

- L1-TRACT I
S 08°28'30" E 28.30'
- (S 04°01'50" E 28.30')
- L1-TRACT II
N 08°28'30" W 28.30'
- (N 04°01'50" W 28.30')
- L2-TRACT I
S 16°48'21" E 68.80'
- (S 17°15'01" E 68.82')
- L2-TRACT II
N 16°48'21" W 68.80'
- (N 17°15'01" W 68.82')
- L3
S 14°13'26" E 21.30'
- L4
S 17°10'20" E 24.80'

- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" CAPPED REBAR SET
 - 1/2" IRON PIPE FOUND
 - ROD NAIL FOUND
 - ROD NAIL SET
 - CAPPED REBAR FOUND
 - "X" SET ON COLUMN
 - "X" FOUND IN CONCRETE
 - CALCULATED POINT
 - POINT ALONG WALL
 - CHAIN LINK FENCE
 - WOOD FENCE
 - METAL FENCE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - E.U.E. ELECTRIC UTILITY EASEMENT
 - P.F.R. PER RECORD DATA
 - () CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY
 - P.O.C. PLACE OF COMMENCEMENT
 - P.O.B. PLACE OF BEGINNING
 - OVERHEAD UTILITY LINE
 - POWER POLE
 - AIR CONDITIONER

PHILIP & BEATRIZ SANGER
TRACT ONE—CALLED 1.396 ACRES
DOC. NO. 2004058328

LAKE SHORE ADDITION
BK. 3 PG. 30

LOT 5
LAKEPLACE SUBDIVISION
BK. 86 PG. 58D

(40' R.O.W.)
VACATED IN 11544/90

SUZANNE DEAL BOOTH REVOCABLE TRUST
TRACT 3—CALLED 1601 SQ. FT.
DOC. NO. 2015002580

LAKEPLACE SUBDIVISION
BK. 86 PG. 58D

LEGAL DESCRIPTION:

TRACT I: BEING 1.706 ACRES OF LAND, MORE OR LESS, OUT OF THE DAVID THOMAS SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED TRACT I CONVEYED TO WILLIAM N. STASSEN AND DEBORAH M. O'CONNELL BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY RECORDED IN VOLUME 11493, PAGE 734, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS TRACT I BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 8832, PAGE 122, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.706 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

