NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver’s license number.

DEED WITHOUT WARRANTY

Date: 20 September 2018

Grantor: CITY OF AUSTIN, TEXAS, a Texas home-rule City and municipal corporation, situated in the counties of Hays, Travis, and Williamson

Grantor’s Mailing Address: Office of Real Estate Services, 13th Floor P.O. Box 1088 Austin, Travis County, TX 78767

Grantee: TEXAS FACILITIES COMMISSION

Grantee’s Mailing Address: Texas Facilities Commission 1711 San Jacinto Blvd. Austin, Travis County, TX 78701

Consideration: TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor.

Property: The real property situated in Travis County, Texas, being all that tract of land, more particularly described by metes and bounds in EXHIBIT “A”, which is attached hereto and made part hereof.

Reservations from Conveyance: Grantor hereby reserves and retains for itself and its successors and assigns a public utility easement, drainage easement, and water and wastewater easement in, under, upon, over, and across all of that tract of land in Exhibit A, to construct, operate, maintain, replace, upgrade, repair, make connections with related facilities, and control all public utilities, together with any improvements and fixtures thereon, and any and all rights and appurtenances pertaining to the use of the easement.

Exceptions to Conveyance: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases,
mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Properties; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2017, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, GRANTS, SELLS, AND CONVEYS to Grantee the Properties, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee and Grantee’s heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

Executed effective the Date first above stated.

CITY OF AUSTIN, TEXAS,
a Texas home-rule municipal corporation

By: Alex Gale, Interim Officer
Office of Real Estate Services

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on September 20, 2018, by Alex Gale, Interim Officer, Office of Real Estate Services, City of Austin, Texas, a Texas home-rule City and municipal corporation, on behalf of said corporation.

APPROVED AS TO FORM:
City of Austin
Law Department

By: Katherine Kuzmicz
Staff Attorney
LEGAL DESCRIPTION


BEGINNING at a PK nail with shiner stamped "CobbFendley" set for the intersection of the east line of said Congress Avenue and the south line of Martin Luther King, Jr. Boulevard and being the north west corner of Outlot 50, Division E, Louis Horst's Outlots in Division D and Division E, of record in Volume Z, Page 594 of the Deed Records of Travis County, Texas, said Beginning Point having a Texas State Plane Coordinate, Central Zone, Grid Value of N = 10,075,301.51 and E = 3,115,727.73;

THENCE South 16° 35' 28" West, coincident with the west line of said Outlot 50, Division E and the east line of said Congress Avenue, for a distance of 320.45 feet to a PK nail with shiner stamped "CobbFendley" set for an angle point, being the southwest corner of said Outlot 50, Division E, being also the intersection of the east line of said Congress Avenue and the north line of East 18th Street, as shown on said Topographical Map of the Government Tract adjoining the City of Austin, from which a 3/16-inch iron rod in concrete found and held for the intersection of the centerline of said Congress Avenue and the
centerline of said East 18th Street bears South 80° 11' 05" West at a distance of 67.00 feet, said 3/16-inch iron rod having a Texas State Plane Coordinate, Central Zone, Grid Value of N = 10,074,983.02 and E = 3,115,570.23;

THENCE South 73°12'38" East, coincident with the south line of said Outlot 50, Division E and said north line of East 18th Street, for a distance of 23.00 feet to a 1/2 inch iron rod with cap stamped “CobbFendley”

THENCE South 16° 35' 04" West, over and across said East 18th Street, for a distance of 60.01 feet to a 1/2 inch iron rod with cap stamped “CobbFendley” set on the south right-of-way line of said East 18th Street, being also in the north line of Outlot 49, Division E of said Topographical Map of the Government Tract adjoining the City of Austin;

THENCE North 73°12'38" West, coincident with said south line of East 18th Street and said north line of Outlot 49, Division E, for a distance of 23.00 feet to a 1/2 inch iron rod with cap stamped “CobbFendley” set for the northwest corner of Outlot 49, Division E of said Original City of Austin, being also the intersection of the east line of said Congress Avenue and the south line of said East 18th Street;

