



**Professional Land Surveying, Inc.
Surveying and Mapping**

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Austin, Texas 78744

C14-2016-0093

**0.196 ACRES
OUTLOT 30, DIVISION E
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.196 ACRES (APPROXIMATELY 8,556 SQ. FT.) IN OUTLOT 30, DIVISION E IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF A 62.0 FOOT BY 138 FOOT OR 8556 SQUARE FOOT TRACT CONVEYED TO 15TH & NUECES, LLC IN A CORRECTION WARRANTY DEED DATED JULY 28, 2016 AND RECORDED IN DOCUMENT NO. 2016123374 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.196 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the intersection of the north right-of-way line of W 15th Street (100' public right-of-way width) and the east right-of-way line of Nueces Street (80' public right-of-way width), being the southwest corner of the said 8556 square foot tract, from which a 1/2" rebar found at the intersection of the north right-of-way line of W 15th Street and the west right-of-way line of Nueces Street, bears North 73°08'24" West, a distance of 79.91 feet;

THENCE North 16°28'56" East with the east right-of-way line of Nueces Street and the west line of the said 8556 square foot tract, a distance of 138.06 feet to an "X" in concrete found for the northwest corner of the said 8556 square foot tract, being the southwest corner of a 0.16 acre tract described in Document No. 2012099913 of the Official Public Records of Travis County, Texas, from which an "X" in concrete found at the intersection of the south right-of-way line of W 16th Street and the east right-of-way line of Nueces Street, being also the northwest corner of the said 0.16 acre tract, bears North 16°28'56" East, a distance of 139.08 feet;

THENCE South 73°09'44" East with the north line of the said 8556 square foot tract and the south line of the said 0.16 acre tract and the south line of a 39 foot by 138 foot tract described in 2012010814 of the Official Public Records of Travis County, Texas, a distance of 62.00 feet to a calculated point for the northeast corner of the said 8556 square foot tract, being the northwest corner of a 64.50 foot by 138 foot tract described in Volume 13245, Page 626 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found for the northeast corner of the said 64.50 foot by 138 foot tract and being in the south line of a 0.124 acre tract described in Document No. 2015103995 of the Official Public Records of Travis County, Texas, bears South 73°09'44" East, a distance of 64.74 feet;

EXHIBIT A

THENCE South $16^{\circ}28'56''$ West with the east line of the said 8556 square foot tract and the west line of the said 64.50 foot by 138 foot tract, a distance of 138.08 feet to a calculated point in the north right-of-way of line of W 15th Street, being the southeast corner of the said 8556 square foot tract and the southwest corner of the said 64.50 foot by 138 foot tract, from which a 60d nail found at the intersection of the north right-of-way of line of W 15th Street and the west right-of-way line of Guadalupe Street, bears South $73^{\circ}08'24''$ East, a distance of 572.14 feet;

THENCE North $73^{\circ}08'24''$ West with the north right-of-way of line of W 15th Street and the south line of the said 8556 square foot tract, a distance of 62.00 feet to the **POINT OF BEGINNING**, containing 0.196 acres of land, more or less.

The field work was completed on July 2, 2016.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from the LCRA Control Network.

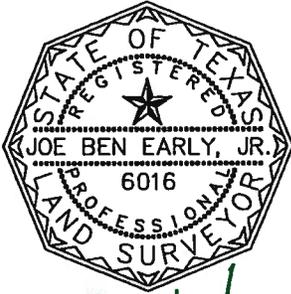
Attachments: Drawing 1209-001-BASE



8/31/16

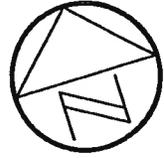
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
T.B.P.L.S. Firm No. 10124500





8/31/16

1" = 40'



W 16TH STREET
(60' PUBLIC RIGHT-OF-WAY WIDTH)

OUTLOT 23, DIVISION E

NUECES STREET
(80' PUBLIC RIGHT-OF-WAY WIDTH)

N16°28'56"E 139.08'
(N16°30'00"E 139.03')

NUECES STREET PARTNERS, LLC
0.16 ACRES
(2012099913)

MARY ANNE NOTZON
39 FEET BY
138 FEET
(2012010814)

NUECES STREET PARTNERS, LLC
0.124 ACRES
(2015103995)

OUTLOT 30
DIVISION E

S73°09'44"E
62.00' (62')

S73°09'44"E 64.74'
(S70°40'E 64.50')

0.196 ACRES
APPROX. 8,556
SQ. FT.

12TH &
NUECES, INC.
62 FEET BY
138 FEET
OR
8556 SQ. FT.
(2016057882)

RONALD G.
GREENING
64.50 FEET BY
138 FEET
(13245/626)

N16°28'56"E 138.06' (138')

S16°28'56"W 138.08' (138')

20' ALLEY

OUTLOT 30
DIVISION E

N73°08'24"W 79.91'

N73°08'24"W
62.00' (62')

S73°08'24"E 572.14'

P.O.B.

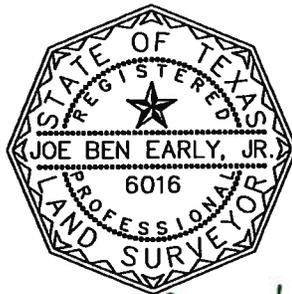
W 15TH STREET
(100' PUBLIC RIGHT-OF-WAY WIDTH)

INTERSECTION OF
NORTH R.O.W. OF
W 15TH STREET AND
WEST R.O.W. OF
GUADALUPE STREET

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.196 ACRES (APPROXIMATELY 8,556 SQ. FT.) IN OUTLOT 30, DIVISION E IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF A 62.0 FOOT BY 138 FOOT OR 8556 SQUARE FOOT TRACT CONVEYED TO 15TH & NUECES, LLC IN A CORRECTION WARRANTY DEED DATED JULY 28, 2016 AND RECORDED IN DOCUMENT NO. 2016123374 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ▲ 60D NAIL FOUND
- ☒ "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



DATE OF SURVEY: 7/2/16
PLOT DATE: 8/31/16
DRAWING NO.: 1209-001-BASE
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JBE
SHEET 1 OF 2

JBE 8/31/16
Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM THE LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1209-001-BASE