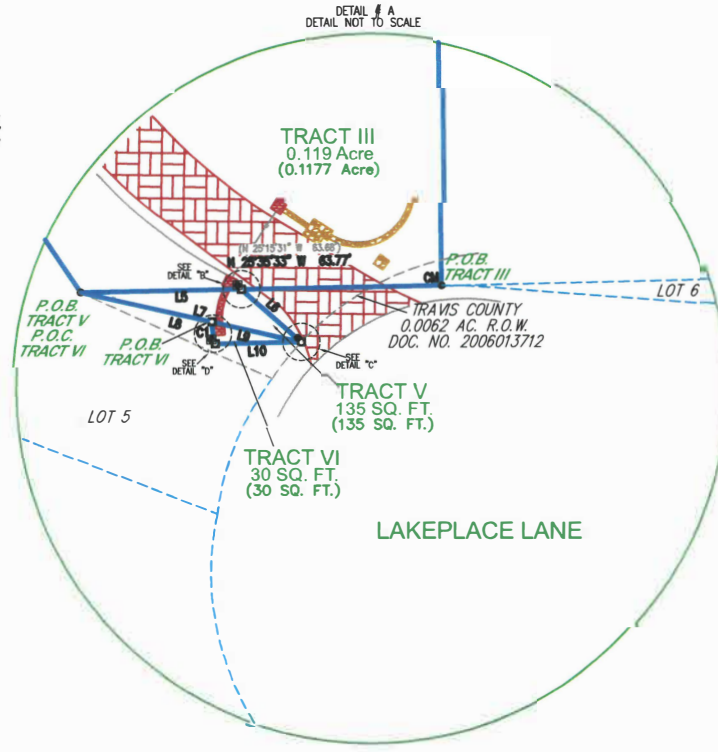
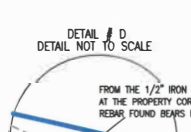
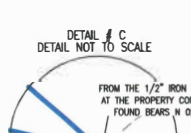
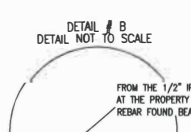
TRACT II: BEING 0.040 ACRE OF LAND, MORE OR LESS, OUT OF THE DAVID THOMAS SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED TRACT II CONVEYED TO WILLIAM N. STASSEN AND DEBORAH M. O'CONNELL BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY RECORDED IN VOLUME 11493, PAGE 734, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS TRACT II BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 8832, PAGE 122, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.040 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT III: BEING 0.1177 ACRE OF LAND, MORE OR LESS, OUT OF THE DAVID THOMAS SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED TRACT III CONVEYED TO WILLIAM N. STASSEN AND DEBORAH M. O'CONNELL BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY RECORDED IN VOLUME 11493, PAGE 734, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS TRACT III BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 8832, PAGE 122, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.1177 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT IV: AN INGRESS AND EGRESS EASEMENT, OVER AND ACROSS A PORTION OF LOT 5, OF LAKEPLACE A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, OF RECORD IN VOLUME 86, PAGES 58D-59D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID EASEMENT BEING DESCRIBED IN VOLUME 8622, PAGE 168, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS AMENDED IN VOLUME 11493 PAGE 1, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID EASEMENT BEING THE SAME PROPERTY DESCRIBED AS TRACT IV IN THE GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 11493, PAGE 734, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS AFFECTED BY PARTIAL RELEASE OF AMENDED EASEMENT RECORDED IN DOCUMENT NO. 2008132653, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT V: BEING 135 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE DAVID THOMAS SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 135 SQUARE FEET OF LAND CONVEYED TO WILLIAM N. STASSEN AND DEBORAH M. O'CONNELL BY DEED WITH WARRANTY RECORDED IN DOCUMENT NO. 201003288 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 135 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "D" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT VI: BEING 30 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE DAVID THOMAS SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 30 SQUARE FEET OF LAND CONVEYED TO WILLIAM N. STASSEN AND DEBORAH M. O'CONNELL AND WILLIAM N. STASSEN BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008132651 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 30 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "E" ATTACHED HERETO AND MADE A PART HEREOF.



- C1
CH-M 08°35'30" E 3.80'
- R-18.80' A-3.80'
- (CH-M 07°40'10" E 3.80')
- L5
S 25°35'33" E 28.44'
- (S 23°14'18" E 28.44')
- L6
S 16°44'36" W 14.00'
- (S 17°00'03" W 14.00')
- L7
N 17°51'58" W 40.00'
- (N 17°50'42" W 40.00')
- L8
S 11°51'08" E 23.77'
- L9
S 17°51'29" E 16.25'
- (S 17°50'42" E 16.22')
- L10
N 25°32'30" W 15.24'
- (N 25°14'18" W 15.27')

STREET ADDRESS: 4109 LAKEPLACE LANE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

REFERENCE: DAVID BOLAND, OR ASSIGNEE G.F. #: KTGAUS-20-1958

B & G SURVEYING, LLC
1704 WINTER NORTH LOOP BLVD., AUSTIN, TEXAS 78756-0989

JOB # B1114520_TA
DATE: 11/17/20
SCALE: 1" = 30'

DATE: 11/17/20
BY: [Signature]

Notes:

- Subject to restrictions and easement rights recorded in Vol. 3, Pg. 30, Plat Records, and in Vol. 9588, Pg. 911 and Vol. 11544, Pg. 90, Real Property Records.
- Subject to Lake Austin Access and Boat Easement recorded in Vol. 9717, Pg. 737 as affected and/or amended in Vol. 11493, Pg. 730, Real Property Records and in Doc. Nos. 2008132650, 2017098420, and 2018061892, Official Public Records.
- Subject to perpetual easement and right-of-way rights upon Lot 112 by Vol. 9299, Pg. 161, Real Property Records.

