

DESCRIPTION OF 0.0033 OF ONE ACRE TRACT (4652.19 DE 1)

DESCRIPTION OF 0.0033 OF ONE ACRE (146 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 0.0033 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 391.02 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=10,060,569.19 E=3,109, 593.98;

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) **N62°34'28"W 6.95 feet** to a calculated point at the west corner of this tract;
- 2) **N27°25'32"E 21.00 feet** to a calculated point at the north corner of this tract;
and
- 3) **S62°34'28"E 6.92 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 13.13 feet;

0.0033 AC.

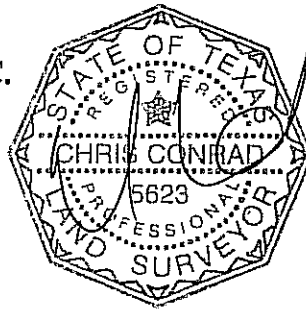
THENCE, with the southeast line of this tract, said Lot 1 of Gillis Park Amended and said City of Austin tract and the northwest line of Durwood Street, **S27°21'23"W 21.00 feet** to the POINT OF BEGINNING and containing 0.0033 of one acre, more or less, within these metes and bounds.

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.

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" = 20'

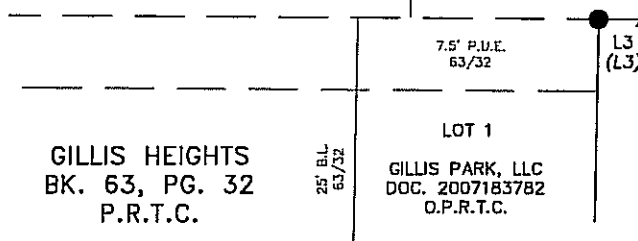
SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0033 AC. OR 146 SQ. FT. OF LAND OUT OF LOT
1, GILLIS PARK AMENDED, A SUBDIVISION IN
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°34'28"W	6.95
L2	S62°34'28"E	6.92
L3	N62°41'07"W	5.07
(L3)	N60°09'03"W	4.93



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

P.O.B.
GRID COORDINATES
N=10,060,569.19
E=3,109,593.98

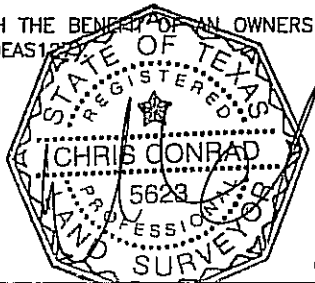
LEGEND

- 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. OEAS123456789).



01/06/11

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# 04-0402-01-08

M:\09-169~lan_east bouldin storm drain\DWG\Parcels\Parcel_Gillis-DE-1_Rev1.dwg

SURVEYED BY:

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

McGRAY & McGRAY
LAND SURVEYORS, INC.

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

AUSTIN GRID#: H-20

JOB NO.: 10-073

DESCRIPTION OF 0.4716 OF ONE ACRE TRACT (4652.19 DE 2)

DESCRIPTION OF 0.4716 OF ONE ACRE (20,542 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 0.4716 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the easterly northwest corner of this tract, same being in the north line of said Lot 1 and said City of Austin tract and the south line of a 4 foot wide 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, from which a 1/2" iron rod found in the north line of said Lot 1 and said City of Austin tract and the south line of said alley bears N62°38'04"W 79.50 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=10,060,767.22 E=3,109, 624.17;

THENCE, with the north line of this tract, said Lot 1, and said City of Austin tract, and the south line of said alley, S62°38'04"E 15.74 feet to a calculated point at the northeast corner of this tract, said Lot 1, and said City of Austin tract, same being in the west line of Durwood Street;

THENCE, with the east line of this tract, said Lot 1, and said City of Austin tract and the west line of Durwood Street, the following two (2) courses, numbered 1 and 2;

