

LEGAL DESCRIPTION OF A 0.009 ACRE (382 Sq. Ft.) TRACT OF LAND LOCATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE RIGHT-OF-WAY (R.O.W.) OF COMAL STREET (60' R.O.W.), ADJOINED ON THE WEST BY A CALLED 4.331 ACRE TRACT DESCRIBED IN DEED TO BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, RECORDED IN VOLUME 4589, PAGE 2347, DEED RECORDS, TRAVIS COUNTY, TEXAS, BEING OUT OF GAMMEL AND TAYLOR'S SUBDIVISION OF OUTLOT NO. 44, DIVISION B, RECORDED IN VOLUME 1, PAGE 77, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND ADJOINED ON THE EAST BY A TRACT OF LAND (TRACT 2) DESCRIBED IN A DEED TO BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, RECORDED IN DOCUMENT NO. 2016179346, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.009 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with cap stamped "SAM" found marking the northwest corner of said Tract 2, and being on the east R.O.W. line of said Comal Street, and from which a 3/4-inch iron rod found marking the intersection of the east R.O.W. line of said Comal Street and the south R.O.W. line of Manor Road (60' R.O.W.) bears North 12° 18' 44" West, at a distance of 456.47 feet;

THENCE South 12° 18' 44" East, with the common west line of said Tract 2 and the east R.O.W. line of said Comal Street, a distance of 4.93 feet to calculated point for the northeast corner and **POINT OF BEGINNING** (N=233,303.14; E=2,823,135.48, as based on the University of Texas Coordinate System) of the herein described tract;

THENCE South 12° 18' 44" East, continuing with the common west line of said Tract 2 and the east R.O.W. line of said Comal Street, a distance of **12.00 feet** to calculated point for the easternmost southeast corner of the herein described tract, and from which a 5/8-inch iron rod with cap stamped "SAM" found marking the intersection of the east R.O.W. line of said Comal Street and the north R.O.W. line of East 21st Street (50' R.O.W.) bears South 12° 18' 44" East, at a distance of 213.54 feet;

THENCE departing the west line of Tract 2, traveling across said Comal Street, the following three (3) calls:

- 1) **South 75° 06' 49" West**, a distance of **4.85 feet** to a calculated point for a corner of the herein described tract;
- 2) **North 86° 38' 19" West**, a distance of **24.97 feet** for a calculated point for a corner of the herein described tract;

- 3) **South 75° 07' 32" West**, a distance of **31.15 feet** to a calculated point for the southwest corner of the herein described tract, said point being on the east line of said 4.331 acre tract and the west R.O.W. line of said Comal Street;

THENCE North 12° 18' 44" West, with the common east line of said 4.331 acre tract and the west R.O.W. line of said Comal Street, a distance of **4.17 feet** to a calculated point for the northwest corner of the herein described tract, and from which a "X" in concrete found marking the intersection of the west R.O.W. line of said Comal Street and the south R.O.W. line of Manor Road (60' R.O.W.) bears North 12° 18' 44" West, at a distance of 464.04 feet;

THENCE North 75° 07' 11" East, traveling across said Comal Street, a distance of **60.06 feet** to the **POINT OF BEGINNING** and containing 0.009 acre of land, more or less.

Basis of Bearings: Bearings are based on the University of Texas System control as provided by the University of Texas. Elevations refer to UT Control Monument No. 136 having an elevation of 587.50'.

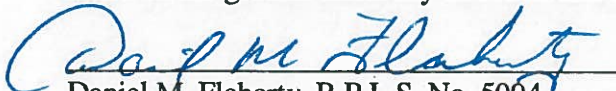
Control Point No. 1 (5/8 inch iron rod with "CP&Y" cap)
Grid Coordinate Values: N=233,268.0232; E=2,823,080.7524: Elevation: 593.86'

Control Point No. 2 (5/8 inch iron rod with "CP&Y" cap)
Grid Coordinate Values: N=233,462.2331; E=2,823,130.4111: Elevation: 599.39'

Control Point No. 136 (UT Control Monument)
Grid Coordinate Values: N=233,030.1470; E=2,823,139.9860: Elevation: 587.50'

REFERENCE
Austin Grid K-23

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description and exhibit drawing A-5091 attached hereto is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.




