

LEGAL DESCRIPTION

1711 San Gabriel

DESCRIPTION OF 8490 SQUARE FEET, MORE OR LESS, OF LAND AREA, BEING A PORTION OF OUTLOT 16, DIVISION E, OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED DATED JANUARY 3, 1979 FROM WILLIAM D. LYNCH, ET UX, TO KIRBY H. CANNON, ET UX, AS RECORDED IN VOLUME 6429, PAGE 834 OF THE TRAVIS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

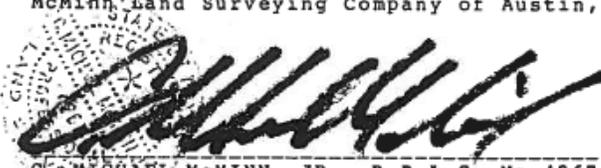
BEGINNING at a 5/8" iron rod found at the intersection of the east line of San Gabriel Street, and the south line of West 18th Street, for the northwest corner of the aforereferenced Cannon Tract, same being the northwest corner of the herein described tract of land, from which a 1/2" iron pipe found at the centerline intersection of said streets bears N 20° 29' 30" W 39.09 feet;

THENCE leaving the PLACE OF BEGINNING, and said San Gabriel Street, with the common line of West 18th Street and the Cannon Tract, S 70° 32' 30" E 62.55 feet to a 1/2" iron rod found for the northeast corner of the Cannon Tract, same being the northwest corner of that tract of land described in a deed dated March 20, 1984 from Lloyd Austin Hawthorne, et alius, to Peggy Brown Gunter, as recorded in Volume 8641, Page 67 of the Travis County Deed Records, and being the northeast corner of the herein described tract of land;

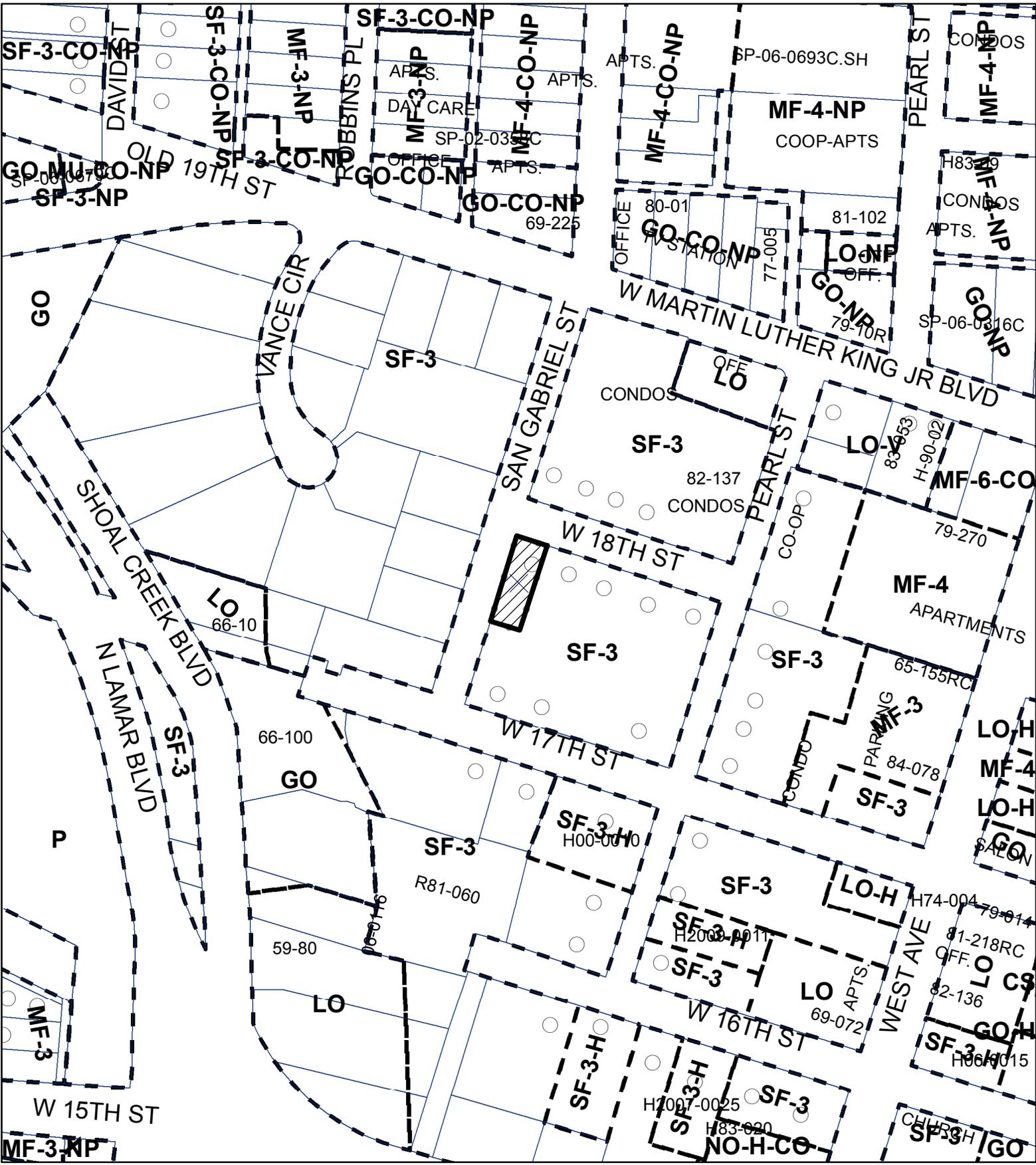
THENCE leaving West 18th Street, with the common line of the Cannon Tract and the aforereferenced Gunter Tract, S 19° 00' W 135.96 feet, to a calculated point in a deteriorating rock wall, in the north line of that tract of land conveyed in a deed dated September 1, 1988 from Aubrey L. Moyer, to Mary Alice Moyer, as recorded in Volume 10766, Page 6 of the Travis County Deed Records, for the southeast corner of the Cannon Tract, same being the southwest corner of the Gunter Tract, and being the southeast corner of the herein described tract of land, from which a 1/2" iron pipe found bears N 70° 32' 30" W 1.47 feet, and S 19° 27' 30" W 0.40 feet;

THENCE leaving the Gunter Tract, with the common line of the Cannon Tract and the aforereferenced Moyer Tract, N 70° 32' 30" W 62.55 feet to a 5/8" iron rod found in the east line of San Gabriel Street, for the southwest corner of Cannon Tract, same being the northwest corner of the Moyer Tract, and being the southwest corner of the herein described tract of land;

THENCE leaving the Moyer Tract, with the common line of San Gabriel Street and the Cannon Tract, N 19° 00' E 135.96 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds 8490 square feet, more or less, of land area as described from record information and measurements made on the ground on July 18, 1991 by McMinn Land Surveying Company of Austin, Texas.



C. MICHAEL McMINN, JR., R.P.L.S. No. 4267
 McMINN LAND SURVEYING COMPANY
 4210 Spicewood Springs Road, Suite 201
 Austin, Texas 78759



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2009-0043
 ADDRESS: 1711 SAN GABRIEL ST
 SUBJECT AREA: 0.000 ACRES
 GRID: J23
 MANAGER: S. SADOWSKY



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.