- 1) S26°39'38"W 0.66 feet to a bolt found; and
- 2) with a curve to the left, whose intersection angle is 32°58'46", radius is 141.20 feet, an arc distance of 81.27 feet, the chord of which bears S10°06'06"W 80.16 feet to a calculated point, from which a 1/2" iron rod found in the east line of Lot 1 and said City of Austin tract and the west line of Durwood Street bears with a curve to the left, whose intersection angle is 00°32'28", radius of 141.20 feet, an arc distance of 1.33 feet, the chord of which bears S06°39'31"E 1.33 feet and from which another 1/2" iron rod found in the east line of Lot 1 and said City of Austin tract and the west line of Durwood Street bears with a curve to the left, whose intersection angle is 00°32'28", radius of 141.20 feet, an arc distance of 1.33 feet, the chord of which bears S06°39'31"E 1.33 feet and with a curve to the right, whose

0.4716 AC.

intersection angle is $34^{\circ}13'49''$, radius is 137.49 feet, an arc distance of 82.14 feet, the chord of which bears $S10^{\circ}09'53''W$ 80.92 feet;

---THENCE, with the south line of this tract, crossing said Lot 1 and said City of Austin tract, the following three (3) courses, numbered 1 through 3;

- 1) **$N51^{\circ}41'00''W$ 19.44 feet** to a calculated point;
- 2) **$S57^{\circ}56'29''W$ 69.60 feet** to a calculated point; and
- 3) **$N62^{\circ}12'21''W$ 344.10 feet** to a calculated point at the west corner of this tract, same being in the south line of a drainage easement of record in Volume 12599, Page 615, Real Property Records, Travis County, Texas;

THENCE, with the north line of this tract, continuing across said Lot 1 and said City of Austin tract, the following four (4) courses, numbered 1 through 4;

- 1) with said drainage easement, **$S89^{\circ}29'40''E$ 37.24 feet** to a calculated point;
- 2) with said drainage easement, **$N78^{\circ}09'56''E$ 53.85 feet** to a calculated point;
- 3) **$S62^{\circ}57'47''E$ 237.64 feet** to a calculated point; and
- 4) **$N57^{\circ}56'29''E$ 91.35 feet** to the POINT OF BEGINNING and containing 0.4716 of one acre, more or less, within these metes and bounds.

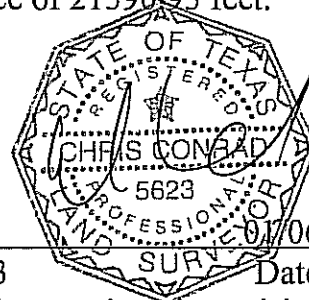
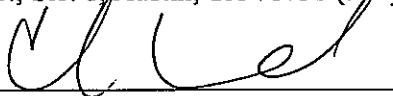
Bearing Basis Note

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 $N60^{\circ}54'59''E$, 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



