

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0154 ACRES (669 SQUARE FEET), BEING THE NORTH HALF OF THE 20 FOOT ALLEY (20’ ALLEY) BETWEEN LOT 4 AND LOT 6 OF MUSGROVE’S SUBDIVISION OF OUTLOT NO. 8, DIVISION “O”, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 595 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), ADJOINING LOT 4 OF SAID MUSGROVE’S SUBDIVISION OF OUTLOT NO. 8, DIVISION “O”, SAID LOT 4 BEING CONVEYED TO 4TH & RTM, LP IN DOCUMENT NO. 2018129808 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.0154 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



TBPLS Firm #10174300
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Austin, TX 78709
512.537.2384
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BEGINNING, at a 1/2-inch iron rod in concrete found in the east terminus of said 20’ Alley, at the northeast corner of a called 0.015 acre tract of land, being the south half of said 20’ Alley, vacated by City of Austin Ordinance No. 20160804-022 and described therein, and being the easternmost corner of a called 1.9772 acre tract of land conveyed to 4TH and RTM, LP in Document No. 2016208139 (O.P.R.T.C.T.), also being in the west right-of-way line of Robert T. Martinez Jr. Street (60’ right-of-way width), for the southeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found at the southeast corner of Lot 6 of said Musgrove’s Subdivision, being at the intersection of the west right-of-way line of Robert T. Martinez Jr. Street and the north right-of-way line of E. 4th Street (60’ right-of-way width), bears S20°27’03W, a distance of 154.96 feet;

THENCE, with the north line of said 0.015 acre tract, same being the north line of said 1.9772 acre tract, also being the called centerline of said 20’ Alley, N69°31’14"W, a distance of **66.44** feet to a calculated point at the west terminus of said 20’ Alley, for the southwest corner hereof, being the northwest corner of said 0.015 acre tract, and being an interior ell corner in the east line of said 1.9772 acre tract, also being in the east line of Lot 3 of said Musgrove’s Subdivision;

THENCE, with the west terminus of said 20’ Alley, same being the east line of said Lot 3 and the east line of said 1.9772 acre tract, N20°11’49"E, a distance of **10.00** feet to a calculated point for the northwest corner hereof, being the northwest corner of said 20’ Alley, and being the southwest corner of said Lot 4, from which a calculated point for the north common corner of said Lot 4, said Lot 3, and said 1.9772 acre tract, being in the south right-of-way line of E. 5th Street (80’ right-of-way width), bears N20°11’49E, passing at a distance of 143.91 feet, a 1/2-inch iron rod found, and continuing for a total distance of 144.63 feet;

THENCE, leaving the common east line of said Lot 3 and said 1.9772 acre tract, with the north right-of-way line of said 20’ Alley, same being the south line of said Lot 4, S69°38’21"E, passing at a distance of 0.56 feet, a 1/2-inch iron rod found, and continuing for a total distance of **66.49** feet to a calculated point for the northeast corner hereof, being the northeast corner of said 20’ Alley, and being the southeast corner of said Lot 4, also being in the west right-of-way line of Robert T. Martinez Jr. Street, from which a 1/2-inch iron rod found bears S69°38’21"E, a distance of 0.39 feet, and a 1/2-inch

iron rod with "4Ward Boundary" cap set for the northeast corner of said Lot 4, being at the intersection of the west right-of-way line of Robert T. Martinez Jr. Street and the south right-of-way line of E. 5th Street, bears N20°27'03"E, a distance of 144.68 feet;

THENCE, with the east terminus of said 20' Alley, same being the west right-of-way line of Robert T. Martinez Jr. Street, **S20°27'03"W**, a distance of **10.14** feet to the **POINT OF BEGINNING**, and containing 0.0154 acres (669 square feet) of land, more or less.

NOTE:

Surveyed on the ground May 17, 2018. All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000057855537. See attached sketch (reference drawing: 00722.dwg or 00722_north half alley.dwg)

 9/20/18
Eric J. Dannheim, RPLS #6075
4Ward Land Surveying, LLC

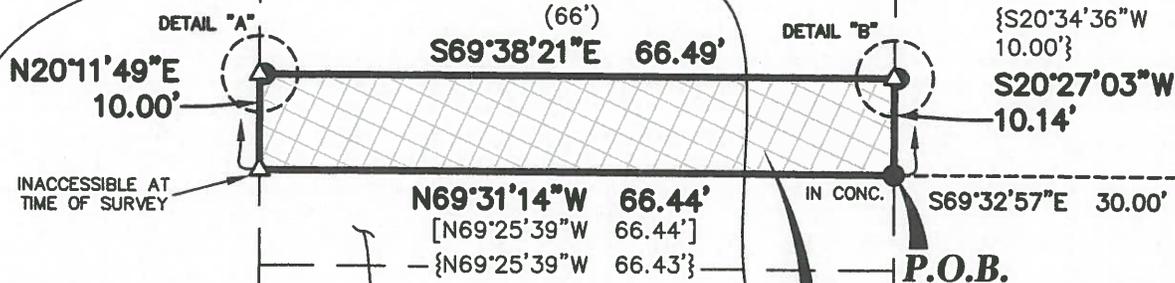


FIELD NOTES REVIEWED
BY:  DATE: 09.25.2018
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

