

(WATER EASEMENT)

DESCRIPTION FOR 4604.02 WE

DESCRIPTION OF 0.3849 OF ONE ACRE (16,766 SQUARE FEET), MORE OR LESS, OUT OF JESSE GRIMES SURVEY NO. 25, ABSTRACT NO. 318, AUSTIN, TRAVIS COUNTY, TEXAS AND BEING OUT OF LOT 4, BLOCK A, VOLENTE SUBDIVISION, OF RECORD IN DOCUMENT NO. 200000061, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 4 BEING DESCRIBED IN A SPECIAL WARRANTY DEED DATED OCTOBER 16, 2006, TO JOHNSON FOUR CORNERS, LTD., OF RECORD IN DOCUMENT 2006205652, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.3849 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this tract, same being in the east line of said Lot 4 and said Johnson Four Corners tract and the west line of Lot 1, Block A, of said Volente Subdivision, said Lot 1 being further described in a deed to 7-Eleven, Inc., of record in Document 2002048676, Official Public Records, Travis County, Texas, and being in the proposed south right-of-way (ROW) line of R.M. 2769 per TxDOT project C.S.J. Number 2718-01-011, from which an iron rod found with a TxDOT aluminum cap bears N76°22'22"W 0.30 feet, and from which point of beginning a 1/2" iron rod found at the northeast corner of said Lot 4 and said Johnson Four Corners tract and the northwest corner of said Lot 1 and said 7-Eleven tract, same being in the existing south ROW line of R.M. 2769, bears N29°58'29"E 10.17 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=10,138,333.01, E=3,086,129.73);

THENCE, with the east line of this tract, said Lot 4, and said Johnson Four Corners tract and the west line of said Lot 1 and said 7-Eleven tract, **S29°58'29"W 41.81 feet** to a cotton spindle set at the southeast corner of this tract from which a 1/2" iron rod found at the southwest corner of said Lot 1 and said 7-Eleven tract, same being in the east line of said Lot 4 and said Johnson Four Corners tract, bears S29°58'29"W 173.62 feet;

THENCE, with the south line of this tract, crossing said Lot 4 and said Johnson Four Corners tract, the following six (6) courses, numbered 1 through 6;

- 1) **N77°17'15"W 11.03 feet** to a cotton spindle set;
- 2) **N32°42'45"W 11.66 feet** to a 1/2" iron rod set with a plastic cap stamped "McGray & McGray";

0.3849 AC.

- 3) **N80°23'11"W 334.75 feet** to a cotton spindle set;
- 4) **N78°00'31"W 141.50 feet** to a 1/2" iron rod set with a plastic cap stamped "McGray & McGray";
- 5) **S47°34'22"W 24.99 feet** to a 1/2" iron rod set with a plastic cap stamped "McGray & McGray"; and
- 6) with a curve to the right, whose intersection angle is **00°28'32"**, radius is **2974.79 feet**, an arc distance of **24.69 feet**, the chord of which bears **N76°22'30"W 24.69 feet** to a 1/2" iron rod set with a plastic cap stamped "McGray & McGray" at the southwest corner of this tract, same being in the west line of said Lot 4 and said Johnson Four Corners tract and the east line of that tract described as 1.006 acres, in Exhibit "A-2", in a deed to the City of Austin, of record in Document 2008097448, Official Public Records, Travis County, Texas, from which a 1/2" iron rod found at the southwest corner of said Lot 4 and said Johnson Four Corners tract, same being in the east line of said 1.006 City of Austin tract, bears **S25°40'46"E 311.08 feet**;

THENCE, with the west line of this tract, said Lot 4, and said Johnson Four Corners tract and the east line of said 1.006 acre City of Austin tract, **N25°40'46"E** at a distance of 30.66 feet, passing at an iron rod found with a TxDOT aluminum cap marking an ell corner in the proposed south ROW line of the R.M. 2769 per TxDOT project C.S.J. No. 2718-01-011 and continuing a total distance of **51.07 feet** to an iron rod found with a TxDOT aluminum cap at the westerly northwest corner of this tract, same being an ell corner in said proposed south ROW line of R.M. 2769 from which a 3/4" iron pipe found at the northwest corner of said Lot 4 and said Johnson Four Corners tract and the northeast corner of said 1.006 acre City of Austin tract, same being in the existing south ROW line of R.M. 2769, bears **N25°40'46"E 40.77 feet**;

THENCE, with the north line of this tract and the proposed south ROW line of R.M. 2769, crossing said Lot 4 and said Johnson Four Corners tract, the following two (2) courses, numbered 1 and 2;

- 1) **S78°00'31"E 168.01 feet** to an iron rod found with a TxDOT aluminum cap; and

