

F#9747-1609

FLUGEL LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
Firm No. 10193837

EXHIBIT " _ "

SURFACE ENCROACHMENT DESCRIPTION FOR A 23 SQUARE FOOT TRACT

LEGAL DESCRIPTION OF A 23 SQUARE FOOT TRACT OR PARCEL OF LAND, BEING A PORTION OF THE RIGHT-OF-WAY OF 25TH 1/2 STREET ADJACENT TO LOTS 21 & 22, HARWOODS SUBDIVISION, OUTLOT 54, RECORDED IN VOLUME 1, PAGE 69, PLAT RECORDS, TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO THE CORNER DEVELOPMENT, LLC, IN DOCUMENT #2015091049, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 23 SQUARE FOOT TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found for the **POINT OF REFERENCE** on the north right-of-way (R.O.W.) line of 25th 1/2 Street (60' R.O.W.) being the southwest corner of said Lot 21 and the southeast corner of Lot 20, Harwoods Subdivision, conveyed to The Corner Development, LLC, in Document #2015091048, Official Public Records, Travis County, Texas, from which bears N 3°24'45" E a distance of 130.19' to a 1/2" iron pipe found on the south R.O.W. line of a 16' City of Austin Alley being the northwest corner of said Lot 21 and the northeast corner of said Lot 20; Thence, S 87°06'27" E along said north R.O.W. line of 25th 1/2 Street and the south line of said Lot 21 a distance of 14.30' to a calculated point for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 87°06'27" E along said north R.O.W. line of 25th 1/2 Street and the south lines of said Lots 21 & 22 a distance of **32.01'** to a calculated point for the northeast corner of the herein described tract, from which bears S 87°06'27" E a distance of 45.74' to a Mag Nail Found at the intersection of said north R.O.W. line of 25th 1/2 Street and the west R.O.W. line of San Gabriel Street (60' R.O.W.) being the southeast corner of said Lot 22;

THENCE, through and across the R.O.W. of said 25th 1/2 Street the following three courses:

1. **S 2°44'20" W** a distance of **0.66'** to a calculated point for the southeast corner of the herein described tract;
2. **N 87°15'40" W** a distance of **32.01'** to a calculated point for the southwest corner of the herein described tract;
3. **N 2°44'19" E** a distance of **0.75'** to the **POINT OF BEGINNING** and containing **23 square feet** of land, more or less.



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BASIS OF BEARINGS:

Bearings are based on NAD '83 State Plane Coordinates.
(Texas Central 4203)

I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Flugel Land Surveying
Firm Registration No. 10193837