TO THE OWNER AND / OR PRESENT OWNERS OF THE PROPERTY:

STEWART TITLE GUARANTY COMPANY
KEY TITLE GROUP - AUS

I DO HEREBY CERTIFY TO THESE LISTED HEREIN THAT THIS SURVEY WAS THE BEST MADE ON THE SUBJECT MATTER BY SUPERVISION OF THE PROPERTY LEGALLY ACQUIRED HEREIN. I AM PROVIDING THIS RECORD AS A PUBLIC RECORD AND THAT THERE ARE NO KNOWN UNRECORDED INTERESTS IN THIS PROPERTY.

VICTOR M. GARZA
4740
PROFESSIONAL LAND SURVEYOR

EXHIBIT "A"
TRACT I

BEING 1.706 ACRES OF LAND, MORE OR LESS, OUT OF THE DAVID THOMAS SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 1.7023 ACRE TRACT OF LAND CALLED TRACT I, SAID CALLED 1.7023 ACRE TRACT INCLUDING ALL LOT 113 OF LAKE SHORE ADDITION, A SUBDIVISION RECORDED IN BOOK 3, PAGE 30 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID CALLED 1.7023 ACRES CONVEYED TO WILLIAM N. STASSEN AND DEBORAH M. O'CONNELL BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY RECORDED IN VOLUME 11493, PAGE 734, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS TRACT 1 BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 8832, PAGE 122, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.706 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rebar found in the northeasterly line of Lot 5, Lakeplace Subdivision, a subdivision recorded in Volume 86, Page 58D, Plat Records of Travis County, Texas, said point being the most westerly corner of said Lot 113 and the most northerly corner of "Tract III" called 0.1177 acre of land (0.119 acre this day surveyed) conveyed to William N. Stassen and Deborah M. O'Connell and recorded in said Volume 11493, Page 734, Real Property Records, for the west corner hereof;

THENCE with the northwesterly line of said called 1.7023 acre tract and this tract, the following three (3) courses:

1. N 31°32'05" E, with the northeasterly line of Lot 5 and the northwesterly line of Lot 113 and said 1.7023 acre tract, a distance of 210.57 feet to a ½" iron rebar set with cap stamped B & G Surveying at the northeast corner of Lot 5, same being the most southerly corner of "Tract One" called 1.396 acres of land conveyed to Philip Sanger and Beatriz Sanger by Special Warranty Deed with Vendor's Lien recorded in Document No. 2004058328, Official Public Records of Travis County, Texas, for an angle point, from which a ½" iron rebar found bears S 31°32'05" W, a distance of 2.38 feet,
2. N 33°14'20" E, with the northeasterly line of said Sanger tract and the northwesterly of said 1.7023 acre tract, a distance of 119.54 feet to a ½" iron rebar found at the north corner of Lot 113, from which, a 5/8" iron rebar found at the east corner of Lot 113 bears S 32°31'08" E, 283.55 feet,
3. N 48°57'06" E, continuing with the northeasterly line of said Sanger tract and the northwesterly of said 1.7023 acre tract, a distance of 93.18 feet to a ½" iron rebar found at the north corner of said 1.7023 acre tract, same being the east corner of said Sanger tract for the north corner hereof;

THENCE with the northeast line of said 1.7023 acre tract, the following three (3) courses:

1. S 05°28'36" E, a distance of 28.23 feet to a calculated point,

2. S 16°45'21" E, a distance of 66.50 feet to a ½" iron rebar found,
3. S 24°04'25" E, a distance of 214.38 feet to a calculated point for the east corner hereof;

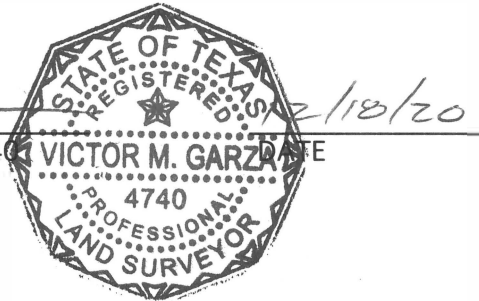
THENCE with the southeast line of said 1.7023 acre tract, the following two (2) courses:

1. S 64°48'28" W, a distance of 30.00 feet to a 5/8" iron rebar found at the east corner of Lot 113, same being the north corner of Lot 112 of said Lake Shore Addition subdivision,
2. S 64°48'28" E (Bearing Basis), a distance of 311.03 feet to an "X" set on brick wall at the south corner of Lot 113 and the west corner of Lot 112, same being the east corner of said "Tract III" called 0.1177 acre (0.119 acre this day surveyed) for the south corner hereof;

THENCE N 26°52'29" W, with the common line of Lot 113 and said "Tract III" called 0.1177 acre (0.119 acre this day surveyed), a distance of 103.17 feet to the **PLACE OF BEGINNING** and containing 1.706 acres of land more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


VICTOR M. GARZA R.P.L.S. 4740



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Firm Reg. No. 100363-00
B1114520_LEGAL-TRI
Revised: 12/18/2020

EXHIBIT "B"
TRACT II

BEING 0.040 ACRE OF LAND, MORE OR LESS, OUT OF THE DAVID THOMAS SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED "TRACT II" CONVEYED TO WILLIAM N. STASSEN AND DEBORAH M. O'CONNELL BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY RECORDED IN VOLUME 11493, PAGE 734, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT LAND WHICH LIES EASTERLY OF "TRACT I" OF SAID DEED, CALLED 1.7023 ACRES TRACT OF LAND (1.706 ACRES THIS DAY SURVEYED) AND WESTERLY OF THE COLORADO RIVER AS ENCOMPASSED BY THE EASTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY LINES OF SAID 1.706 (THIS DAY SURVEYED) ACRE TRACT TO THE EASTERLY EDGE OF AN EXISTING CONCRETE WALL; SAID 0.40 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rebar found at the north corner of said 1.706 acre tract, same being the east corner of "Tract One" called 1.396 acres of land conveyed to Philip Sanger and Beatriz Sanger by Special Warranty Deed with Vendor's Lien recorded in Document No. 2004058328, Official Public Records of Travis County, Texas, for the northwest corner hereof;

THENCE N 48°57'06" E, with the extension of the northerly line of said 1.706 acre tract, a distance of 5.98 feet to a point in the eastern edge of an existing concrete wall for the northeast corner hereof;

THENCE following the eastern edge of said existing concrete wall, the following eight (8) courses:

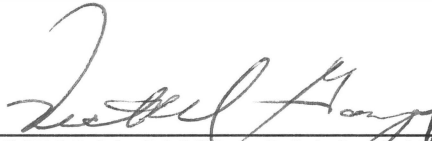
1. N 74°02'30" E, a distance of 1.88 feet,
2. S 15°57'30" E, a distance of 12.10 feet,
3. S 74°02'30" W, a distance of 4.37 feet,
4. S 14°13'26" E, a distance of 21.39 feet,
5. S 17°10'20" E, a distance of 24.50 feet,
6. S 18°48'05" E, a distance of 48.84 feet,
7. S 21°31'01" E, a distance of 55.51 feet,
8. S 22°39'52" E, a distance of 147.74 feet, to a point at the intersection of the eastern edge of said existing concrete wall with the extension of the southern line of said 1.706 acre tract, for the southeast corner hereof;


THENCE S 64°48'28" W (Bearing Basis), with the extension of the southern line of said 1.706 acre tract, a distance of 1.81 feet to the east corner of said 1.706 acre tract, for the southwest corner hereof;

THENCE following the northwesterly line of said 1.706 acre tract (as this day surveyed), the following three (3) courses:

1. N 24°04'25" W, a distance of 214.38 feet,
2. N 16°45'21" W, a distance of 66.50 feet,
3. N 05°28'36" W, a distance of 28.23 feet to the **PLACE OF BEGINNING** and containing 0.040 acre of land more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


