DESCRIPTION FOR PARCEL #4832.10 WWE

DESCRIPTION OF A 0.070-ACRE (3,060 SQUARE FOOT) TRACT OF LAND IN THE THEO WAHRENBERGER SURVEY NO. 536, ABSTRACT NO. 831, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK "A" OF THE McNEIL CROSSING SUBDIVISION RECORDED IN DOCUMENT NO. 200000174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1, BLOCK "A" BEING A PORTION OF A CALLED 409.52-ACRE TRACT OF LAND CONVEYED TO AUSTIN WHITE LIME COMPANY BY DEED RECORDED IN VOLUME 1751, PAGE 425 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.070-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 60d nail set at the intersection point of the existing south right-of-way line of McNeil Drive (100-foot wide right-of-way width) and the existing east right-of-way line of Farm to Market Highway 734, also known as Parmer Lane (200-foot right-of-way width), same being the northwest corner of the above-described Lot 1, Block "A", having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet), values of N=10,134,666.07, E=3,113,065.44 for the northwest corner of this tract, from which a Texas Department of Transportation type II monument found on a point 100.00 feet left of Engineer's Centerline Station 450+89.97 bears North 24°54'09" West a distance of 3.20 feet;

THENCE with the north boundary line of said Lot 1, Block "A", same being said south right-of-way line of McNeil Drive, North 65°59'18" East for a distance of 10.00 feet to a 60d nail set for the northeast corner of this tract, from which the calculated northeast corner of said Lot 1, Block "A" bearings North 65°59'18" East a distance of 251.87 feet;

THENCE departing said south right-of-way line of McNeil Drive, through the interior of said Lot 1, Block "A", the following two (2) courses and distances:

1. South 24°54'23" East for a distance of 260.09 feet to a 60d nail set for a point of curvature of this tract;

2. with the arc of a curve to the left having a radius of 3,736.39 feet, an arc length of 45.89 feet, a delta angle of 00°42’13” and a chord which bears South 25°15’06" East a distance of 45.89 feet to a 60d nail set on the south boundary line of said Lot 1, Block "A" and a north boundary line of a remainder portion of said 409.52-acre tract described in Volume 1751, Page 425 of the Real Property Records of Travis County, Texas, for the southeast corner of this tract.
tract, from which the calculated southeast corner of said Lot 1, Block “A”
bears North 65°05'39” East a distance of 251.88 feet;

THENCE with said south boundary line of Lot 1, Block “A” and said north boundary line of a
remainder portion of the 409.52-acre tract, South 65°05’39” West for a distance of 10.00 feet to
a 60d nail set in the existing curving east right-of-way line of said Parmer Lane, same being the
southwest corner of said Lot 1, Block “A”, for the southwest corner of this tract, from which a
Texas Department of Transportation type II monument found on a point 100.00 feet left of
Engineer’s Centerline Station 471+97.72 bears with the arc of a curve to the left having a radius
of 3,746.39 feet, an arc length of 1,750.76 feet, and a chord which bears South 38°59’21” East
for a distance of 1,734.87 feet;

THENCE with said east right-of-way line of Parmer Lane, same being the west boundary line of
Lot 1, Block “A”, the following two (2) courses and distances:

1) with the arc of a curve to the right having a radius of 3,746.39 feet, an arc length
of 45.89 feet, a delta angle of 00°42’07” and a chord which bears North
25°15’02” West for a distance of 45.89 feet to a Texas Department of
Transportation type II monument found on a point 100.00 feet left of Engineer's
Centerline Station 453+53.82, for a point of tangency of this tract;

2) North 24°54’23” West a distance of 260.24 feet to the POINT OF BEGINNING
and containing 0.070 acre (3,060 sq. ft.) of land.

NOTE
The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central
Zone-4203), NAD 83. Project control point were established from City of Austin reference point
“J-37-4001” having coordinates values of N=10,133,889.08, E=3,113,244.67.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby state that the above
description is true and correct to the best of my knowledge and belief and that the property
described herein was determined by a survey made on the ground under my direction and
supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 3rd day of
December, 2015, A.D.

Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas

REFERENCES
AUSTIN GRID NO. J-37
TCAD PARCEL NO. 02-7200-0701
MACIAS & ASSOCIATES, L.P. PROJECT NO. 453-09-15
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/PLASTIC CAP FOUND
- TX-DOT TYPE II CONCRETE MONUMENT
- 60D NAIL SET
- CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- PL PROPERTY LINE

PETER CONRAD
SURVEY NO.112
ABST. NO. 199

THEO WAHRENBERGER
SURVEY NO. 536
ABST. NO. 831

POINT OF BEGINNING
N=10,134,666.07
E=3,113,065.44
GRID

BEARING BASIS:
ALL BEARINGS SHOWN HEREOF ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), CENTRAL ZONE.

NOTE:
The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Stewart Title Guaranty Company, File No. 20150071, Effective date: March 19, 2015

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR

Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 - State of Texas

Date: 12/03/2015
DRAWN BY: R.W.S., L.C.
M.A.I. JOB NO.: 453-08-13
REFERENCE: F.B. 632, PG. 59

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS - FIRM NO. 101141-00

5410 SOUTH 1ST STREET
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