DESCRIPTION FOR 4604.03 WE

DESCRIPTION OF 0.0553 OF ONE ACRE OR 2,408 SQUARE FEET, MORE OR LESS, OUT OF JESSE GRIMES SURVEY NO. 25, ABSTRACT NO. 318, AUSTIN, TRAVIS AND WILLIAMSON COUNTIES, TEXAS AND OUT OF LOT 1, BLOCK "A", PLAZA VOLENTE SUBDIVISION, OF RECORD IN DOCUMENT 200300320, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND IN CABINET Y, SLIDE 134-136, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A DEED TO KRG PLAZA VOLENTE, LP, OF RECORD IN DOCUMENT 2005089483, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND IN DOCUMENT 200508214, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 0.0553 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIPTED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod found at the northwest corner of this tract, same being at an angle point in the northwest line of said Lot 1 and said KRG Plaza Volente tract and the existing southeast right-of-way (ROW) line of R.M. 620 North, from which a 1/2” iron rod found at an angle point in the northwest line of said Lot 1 and said KRG Plaza Volente tract and the existing southeast ROW line of R.M. 620 North bears S41°36’10”W 199.86 feet; said POINT OF BEGINNING having a Texas State Plane Coordinate (Texas Central Zone, NAD 83, U.S. feet, combined scale factor of 1.00005) grid value of N=10,138,156.97, E=3,086,561.81;

THENCE, with the northwest line of this tract, said Lot 1, and said KRG Plaza Volente tract and the existing southeast ROW line of R.M. 620 North, North 80° 35’ 09” East 31.79 feet to a 1/2 inch iron rod with a plastic cap set for the northeast corner of this tract, from which a 1/2 inch iron rod found at an angle point in the north line of said Lot 1, and said KRG Plaza Volente tract and in the existing southeast ROW line of R.M. 620 North bears North 80 degrees 35 minutes 09 seconds East 95.85 feet;

THENCE, with the perimeter of this tract, crossing said Lot 1 and said KRG Plaza Volente tract, the following six (6) courses, numbered 1 through 6;

1) S41°36’10”W 64.19 feet to a 1/2 inch iron rod with a plastic cap set;

2) N47°43’29”W 8.43 feet to a 1/2 inch iron rod with a plastic cap set;

3) S41°50’02”W 15.00 feet to a 1/2 inch iron rod with a plastic cap set;
4) S47°43'29"E 33.00 feet to a cotton spindle set at the southerly east corner of this tract;

5) S41°50'02"W 27.00 feet to a cotton spindle set at the south corner of this tract; and

6) N47°43'29"W 44.41 feet to a 1/2" iron rod with a plastic cap set at the west corner of this tract, same being in the northwest line of said Lot 1 and said KRG Plaza Volente tract;

THENCE, with the northwest line of this tract, said Lot 1, and said KRG Plaza Volente tract and the existing southeast ROW line of R.M. 620 North, N41°36'10"E 81.24 feet to the POINT OF BEGINNING and containing 0.0553 of one acre or 2,408 square feet within these metes and bounds, more or less.

**Bearing Basis Note**

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83, Combined Scale Factor is 1.00005). The reference for this project was established from “Austin RRP”, a fixed control point, and “BM1078”, a TxDOT survey monument having coordinate values bearing of N60°54'59"E, 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 3/24/2010

Note: There is a plat to accompany this description. 4604.03 WE  
Issued 05/28/09  
Revised 6/19/09, 1/27/10, 2/4/10, 3/17/10; 3/24/10

AUSTIN GRID E-38  
TCAD# 01-7423-01-11

FIELD NOTES REVIEWED  
By:  
Date 3/29/10
Engineering Support Section  
Department of Public Works  
and Transportation

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