

ITEM 57
EXHIBITS D-K

C14-04-0021

**WEST UNIVERSITY NEIGHBORHOOD PLAN COMBINING DISTRICT
FIELD NOTE DESCRIPTIONS FOR ZONING CASE C14-04-0021**

EXHIBIT D

A 3,965 SQUARE FOOT AREA BEING THE NORTH 61 FEET OF THE EAST 65 FEET OF LOT 20, OUTLOT 21, DIVISION D, LOUIS HORST'S SUBDIVISION, A SUBDIVISION IN AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK "Z," AT PAGE 613, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PART OF THE VACATED ALLEY WHICH LIES BETWEEN AND ADJACENT TO SAID LOTS 1, 2, 19 AND 20, LOUIS HORST'S SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at the intersection of the south line of West 21st Street and the west line of Whitis Avenue;

THENCE, with the south line of West 21st Street, N 84 ° 01' W 107.00 Feet to a point;

THENCE, with a line perpendicular to the south line of West 21st Street, S 05° 59' W 16.00 feet to the northwest corner and Point of Beginning of this tract;

THENCE, continuing with the said line perpendicular to the south line of West 21st Street, S 05° 59' W 63.00 feet to the southeast corner of this tract;

THENCE, N 84° 01' W 46.00 feet to the southwest corner of this tract;

THENCE, N 05° 59' E 63.00 feet to the northwest corner of this tract;

THENCE S 84° 01' E 46.00 feet to the POINT OF BEGINNING.

locally known as 2021 Guadalupe Street and 309-311 West 21st Street, in the City of Austin, Travis County, Texas.

EXHIBIT E

A 2,898 SQUARE FOOT TRACT OF LAND, SAME BEING OUT OF AND A PART OF LOTS 1, 2, 19, AND 20, LOUIS HORST'S SUBDIVISION OF OUTLOT 21, DIVISION "D," OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A PLAT OF LOUIS HORST'S SUBDIVISION OF RECORD IN VOLUME "Z" AT PAGE 613, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PART OF THE VACATED ALLEY WHICH LIES BETWEEN AND ADJACENT TO SAID LOTS 1, 2, 19 AND 20, LOUIS HORST'S SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at the intersection of the south line of West 21st Street and the west line of Whitis Avenue;

THENCE, with the south line of West 21st Street, N 84° 01' W 107.00 feet to a point;

THENCE, with a line perpendicular to the south line of West 21st Street, S 05° 59' W 16.00 feet to the northwest corner and Point of Beginning of this tract;

THENCE, continuing with the said line perpendicular to the south line of West 21st Street, S 05° 59' W 63.00 feet to the southeast corner of this tract;

THENCE, N 84° 01' W 46.00 feet to the southwest corner of this tract;

THENCE, N 05° 59' E 63.00 feet to the northwest corner of this tract;

THENCE, S 84° 01' E 46.00 feet to the POINT OF BEGINNING.,

locally known as 2021 Guadalupe Street and the 309-311 West 21st Street, in the City of Austin, Travis County, Texas.

EXHIBIT F

LEGAL DESCRIPTION: BEING A 0.574 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF OUTLOT 24, DIVISION "D"; ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, DESCRIBED AS "TRACT TWO" CONVEYED TO AUSTIN REHABILITATION CENTER, INC. BY DEED RECORDED IN VOLUME 12104, PAGE 2182 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.574 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2000:

BEGINNING at an "X" found cut in iron fence post at the intersection with the north line of MLK Boulevard and west line of Rio Grande for the southeast corner hereof;

THENCE North 4°30'17" East a distance of 72.26 feet to a point for corner;

THENCE: South 85°08'48" East a distance of 65.16 feet to a point for corner;

THENCE North 4°24'51" East a distance of 79.88 feet to a point for corner;

THENCE South 85°08'09" East a distance of 110.41 feet to a point for corner on the west line of Rio Grande Street;

THENCE South 4°51'00" West a distance of 192.85 feet along said line of Rio Grande Street to the POINT OF BEGINNING and containing 0.574 acre of land, more or less;

locally known as the Goodall-Wooten House, locally known as 1900-1904 Rio Grande Street otherwise know as 700 W Martin Luther King Boulevard, in the City of Austin, Travis County, Texas.

