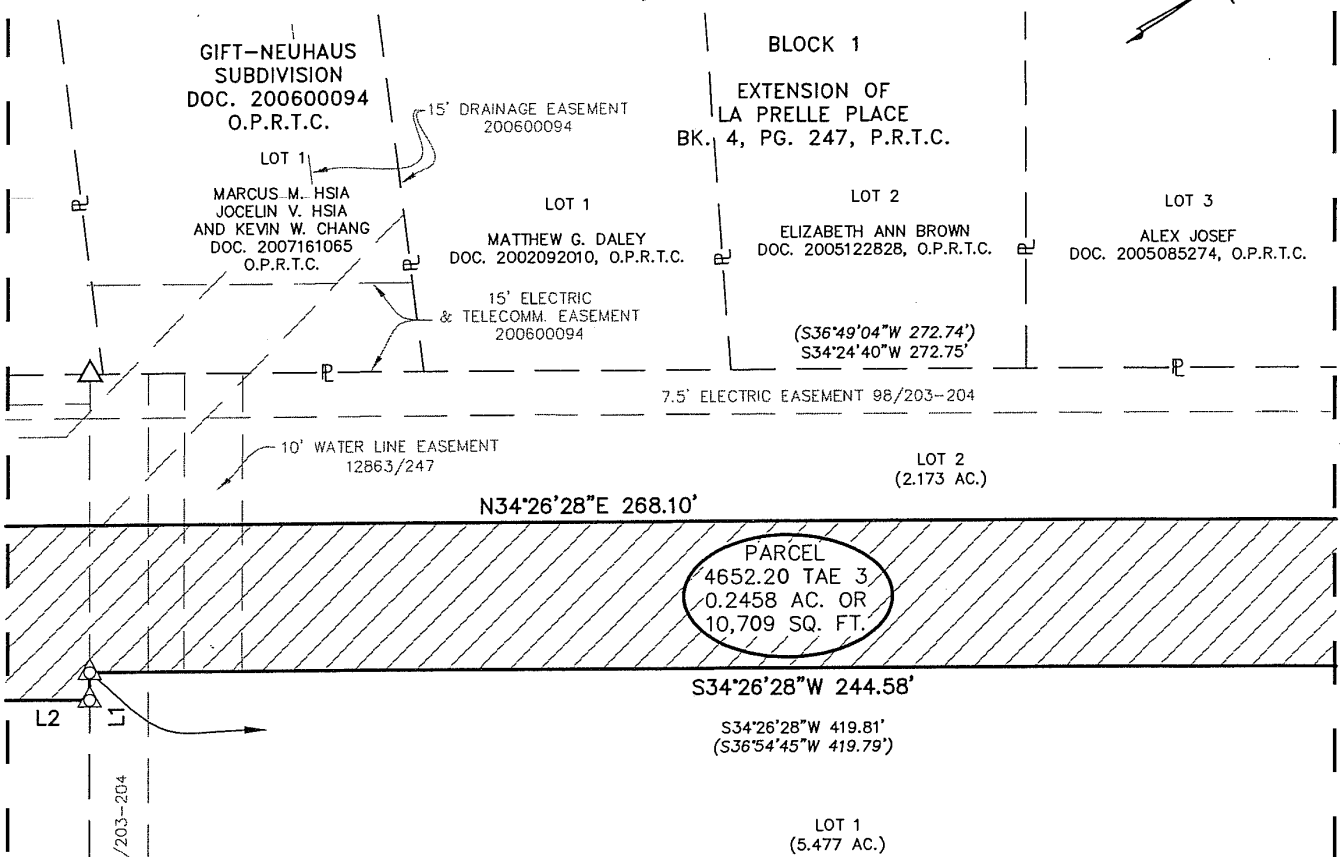
AUSTIN GRID#: H-20

JOB NO.: 10-073

SCALE 1" = 30'

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2458 AC. OR 10,709 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



HEB/CONGRESS AND
OLTORF SUBDIVISION NO. 2
BK. 98, PGS. 203-204, P.R.T.C.