THENCE South 16° 34' 41" West, coincident with the west line of said Outlot 49, Division E and the east line of said Congress Avenue, for a distance of 277.28 feet to a PK nail with shiner stamped “CobbFendley” set for an angle point, being the southwest corner of said Outlot 49, Division E, being also the intersection of the east line of said Congress Avenue and the north line of East 17th Street, as shown on said Topographical Map of the Government Tract adjoining the City of Austin, from which a 3/16-inch iron rod in concrete found and held for the intersection of the centerline of said Congress Avenue and the centerline of said East 17th Street bears South 80° 11' 30" West a distance of 66.99 feet, said 3/16-inch iron rod having a Texas State Plane Coordinate, Central Zone, Grid Value of N = 10,074,659.80 and E = 3,115,474.01;

THENCE South 73° 11' 56" East, coincident with the south line of said Outlot 49, Division E and north line of said East 17th Street right-of-way, for a distance of 170.02 feet to a 1/2 inch iron rod with cap stamped “CobbFendley” set;

THENCE South 16°33'20" West, over and across said East 17th Street, for a distance of 60.01 feet to a 1/2 inch iron rod with cap stamped “CobbFendley” set on the south line of said East 17th Street, being also the
north line of Outlot 48, Division E, of the Subdivision of Block 48, Division E City of Austin recorded in Volume 1, Page 98 of the Plat Records of Travis County, Texas;

**THENCE** North 73°11'56" West, coincident with the south line of said East 17th Street and north line of said Outlot 48, Division E, for a distance of 170.03 feet to a PK nail with shiner stamped "CobbFendley" set for the northwest corner of said Outlot 48, Division E, being also the intersection of the east line of said Congress Avenue and the south line of said East 17th Street;

**THENCE** South 16° 33' 37" West, coincident with the west line of said Outlot 48, Division E and the east line of said Congress Avenue, for a distance of 277.07 feet to a PK nail with shiner stamped "CobbFendley" set for an angle point, being the southwest corner of said Outlot 48, Division E, being also the intersection of the east line of said Congress Avenue and the north line of East 16th Street, as shown on said Topographical Map of the Government Tract adjoining the City of Austin, from which a 3/16-inch iron rod in concrete found and held for the intersection of the centerline of said Congress Avenue and the centerline of said East 16th Street bears South 80° 04' 01" West at a distance of 67.05 feet, said 3/16-inch iron rod having a Texas State Plane Coordinate, Central Zone, Grid Value of N = 10,074,336.59 and E = 3,115,377.90;

**THENCE** South 73°21'01" East, coincident with the south line of said Outlot 48, Division E and the north line of said East 16th Street, for a distance of 23.00 feet to a PK nail with shiner stamped "CobbFendley" set;

**THENCE** South 16° 34' 07" West, over and across said East 16th Street, for a distance of 60.01 feet to a PK nail with shiner stamped "CobbFendley" set on the south right-of-way line of said East 16th Street, being also the north line of Outlot 47, Division E of said Original City of Austin;

**THENCE** North 73°21'01" West, with the south line of said East 16th Street and north line of said Outlot 47, Division E, for a distance of 23.00 feet to a 1/2 inch iron rod with cap stamped "CobbFendley" set for the northwest corner of said Outlot 47, Division E, being also the intersection of the east line of said Congress Avenue and the south line of said East 16th Street;
THENCE South 16° 34' 36" West, coincident with the west line of said Outlot 47, Division E and the east line of said Congress Avenue, for a distance of 279.22 feet to a PK nail with shiner stamped "CobbFendley" set, being also the southwest corner of said Outlot 47, Division E, and being the intersection of the east line of said Congress Avenue and the north line of East 15th Street, as shown on said Topographical Map of the Government Tract adjoining the City of Austin;

