

**PROPERTY DESCRIPTION
PARCEL 69**

SURVEY OF 0.089 ACRES (3,890 SQUARE FEET) OF LAND IN THE JOHN APPLGAIIT SURVEY NUMBER 58, AND BEING A PORTION OF LOT 4, 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 4, BEING DESCRIBED TO FIREBRAND PROPERTIES, LP.; IN THAT CERTAIN DOCUMENT RECORDED IN DOCUMENT NUMBER 2015117831, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, SAID 0.089 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculate point having grid coordinates of N(Y) 10106282.116, E(X) 3128323.858 NAD83, Texas Central Zone 4203, on the southerly common dividing line of the said Lot 4 and Lot 1, of the said NORTHWEND PHASE "B" SECTION ONE-D and from this point a magnail found for the south corner of the said Lot 4, same being an interior angle corner of the said Lot 1, bears South 65°24'15" East, a distance of 154.09 feet;

THENCE North 65°24'15" West, a distance of 15.00 feet along the common dividing line of the said Lot 1 and the said Lot 4, to a calculated point for the west corner of the herein described 0.089 acres of land and the said lot 4, 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 North Lamar Boulevard and from this point a punch hole found for the west corner of Lot 3, of the said Northwend Phase "B" Section One-D, same being a point on the southeast line of the said ten foot strip and the said North Lamar Boulevard bears South 24°48'37" West, a distance of 195.50 feet;

THENCE North 24°48'37" East, a distance of 259.34 feet and coincident with the southeast line of the said ten foot strip of land and the southeast right-of-way line of the said North Lamar Boulevard, same being the northwest line of the said Lot 4, to a one-half inch iron rod found for the north corner of the herein described 0.089 acres of land and the said Lot 4, same being the east corner of the said ten foot strip of land per Northwend Phase 'B' Section One-D, same being a point on the southeast right-of-way line of the said North Lamar Boulevard and the west corner of Lot 2, Northwend Phase 'B' Section One-A, a subdivision in Travis County, Texas, according to the plat recorded in Volume 83, Page 115D, Plat Records Travis County, Texas and a point southeast line of another ten foot strip of land dedicated for right-of-way purpose as depicted on the plat of Northwend Phase 'B';


THENCE South 65°13'47" East, a distance of 15.00 feet along the common dividing line of the said Lot 4 and the said Lot 2, Northwend Phase 'B' to a calculated point for the east corner of the herein described 0.089 acres of land, same being a point on last said common dividing line and from this point a magnail found for the east corner of the said Lot 4, same being a point on the southwest line of the said Lot 2, Northwend Phase 'B' bears South 65°13'47" East, a distance of 153.86 feet;

THENCE South 24°48'37" West, a distance of 259.29 feet crossing over the said Lot 4 to the **POINT OF BEGINNING**, and containing 0.089 acre (3,890 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 Registered Professional Land Surveyor No. 5548



07/24/2017

Date