

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.4030 ACRE (17,556 SQUARE FEET), BEING A PORTION OF BLOCK 140, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT 8 AND A PORTION OF LOT 7 OF SAID BLOCK 140, AND A PORTION OF THE ALLEY CROSSING SAID BLOCK 140 THAT WAS VACATED IN VOLUME 4224, PAGE 2389 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID TRACT CONVEYED TO THE AUSTIN SYMPHONY ORCHESTRA SOCIETY, INC., IN DOCUMENT NO. 2001032601 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.4030 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

COMMENCING, at a calculated point at the intersection of the west right-of-way line of Sabine Street (80' right-of-way) with the south right-of-way line of East 12th Street (120' right-of-way), and being at the northeast corner of said Lot 5 and said Block 140, from which a 1/2-inch iron rod found bears S25°50'25"W, a distance of 0.86 feet, and also from which calculated corner, a City of Austin centerline monument found at the centerline intersection of said Sabine Street with said East 12th Street bears, S73°38'40"E, a distance of 40.00 feet, and N16°30'57"E, a distance of 60.00 feet;

THENCE, with the west right-of-way line of said Sabine Street and the east line of said Lot 5 and in part the east line of said vacated alley, S16°30'57"W, a distance of 170.18 feet to a calculated point for the centerline of said vacated alley, and being the northeast corner of a called 26,665 square foot Austin Municipal Federal Credit Union tract described in Volume 7109, Page 344 (D.R.T.C.T.), and being the southeast corner of a tract described as the south 42.5 of Lot 5, Block 140, Original City of Austin, and a portion of the alley vacated in Volume 4224, Page 2389 (D.R.T.C.T.), said tract conveyed to Austin Municipal Federal Credit Union in Volume 2472, Page 125 (D.R.T.C.T.);

THENCE, leaving the west right-of-way line of said Sabine Street, with the centerline of said vacated alley, in part with the north line of said 26,665 square foot Austin Municipal Federal Credit Union tract, in part with the south line of said Austin Municipal Federal Credit Union tract described in Volume 2472, Page 125, and in part with the south line of a tract described as all of Lot 6 and the east 35.4 feet of Lot 7, Block 140, Original City of Austin, and a portion of the alley vacated in Volume 4224, Page 2389 (D.R.T.C.T.), said tract conveyed to Austin Municipal Federal Credit Union in Volume 2472, Page 125 (D.R.T.C.T.), N73°38'40"W, a distance of 177.38 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof, said point being the common south corner of said Austin Municipal Federal Credit Union tract described in Volume 2472, Page 125 (D.R.T.C.T.) and said Austin Symphony tract, from which a "Mag" nail with "Doucet" washer found bears N79°52'28"E, a distance of 1.30 feet;

THENCE, continuing with the centerline of said vacated alley, in part with the north line of said 26,665 square foot Austin Municipal Federal Credit Union tract, in part with the north line of Lot 1 of Symphony Square, recorded in Volume 62, Page 46 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and with the south line of said Austin Symphony tract, N73°38'40"W, passing at a distance of 11.02 feet, a 1/2-inch iron pipe found at the common north corner of Lot 1 of said Symphony Square and said 26,665 square foot Austin Municipal Federal Credit Union tract, and continuing for a total distance of 103.16 feet to a calculated point (that falls on top of a concrete wall) for the southwest corner hereof, said point being in the east right-of-way line of Red River Street (80' right-of-way), and being the northwest corner of Lot 1 of said Symphony Square, and being the southwest corner of said Austin Symphony tract;

THENCE, with the east right-of-way line of said Red River Street, and with the west lines of said Block 140 and said Austin Symphony tract, and in part with the west line of said vacated alley N16°30'57"E, a distance

EXHIBIT "A"

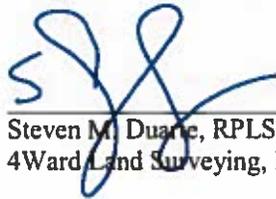
of 170.18 feet to a mag nail with "4Ward Boundary" washer set for the northwest corner hereof, said point being at the intersection of the east right-of-way line of said Red River Street with the south right-of-way line of said East 12th Street, and being the northwest corner of Lot 8 of said Block 140 and said Austin Symphony tract;