THENCE North 73° 00' 16" West, over and across said Congress Avenue, along the north line of said West 15th Street, for a distance of 120.01 feet to a PK nail with shiner stamped "CobbFendley" set for the southeast corner of Outlot 46, Division E of said Topographical Map of the Government Tract adjoining the City of Austin, being also the intersection of the west line of said Congress Avenue and the north line of said West 15th Street;

THENCE North 16° 34' 36" East, coincident with the east line of said Outlot 46, Division E and the west line of said Congress Avenue, for a distance of 278.65 feet to a 1/2 inch iron rod found for an angle point, being also the northeast corner of said Outlot 46, Division E, and being the intersection of the west line of said Congress Avenue and the south line of West 16th Street, as dedicated with said Original City of Austin;

THENCE North 16° 34' 06" East, over and across said West 16th Street, for a distance of 60.01 feet to a PK nail with shiner stamped "CobbFendley" set for the southeast corner of Outlot 45, Division E of said Topographical Map of the Government Tract adjoining the City of Austin, being also the intersection of the west line of said Congress Avenue and the north line of said West 16th Street;

THENCE North 16° 33' 30" East, coincident with the east line of said Outlot 45, Division E and the west line of said Congress Avenue, for a distance of 277.24 feet to a PK nail with shiner stamped "CobbFendley" set for an angle point, being also the northeast corner of said Outlot 45, Division E, and being the intersection of the west line of said Congress Avenue and the south line of West 17th Street, as dedicated with said Original City of Austin;
Exhibit “A”

Congress Avenue, Original City of Austin
Division “E”, Government Outlots
City of Austin, Texas

Page 5 of 6

THENCE North 73° 11’ 55” West, coincident with the north line of said Outlot 45, Division E and south line of said East 17th Street right-of-way, for a distance of 340.16 feet to PK nail with shiner stamped “CobbFendley” set for the northwest corner of said Outlot 45, Division E, and being the intersection of the east right-of-way line of Colorado Street as shown on said Topographical Map of the Government Tract adjoining the City of Austin and the south line of said West 17th Street;

THENCE North 16°34’24” East, over and across said West 17th Street and along the east line of said Colorado Street, for a distance of 60.01 feet to a 1/2 inch iron rod with cap stamped “CobbFendley” set on the north right-of-way of said West 17th Street, also being the southwest corner of Outlot 44, Division E of said Topographical Map of the Government Tract adjoining the City of Austin, and being the intersection of the east line of said Colorado Street and the north line of said West 17th Street, from which a 1/2 inch iron rod found (disturbed) bears North 69°47’03” West, a distance of 2.77 feet;

THENCE, South 73° 11’ 55” East, coincident with the north line of said 17th Street and the south line of said Outlot 44, Division E, a distance of 340.17 feet to a PK nail with shiner stamped “CobbFendley” set for the southeast corner of said Outlot 44, Division E, being also the intersection of the west line of said Congress Avenue and the north line of said West 17th Street;

THENCE North 16° 34’ 41” East, coincident with the east line of said Outlot 44, Division E and the west line of said Congress Avenue, for a distance of 277.30 feet to a PK nail with shiner stamped “CobbFendley” set for an angle point, being also the northeast corner of said Outlot 44, Division E, and being the intersection of the west line of said Congress Avenue and the south line of West 18th Street, as shown on said Topographical Map of the Government Tract adjoining the City of Austin;

THENCE North 16° 35’ 05” East, over and across said West 18th Street, for a distance of 60.01 feet to a PK nail with shiner stamped “CobbFendley” set for the southeast corner of Outlot 43, Division E of said Topographical Map of the Government Tract adjoining the City of Austin, being also the intersection of the west line of said Congress Avenue and the north line of said West 18th Street;
Exhibit “A”

Vacation
Congress Avenue, Original City of Austin
Division “E”, Government Outlots
City of Austin, Texas

Page 6 of 6

THENCE North 16° 35' 28" East, coincident with the east line of said Outlot 43, Division E and the west line of said Congress Avenue, for a distance of 320.09 feet to a PK nail with shiner stamped “CobbFendley” set for the northeast corner of said Outlot 43, Division E, and being the intersection of the west line of said Congress Avenue and the south line of said Martin Luther King, Jr. Boulevard;

THENCE South 73° 21' 23" East, over and across said Congress Avenue, along the south line of said Martin Luther King Jr. Boulevard for a distance of 120.00 feet to the said POINT OF BEGINNING and containing 4.44 acres of land.