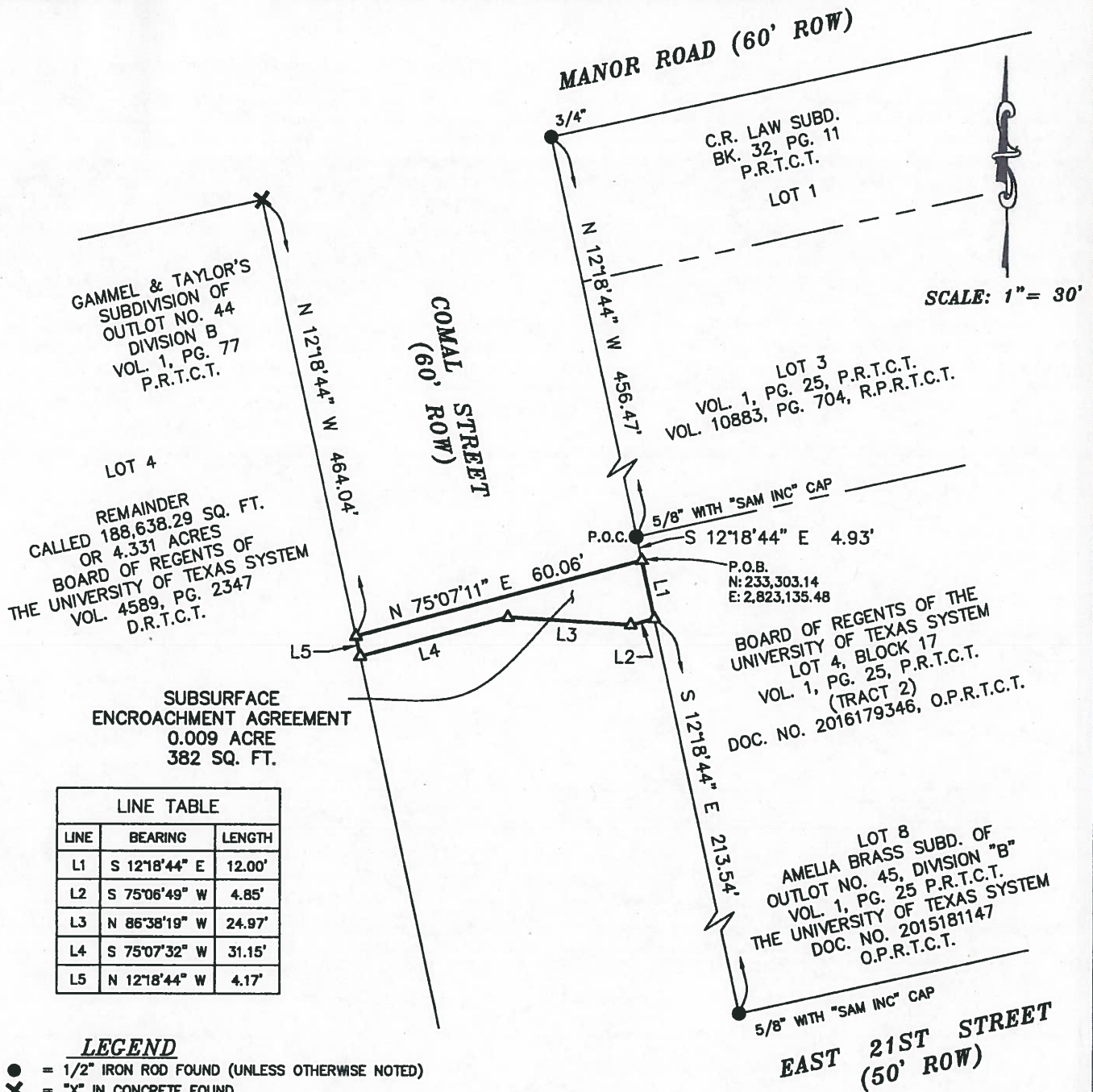
Daniel M. Flaherty, R.P.L.S. No. 5004
CP&Y, Inc.

One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10194125
See attached Plat No. A-5091
Project No. 1700277



11-06-2017
Date

FIELD NOTES REVIEWED
BY:  DATE: **11-07-2017**
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



GENERAL NOTES:

- 1.) ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- 2.) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 3.) THIS SKETCH IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.