THENCE, with the south right-of-way line of said East 12th Street and the north line of said Block 140 and said Austin Symphony tract, **S73°38'40"E**, a distance of **103.16** feet to a 5/8-inch iron rod found in the south edge of a multi-trunk chinaberry for the northeast corner hereof, said point being the common north corner of said Austin Municipal Federal Credit Union tract described in Volume 2472, Page 125 (D.R.T.C.T.) and said Austin Symphony tract;

THENCE, leaving the south right-of-way line of said East 12th Street, with the common line of said Austin Municipal Federal Credit Union tract described in Volume 2472, Page 125 (D.R.T.C.T.) and said Austin Symphony tract, **S16°30'57"W**, a distance of **170.18** feet to the **POINT OF BEGINNING** and containing 0.4030 Acre (17,556 Square Feet) more or less.

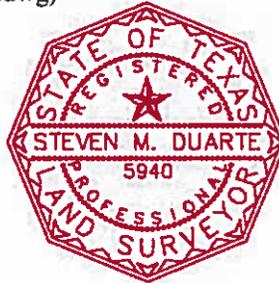
NOTE:

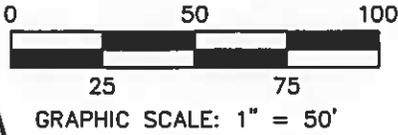
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000062104718. See attached sketch (reference drawing: 00783_Symphony exhibit.dwg)



3/22/19

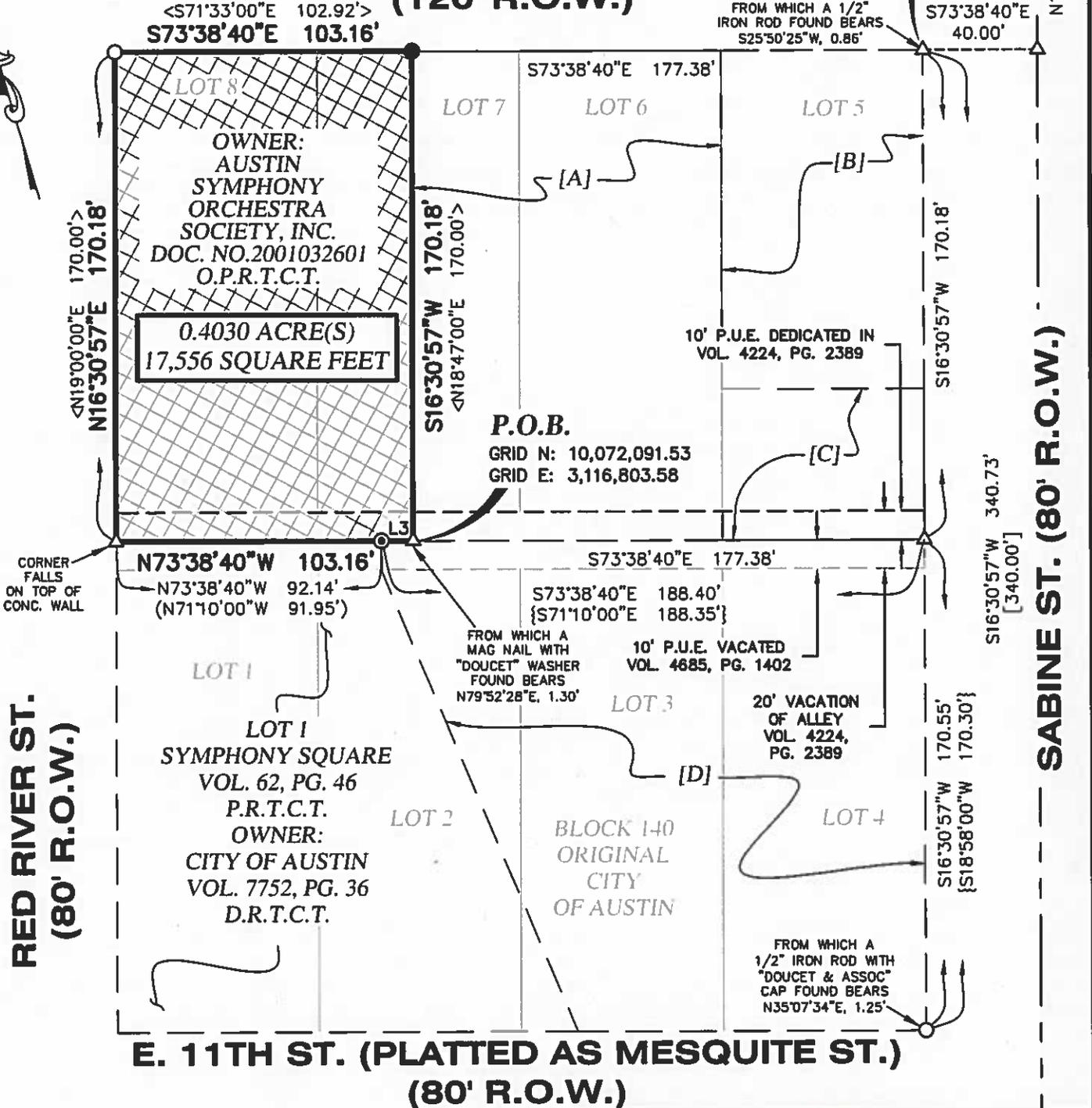
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC





**E. 12TH ST.
(PLATTED AS
COLLEGE AVE.)
(120' R.O.W.)**

P.O.C.
GRID N: 10,072,204.73
GRID E: 3,117,022.14



**RED RIVER ST.
(80' R.O.W.)**

SABINE ST. (80' R.O.W.)

**E. 11TH ST. (PLATTED AS MESQUITE ST.)
(80' R.O.W.)**

**0.4030 ACRE
ZONING EXHIBIT
City of Austin,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/22/2019
Project:	00783
Scale:	1" = 50'
Reviewer:	SMD
Tech:	CC
Field Crew:	HT/TE
Survey Date:	DEC. 2018
Sheet:	1 OF 2

LEGEND

—————	EASEMENT LINE
-----	EXISTING PROPERTY LINES
- - - - -	EXISTING EASEMENTS
○	MAG NAIL WITH "4WARD BOUNDARY" WASHER SET
●	5/8" IRON ROD FOUND
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
■	CITY OF AUSTIN CENTERLINE MONUMENT FOUND
△	CALCULATED POINT
P.U.E.	PUBLIC UTILITY EASEMENT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 62, PG. 46
{.....}	RECORD INFORMATION PER VOL. 7109, PG. 344
<.....>	RECORD INFORMATION PER DOC. NO. 2001032601
[.....]	RECORD INFORMATION PER CITY OF AUSTIN

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	N73°38'40"W	11.02'



[Handwritten Signature]

3/22/2019

**0.4030 ACRE
ZONING EXHIBIT
City of Austin,
Travis County, Texas**

[A]
OWNER:
AUSTIN MUNICIPAL
FEDERAL CREDIT UNION
VOL. 2472, PG. 125
D.R.T.C.T.

[B]
OWNER: AUSTIN
MUNICIPAL
FEDERAL CREDIT UNION
VOL. 2442, PG. 155
D.R.T.C.T.

[C]
OWNER: AUSTIN
MUNICIPAL
FEDERAL CREDIT UNION
VOL. 2442, PG. 154
D.R.T.C.T.

[D]
OWNER: AUSTIN
MUNICIPAL
FEDERAL CREDIT UNION
VOL. 7109, PG. 344
D.R.T.C.T.

TCAD PARCEL #197037
COA GRID #J22

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000062104718.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

LEGAL DESCRIPTIONS:

[A] BEING ALL OF LOT 6 AND THE EAST 35.4 FEET OF LOT 7, BLOCK 140, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF THE ORIGINAL CITY FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, TOGETHER WITH THAT PORTION OF THE ADJACENT ALLEY VACATED IN THAT ORDINANCE FILED DECEMBER 15, 1971, IN VOLUME 4224, PAGE 2389 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

[B] THE NORTH 117.5 FEET OF LOT 5, BLOCK 140, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF THE ORIGINAL CITY FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