BEARING BASIS NOTE
The bearings described hereon are Texas State Plane Grid bearings (Texas Central Zone, NAD 83(2011), Project Scale Factor = 0.99989001 (1.00011)). These coordinates were established from City of Austin reference point J-22-1001 having coordinate values N = 10072706.64, E = 3113720.49 and NGS Reference Monument BM0627 having coordinate values N = 10072998.45, E = 3115440.41.

Thomas Ruschkewicz
Registered Professional Land Surveyor
Texas Registration No. 6288

REFERENCES
TCAD # Congress Avenue and 17th Street are public right-of-way with no parcel ID # assigned.

AUSTIN GRID J-23
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

N 69° 47' 03" W
2.77'

OUTLOT 44, DIVISION E
ORIGINAL CITY OF AUSTIN

WEST 17TH STREET

MARTIN LUTHER KING JR. BOULEVARD
(aka MAGNOLIA STREET aka 19TH STREET)

(80' RIGHT-OF-WAY)

SCALE: 1" = 150'

CALCULATED CENTERLINE BASED ON COA SURVEY OF LAVACA AND GUADALUPE STREETS

NOT TO SCALE

FIND COA SURVEY CONTROL "X" CUT IN CONCRETE

FOUND (HELD)
1 1/2' IRON ROD
N 1207'1155.01
E 3115670.23

FOUND (HELD)
1 1/2' IRON ROD
N 1207'1155.01
E 3115670.23

CALCULATED CENTERLINE BASED ON COA SURVEY OF LAVACA AND GUADALUPE STREETS

CALCULATED CENTERLINE BASED ON COA SURVEY OF LAVACA AND GUADALUPE STREETS

CALCULATED CENTERLINE BASED ON COA SURVEY OF LAVACA AND GUADALUPE STREETS

MATCHLINE SHEET 2

NOTES: SEE SHEET NUMBER THREE

VACATION OF CONGRESS AVENUE RIGHT-OF-WAY AND A PORTION OF 16TH, 17TH AND 18TH STREET RIGHT-OF-WAY

PAGE 1 OF 3
## Line Table

<table>
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<tr>
<th>Line #</th>
<th>Direction</th>
<th>Length</th>
<th>Line #</th>
<th>Direction</th>
<th>Length</th>
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<tbody>
<tr>
<td>L1</td>
<td>S 16°35'28&quot; W</td>
<td>320.45'</td>
<td>L13</td>
<td>S 16°34'36&quot; W</td>
<td>279.22'</td>
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<td>L2</td>
<td>S 73°12'38&quot; E</td>
<td>23.00'</td>
<td>L14</td>
<td>N 73°00'16&quot; W</td>
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<tr>
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<tr>
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<td>L17</td>
<td>N 16°33'30&quot; E</td>
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<td>N 16°34'24&quot; W</td>
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<td>L24</td>
<td>S 73°21'23&quot; E</td>
<td>120.00'</td>
</tr>
</tbody>
</table>

---

### Survey Legend

- △ PK NAIL WITH "CobbFendley" WASHER SET
- ○ 1/2" IRON ROD WITH "CFA & ASSOC." CAP SET
- ◊ COTTON SPINDLE SET
- □ MONUMENT FOUND (AS NOTED)
- ▲ NAIL FOUND (AS NOTED)
- ◊ "X" CUT IN CONCRETE FOUND
- ◊ PIPE FOUND (SIZE AS NOTED)
- ● IRON ROD FOUND (AS NOTED)
- ◊ EASEMENT REFERENCE NUMBER

---

### Notes:

2. PROJECT SCALE FACTOR = 0.99989001 (1.00011)

3. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

4. THIS SKETCH IS INTENDED TO SUPPORT A LEGAL DESCRIPTION PREPARED AND CERTIFIED BY THE SURVEYOR SHOWN BELOW THAT DIRECTLY COINCIDES WITH THE INFORMATION DELINATED HEREON. THE CERTIFYING SURVEYOR SHALL NOT BE HELD LIABLE NOR RESPONSIBLE FOR THE CONTENT SHOWN HEREON IF IT IS NOT ATTACHED AND REFERRED TO BY SAID PREPARED LEGAL DESCRIPTION.