VICTOR M. GARZA R.P.L.S. 4740 11/18/20



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B1114520_LEGAL-TRII

EXHIBIT "C"
TRACT III

BEING 0.119 ACRE OF LAND, MORE OR LESS, OUT OF THE DAVID THOMAS SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 0.1177 ACRE TRACT OF LAND CALLED TRACT III, CONVEYED TO WILLIAM N. STASSEN AND DEBORAH M. O'CONNELL BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY RECORDED IN VOLUME 11493, PAGE 734, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.119 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rebar found in the northeasterly line of Lot 5, Lakeplace Subdivision, a subdivision recorded in Volume 86, Page 58D, Plat Records of Travis County, Texas, same being the northeast line of that called 0.0062 acre Right of Way tract conveyed to Travis County, Texas by Correction General Warranty Deed recorded in Document No. 2006013712, Official Public Records of Travis County, Texas, said point being the south corner of said called 0.1177 acre tract and the south corner hereof;

THENCE N 25°35'33" W, with the southwesterly line of said called 0.1177 acre tract and the northeasterly line of Lot 5 and said called 0.0062 acre tract a distance of 63.77 feet to a ½" iron rebar found at an angle point in the northeasterly line of Lot 5, same being the most northerly corner of said called 0.0062 acre tract and the west corner of said called 0.1177 acre tract, for the west corner hereof;

THENCE N 31°36'36" E, continuing with the northeasterly line of Lot 5 and the northwesterly line of said called 0.1177 acre tract, a distance of 71.89 feet to a ½" iron rebar found at the west corner of Lot 113, Lake Shore Addition, a subdivision recorded in Volume 3, Page 30, Plat Records of Travis County, Texas and the west corner of "Tract I" called 1.7023 acres of land (1.706 acres this day surveyed) conveyed to William N. Stassen and Deborah M. O'Connell and recorded in said Volume 11493, Page 734, Real Property Records, for the north corner hereof;

THENCE S 26°52'29" E, with the southwest line of Lot 113 and said "Tract I" called 1.7023 acres (1.706 acres this day surveyed), a distance of 103.17 feet to an "X" set on brick wall at the south corner of Lot 113, same being the west corner of Lot 112 of said Lake Shore Addition subdivision and the east corner of said called 0.1177 acre tract, for the east corner hereof;

THENCE S 64°48'28" W (Bearing Basis), with the southeast line of said 0.1177 acre tract, same being the northwest line of Lakeshore Drive as vacated in Volume 11544, Page 90, Real Property Records of Travis County, Texas and continuing with the northwest line of "Tract 3" conveyed to Suzanne Deal Booth Revocable Trust BY Special Warranty Deed recorded in Document No. 2015002580, Official Public Records of Travis County, Texas, a distance of 62.74 feet to the **PLACE OF BEGINNING** and containing 0.119 acres of land more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


VICTOR M. GARZA R.P.L.S. 4740 12/18/20



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Revised: 12/18/2020

EXHIBIT "D"
TRACT V

BEING 135 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE DAVID THOMAS SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 135 SQUARE FEET OF LAND CONVEYED TO WILLIAM STASSEN AND DEBORAH M. O'CONNELL BY DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2010033288 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 135 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rebar found at an angle point in the northeasterly line of Lot 5, Lakeplace Subdivision, a subdivision recorded in Volume 86, Page 58D, Plat Records of Travis County, Texas, same being the most northerly corner of that called 0.0062 acre Right of Way tract conveyed to Travis County, Texas by Correction General Warranty Deed recorded in Document No. 2006013712, Official Public Records of Travis County, Texas and the west corner of "Tract III" called 0.1177 acre of land (0.119 acre this day surveyed) conveyed to William N. Stassen and Deborah M. O'Connell and recorded in said Volume 11493, Page 734, Real Property Records, for the north corner hereof;


