

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 4,907 SQUARE FEET OF LAND; BEING A PORTION OF THE TWENTY (20)-FOOT ALLEY WITHIN BLOCK 36, THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, TRAVIS COUNTY, TEXAS; SAID 4,907 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½" iron rod found at the southeast corner of Lot 4 of the above described Block 36, at the intersection of the west right-of-way line of Interstate Highway No. 35 with the north right-of-way line of East 3rd Street; Thence, with the west right-of-way line of Interstate Highway No. 35 and the east line of said Lot 4, N16°27'42"E pass a cotton gin spindle found at a distance of 127.86, and continuing on for a total distance of 127.98 feet to a calculated point at the intersection with the south right-of-way line of a twenty (20)-foot alley, at the northeast corner of said Lot 4, for the southeast corner and POINT OF BEGINNING of the herein described tract;

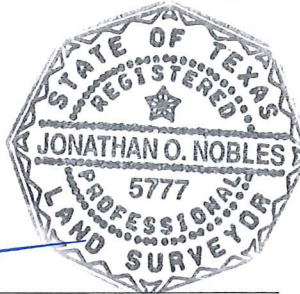
THENCE, with the south right-of-way line of said twenty (20)-foot alley and the north lines of Lots 1 – 4 of said Block 36, N73°38'08"W, pass a ½" iron rod found for reference at a distance of 207.23 feet, and continuing on for a total distance of 250.37 feet to a calculated point at the northeast corner of a Lateral Support, Bank Stabilization and Drainage Easement (Exhibit B) as conveyed by instrument recorded in Document No. 2006100620 of the Official Public Records of Travis County, Texas, for the southwest corner of this tract;

THENCE, over and across said twenty (20)-foot alley, N43°08'38"E a distance of 22.40 feet to a calculated point on the north right-of-way line of said twenty (20)-foot alley, on the south line of Lot 8 of said Block 36, and being at the southeast corner of a Lateral Support, Bank Stabilization and Drainage Easement (Exhibit A) as conveyed by instrument recorded in Document No. 2006100620 of the Official Public Records of Travis County, Texas, for the northwest corner of this tract;

THENCE, with the north right-of-way line of said twenty (20)-foot alley and the south line of Lots 5 – 8, of said Block 36, S73°38'08"E, pass a ½" iron rod found for reference at a distance of 33.03 feet, and continuing on for a total distance of 240.31 feet to a ½" iron rod found on the west right-of-way line of said Interstate Highway No. 35, at the southeast corner of said Lot 5, Block 36, for the northeast corner of this tract, from which a ½" iron rod found at the northeast corner of said Lot 5, Block 36 bears N16°27'42"E a distance of 127.94 feet;

THENCE, with the west right-of-way line of said Interstate Highway No. 35, S16°27'42"W a distance of 20.00 feet to the POINT OF BEGINNING, and containing 4,907 square feet (0.113 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 January 7, 2010 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

8/7/2014
Date

Revised: August 6, 2014
Client: Reagan Sign Company
Date: September 3, 2012
Job No.: 0A455-0049-00
FB: 601/40
File: J:\Projects\A455...\0049...\Survey\Legal\A455-0049 Alley Vacate-
FN.doc
TCAD No.: 02040418
Austin Grid No.: J-22

BEARING BASIS NOTE:

Horizontal datum based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'

