

DESCRIPTION FOR PARCEL 4548.02.3T DE

DESCRIPTION OF 0.2591 OF ONE ACRE OR 11,285 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1, KUYKENDALL ADDITION, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN BOOK 67, PAGE 45, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.2591 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED OCTOBER 28, 2005 TO STENGER REAL ESTATE HOLDINGS, LTD., OF RECORD IN DOCUMENT NUMBER 2005207006, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.2591 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the southeast corner of this tract same being in the south line of said Lot 1 and said Stenger tract and the north line of that tract described as Tract One in a deed to William S. Winn, of record in Volume 7121, Page 121, Deed Records, Travis County, Texas, from which a 1/2" iron rod found at the southeast corner of said Lot 1 bears S73°35'57"E 121.78 feet and from said point of beginning a 5/8" iron rod found near the southeast corner of said Winn tract bears S73°35'57"E 121.78 feet, S16°27'41"W 62.24 feet, and N44°48'52"W 3.83 feet, and from said point of beginning a City of Austin monument found (March 2000, no longer exists) in the centerline of Sabine Street bears S73°35'57"E 121.78 feet, S16°27'41"W 62.24 feet, S16°27'41"W 12.00 feet, N73°35'44"W 326.64 feet, and from said point of beginning a City of Austin monument found at the centerline intersection of East 5th Street and Sabine Street bears S73°35'57"E 121.78 feet, S16°27'41"W 62.24 feet, S16°27'41"W 12.00 feet, N73°35'44"W 326.64 feet, and N16°28'03"E 328.78 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,069,476.62, E=3,116,462.63;

THENCE, with the south line of this tract, said Lot 1, and said Stenger tract and the north line of said Winn tract, **N73°35'57"W 73.85 feet** to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, the southwest corner of said Lot 1 and said Stenger tract, and being in the east line of that tract described as Tract One in a deed to William S. Winn, of record in Volume 7167, Page 1121, Deed Records, Travis County, Texas;

THENCE, with a west line of this tract, a west line of said Lot 1 and said Stenger tract, and the east line of said Winn Tract One in Volume 7167, Page 1121, **N16°28'03"E 75.93 feet** to a 1/2" iron rod set with a plastic cap at an interior ell corner of this tract, said Lot 1 and said Stenger tract, and the northeast corner of said Winn Tract One in Volume 7167, Page 1121;

0.2591 AC.

THENCE, with a south line of this tract, said Lot 1 and said Stenger tract, and the north line of said Winn Tract One in Volume 7167, Page 1121 **N73°31'57"W 22.00 feet** to a 1/2" iron rod set with a plastic cap at an exterior ell corner of this tract, said Lot 1 and said Stenger tract, at the northwest corner of said Winn Tract One in said Volume 7176, Page 1121, same being in the east line of the remainder portion of a 20 foot alley;

THENCE, with a west line of this tract, of said Lot 1 and said Stenger tract, and the east line of said remainder portion of the 20 foot alley and then with the east line of Lot 8, Block 37, original City of Austin, Travis County, Texas, according to the map on file in the General Land Office of Texas, said Lot 8 being described in a deed to Gerald Allen Shults, of record in Volume 12057, Page 258, Real Property Records, Travis County, Texas, **N16°28'03"E 59.21 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, and said Lot 1 and said Stenger tract, same being at a point in the west line of Lot 7 of said Block 37, and the southwest corner of that tract described in a gift deed dated December 26, 1995 to Kay Shapiro, trustee; Diane Shapiro, trustee; Jay Shapiro, trustee; and Susan Shapiro, trustee, of record in Volume 12603, Page 263, Real Property Records, Travis County, Texas;

THENCE, with the north line of this tract, of said Lot 1 and said Stenger tract, with the south line of said Shapiro tract, crossing said Lot 7 and Lot 6 of said Block 37, **S73°35'57"E 95.85 feet** to a calculated point at the northeast corner of this tract;

THENCE, with the east line of this tract, crossing said Lot 1 and said Stenger tract, **S16°28'10"W 135.17 feet** to the POINT OF BEGINNING and containing 0.2591 of one acre, more or less, within these metes and bounds.

#### Bearing Basis Note

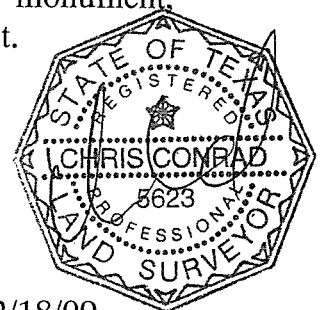
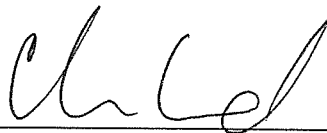
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



02/18/09

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.

4548.02.3T DE (0.2591) Rev.1

Issued 2/12/09

Revised 2/18/09

FIELD NOTES REVIEWED

By:  Date 2/19/09

Engineering Support Section  
Department of Public Works  
and Transportation

AUSTIN GRID J-22  
TCAD# 02-0404-19-09

Exhibit "A"  
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SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2591 AC. OR 11,285 SQ. FT. OF LAND OUT OF  
LOT 1, KUYKENDALL ADDITION  
AUSTIN, TRAVIS COUNTY, TEXAS