Paul J. Flugel



Paul J. Flugel
RPLS No. 5096

Date of Survey: 8/19/2016
Date of Field Notes: 10/25/2016

FIELD NOTES REVIEWED

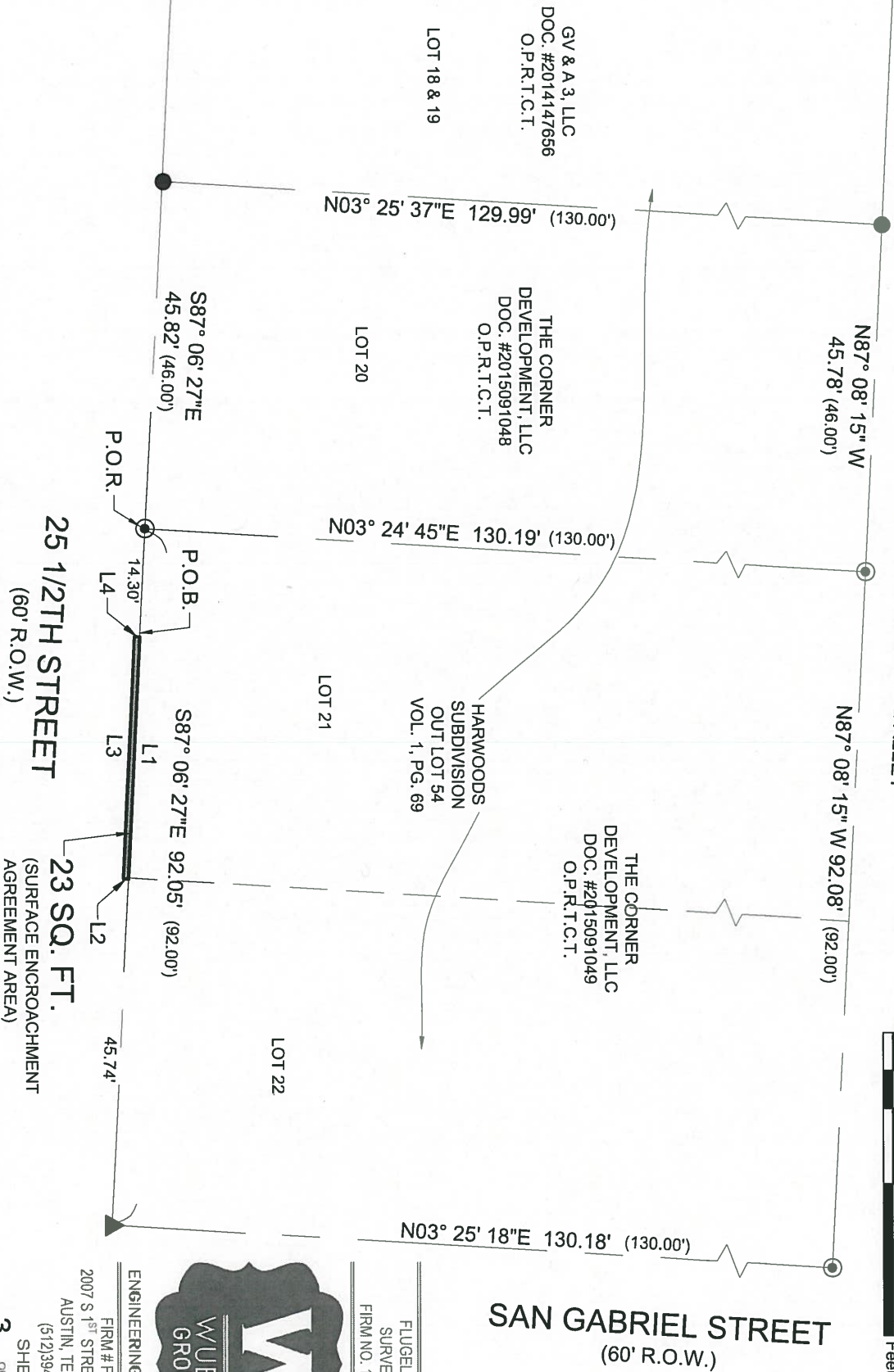
By Chet Daniel Date 1-4-2017

Engineering Support Section
Department of Public Works
and Transportation

SURVEY OF

23 SQUARE FEET OF LAND, BEING A PORTION OF THE R.O.W. OF 25TH 1/2 STREET, ADJACENT TO LOTS 21 & 22, HARWOODS SUBDIVISION, OUTLOT 54, RECORDED IN VOL. 1, PG. 69, P.R.T.C.T., HAVING BEEN CONVEYED TO THE CORNER DEVELOPMENT, LLC, IN DOC. #2015091049, O.P.R.T.C.T.

C.O.A. 16' WIDE ALLEY



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ENGINEERING & DESIGN
FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512)394-1900

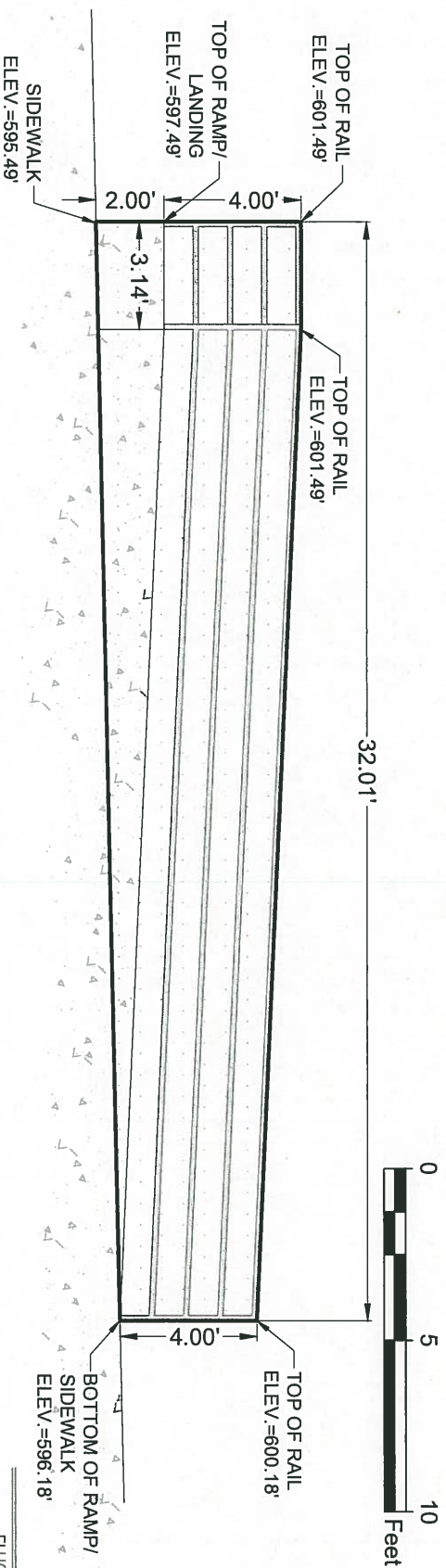
FLUGEL LAND
SURVEYING
FIRM NO. 10193837

3 OF 5 SHEET

SURVEY OF

23 SQUARE FEET OF LAND, BEING A PORTION OF THE R.O.W. OF 25TH 1/2 STREET, ADJACENT TO LOTS 21 & 22, HARWOODS SUBDIVISION, OUTLOT 54, RECORDED IN VOL. 1, PG. 69, P.R.T.C.T., HAVING BEEN CONVEYED TO THE CORNER DEVELOPMENT, LLC, IN DOC. #2015091049, O.P.R.T.C.T.

VIEW FROM 25TH 1/2 STREET



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4 OF 5 SHEET

SURVEY OF

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LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- ☒ COTTON SPINDLE FOUND
- △ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S87° 06' 27"E	32.01'
L2	S2° 44' 20"W	0.66'
L3	N87° 15' 40"W	32.01'
L4	N2° 44' 19"E	0.75'

AS SURVEYED BY:

Paul J. Flugel



HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES
NAD '83 (CENTRAL ZONE 4203)

VERTICAL DATUM:

NAVD '88 ELEVATION DATUM

PAUL J. FLUGEL
RPLS NO. 5096
FIRM NO. 10193837

DATE OF FIELD SURVEY:
8-19-2016
DATE OF PLAT:
10-25-2016

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SURVEYING
FIRM NO. 10193837



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5 OF 5 SHEET