H.E. BUTT GROCERY COMPANY
VOL. 12648, PG. 1687, R.P.R.T.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°30'22"E	4.72
L2	S34°42'57"W	23.10
L3	N56°15'28"W	25.00
L4	N79°30'21"E	35.32

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 SET WITH WASHER
"MCGRAY MCGRAY"
- △ 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

ISSUED: 09/29/10
REVISED: 12/01/10
REVISED: 04/11/13
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SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

AUSTIN GRID#: H-20

JOB NO.: 10-073

SCALE 1" = 30'

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2458 AC. OR 10,709 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

AMENDED PLAT OF LOTS 27 AND 28
FOREST WOOD SUBDIVISION
DOC. 200600226, O.P.R.T.C.

FOREST WOOD
BK. 15, PG. 68
P.R.T.C.

LOT 27A

JACOB DANIEL APODACA
AND JULIA KVEON APODACA
VOL. 13030, PG. 1681, R.P.R.T.C.
& DOC. NO. 2000068212, O.P.R.T.C.

LOT 26

LOUISA CASTILLO RUIZ
VOL. 11734, PG. 67
R.P.R.T.C.

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 SET WITH WASHER
"MCGRAY MCGRAY"
- △ 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

C.W. WENDLANDT FAMILY
LIMITED PARTNERSHIP
DOC. 2004218070, O.P.R.T.C.
(1.535 AC.)

5' SANITARY SEWER EASEMENT
VOL. 1257, PG. 172, D.R.T.C.

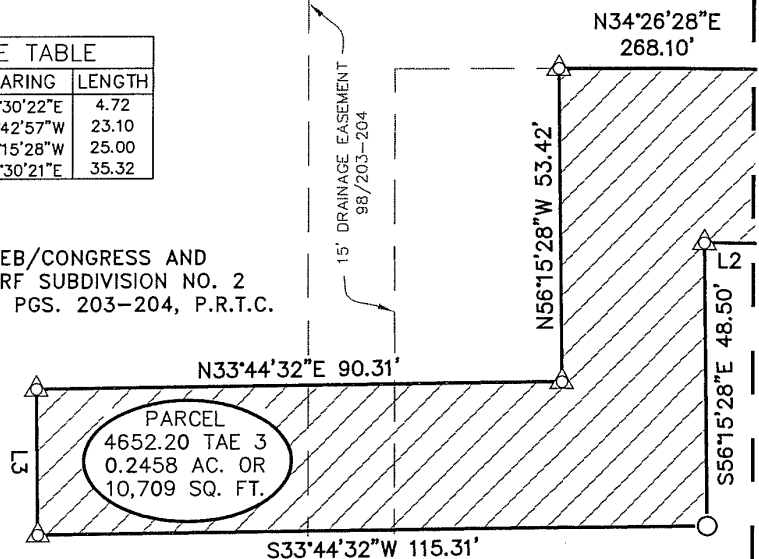
(S36°44'21"W 181.26')
(S34°19'57"W 181.27')

7.5' ELECTRIC EASEMENT 98/203-204

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°30'22"E	4.72
L2	S34°42'57"W	23.10
L3	N56°15'28"W	25.00
L4	N79°30'21"E	35.32

HEB/CONGRESS AND
OLTORF SUBDIVISION NO. 2
BK. 98, PGS. 203-204, P.R.T.C.

15' DRAINAGE EASEMENT
98/203-204



LOT 2
(2.173 AC.)

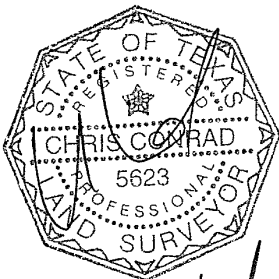
H.E. BUTT GROCERY COMPANY
VOL. 12648, PG. 1687, R.P.R.T.C.

(N37°03'14"E 179.39')
(N34°32'15"E 179.71')

HAWKINS FAMILY PARTNERS, L.P.
VOL. 12905, PG. 798, R.P.R.T.C.

LOT 3
(0.894 AC.)

MATCH LINE SHEET 4



ISSUED: 09/29/10
REVISED: 12/01/10
REVISED: 04/13/11
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SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.

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

04/13/11

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

M:\09-169~lan_east bouldin storm drain\DWG\Parcels\Parcel_HEB-AE-3_REV2.dwg

AUSTIN GRID# H-20

JOB NO.: 10-073