

**PROPERTY DESCRIPTION
PARCEL 80**

SURVEY OF 0.167 ACRES (7,270 SQUARE FEET) OF LAND, IN THE JOHN APPLGAI SURVEY NUMBER 58, AND BEING A PORTION OF LOT 1, BLOCK B, NORTHWEND PHASE C-SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 83, PAGE 225A, PLAT RECORDS TRAVIS COUNTY, TEXAS, THE SAID LOT 1, BEING DESCRIBED TO MAYFIELD VILLAGE, LTD, IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2005009709, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.167 ACRES OF LAND SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT B AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a one-half inch iron rod found at a point of curvature to the right in the southerly line of said Lot 1, also being in the northerly right-of-way line of Masterson Pass (Right of Way Varies) and from this point a one-half inch iron rod found for an interior angle corner of the said Lot 1, same being an exterior angle corner of the northerly right-of-way line of the said Masterson Pass bears S65°24'07"E, a distance of 94.85 feet;

THENCE with the common boundary line of said Lot 1 and said Masterson Pass right-of-way and along said curve to the right having the following curve elements: Radius of 20.00 feet, Arc Distance of 4.75 feet, Delta Angle of 13°37'07", the chord of which bears N57°43'49"W, a distance of 4.74 feet to a calculated point (Grid Coordinates: N=10,108,611.3419, E=3,129,397.7701, Texas Central Zone 4203, NAD83) for the southernmost corner and **POINT OF BEGINNING** of the herein described 0.167 acres of land;

THENCE with the common boundary line of said Lot 1 and said Masterson Pass right-of-way and along said curve to the right having the following curve elements: Radius of 20.00 feet, Arc Distance of 26.40 feet, Delta Angle of 75°38'15", the chord of which bears N13°06'10"W, a distance of 24.53 feet to a one-half inch iron rod found for the westerly corner of the herein described 0.167 acres of land, same being the west corner of the said Lot 1, and a point on the southeast right-of-way line of North Lamar Boulevard, a street in Travis County, Texas;

THENCE North 24°36'04" East, a distance of 470.32 feet along the common boundary line of the said Lot 1, and the said North Lamar Boulevard to a calculated point for the north corner of the herein described 0.167 acres of land, same being the common west corner of the said Lot 1, and Lot 1, Block B, Northwend Phase C-Section One, a

EXHIBIT "A"

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subdivision in Travis County, Texas, according to the plat recorded in Volume 83, Page 90S, Plat Records Travis County, Texas and a point on the southeast right-of-way line of the said North Lamar Boulevard;

THENCE South 65°20'06" East, a distance of 15.00 feet along the common boundary line of said Lot 1, Section Two and said Lot 1, Section One, both Block B, Northwend Subdivision to a calculated point for the east corner of the herein described 0.167 acres of land and from this point a punch hole in concrete found for the east corner of the said Lot 1, Section Two, same being an interior angle corner of the said Lot 1, Section One, bears South 65°20'06" East, a distance of 345.00 feet;

THENCE South 24°36'04" West, a distance of 489.71 feet and crossing over said Lot 1, Section Two, to the **POINT OF BEGINNING** and containing 0.167 acre (7,270 square feet) of land more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.


Robert C. Steubing Registered Professional Land Surveyor No. 5548



08/29/2017
Date