

## DESCRIPTION FOR 0.0470 OF ONE ACRE

DESCRIPTION OF 0.0470 OF ONE ACRE OR 2,049 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE RESERVE, ACCORDING TO THE TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, PLOTTED AND DRAWN BY WILLIAM H. SANDUSKY (1840) ON FILE AT THE GENERAL LAND OFFICE, SAID RESERVE BEING DESCRIBED AS 67 ACRES (SECOND TRACT) IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 769, PAGE 57, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0470 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a spindle set at the northwest corner of this tract, same being in the north line of said Reserve and said City of Austin tract, and the south line of Riverview Street, from which a 1" iron rod found at the southeast corner of Lot 26, Block "B", Driving Park Addition No. 2, a subdivision of record in Book 2, Page 240, Plat Records, Travis County, Texas, and the southwest corner of Lot 25, Block "B", in said Driving Park Addition No. 2 subdivision, bears N20°33'14"E 36.89 feet and N69°26'46"W 161.86 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N=10,064,232.40, E=3,121,160.00;

THENCE, with the north line of this tract, said Reserve, and said City of Austin tract and the south line of Riverview Street, S69°20'38"E 79.50 feet to a spindle set at the northeast corner of this tract;

THENCE, with the east line of this tract, crossing said Reserve and said City of Austin tract, the following two (2) courses;

1. with a curve to the right, whose intersection angle is 78°46'42", a radius of 18.52 feet, an arc distance of 25.46 feet, the chord of which bears S29°55'41"E 23.50 feet to a spindle set; and
2. S20°15'09"W 21.89 feet to a spindle set at the southeast corner of this tract;

THENCE, with the southwest line of this tract, crossing said Reserve and said City of Austin tract, the following three (3) courses;

0.0470 AC.

1. **N60°42'19"W 8.05 feet** to a 1/2" iron rod set with a plastic cap;
2. with a curve to the right, whose intersection angle is **15°52'33"**, a radius of **190.00 feet**, an arc distance of **52.65 feet**, the chord of which bears **N51°33'11"W 52.48 feet** to a spindle set; and
3. **N43°12'24"W 44.43 feet** to the POINT OF BEGINNING and containing 0.0470 of one acre or 2,049 square feet, 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. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and 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



12/19/2014

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2014/Descriptions/Holly Street Power Plant/Tract 4

Issued 12/19/14

AUSTIN GRID K-20  
TCAD# 03-0108-01-01

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0470 AC. OR 2,049 SQ. FT. OF LAND  
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

RE: CITY OF AUSTIN

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	25.46	18.52	78°46'42"	15.20	S29°55'41"E	23.50
C2	52.65	190.00	15°52'33"	26.49	N51°33'11"W	52.48

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°15'09"W	21.89
L2	N60°42'19"W	8.05

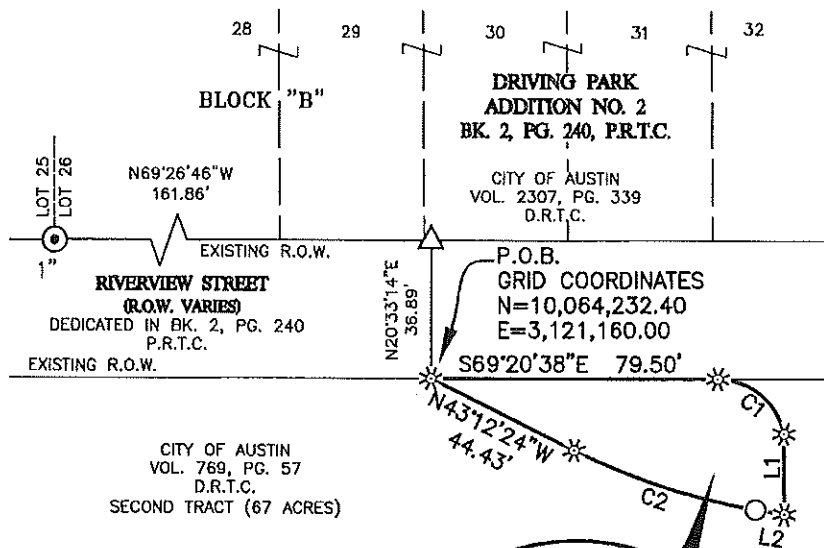
SCALE 1" = 50'



**LEGEND**

- ⊙ IRON PIPE FOUND (SIZE NOTED)
- 1/2" IRON ROD FOUND WITH CAP
- IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- ▲ 60D NAIL FOUND
- ✱ SPINDLE SET
- △ CALCULATED POINT

P.O.B. POINT OF BEGINNING  
P.R.T.C. PLAT RECORDS, TRAVIS COUNTY  
D.R.T.C. DEED RECORDS, TRAVIS COUNTY  
R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY  
O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY



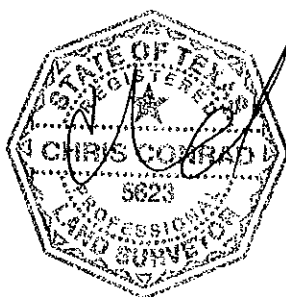
CITY OF AUSTIN  
VOL. 769, PG. 57  
D.R.T.C.  
SECOND TRACT (67 ACRES)

THE RESERVE ACCORDING TO THE  
TOPOGRAPHICAL MAP OF THE GOVERNMENT  
TRACT ADJOINING THE CITY OF AUSTIN  
PLOTTED AND DRAWN BY WILLIAM H.  
SANDUSKY (1840) ON FILE AT THE GENERAL  
LAND OFFICE

0.0470 AC. OR  
2,049 SQ. FT.

**NOTES:**

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE COMMITMENT.



*Chris Conrad*

12/19/2014

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

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TCAD# 03-0108-01-01

M:\Holly Street Power Plant\DWG\Parcels\Esmt\_10-2014\Tract 4.dwg

ISSUED: 12/19/14

SURVEYED BY: PAGE 3 OF 3

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: K-20 JOB NO.: 14-118