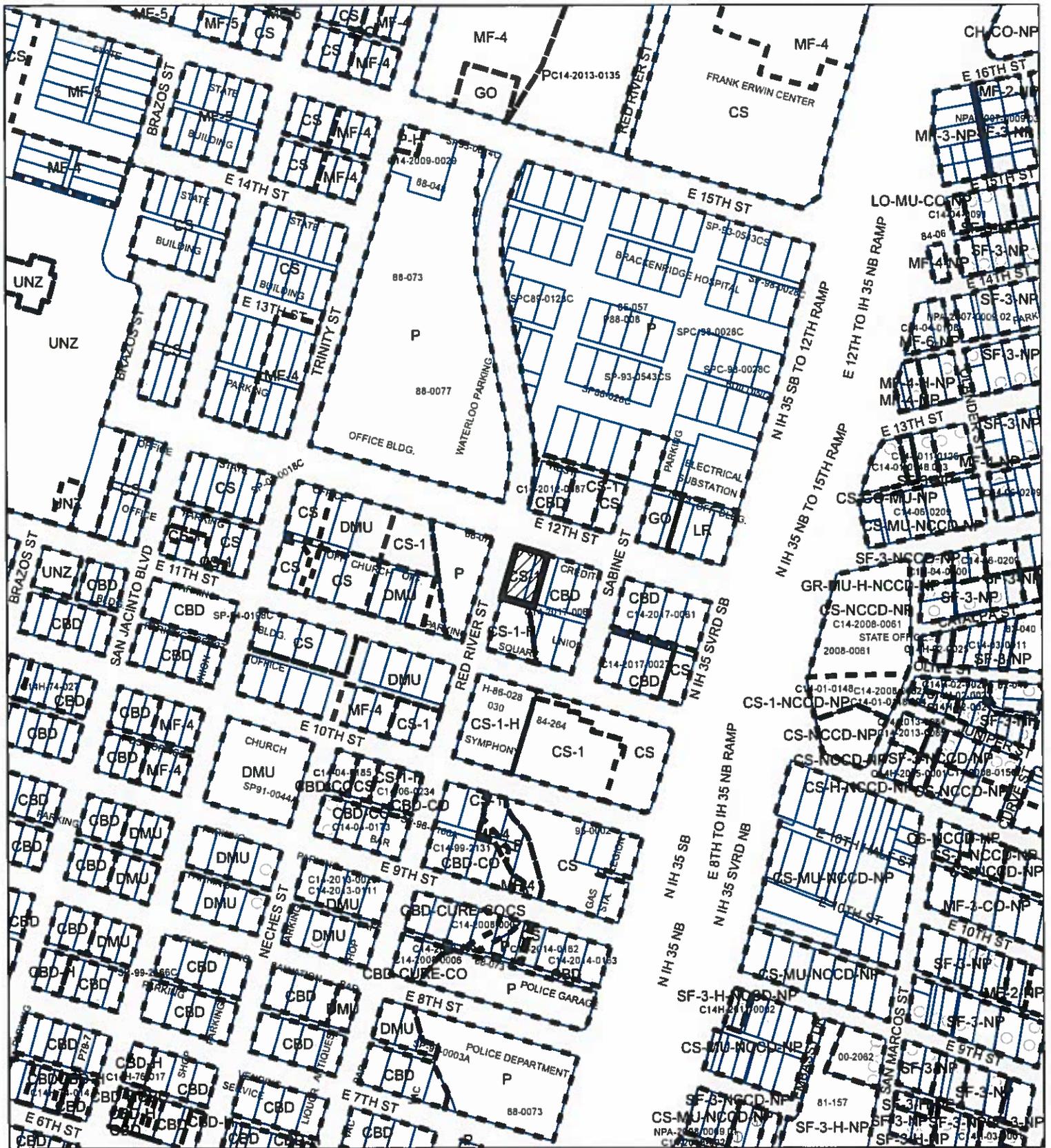
[C] THE SOUTH 42.5 FEET OF LOT 5, BLOCK 140, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF THE ORIGINAL CITY FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, TOGETHER WITH THAT PORTION OF THE ADJACENT ALLEY VACATED IN THAT ORDINANCE FILED DECEMBER 15, 1971, IN VOLUME 4224, PAGE 2389 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

[D] BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 26,665 SQUARE FEET, MORE OR LESS, SITUATED IN LOT 4, AND PORTIONS OF LOT(S) 2 AND 3, BLOCK 140, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF THE ORIGINAL CITY FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS ALONG WITH THAT PORTION OF THE ADJACENT ALLEY VACATED IN THAT ORDINANCE FILED DECEMBER 15, 1971, IN VOLUME 4224, PAGE 2389 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



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

Date:	3/22/2019
Project:	00783
Scale:	1" = 50'
Reviewer:	SMD
Tech:	CC
Field Crew:	HT/TE
Survey Date:	DEC. 2018
Sheet:	2 OF 2



ZONING

ZONING CASE#: C14-2019-0004

EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/15/2019