---

### Easements:
1. LICENSE AGREEMENT FOR ENCROACHMENT, DOCUMENT NUMBER 1999146003, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.
2. LICENSE AGREEMENT FOR ENCROACHMENT OF PRIVATE UTILITIES, VOLUME 8090, PAGE 409, DEED RECORDS, TRAVIS COUNTY, TX.
3. LICENSE AGREEMENT FOR BURIED CABLES, VOLUME 9469, PAGE 45, REAL PROPERTY RECORDS, TRAVIS COUNTY, TX.

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**REVISIONS:**
- 01/15/2018 - ADD OWNERSHIP OUTLOT 45
- 04/17/2018 - ADD NEW TFC TRACT
- 04/27/2018 - COA COMMENTS
- 05/16/2018 - RECORDING INFORMATION

---

**CobbFendley**

**VACATION OF CONGRESS AVENUE RIGHT-OF-WAY AND A PORTION OF 16TH, 17TH AND 18TH STREET RIGHT-OF-WAY**

**PAGE 3 OF 3**
After recording return to:

City of Austin  
Office of Real Estate Services, 13th Floor  
P.O. Box 1088  
Austin, Texas 78767  

Attn: Kim Vasquez  

F#9961-1805  
Texas Facilities Commission  

Exhibit List:  
Exhibit A Alley Vacation Survey  

Recorders Memorandum: At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.  

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  

Dana DeBeauvoir, County Clerk  
Travis County, Texas  

Sep 20, 2018 01:32 PM  
ALONZON: $70.00  

2018149497  

Page 3 Deed without Warranty – Texas Facilities Commission (F#9961-1805)
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, Jannette S. Goodall, City Clerk of the City of Austin, Texas, do hereby certify that the foregoing instrument is a true and correct copy of Ordinance Number 20180809-030, which consists of one page, and an Exhibit A, consisting of nine pages, for a total of ten pages, as approved by the City Council of Austin, Texas, at a Regular Meeting on the 9th day of August, 2018, as on file in the Office of the City Clerk.

WITNESS my hand and official seal of the City of Austin at Austin, Texas, this 17th day of August, 2018.

JANNETTE S. GOODALL
CITY CLERK
CITY OF AUSTIN, TEXAS
ORDINANCE NO. 20180809-030

AN ORDINANCE VACATING APPROXIMATELY 4.44 ACRES OF RIGHT-OF-WAY BEING CERTAIN PORTIONS OF CONGRESS AVENUE, 16TH STREET, 17TH STREET, AND 18TH STREET, ALL OUT OF DIVISION E OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN, TO THE TEXAS FACILITIES COMMISSION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Council approves the vacation of approximately 4.44 acres of right-of-way, being certain portions of Congress Avenue, 16th Street, 17th Street, and 18th Street, all out of Division E of the Government Tract adjoining the Original City of Austin, to the Texas Facilities Commission, described in Exhibit A, which is attached to and incorporated as part of this ordinance.

PART 2. Council waives City Code Section 14-11-75, which requires payment for the vacation of the right-of-way.

PART 3. This ordinance takes effect on August 20, 2018.