TCAD MAP #: 20309
COA GRID #: K21

LOT 4
4TH & RTM, LP
DOC. NO. 2018129808
O.P.R.T.C.T

MUSGROVE'S SUBDIVISION
OF OUTLOT NO. 8, DIVISION "O"
VOL. Z, PG. 595
D.R.T.C.T.



EAST 67 FEET
OF LOT 3

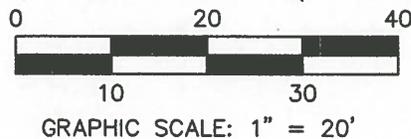
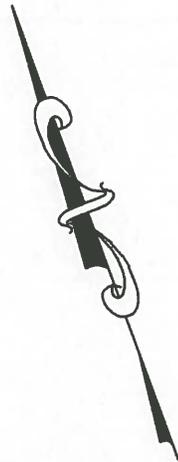
CALLLED 0.015 ACRE
SOUTH HALF OF 20'
ALLEY VACATED BY
CITY ORDINANCE
20160804-022

ALLEY VACATION
0.0154 ACRE(S)
669 SQUARE FEET

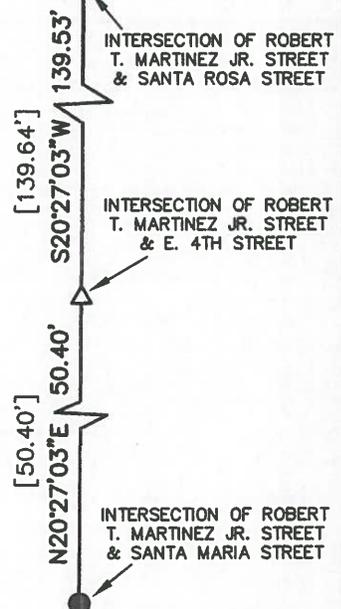
CALLLED 1.9772 ACRES
4TH AND RTM, LP
DOC. # 2016208139
O.P.R.T.C.T.

LOT 6

EAST 66.05 FEET
OF LOT 5



**ROBERT T. MARTINEZ JR. STREET
(60' R.O.W.)**



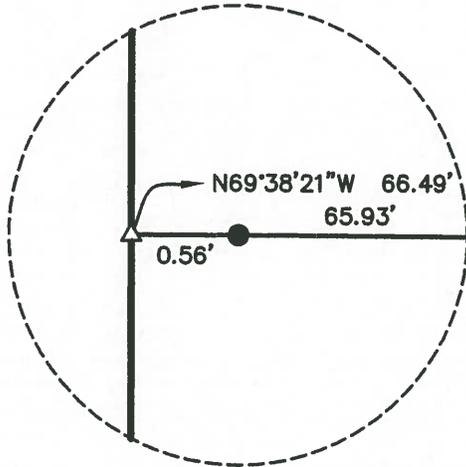
**0.0154 ACRE
ALLEY VACATION
City of Austin,
Travis County, Texas**



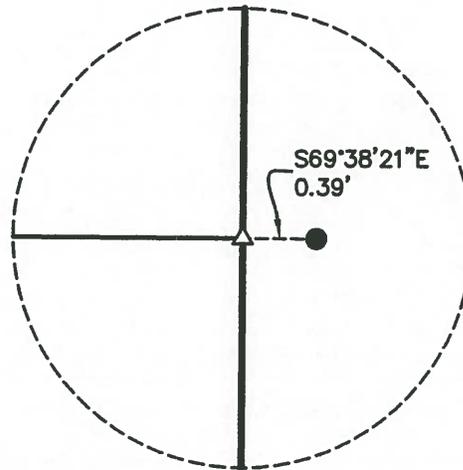
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	9/20/2018
Project:	00722
Scale:	1" = 20'
Reviewer:	EJD
Tech:	BAP
Field Crew:	SV/JR
Survey Date:	MAY, 2018
Sheet:	1 OF 2

DETAIL "A"



DETAIL "B"



DETAILS ARE NOT TO SCALE

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000057855537.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.



Eric J. Dannheim
9/20/18

LEGEND

	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. #	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
{.....}	RECORD INFORMATION PER DEED VOL. Z PG. 595
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2016208139
{.....}	RECORD INFORMATION PER CITY ORDINANCE NO. 20160804-022

TCAD MAP #: 20309
COA GRID #: K21

**0.0154 ACRE
ALLEY VACATION
City of Austin,
Travis County, Texas**



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