0.3849 AC.

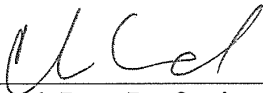
- 2) **S80°22'59"E 367.54 feet** to the POINT OF BEGINNING and containing 0.3849 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83, 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:

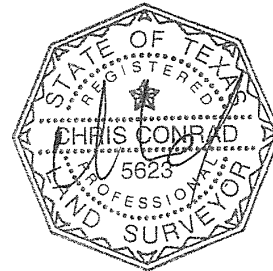
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591



10/9/09


Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description. 4604.02 WE
Issued 05/08/2009; Revised 07/31/09; 10/09/09



AUSTIN GRID E-38
TCAD# 01-7623-01-01

FIELD NOTES REVIEWED

By:  Date 10/20/09

Engineering Support Section
Department of Public Works
and Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.3849 AC. OR 16,766 SQ. FT. OF LAND OUT OF
THE JESSE GRIMES SURVEY NO. 25
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 80'

LOT 8-B, BLK. "A"

VOLENTE WEST, L.L.C.
DOC. 2001007325
O.P.R.T.C.

RESUBDIVISION OF A PORTION OF LOT 8
NAUMANN'S SUBDIVISION
DOC. NO. 199900358, O.P.R.T.C.
AND CABINET S, SLIDE 22, P.R.W.C.

DAVE'S SUBDIVISION
DOC. NO. 200100134

LOT 6

ALCORT VOLENTE, L.L.C.
DOC. NO. 2007040030

LOT 8-A, BLOCK A

R.M. 2769

DETAIL "B"
N.T.S.

R.M. 2769
VOLENTE ROAD
(R.O.W. VARIES)

P.O.B.
GRID COORDINATES
N=10,138,333.01
E= 3,086,129.73

SEE DETAIL "B"

SEE DETAIL "A"

DETAIL "A"
N.T.S.

EXISTING
RIGHT-OF-WAY LINE

PROPOSED RIGHT-OF-WAY
LINE PER TXDOT PROJECT C.S.J.
NO. 2718-01-011

S80°22'59"E 367.54'

S78°00'31"E 168.01'

N80°23'11"W 334.75'

PARCEL
4604.02 WE
0.3849 AC. OR
16,766 SQ. FT.

JOHNSON FOUR CORNERS, LTD.
DOC. 2006205652
O.P.R.T.C.

LOT 4, BLOCK A
VOLENTE SUBDIVISION
DOC. 200000061
O.P.R.T.C.

7-ELEVEN, INC.
DOC. 2002048676
O.P.R.T.C.

LOT 1, BLOCK A
VOLENTE SUBDIVISION
DOC. 200000061
O.P.R.T.C.

S29°58'29"W 225.60'
(S31°58'14"W 225.50')

JESSE GRIMES SURVEY NO. 25
ABSTRACT NO. 318

LINE TABLE

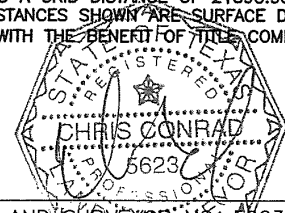
LINE	BEARING	LENGTH
L1	N29°58'29"E	10.17
L2	S29°58'29"W	41.81
L3	N77°17'15"W	11.03
L4	N32°42'45"W	11.66
L5	S47°34'22"W	24.99
L6	N25°40'46"E	51.07
L6A	N25°40'46"E	30.66
L6B	N25°40'46"E	20.41
L7	N25°40'46"E	40.77
L8	N75°59'29"W	3.16
(L8)	N73°31'23"W	3.16

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- * SET COTTON-SPINDLE
- FOUND IRON ROD WITH
TX.D.O.T. ALUMINUM CAP
- 1/2" IRON ROD SET WITH
PLASTIC CAP "MCGRAY MCGRAY"

(XXX) RECORD INFORMATION
R.P.R.T.C. REAL PROPERTY RECORDS,
TRAVIS COUNTY
O.P.R.T.C. OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY
P.R.W.C. PLAT RECORDS, WILLIAMSON COUNTY
N.T.S. NOT-TO-SCALE
P.O.B. POINT OF BEGINNING
ISSUED: 05/08/09
REVISED: 07/31/09
REVISED: 10/09/09
PAGE 4 OF 4

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591



10/09/09

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
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# 01-7623-01-01
CIP# 0000-000-0000

M:\NORTHWEST C MAIN - BROWN-GAY\DWG\PARCELS\JOHNSON-FOUR-COURNERS_PWE-REV-2.dwg AUSTIN GRID# E-38 JOB NO.: 09-007