

EXHIBIT _____

(LICENSE AGREEMENT)

LEGAL DESCRIPTION: BEING ALL THAT CERTAIN 219 SQUARE FEET TRACT OR PARCEL OF LAND, BEING A PORTION OF WEST AVENUE, AN EIGHTY (80) FOOT WIDE RIGHT-OF-WAY OUT OF AND A PART OF OUTLOT NO. 11, DIVISION "Z", SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND ADJOINING THAT CALLED 2.148 ACRE TRACT OF LAND CONVEYED TO KEVIN BURNS BY DEED RECORDED IN DOCUMENT NO. 2008139979 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 219 SQUARE FOOT TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east line of said 2.148 Burns tract, being the present westerly right-of-way line of said West Avenue for the northwest corner hereof, from which said **POINT OF BEGINNING** a Mag Nail with washer found at the northeast corner of said 2.148 Burns tract, being the southwest intersection of West 5th Street, being an eighty (80) foot wide right-of-way and said West Avenue, bears N16°36'36"E a distance of 97.08 feet;

THENCE crossing through the interior of said West Avenue the following three (3) calls:

- 1) S 73°04'48" E a distance of 2.90 feet to a calculated point,
- 2) S 16°32'46" W a distance of 74.40 feet to a calculated point,
- 3) N 79°41'47" W a distance of 3.00 feet to a calculated point in the east line of said 2.148 Burns tract, same being the westerly right-of-way line of said West Avenue for the southwest corner hereof, from which said corner a 1/2" iron rod at the southeast corner of said 2.148 Burns tract bears S 16°36'36" W a distance of 47.06 feet;

THENCE N 16°36'36" E a distance of 74.74 feet with the in the east line of said 2.148 Burns tract, being the westerly right-of-way line of said West Avenue to the **POINT OF BEGINNING** containing 219 square feet of land for the purpose of a License Agreement.

Bearing Basis-C.O.A.
Centerline Survey Control

Surveyed by:



Glenn T. Dial 5-5-2013
Glenn T. Dial Date
R.P.L.S. No. 5168
James E. Garon & Associates, Inc.
P.O. Box 1917
Bastrop, Texas 78602

REFERENCES

TCAD Map No. 02-0208
Austin Grid H-22

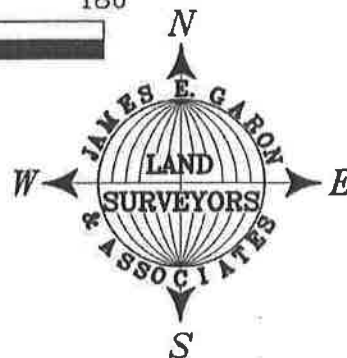
FIELD NOTES REVIEWED

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By: *Glenn T. Dial* Date: *05-11-2013*

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Engineering Support Section
Department of Public Works
and Transportation



SCALE: 1" = 60'

LEGEND

- ⊕ CALCULATED POINT
- 1/2" REBAR FOUND (UNLESS NOTED)
- ⊞ CITY OF AUSTIN CENTER LINE
- ⊞ MONUMENTS FOUND
- ⊞ MAG NAIL W/T WASHER FOUND

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°04'48" E	2.90'
L2	S 16°32'46" W	74.40'
L3	N 79°41'47" W	3.00'
L4	N 16°36'36" E	74.74'
L5	S 73°23'24" E	39.90'
L6	S 73°23'24" E	39.90'
L7	N 16°36'36" E	97.08'
L8	S 16°36'36" W	47.06'

KEVIN BURNS
DOC. #2008139979
O.P.R.T.C.T.
2.148 ACRES

219 SQ. FT.

P.O.B.

CITY OF AUSTIN
7365/481 D.R.T.C.T.

WEST AVENUE
(80' R.O.W.)
S 16°36'36" W 674.32'



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MAY 5, 2013



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REFERENCE KEVIN BURNS

ADDRESS 801 WEST 5TH STREET

LEGAL DESCRIPTION 219 SQUARE FEET OUT OF WEST AVENUE, OUTLOT 11,
DIVISION "Z", CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

FIELD BOOK: B-441/7-8

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