LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 840 SQUARE FEET OF LAND OUT OF OUTLOT 22, DIVISION C, GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THE RIGHT-OF-WAY AS CONVEYED TO THE CITY OF AUSTIN DESCRIBED AS R.O.W. TRACTS “A” AND “B” BY INSTRUMENT RECORDED IN VOLUME 9547, PAGE 959 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID RIGHT-OF-WAY NOW COMMONLY KNOWN AS LUTHER LANE, AS SHOWN ON THE EAST AVENUE SUBDIVISION PLAT, A SUBDIVISION AS RECORDED IN DOCUMENT NO. 200800152 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 840 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED IN TWO (2) TRACTS BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

TRACT A

COMMENCING for POINT OF REFERENCE at a 3/4" iron pipe found on the south right-of-way line of said Luther Lane (50-ft right-of-way) at the northwest corner of Lot 5, Block A of the above described East Avenue Subdivision; Thence, with the south line of said Luther Lane and the north line of said Lot 5, S62°23’52”E a distance of 139.68 feet to a p-k nail found at an outside corner of said Lot 5, at the northwest corner of the above-described Tract “A”, for the most northerly corner and POINT OF BEGINNING of the herein described tract;

THENCE S40°40’49”E a distance of 32.82 feet to a calculated point on the east line of said Tract “A” and the west right-of-way line of Kim Lane as dedicated by plat called Hancock Park, a subdivision as recorded in Book 4, Page 345 of the Plat Records of Travis County, Texas, from which a ½” iron rod set with cap stamped TERRA FIRMA
THENCE, with the east right-of-way line of said Kim Lane and the west line of said Tract “B”, N28°05'33"E a distance of 7.61 feet to the POINT OF BEGINNING, and containing 23 square feet of land, more or less.

The gross area contained within Tracts A and B totals 840 square feet of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground under my supervision on October 8, 2012 and are true and correct to the best of my knowledge. A sketch accompanies this description.

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777

Date: 10/22/2012

Client: Cypress Real Estate Advisors, Inc.
Date: October 22, 2012
Job No.: 0A643-005-00
FB: 621
File: J:\Projects\A643...\005...\Survey\Legal\A643-005-ROW Vacate-FN.doc
TCAD No.: 02-1508-01-67
Austin Grid No.: K-24

BEARING BASIS NOTE:

Horizontal datum based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone. Coordinates and distances shown are surface values. Combined scale factor is 1.0000668275.
at an outside corner of said Lot 5, Block A, East Avenue Subdivision bears S40°40'49"E a distance of 59.93 feet;

THENENCE, with the west right-of-way line of said Kim Lane and the east line of said Tract “A”, S28°05'33"W a distance of 33.56 feet to a calculated point on the curving north line of said Lot 5, at the most westerly corner of the remaining portion of said Kim Lane right-of-way and the south corner of said Tract “A”, for the most southerly corner of this tract;

THENENCE, along the curving northerly line of said Lot 5 and the westerly line of said Tract “A”, along a curve to the right an arc distance of 57.97 feet, having a radius of 50.00 feet, and a chord which bears N05°51'12"W a distance of 54.78 feet to the POINT OF BEGINNING, and containing 817 square feet of land, more or less.

TRACT B

COMMENCING for POINT OF REFERENCE at a 3/4" iron pipe found on the south right-of-way line of said Luther Lane (50-ft right-of-way) at the northwest corner of Lot 5, Block A of the above described East Avenue Subdivision; Thence, with the south line of said Luther Lane and the north line of said Lot 5, S62°28'52"E a distance of 139.68 feet to a p-k nail found at an outside corner of said Lot 5, at the northwest corner of the above-described Tract “A”; Thence, S40°40'49"E a distance of 53.64 feet to a calculated point on the east right-of-way line of Kim Lane as dedicated by plat called Hancock Park, a subdivision as recorded in Book 4, Page 345 of the Plat Records of Travis County, Texas and the west line of the above-described Tract “B” for the most northerly corner and POINT OF BEGINNING of the herein described tract;

THENENCE S40°40'49"E a distance of 6.29 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA at an outside corner of said Lot 5, on the east line of said Tract “B”, for the east corner of this tract;

THENENCE, with the curving northerly line of said Lot 5 and the easterly line of said Tract “B”, along a curve to the right an arc distance of 7.93 feet, having a radius of 50.00 feet, and a chord which bears S75°49'22"W a distance of 7.92 feet to a calculated point at the southeast corner of the remaining portion of said Kim Lane right-of-way and the south corner of said Tract “B”, for the south corner of this tract;
LEGAL DESCRIPTION
SKETCH TO ACCOMPANY
Surface values, combined scale factor is 1.0000008272.

Northing Data are based on the Texas State Plane Coordinate System.

**Bearing Basis Note:**

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**Curve Table:**

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<tr>
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**Line Table:**

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<tr>
<td>L2</td>
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**Sketch to accompany legal description**

Sheet 2 of 2