EXHIBIT G

LEGAL DESCRIPTION: BEING A 0.960 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF OUTLOT 24, DIVISION "D"; ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO AUSTIN REHABILITATION CENTER, INC. BY DEED RECORDED IN VOLUME 12104, PAGE 2182 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.960 ACRE TRACT BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2000:

BEGINNING at an iron rod found on the west line of Rio Grande Street at the intersection with the south line of an alley for the northeast corner hereof;

THENCE South $4^{\circ}51'00''$ West a distance of 259.55 feet along said line of Rio Grande Street to an "X" found cut in iron fence post at the intersection with the north line of MLK Boulevard for the southeast corner hereof;

THENCE North $71^{\circ}48'53''$ West a distance of 179.36 feet along said line of MLK Boulevard to an iron rod found for the southwest corner hereof and southeast corner of that certain 1.120 acre tract conveyed by deed recorded in Volume 13313, Page 2351 of said deed records;

THENCE North $4^{\circ}30'17''$ East a distance of 217.95 feet to an iron pipe found on the south line of an alley for the northwest corner hereof and northeast corner of said 1.120 acre tract;

Thence South $85^{\circ}13'28''$ East a distance of 175.84 feet to the POINT OF BEGINNING and containing 0.960 acre of land, more or less;

locally known as the Goodall-Wooten House, locally known as 1900-1904 Rio Grande Street otherwise know as 700 W Martin Luther King Boulevard, in the City of Austin, Travis County, Texas.

EXHIBIT H

A 2, 207 SQUARE FOOT TRACT OF LAND, SAME BEING OUT OF AND A PART OF LOT "A," ACME SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 47, AT PAGE 3, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at an iron pin set at the southeast corner of said Lot "A," Acme Subdivision, which point is in the west line of San Antonio Street:

THENCE, with the south line of Lot A, N $84^{\circ}02'$ W 53.27 feet to a point;

THENCE, N $06^{\circ}03'$ E 6.90 feet to the southeast corner and Point of Beginning of this tract;

THENCE, N $83^{\circ}57'$ W. 66.68 feet to the southwest corner of this tract

THENCE, N $06^{\circ}03'$ E 30.90 feet to the most westerly northwest corner of this tract;

THENCE, S $83^{\circ}57'$ E 23.15 feet and N $06^{\circ}03'$ E 4.00 feet to the most northerly northwest corner of this tract;

THENCE, S $83^{\circ}57'$ E 37.30 feet to the most northerly northeast corner of this tract;

THENCE, S $06^{\circ}03'$ W 1.20 feet, S $38^{\circ}57'$ E 7.05 feet and S $83^{\circ}57'$ E 1.20 feet to the most easterly northeast corner of this tract;

THENCE, S $06^{\circ}03'$ W 28.75 feet to the POINT OF BEGINNING,

locally known as 2510-2512 San Antonio Street and 501-513 West 26th Street, in the City of Austin, Travis County, Texas.

EXHIBIT I

A 10.0 SQUARE FOOT TRACT OF LAND, BEING A PORTION OF LOT 27, BLOCK 3, LEANDER BROWN SUBDIVISION, OUTLOT 68, DIVISION D, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 1, PAGE 19 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point at the southeast corner of the said Lot 27, being the northeast corner of Lot 28, being a point in the west right-of-way line of Nueces Street;

THENCE with the west right-of-way line of Nueces St., N 05° 53' E for a distance of 2.0 feet to a point being the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the outboundary of the herein described tract N 84° 21' W for a distance of 5.0 feet to the southwest corner hereof;

THENCE N 05° 53' E for a distance of 2.0 feet to the northwest corner hereof;

THENCE S 84° 21' E for a distance of 5.0 feet to a point in the west right-of-way line of Nueces Street for the northeast corner hereof;

THENCE S 05° 53' W for a distance of 2.0 feet to the PLACE OF BEGINNING.

locally known as 2806 Nueces Street (George Poindexter House), in the City of Austin, Travis County, Texas.

