

August 30, 2023

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BEING 0.0885 ACRES (3855 SQ.FT.) TRACT OF LAND, BEING OUT OF THAT CERTAIN 0.155 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 2465, PAGE 76, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

COMMENCING at a found 1/2" iron pipe in the east R.O.W. of Kerbey Lane, being the SW corner of that certain 0.159 acre tract out of lot 4 of Jefferson Street Addition recorded in volume 530, page 234, as conveyed to Cedar Building, LLC., by document no. 2019123896, Official Public Records, same being the NW corner of that certain North 65 feet of Lot 1 of Jefferson Street Addition as conveyed to Cedar Building, LLC., by document no. 2019123895, Official Public Records, from which a found 1/2" iron rod for the NW corner of said 0.1590 acre tract bears N29°59'02"E at a distance of 57.16 feet;

THENCE with the common line between lots 1 & 4 of said Jefferson Street Addition, S47°11'55"E for a distance of 53.88 feet to a set MAG nail in asphalt for the POINT OF BEGINNING of herein described tract;

THENCE continuing with the south line of said lot 4 of Jefferson Street Addition and the north line of herein described tract, S47°11'55"E for a distance of 50.18 feet to a found capped iron rod for the SE corner of said lot 4, being in the west line of that certain 0.269 acre tract conveyed to 1512 35th Street Investors, LP., by document no. 2021054431, Official Public Records, and the NE corner of herein described tract, from which a found MAG nail for the SE corner of said 0.269 acre tract bears S58°43'34"E at a distance of 72.73 feet;

THENCE with the east line of herein described tract, S29°40'56"W for a distance of 47.53 feet to a set capped iron rod stamped "Waterloo RPLS 4324" in the curving north R.O.W. line of the 35th Street Cutoff as recorded on Section Map No. 75 of the City Of Austin, and being the SE corner of herein described tract;

THENCE with the curving north R.O.W. of said 35th Street Cutoff, along a curve to the right, having a radius of 443.78 feet, and arc length of 103.96 feet, whose chord bears N71°39'44"W for a distance of 103.72 feet to a set capped iron rod in the east R.O.W. of Kerby Lane for the SW corner of herein described tract;

THENCE with the east R.O.W. of Kerby Lane, N29°54'20"E for a distance of 26.64 feet to a found MAG nail for the SW corner of the aforementioned North 65 feet of lot 1, from which a found MAG nail for the SE corner of that certain 0.0698 acre tract conveyed to J17 Fortune, LP., by document no. 2020075425, Official Public Records, bears S81°46'45"W at a distance of 63.52 feet;

THENCE with the south line of said North 65 feet of lot 1, S47°08'20"E for a distance of 54.05 feet to a set capped iron rod stamped "Waterloo RPLS 4324" for the SE corner of said North 65 feet of lot 1 and being an interior ell corner for herein described tract;

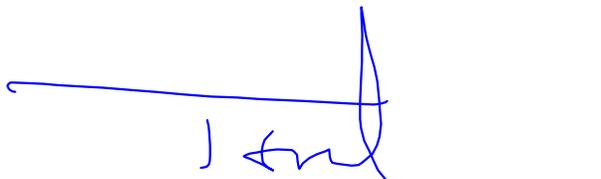
THENCE with the east line of said North 65 feet of lot 1, N29°46'10"E for a distance of 65.00 feet to the POINT OF BEGINNING, containing 0.0885 acres, more or less.

\*\*\*\*All records are Travis County, Texas\*\*\*\*

Bearings based on the Texas Coordinate System of 1983(nad83) Central Texas Zone, based on local observations.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE FIELD NOTES AND ACCOMPANYING SKETCH WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY UNDER MY DIRECT SUPERVISION AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FIELD NOTES REVIEWED  
BY: [Signature] DATE: 08/31/23  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

  
Thomas P. Dixon R.P.L.S. 4324

