

PROPERTY DESCRIPTION
PARCEL 87

A 0.0582 acre (2,536 square feet) Tract of land, situated in the J. APPLGAIT SURVEY Number 58, being a portion of Lots 1-5 & 6, Block G, MOCKINGBIRD HILL SECTION ONE, a subdivision recorded in Volume 5, Page 159, Plat Records of Travis County, Texas, and conveyed to Kanton Labaj in Document Number 2000197463, Official Public Records of Travis County, Texas, said Tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found (Grid Coordinates: N=10,110,146.64, E=3,130,075.24) for the westernmost corner of said Labaj tract, also being the northernmost corner of Lot A, Lordstone, a subdivision recorded in Volume 85, Page 57D, Plat Records of Travis County, Texas, also being in the easterly right-of-way line of North Lamar Blvd. (R.O.W. Varies), for the westernmost corner of the herein described tract;

THENCE, with the westerly line of said Labaj tract and said easterly right-of-way line, the following two (2) courses and distances;

1. N24°41'59"E, a distance of 155.10 feet to a calculated point at a point of curvature to the right;
2. With said curve to the right, having a radius of 20.00 feet, an arc distance of 25.70 feet, a central angle of 73°37'27", and a chord bearing N63°26'38"E, a distance of 23.97 feet, to a calculated point for the northernmost corner of said Labaj tract, also being in the southerly right-of-way line of Grady Drive (50' R.O.W.);

THENCE, crossing said Labaj tract, S24°41'59"W, a distance of 174.30 feet to a calculated point in the southerly boundary line of said Labaj tract, also being in the northerly boundary line of said Lot A, from which a 1/2 inch iron rod found for the southernmost corner of said Labaj tract, also being in the northwesterly right-of-way line of Motherall Drive (50' R.O.W.) bears S63°23'01"E, a distance of 284.99 feet;

THENCE, with the common boundary line of said Labaj tract and said Lot A, N63°23'01"W, a distance of 15.01 feet to the **POINT OF BEGINNING** and containing 0.0582 acre (2,536 square feet) of land more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). All coordinates were established from NGS Monument AC6346, Designation AUS5 B having grid coordinate values N=10,085,175.04, E=3,109,082.36.

This property description is accompanied by a separate plat of even date and was prepared from an on-the-ground survey made under my supervision during the month of January, 2017



5-8-17

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Date