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

FIELD NOTES REVIEWED

By: *Mary Barker* Date *1/7/11*

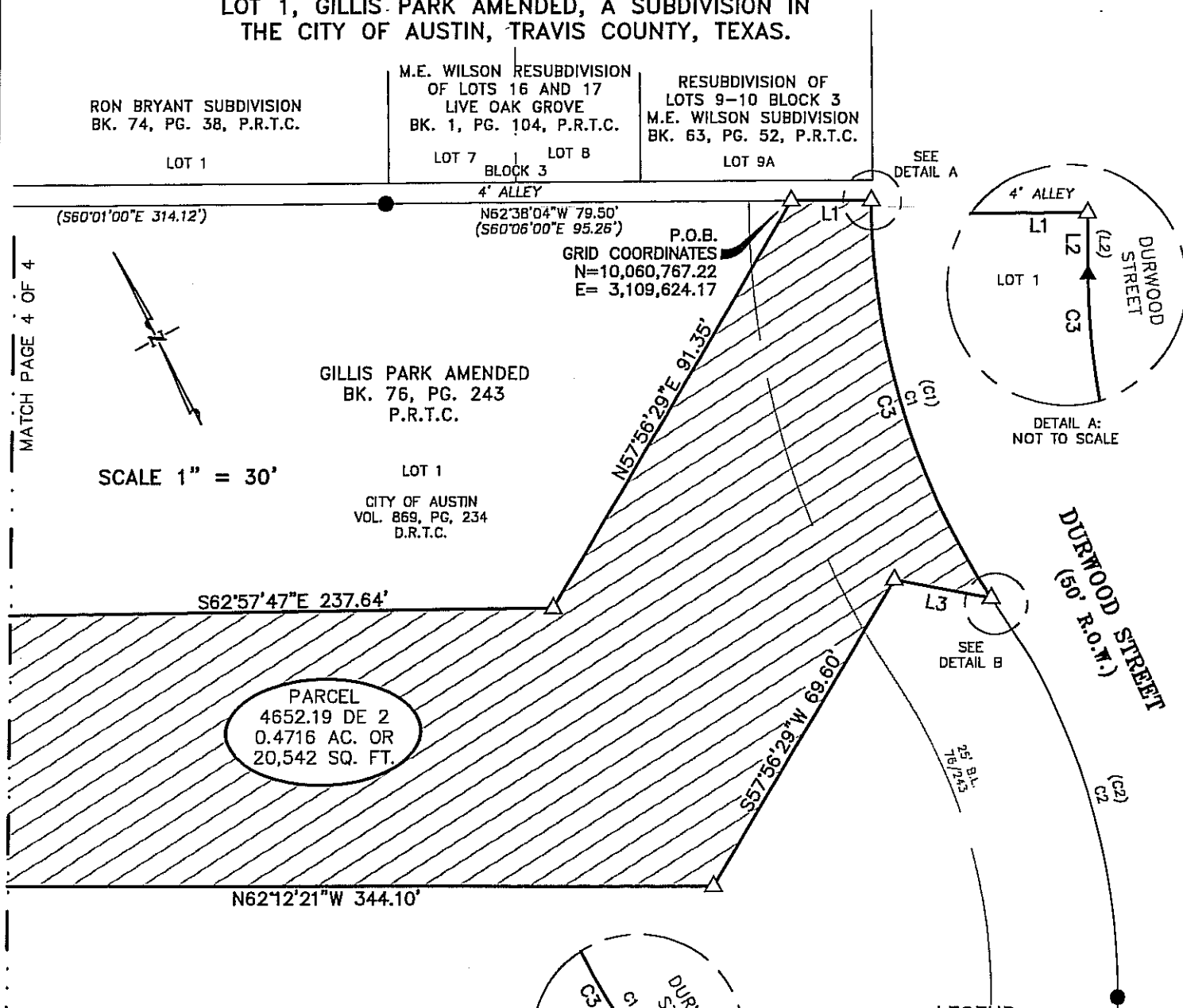
AUSTIN GRID H-20

TCAD# 04-0402-01-08

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4716 AC. OR 20,542 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

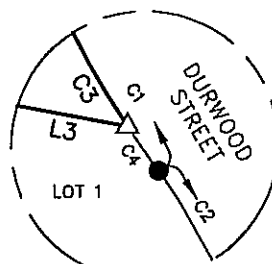


LINE TABLE

LINE	BEARING	LENGTH
L1	S62°38'04"E	15.74
L2	S26°39'38"W	0.66
(L2)	S29°11'42"W	0.77
L3	N51°41'00"W	19.44

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
C3	81.27	141.20	32°58'46"	41.80	S10°06'06"W	80.16
C4	1.33	141.20	0°32'28"	0.67	S06°39'31"E	1.33



DETAIL B:
NOT TO SCALE

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
- 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: 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
(512) 451-8591

SCALE 1" = 30'

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4716 AC. OR 20,542 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