LEGEND

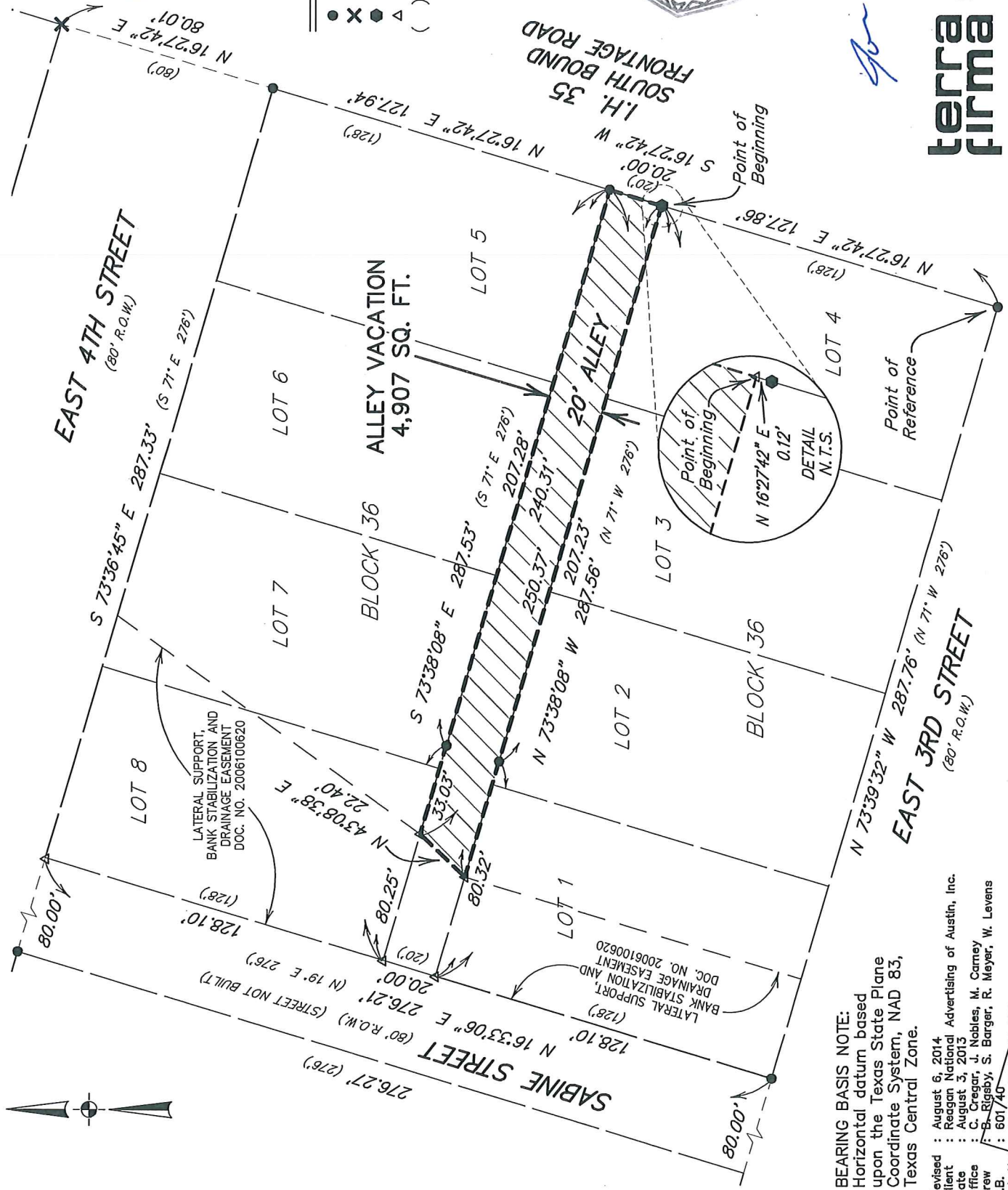
- 1/2" IRON ROD FOUND
- ✕ "X" IN CONCRETE FOUND
- ◆ COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



Jon O. Nobles

terra firma LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101
1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
TEL (512) 328-8373 • FAX (512) 445-2286



BEARING BASIS NOTE:
Horizontal datum based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

Revised : August 6, 2014
Client : Reagan National Advertising of Austin, Inc.
Date : August 3, 2013
Office : C. Greger, J. Nobles, M. Carney
Crew : S. Riggsby, S. Barger, R. Meyers, W. Levens
F.B. : 601/40
Job No : 04455-0049-06/550
File : j:\Projects\A455\045 Survey\Draw\00-001\A455-0049-Alley Vacation Sketch.dwg
j:\Projects\A455\049 Survey\Point Files\04455-049-00-001.crd