EXHIBIT J

A 1,524 SQUARE FOOT TRACT OF LAND OUT OF AND A PART OF LOT 5, BLOCK 1, OF THE THEODORE LOW SUBDIVISION OF A PART OF LOT 2 OUT OF J.B. SEDWICK'S SUBDIVISION OF AN 87 ACRE TRACT OUT OF THE GEORGE W. SPEAR LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a point for the southeast corner of the parcel (structure) herein described, from which point the southeast corner of Lot 5, Block 1, of the Theodore Low Subdivision being in the west line of San Gabriel Street, bears the following two (2) courses:

- (1) S 30° 22' W 3.5 feet;*
- (2) S 59° 34' E 15 feet;*

THENCE, the following five (5) courses:

- (1) N 59° 34' W 17.0 feet;*
- (2) N 30° 22' E 8.0 feet;*
- (3) N 59° 34' W 18.1 feet;*
- (4) S 30° 22' W 5.0 feet;*
- (5) N 59° 34' W 14.5 feet to a point for the northwest corner of the parcel herein described;*

THENCE, N 30° 22' W 24.9 feet to a point in the east line of Lamar Boulevard for the northwest corner of the parcel herein described;

THENCE, with the east line of Lamar Boulevard, N 72° 06' E 13.2 feet to a point;

THENCE, leaving the east line of Lamar Boulevard, the following three (3) courses;

(1) S 59° 34' E 23.4 feet;

(2) N 30° 22' E 3.7 feet;

(3) S 59°34' E 17.1 feet to a point for the southeast corner of the parcel herein described;

THENCE, S 30° 22' W 41.0 feet to the PLACE OF BEGINNING,

locally known as 2906-2910 San Gabriel Street, in the City of Austin, Travis County, Texas.

EXHIBIT K

A 6,158 SQUARE FOOT TRACT OF LAND OUT OF THE EAST 100 FEET OF LOTS 1, 2, AND 3, BLOCK 4, GYPSY GROVE ADDITION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN BOOK 1, PAGE 68 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron stake at the southwest corner of the east 100 feet of Lot 1, Block 4, Gypsy Grove Addition, according to the map or plat of said subdivision recorded in Book 1, Page 68 of the Plat Records of Travis County, Texas, for the southwest corner of the tract herein described;

THENCE with the west line of the east 100 feet of Lots 1, 2, and 3, N 29° 51' E 129.34 feet to an iron stake in the south line of Maiden lane and the north line of said Lot 3, for the northwest corner of this tract;

THENCE with the south line of Maiden Lane and the north line of said Lot 3, S 60° 01' E 35.00 feet to a point in the northerly projection of the east wall line of the existing building, for the most northerly northeast corner of this tract;

THENCE S 29° 51' W along the east wall line of the existing building, 98 feet to an inside corner of the said building, for a corner of this tract;

THENCE with the north wall line of the existing building, S 60° 15' E 53 feet to the most southerly northeast corner of the said building; for a corner of this tract;

THENCE with the east wall line of the said existing building, S 29° 51' W 31 feet to a point in the north line of West 35th Street and the south line of said Lot 1, for the southeast corner of this tract;

THENCE with the north line of West 35th Street and the south line of said Lot 1, N 60° 15' W 88 feet to the PLACE OF BEGINNING,

locally known as 3500-3508 Guadalupe Street, 600-606 West 35th Street, 601-607 Maiden Lane, in the City of Austin, Travis County, Texas.