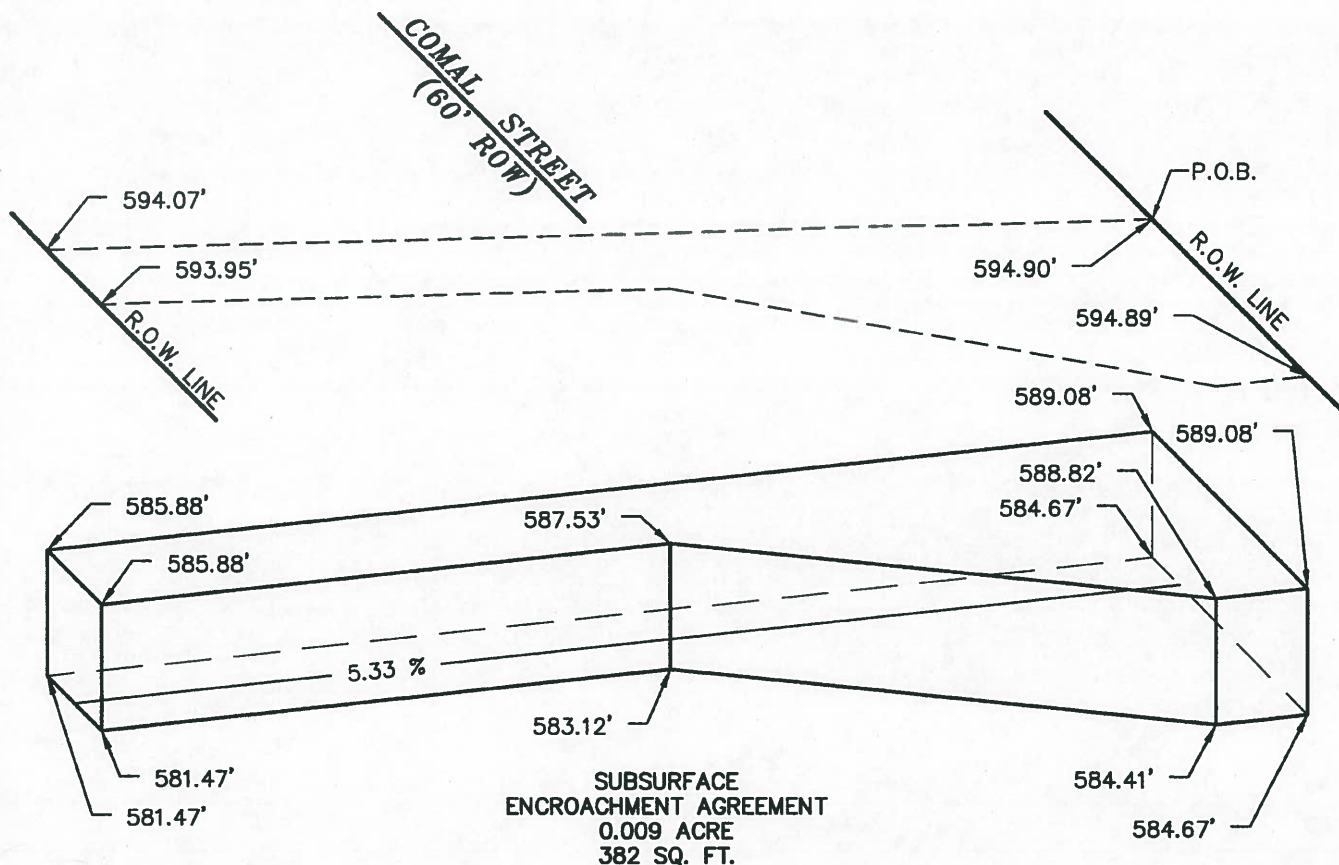
Chisholm Trail, Suite 130, Round Rock, Texas 78681 512.248.0068
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPLS 10194125

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 8TH DAY OF NOVEMBER, 2017.

DANIEL M. FLAHERTY R.P.L.S. NO. 5004



0 30 P/N 1700277R PLAT NO. A-5091 FB./PG. 277-1 DRAFT DATE 08-29-17
FILE 1700277R TAB A-5091 DWN BY KRS/RDB F/N 1700277R-01 SURVEYED 04-10-17



BENCHMARK NOTE:

ELEVATIONS REFER TO BM NO 136 - DISK SET IN THE WEST SIDEWALK NEAR THE INTERSECTION OF COMAL ST. AND EAST 21ST ST. (UT CONTROL MONUMENT NO. 136).

ELEVATION = 587.50'

VERTICAL DATUM: BASED ON UT CONTROL MONUMENT NO. 136

HORIZONTAL SCALE: 1"=10'

VERTICAL SCALE: 1"=5'

NOTES:

THIS SKETCH WAS PREPARED FROM A SURVEY MADE BY CP&Y, INC. ON THE GROUND APRIL, 2017 AND ALL BEARINGS ARE REFERENCED TO THE UNIVERSITY OF TEXAS SYSTEM CONTROL AS PROVIDED BY THE UNIVERSITY OF TEXAS.

CONTROL POINT No. 1 (5/8" IRON ROD WITH "CP&Y CAP")
GRID COORDINATE VALUES: N=233,268.0232 E=2,823,080.7524
EL=593.86'

CONTROL POINT No. 2 (5/8" IRON ROD WITH "CP&Y CAP")
GRID COORDINATE VALUES: N=233,482.2331 E=2,823,130.4111
EL=599.39'

CONTROL POINT No. 136 (UT CONTROL MONUMENT)
GRID COORDINATE VALUES: N=233,030.1470 E=2,823,139.9860
EL=587.50'

REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION PREPARED TO ACCOMPANY THIS SKETCH.

GENERAL NOTES:

- 1.) ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- 2.) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.



Chisholm Trail, Suite 130, Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPLS 10194125

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Daniel M. Flaherty
DANIEL M. FLAHERTY R.P.L.S. NO. 5004



0 10 P/N 1700277R PLAT NO. A-5091 FB./PG. 277-1 DRAFT DATE 08-29-17
FILE 1700277R TAB A-5091 DWN BY KRS/RDB F/N 1700277-01 SURVEYED 04-10-17

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