

DESCRIPTION FOR PARCEL 4548.02.3T TWSE

DESCRIPTION OF 0.3779 OF ONE ACRE OR 16,461 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 0.3779 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 0.3779 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the southeast corner of this tract, said Lot 1, and said Stenger tract and the northeast corner 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 point a 5/8" iron rod found near the southeast corner of Lot 4, Block 37, and of said Winn tract bears 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 S16°27'41"W 62.24 feet, S16°27'41"W 12.00 feet, and N73°35'44"W 326.64 feet, and from said point of beginning a City of Austin monument found at the centerline intersection of Sabine Street and East 5th Street bears S16°27'41"W 62.24 feet, S16°27'41"W 12.00 feet, and 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=10,069,442.23, E=3,116,579.46;

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 121.78 feet** to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract;

THENCE, with the west line of this tract, crossing said Lot 1 and said Stenger tract, **N16°28'10"E 135.17 feet** to a calculated point at the northwest corner of this tract, same being in the north line of said Lot 1 and said Stenger tract and the south line of that tract described in a deed 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, said Lot 1, and said Stenger tract and the south line of said Shapiro tract, **S73°35'57"E 121.77 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, said Lot 1, and said Stenger tract and the southeast corner of said Shapiro tract, same being in the west line of I.H. 35;

THENCE, with the east line of this tract, said Lot 1, and said Stenger tract and the west line of I.H. 35, **S16°27'41"W 135.17 feet** the POINT OF BEGINNING and containing 0.3779 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

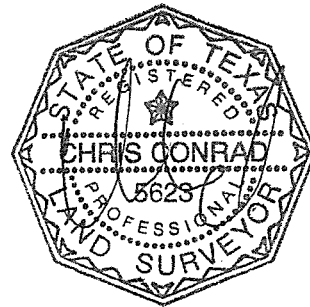
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance 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 TWSE (0.3779) Rev.1

Issued 2/12/09

Revised 2/18/09

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

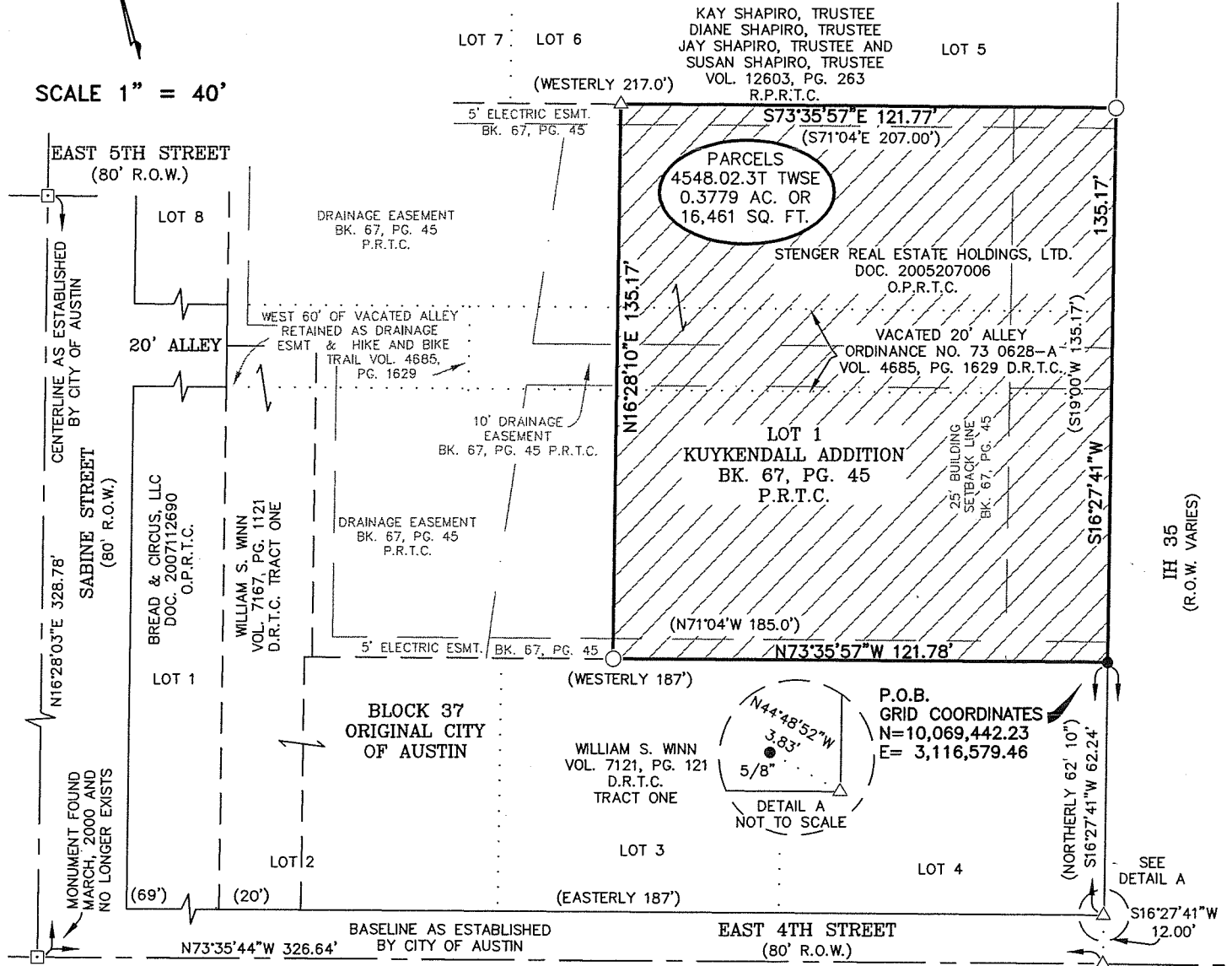
FIELD NOTES REVIEWED

By:  Date 2/19/09

Engineering Support Section
Department of Public Works
and Transportation

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.3779 AC. OR 16,461 SQ. FT. OF LAND OUT OF
LOT 1, KUYKENDALL ADDITION
AUSTIN, TRAVIS COUNTY, TEXAS**

RE: CITY OF AUSTIN

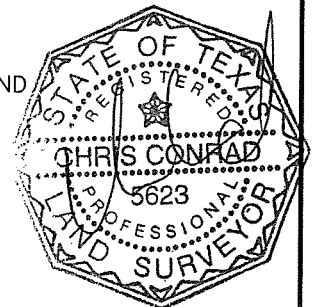


NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 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 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT (GF NO. 00073989).

LEGEND

- 1/2" IRON ROD FOUND EXCEPT AS NOTED
- CITY OF AUSTIN MONUMENT FOUND
- △ COMPUTED POINT
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- (XXX) RECORD INFORMATION
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING



ISSUED: 02/12/09
REVISED: 02/18/09
PAGE 3 OF 3

SURVEYED BY:

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

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

AUSTIN GRID#: J-22

JOB NO.: 08-041

Chris Conrad

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623
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# 02-0404-19-09
CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\STENGER_TW

02/18/09

Exhibit "B"
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