

FIELD NOTES DESCRIPTION

DESCRIPTION OF 1.3996 ACRES OF LAND BEING A PART OF LOT NO. 26, FORTVIEW ADDITION, A SUBDIVISION OF A PART OF THE ISAAC DECKER LEAGUE, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING THE TRACT OF LAND DESCRIBED IN THE DEED TO TWIN OAKS ASSOCIATES OF RECORD IN VOLUME 8777, PAGE 241, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.3996 ACRES OF LAND, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON PLAN NO. 3642, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of S. Congress Avenue, for the southwest corner of a certain called 0.668 acre tract described in the deed to 4341 S. Congress, LLC of record in Document No. 2016068838, Official Public Records of Travis County, Texas, for the northwest corner of the tract described hereon, from which a "X" cut in concrete found for the northwest corner of said 0.668 acre tract bears N 27°14'47" E, a distance of 81.56 feet;

THENCE S 62°52'23" E, leaving said east right-of-way line of S. Congress Avenue, and with the south line of said 0.668 acre tract, a distance of 356.51 feet to a 1/2-inch iron rod found in the line of Lot A, William S. Drake, Jr. Subdivision of record in Volume 78, Page 353, Plat Records of Travis County, Texas, for the southeast corner of said 0.668 acre tract and the northeast of the tract described herein, from which a 5/8-inch iron rod found at the northeast corner of said 0.668 acre tract bears N 27°26'46" E, a distance of 81.59 feet;

THENCE S 27°25'20" W, a distance of 171.20 feet with the west line of said Lot A, William S. Drake, Jr. Subdivision, and the east line of the tract described herein to a 1/2-inch iron rod with plastic cap stamped "Terra Firma" found at a re-entrant corner of said Lot A and at the southeast corner of the tract described herein;

THENCE N 62°51'09" W, a distance of 356.02 feet with the north line of said Lot A, and the south line of the tract described herein to a 1/2-inch iron rod with plastic cap stamped "KGBE" in the east line of S. Congress Avenue for the northwest corner of said Lot A and at the southwest corner of the tract described herein, from which a Mag Nail with washer labeled "KGBE" found at an angle point of the west line of said Lot A and the east line of S. Congress Avenue bears S 25°50'30" W, a distance of 9.00 feet;

THENCE N 27°15'31" E, with said east line of S. Congress Avenue and the west line of the tract described herein, a distance of 171.07 feet to the **POINT OF BEGINNING** and containing 1.3996 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, NAD 83, Central Zone, Grid.

BOWMAN WORD FILE: FN2197(dz)
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THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF TRAVIS §

That I, Donald J. Zdanczewicz, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch 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 during the months of December 2018, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 18 of December, 2018 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746

Donald J. Zdanczewicz
Donald J. Zdanczewicz
Registered Professional Land Surveyor
No. 6687 - State of Texas

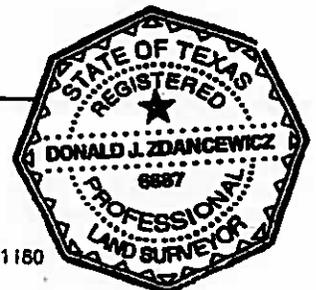


EXHIBIT "A"