PASSED AND APPROVED

Aug 9, 2018, 2018

Steve Adler
Mayor

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk
LEGAL DESCRIPTION


BEGINNING at a PK nail with shiner stamped "CobbFendley" set for the intersection of the east line of said Congress Avenue and the south line of Martin Luther King, Jr. Boulevard and being the north west corner of Outlot 50, Division E, Louis Horst's Outlots In Division D and Division E, of record in Volume Z, Page 594 of the Deed Records of Travis County, Texas, said Beginning Point having a Texas State Plane Coordinate, Central Zone, Grid Value of N = 10,075,301.51 and E = 3,115,727.73;

THENCE South 16° 35' 28" West, coincident with the west line of said Outlot 50, Division E and the east line of said Congress Avenue, for a distance of 320.45 feet to a PK nail with shiner stamped "CobbFendley" set for an angle point, being the southwest corner of said Outlot 50, Division E, being also the intersection of the east line of said Congress Avenue and the north line of East 18th Street, as shown on said Topographical Map of the Government Tract adjoining the City of Austin, from which a 3/16-inch iron rod in concrete found and held for the intersection of the centerline of said Congress Avenue and the
centerline of said East 18th Street bears South 80° 11' 05" West at a distance of 67.00 feet, said 3/16-inch iron rod having a Texas State Plane Coordinate, Central Zone, Grid Value of N = 10,074,983.02 and E = 3,115,570.23;

THENCE South 73° 12' 38" East, coincident with the south line of said Outlot 50, Division E and said north line of East 18th Street, for a distance of 23.00 feet to a 1/2 inch iron rod with cap stamped "CobbFendley";

THENCE South 16° 35' 04" West, over and across said East 18th Street, for a distance of 60.01 feet to a 1/2 inch iron rod with cap stamped "CobbFendley" set on the south right-of-way line of said East 18th Street, being also in the north line of Outlot 49, Division E of said Topographical Map of the Government Tract adjoining the City of Austin;

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THENCE South 73° 11' 56" East, coincident with said south line of Outlot 49, Division E and north line of said East 17th Street right-of-way, for a distance of 170.02 feet to a 1/2 inch iron rod with cap stamped "CobbFendley" set;

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THENCE North 73°11'56" West, coincident with the south line of said East 17th Street and north line of said Outlot 48, Division E, for a distance of 170.03 feet to a PK nail with shiner stamped "CobbFendley" set for the northwest corner of said Outlot 48, Division E, being also the intersection of the east line of said Congress Avenue and the south line of said East 17th Street;

THENCE South 16° 33' 37" West, coincident with the west line of said Outlot 48, Division E and the east line of said Congress Avenue, for a distance of 277.07 feet to a PK nail with shiner stamped "CobbFendley" set for an angle point, being the southwest corner of said Outlot 48, Division E, being also the intersection of the east line of said Congress Avenue and the north line of East 16th Street, as shown on said Topographical Map of the Government Tract adjoining the City of Austin, from which a 3/16-inch iron rod in concrete found and held for the intersection of the centerline of said Congress Avenue and the centerline of said East 16th Street bears South 80° 04' 01" West at a distance of 67.05 feet, said 3/16-inch iron rod having a Texas State Plane Coordinate, Central Zone, Grid Value of N = 10,074,336.59 and E = 3,115,377.90;

THENCE South 73°21'01" East, coincident with the south line of said Outlot 48, Division E and the north line of said East 16th Street, for a distance of 23.00 feet to a PK nail with shiner stamped "CobbFendley" set;

THENCE South 16° 34' 07" West, over and across said East 16th Street, for a distance of 60.01 feet to a PK nail with shiner stamped "CobbFendley" set on the south right-of-way line of said East 16th Street, being also the north line of Outlot 47, Division E of said Original City of Austin;

THENCE North 73°21'01" West, with the south line of said East 16th Street and north line of said Outlot 47, Division E, for a distance of 23.00 feet to a 1/2 inch iron rod with cap stamped "CobbFendley" set for the northwest corner of said Outlot 47, Division E, being also the intersection of the east line of said Congress Avenue and the south line of said East 16th Street;
THENCE South 16° 34' 36" West, coincident with the west line of said Outlot 47, Division E and the east line of said Congress Avenue, for a distance of 279.22 feet to a PK nail with shiner stamped "CobbFendley" set, being also the southwest corner of said Outlot 47, Division E, and being the intersection of the east line of said Congress Avenue and the north line of East 15th Street, as shown on said Topographical Map of the Government Tract adjoining the City of Austin;

