

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 1,262 SQUARE FEET OF LAND OUT OF OUTLOT 22, DIVISION C, GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THE RIGHT-OF-WAY OF KIM LANE (50 FOOT PUBLIC RIGHT-OF-WAY) AS DEDICATED BY PLAT CALLED HANCOCK PARK, A SUBDIVISION AS RECORDED IN BOOK 4, PAGE 345 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID RIGHT-OF-WAY NOW COMMONLY KNOWN AS LUTHER LANE, AS SHOWN ON THE EAST AVENUE SUBDIVISION PLAT, A SUBDIVISION AS RECORDED IN DOCUMENT NO. 200800152 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,262 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 3/4" iron pipe found on the south right-of-way line of said Luther Lane (50-ft right-of-way) at the northwest corner of Lot 5, Block A of the above described East Avenue Subdivision; Thence, with the south line of said Luther Lane and the north line of said Lot 5, S62°28'52"E a distance of 139.68 feet to a p-k nail found at an outside corner of said Lot 5; Thence, S40°40'49"E a distance of 32.82 feet to a calculated point on the west right-of-way line of said Kim Lane, also being on the east line of that portion of right-of-way described as Tract "A" by instrument recorded in Volume 9547, Page 959 of the Real Property Records of Travis County, Texas, for the most northerly corner and POINT OF BEGINNING of the herein described tract;

THENCE S40°40'49"E a distance of 53.64 feet to a calculated point on the east right-of-way line of said Kim Lane and the west line of that portion of right-of-way described as Tract "B" by instrument recorded in Volume 9547, Page 959 of the Real Property Records of Travis County, Texas, from which a 1/2" iron rod set with cap

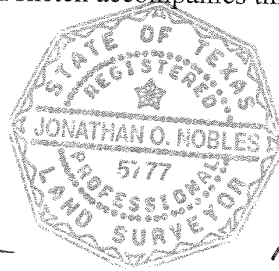
stamped TERRA FIRMA at an outside corner of said Lot 5 bears S40°40'49"E a distance of 6.29 feet;


THENCE, with the east right-of-way line of said Kim Lane and the west line of said Tract "B", S28°05'33"W a distance of 7.61 feet to a calculated point at the south corner of said Tract "B", on the curving northerly line of said Lot 5, Block A, East Avenue Subdivision, for the southeast corner of this tract;

THENCE, along the curving northerly line of said Lot 5 and the southerly right-of-way line of remaining portion of said Kim Lane an arc distance of 52.85 feet, having a radius of 50.00 feet and a chord which bears N69°21'01"W a distance of 50.42 feet to a calculated point at the most westerly corner of said remaining portion of Kim Lane right-of-way and the south corner of said Tract "A", for the southwest corner of this tract;

THENCE, with the west right-of-way line of said Kim Lane and the east line of said Tract "A", N28°05'33"E a distance of 33.56 feet to the POINT OF BEGINNING, and containing 1,262 square feet (0.029 acre) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground under my supervision on October 8, 2012 and are true and correct to the best of my knowledge. A sketch accompanies this description.




Jonathan O. Nobles

Registered Professional Land Surveyor No. 5777

10/22/2012
Date

Client: Cypress Real Estate Advisors, Inc.
Date: October 22, 2012
Job No.: 0A643-005-00
FB: 621
File: J:\Projects\A643...\005...\Survey\Legal\A643-005-Kim ROW Vacate-FN.doc
TCAD No.: 02-1508-01-67
Austin Grid No.: K-24

BEARING BASIS NOTE:

Horizontal datum based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone. Coordinates and distances shown are surface values. Combined scale factor is 1.0000668275.

FIELD NOTES REVIEWED

By: CLARK, DANIEL L. Date 11.08.2012

Engineering Support Section
Department of Public Works
and Transportation



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°05'33" W	7.61'
	(S 30°29' W)	
L2	N 28°05'33" E	33.56'
	(N 30°29' E)	

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00' (50.00')	7.93'	7.92'	S 75°49'22" W
C2	50.00' (50.00')	52.85' (52.75')	50.42' (50.34')	N 69°21'01" W (N 66°09'30" W)
C3	50.00' (50.00')	57.97' (57.52')	54.78' (54.40')	N 05°51'12" W (N 02°58'30" W)

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000668275.

Client : Cypress Real Estate Advisors, Inc.
 Date : October 18, 2012
 Office : J. Nobles, M. Carney
 Crew : J. Jones, D. Smith
 F.B. : 634/58
 Job No : 0A643-005-00-500
 : d:\Projects\A643\005\Survey\Draw Files\550\A643-005-00-ROW Vacation.dwg
 : d:\Projects\A643\005\Survey\Point Files\A643-005-00-500-SP DATUM.lrd

terra
firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/328-8373 Fax 512/445-2286