

South 50' of Lot 1  
 Alberta Block  
 Volume 10870, Page 1508

S 80°29'44" W 51.36'  
 (52.00')

West Center 52'  
 of North 158.7'  
 of Lot 1

0.19 Acre  
 Juanita Vera Lewis  
 Volume 13236, Page 2500  
 Vacant Lot.

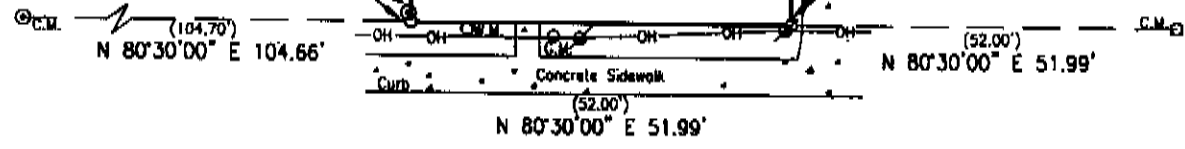
West 52' of  
 North 158.7' of Lot 1  
 Thomas T. Cogdell  
 & Amy M. Cogdell  
 Document No. 2007160167

S 08°20'39" E 158.54'  
 (158.70')

N 08°34'19" W 158.54'  
 (158.70')

(Assumed Bearing Basis C.M. to C.M.)  
 N 80°30'00" E 208.64' (208.7')

From a 1/2" rebar set at the  
 property corner, A 1" iron pipe  
 found bears S 24°52'10"E 1.31'



**EAST MARTIN LUTHER KING JR. BOULEVARD**  
 (60' Right-of-way)

ALL THAT CERTAIN TRACT OF LAND, BEING A PART OF OUTLOT NO. 28, DIVISION "B" OF THE CITY AUSTIN, TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

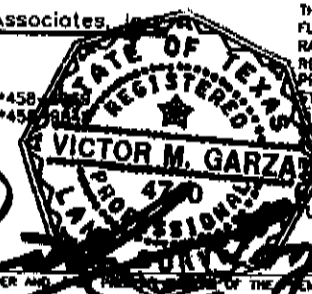
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 2933 EAST MARTIN LUTHER KING JR. BOULEVARD  
 CITY: AUSTIN REFERENCE NAME: CHARLES CLARK



Dewey H. Burris & Associates, Inc.  
 Land Surveying Services

1404 West North Loop Blvd. 512-458-8888  
 Austin, Texas 78756 Fax 512-458-8888

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0185 E DATED 01/04/01. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT GUARANTEE THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.



- LEGEND**
- 1/2" IRON PIPE FOUND
  - 1/2" REBAR FOUND
  - 1/2" REBAR SET
  - 1/2" REBAR SET
  - CAPPED REBAR FOUND
  - CHAIN LINK FENCE
  - GAS METER
  - WATER METER
  - PER VOLUME 7548, PAGE 205
  - POWER POLE
  - OVERHEAD UTILITY
  - CONTROLLING INSTRUMENT
  - PLACE OF BEGINNING

DATE 02/21/08  
 TITLE CO AUSTIN TITLE  
 G.F. # 2422008400  
 JOB # R0206808\_TA  
 SCALE 1" = 20'

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FIELD WORK	JESUS	02/20/08
CALCULATIONS	TONI	02/21/08
DRAFTING	JACK	02/21/08
FINAL CHECK	VICTOR	02/21/08
CORRECTIONS	TONI	02/21/08

Handwritten signatures and initials, including 'JESUS', 'TONI', 'JACK', 'VICTOR', and 'TONI'.

"EXHIBIT A"

BEING 0.19 ACRE TRACT OUT OF AND PART OF OUTLOT 28, DIVISION B, THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, BEING THAT CALLED WEST CENTER 52 FEET OF THE NORTH 158.70 FEET OF LOT 1 IN OUTLOT 28, DIVISION B THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, CONVEYED TO JUANITA VERA LEWIS IN VOLUME 13236, PAGE 2500 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2" rebar set in the southerly right of way line of Martin Luther King Boulevard, said point being the northeasterly corner of the West 52 feet of the North 158.70 feet of Lot 1 tract conveyed to Thomas T. Cogdell and Amy M. Cogdell in Document No. 2002160467 of the Official Public Records of said County and being the northwesterly corner and **PLACE OF BEGINNING**, hereof and from which a 1/2" capped rebar found bears S 80°30'00" W, a distance of 51.99 feet;


THENCE, N 80°30'00" E (Bearing Basis), with said right of way, a distance of 51.99 feet to a 1/2" rebar set at the northwesterly corner of that called East Center 52 feet of the North 158.70 feet of Lot 1 tract conveyed to Juanita Vera Lewis in Volume 7585, page 205 of the Real Property Records of said County and being the northeasterly corner hereof;

THENCE, S 09°20'39" E, departing said right of way and with the common boundary line of said East Center 52 feet of the North 158.70 feet and the tract hereof, a distance of 158.54 feet to a 1/2" iron pipe found in the northerly line of that called South 50 feet of Lot 1 tract conveyed to Alberta Black in volume 10810, page 1508 of the Real Property Records of said County and being the southeasterly corner hereof;

THENCE, S 80°29'44" W, with the common boundary line of said South 50 feet of Lot 1 tract and the tract hereof, a distance of 51.36 feet to a 1/2" capped rebar found at the southeasterly corner of said West 52 feet and the southwest corner hereof;

THENCE, N 09°34'19" W, with the common boundary line of said West 52 feet, a distance of 158.54 feet to the **PLACE OF BEGINNING**, hereof and containing 0.19 acres of land, more or less.

This description to be used with the accompanying survey drawing only.

  
VICTOR M. GARZA, R.P.L.S. 4740  
DEWEY H. BURRIS & ASSOCIATES, INC.  
1404 W. NORTH LOOP BLVD  
AUSTIN, TEXAS 78756  
(512) 458-6969



WO #:R0206608