THENCE North 73° 00' 16" West, over and across said Congress Avenue, along the north line of said West 15th Street, for a distance of 120.01 feet to a PK nail with shiner stamped "CobbFendley" set for the southeast corner of Outlot 46, Division E of said Topographical Map of the Government Tract adjoining the City of Austin, being also the intersection of the west line of said Congress Avenue and the north line of said West 15th Street;

THENCE North 16° 34' 36" East, coincident with the east line of said Outlot 46, Division E and the west line of said Congress Avenue, for a distance of 278.65 feet to a 1/2 inch iron rod found for an angle point, being also the northeast corner of said Outlot 46, Division E, and being the intersection of the west line of said Congress Avenue and the south line of West 16th Street, as dedicated with said Original City of Austin;

THENCE North 16° 33' 30" East, coincident with the east line of said Outlot 45, Division E and the west line of said Congress Avenue, for a distance of 277.24 feet to a PK nail with shiner stamped "CobbFendley" set for an angle point, being also the northeast corner of said Outlot 45, Division E, and being the intersection of the west line of said Congress Avenue and the south line of West 17th Street, as dedicated with said Original City of Austin;
THENCE North 73° 11’ 55” West, coincident with the north line of said Outlot 45, Division E and south line of said East 17th Street right-of-way, for a distance of 340.16 feet to PK nail with shiner stamped “CobbFendley” set for the northwest corner of said Outlot 45, Division E, and being the intersection of the east right-of-way line of Colorado Street as shown on said Topographical Map of the Government Tract adjoining the City of Austin and the south line of said West 17th Street;

THENCE North 16°34’24” East, over and across said West 17th Street and along the east line of said Colorado Street, for a distance of 60.01 feet to a 1/2 inch iron rod with cap stamped “CobbFendley” set on the north right-of-way of said West 17th Street, also being the southwest corner of Outlot 44, Division E of said Topographical Map of the Government Tract adjoining the City of Austin, and being the intersection of the east line of said Colorado Street and the north line of said West 17th Street, from which a 1/2 inch iron rod found (disturbed) bears North 69°47’03” West, a distance of 2.77 feet;

THENCE, South 73° 11’ 55” East, coincident with the north line of said 17th Street and the south line of said Outlot 44, Division E, a distance of 340.17 feet to a PK nail with shiner stamped “CobbFendley” set for the southeast corner of Outlot 44, Division E, being also the intersection of the west line of said Congress Avenue and the north line of said West 17th Street;

THENCE North 16° 34’ 41” East, coincident with the east line of said Outlot 44, Division E and the west line of said Congress Avenue, for a distance of 277.30 feet to a PK nail with shiner stamped “CobbFendley” set for an angle point, being also the northeast corner of said Outlot 44, Division E, and being the intersection of the west line of said Congress Avenue and the south line of West 18th Street, as shown on said Topographical Map of the Government Tract adjoining the City of Austin;

THENCE North 16° 35’ 05” East, over and across said West 18th Street, for a distance of 60.01 feet to a PK nail with shiner stamped “CobbFendley” set for the southeast corner of Outlot 43, Division E of said Topographical Map of the Government Tract adjoining the City of Austin, being also the intersection of the west line of said Congress Avenue and the north line of said West 18th Street;
THENCE North 16° 35' 28" East, coincident with the east line of said Outlot 43, Division E and the west line of said Congress Avenue, for a distance of 320.09 feet to a PK nail with shiner stamped "CobbFendley" set for the northeast corner of said Outlot 43, Division E, and being the intersection of the west line of said Congress Avenue and the south line of said Martin Luther King, Jr. Boulevard;

THENCE South 73° 21' 23" East, over and across said Congress Avenue, along the south line of said Martin Luther King Jr. Boulevard for a distance of 120.00 feet to the said POINT OF BEGINNING and containing 4.44 acres of land.

