

**PROPERTY DESCRIPTION  
PARCEL 68**

**SURVEY OF 0.010 ACRES (451 SQUARE FEET) OF LAND IN THE JOHN APPLGAIIT SURVEY NUMBER 58, AND BEING A PORTION OF LOT 1, NORTHWEND PHASE "B" SECTION ONE-D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 84, PAGE 97B, PLAT RECORDS TRAVIS COUNTY, TEXAS, THE SAID LOT 1, BEING DESCRIBED TO TCC NORTHWEND, LLC IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2015140634, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, SAID 0.010 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a calculated point having grid coordinates of N(Y) 10106282.116, E(X) 3128323.858, NAD83, Texas Central Zone 4203, for the east corner of the herein described 0.010 acres of land, same being a point on the southwest common dividing line of the said Lot 1 and Lot 4, of the said Northwend Phase "B" and from this point a magnail found in a paved parking lot bears South 65°24'15" East, a distance of 154.09 feet for the south corner of the said Lot 4 and the upper interior ell corner of the said Lot 1;

**THENCE** South 24°48'37" West, a distance of 30.05 feet crossing over the said Lot 1 to a calculated point for the south corner of the herein described 0.010 acres of land, same being a point on the northeast common dividing line of the said Lot 1 and Lot 3, of the said Northwend Phase "B" and from this point a magnail found for the east corner of the said Lot 3, same being an upper interior ell corner of the said Lot 1, bears South 65°24'15" East, a distance of 154.14 feet

**THENCE** North 65°24'15" West, a distance of 15.00 feet along the common dividing line of the said Lot 3 and the said Lot 1 to a calculated point for the west corner of the herein described 0.010 acres of land, same being the most westerly corner of the said Lot 1, same being the north corner of the said Lot 3, same being a point on the southeast line of that certain ten foot strip of land dedicated as additional right-of-way as depicted on the plat of the said Northwend Phase "B" and a point on the southeast right-of-way line of the said North Lamar Boulevard;

**THENCE** North 24°48'37" East, a distance of 30.05 and coincident with the southeast line of the said ten foot strip of land and the said North Lamar Boulevard right-of-way,

same being the most westerly northeast line of the said Lot 1, to a calculated point for the north corner of the herein described 0.010 acres of land, same being the west corner of the said Lot 4 and a point on last said right-of-way lines;

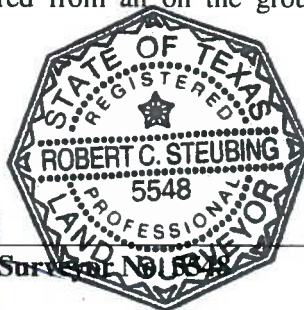
**THENCE** South 65°24'15" East, a distance of 15.00 feet along the common dividing line of the said Lot 1 and the said Lot 4 to the **POINT OF BEGINNING** and containing 0.010 acre (451 square feet) of land more or less.

**BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.**

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Prepared By: AUSTIN ENERGY

*Robert C. Steubing*  
Robert C. Steubing Registered Professional Land Surveyor No. 5548



*06-22-2017*  
Date