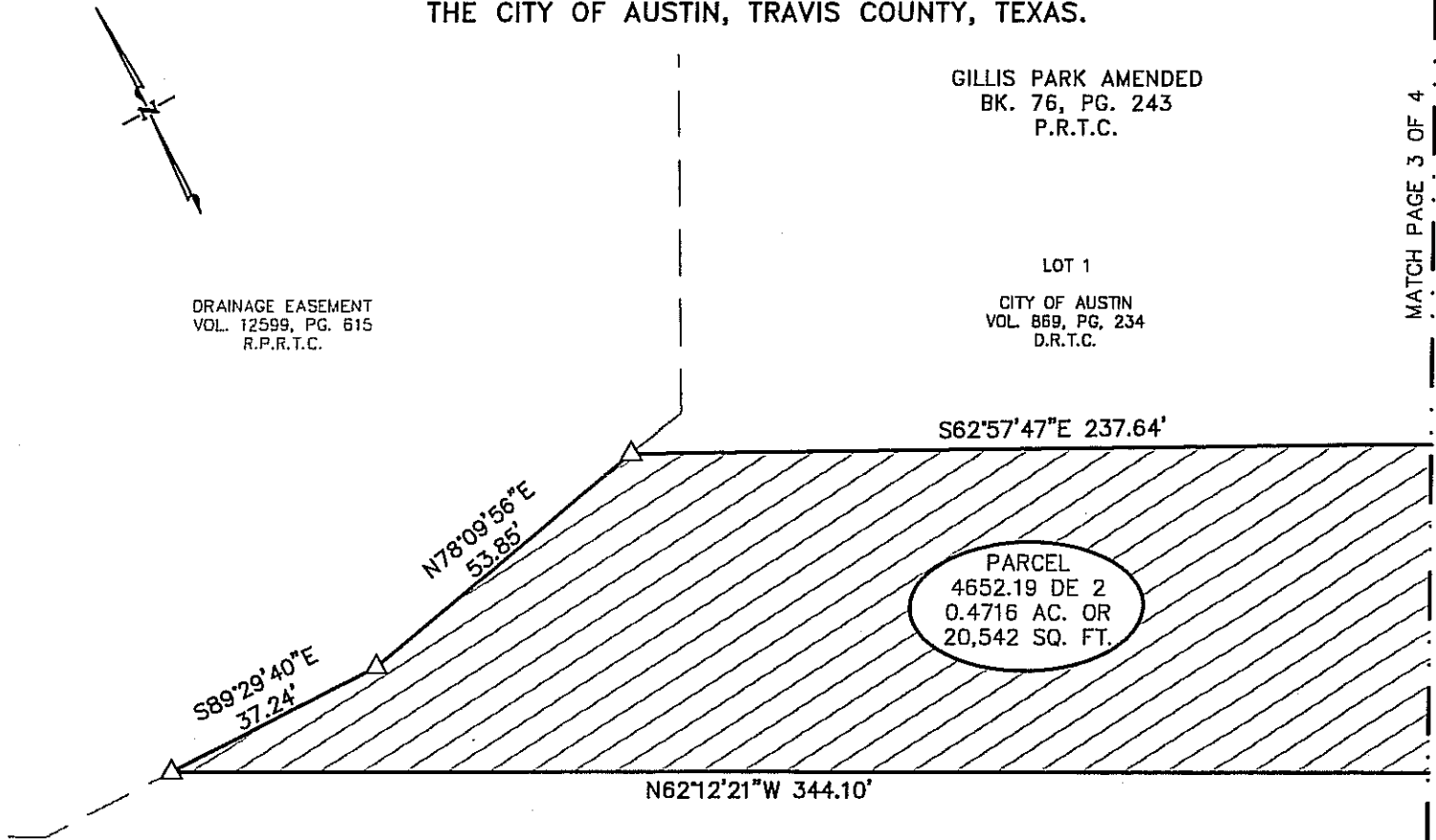
MATCH PAGE 3 OF 4

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

LOT 1

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

DRAINAGE EASEMENT
VOL. 12599, PG. 615
R.P.R.T.C.

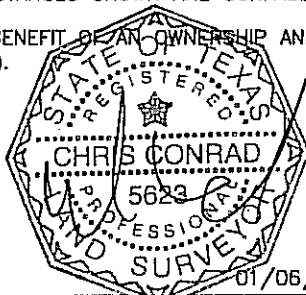


PARCEL
4652.19 DE 2
0.4716 AC. OR
20,542 SQ. FT.

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-DE-2_Rev1.dwg

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

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