BEARING BASIS NOTE
The bearings described hereon are Texas State Plane Grid bearings (Texas Central Zone, NAD 83(2011), Project Scale Factor = 0.99989001 (1.00011)). These coordinates were established from City of Austin reference point J-22-1001 having coordinate values N = 10072706.64, E = 3113720.49 and NGS Reference Monument BM0627 having coordinate values N = 10072998.45, E = 3115440.41.

Thomas Ruschkewicz
Registered Professional Land Surveyor
Texas Registration No. 6288

REFERENCES
TCAD # Congress Avenue and 17th Street are public right-of-way with no parcel ID # assigned.
AUSTIN GRID J-23
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

N 69° 47' 03" W

OUTLOT 44, DIVISION E
ORIGINAL CITY OF AUSTIN

W. OUTLOT 44, DIVISION E

CALCULATED CENTERLINE BASED ON
COA SURVEY OF LAVACA AND
GUADALUPE STREETS

CALCULATED CENTERLINE BASED ON
COA SURVEY OF LAVACA AND
GUADALUPE STREETS

CALCULATED CENTERLINE BASED ON
COA SURVEY OF LAVACA AND
GUADALUPE STREETS

NOT TO SCALE

MARTIN LUTHER KING JR. BOULEVARD
(aka Magnolia Street aka 16th Street)

SCALE: 1" = 150'

NOTES:

SEE SHEET NUMBER THREE

VACATION OF CONGRESS AVENUE RIGHT-OF-WAY AND A
PORTION OF 16TH, 17TH AND
18TH STREET RIGHT-OF-WAY

PAGE 1 OF 3
NOTES: SEE SHEET NUMBER THREE
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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SURVEY LEGEND

- PK NAIL WITH "CobbFendley"
- WASHER SET
- 1/2" IRON ROD WITH "CFA & ASSOC." CAP SET
- COTTON SPINDLE SET
- MONUMENT FOUND (AS NOTED)
- NAIL FOUND (AS NOTED)
- "X" CUT IN CONCRETE FOUND
- PIPE FOUND (SIZE AS NOTED)
- IRON ROD FOUND (AS NOTED)
- EASEMENT REFERENCE NUMBER

NOTES:


2. PROJECT SCALE FACTOR = 0.99989001 (1.00011)

3. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

5. THIS SKETCH IS INTENDED TO SUPPORT A LEGAL DESCRIPTION PREPARED AND CERTIFIED BY THE SURVEYOR SHOWN BELOW THAT DIRECTLY COINCIDES WITH THE INFORMATION DELINATED HEREON. THE CERTIFYING SURVEYOR SHALL NOT BE HELD LIABLE NOR RESPONSIBLE FOR THE CONTENT SHOWN HEREON IF IT IS NOT ATTACHED AND REFERRED TO BY SAID PREPARED LEGAL DESCRIPTION.

EASEMENTS:

1. LICENSE AGREEMENT FOR ENCROACHMENT, DOCUMENT NUMBER 1999146003, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX.
2. LICENSE AGREEMENT FOR ENCROACHMENT OF PRIVATE UTILITIES, VOLUME 8090, PAGE 409, DEED RECORDS, TRAVIS COUNTY, TX.
3. LICENSE AGREEMENT FOR BURIED CABLES, VOLUME 9469, PAGE 45, REAL PROPERTY RECORDS, TRAVIS COUNTY, TX.

THOMAS RUSCHKEWICZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6288

REVISIONS:
01/15/2018 - ADD OWNERSHIP OUTLOT 45
04/17/2018 - ADD NEW TFC TRACT
04/27/2018 - COA COMMENTS
05/18/2018 - RECORDING INFORMATION

PAGE 3 OF 3
Recorders Memorandum: At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Sep 20, 2018 01:32 PM 2018149496

ALONZO: $70.00

Dana DeBeauvoir, County Clerk
Travis County - TEXAS