THENCE S 25°35'33" E, with the southwesterly line of said called 0.1177 acre tract (0.119 acre this day surveyed) and the northeasterly line of Lot 5 and said called 0.0062 acre tract, a distance of 28.44 feet to a ½" iron rebar set with cap stamped B & G Surveying for the east corner hereof; from which a capped ½" iron rebar found bears N 16°11'38" E, a distance of 0.45 feet,


THENCE S 16°44'36" W, leaving the southwesterly line of said called 0.1177 acre tract (0.119 acre this day surveyed) and the northeasterly line of Lot 5, into and across said called 0.0062 acre tract, a distance of 14.09 feet to a ½" iron rebar set with cap stamped B & G Surveying in the curving right-of-way line of Lakeplace Lane at the east corner of said 0.0062 acre tract, same being the south corner of that tract called 30 square feet of land conveyed to Deborah M. O'Connell and William N. Stassen by Special Warranty Deed recorded in Document No. 2008132651, Official Public Records of Travis County, Texas, for the south corner hereof; from which a capped ½" iron rebar found bears N 02°43'05" E, a distance of 0.43 feet,

THENCE N 11°51'59" W, into and across said called 0.0062 acre tract, with the westerly line of said tract called 30 square feet and passing the north corner of said tract called 30 square feet, a distance of 40.00 feet to the **PLACE OF BEGINNING** and containing 135 square feet of land more or less.

BEARING BASIS: S 64°48'28" W, being the southeast line of said called 0.1177 acre tract (0.119 acre this day surveyed).

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


VICTOR M. GARZA R.P.L.S. 4740


VICTOR M. GARZA
02/18/20

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EXHIBIT "E"
TRACT VI

BEING 30 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE DAVID THOMAS SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 30 SQUARE FEET OF LAND CONVEYED TO DEBORAH M. O'CONNELL AND WILLIAM N. STASSEN BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008132651 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 30 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rebar found at an angle point in the northeasterly line of Lot 5, Lakeplace Subdivision, a subdivision recorded in Volume 86, Page 58D, Plat Records of Travis County, Texas, same being the most northerly corner of that called 0.0062 acre Right of Way tract conveyed to Travis County, Texas by Correction General Warranty Deed recorded in Document No. 2006013712, Official Public Records of Travis County, Texas and the west corner of "Tract III" called 0.1177 acre of land (0.119 acre this day surveyed) conveyed to William N. Stassen and Deborah M. O'Connell and recorded in said Volume 11493, Page 734, Real Property Records, same being the north corner of that tract called 135 square feet of land conveyed to William Stassen and Deborah M. O'Connell by Deed Without Warranty recorded in Document No. 2010033288, Official Public Records of Travis County, Texas;

THENCE S 11°51'59" E, with westerly line of said tract called 135 square feet, a distance of 23.77 feet to a ½" iron rebar set with cap stamped B & G Surveying for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE S 11°51'59" E, continuing with westerly line of said tract called 135 square feet, a distance of 16.23 feet to a ½" iron rebar set with cap stamped B & G Surveying in the curving right-of-way line of Lakeplace Lane at the east corner of said 0.0062 acre tract, same being the south corner of said tract called 135 square feet of land, for the south corner hereof; from which a capped ½" iron rebar found bears N 02°43'05" E, a distance of 0.43 feet,

THENCE N 25°35'39" W, into said Lot 5 with the east line of said tract called 30 square feet, a distance of 15.24 feet to a ½" iron rebar set with cap stamped B & G Surveying for the northwest corner hereof; from which a capped ½" iron rebar found bears N 10°00'47" E, a distance of 0.52 feet,

THENCE continuing into and across said Lot 5 with the curving north line of said tract called 30 square feet of land with a curve to the right having a radius of 15.80 feet, an arc length of 3.90 feet and whose chord bears N 56°38'36" E, a distance of 3.89 feet to the **PLACE OF BEGINNING** and containing 30 square feet of land more or less.

BEARING BASIS: S 64°48'28" W, being the southeast line of said called 0.1177 acre tract (0.119 acre this day surveyed).

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


VICTOR M. GARZA R.P.L.S. 4740 DATE 12/19/20

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B1114520_LEGAL-TRVI

