PUBLIC ACCESS EASEMENT AREA

A DESCRIPTION OF 0.264 ACRES (APPROXIMATELY 11,484 SQUARE FEET), IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF ONION STREET, LYING BETWEEN BLOCKS 3 & 4, SUBDIVISION OF OUTLOT 4, DIVISION “A”, A SUBDIVISION RECORDED IN VOLUME W, PAGE 391, OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS (DRTCT); SAID 0.264 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” rebar with “Chaparral” cap found at the intersection of the east right-of-way line of Onion Stree: (60’ right-of-way width) and the north right-of-way line of E 5th Street (80’ right-of-way width), same being the southwest corner of said Block 3;

THENCE, crossing Onion Street, the following three (3) courses and distances:

1) \(N69°53'18"W\), with the north right-of-way-line of E 5th Street, a distance of 51.78 feet to a calculated point, from which a 1/2” rebar with “Chaparral” cap found at the intersection of the west right-of-way line of Onion Street and the north right-of-way line of E 5th Street, same being the southeast corner of said Block 4, bears \(N69°53'18"W\) a distance of 8.22 feet;

2) \(N20°39'24"E\), leaving the north right-of-way-line of E 5th Street, a distance of 38.32 feet to a calculated point;

3) \(N69°20'36"W\), a distance of 8.22 feet to a calculated point in the west right-of-way-line of Onion Street, same being the east line of said Block 4, from which said 1/2” rebar with “Chaparral” cap found at the southeast corner of Block 4 bears \(S20°39'24"W\) a distance of 38.39 feet;

THENCE, with the common line of Onion Street and said Block 4, \(N20°39'24"E\), at a distance of 96.66 feet passing a 1/2” rebar with “Chaparral” cap found at the south line of a vacated 20 foot alley, being the southeast corner of a 10’ public utility and drainage easement recorded in Document No. 2018200605 of the Official Public Records of Travis County, Texas (OPRTCT), at a distance of 116.66 feet passing a Mag nail with “Chaparral” washer found in the north line of said vacated alley, being the northeast corner of a 10’ public utility and drainage easement recorded in Document No(s) 2019002223 and 2019002224 (OPRTCT), and continuing, for a total distance of 116.77 feet to a calculated point;

THENCE, crossing Onion Street, the following seven (7) courses and distances:

1) \(S69°44'13"E\), a distance of 20.92 feet to a calculated point;

2) \(N20°15'53"E\), a distance of 70.01 feet to a calculated point;

3) \(N69°43'59"W\), a distance of 1.00 feet to a calculated point;

4) \(N20°16'08"E\), a distance of 64.84 feet to a calculated point in the south right-of-way-line of E 6th Street (60’ right-of-way width);
5) **S69°27'46"E**, with the south right-of-way-line of E 6th Street a distance of **19.04** feet to a calculated point, from which a 5/8" rebar found for the northwest corner of said Block 3 bears S69°27'48"E a distance of 21.96 feet;

6) **S20°17'09"W**, leaving the south right-of-way-line of E 6th Street, a distance of **134.76** feet to a calculated point;

7) **S69°44'04"E**, a distance of **21.09** feet to a calculated point in the east right-of-way-line of Onion Street, same being the west line of said Block 3, from which said 5/8" rebar found bears N20°39'24"E a distance of 134.66 feet;

**THENCE**, with the common line of Onion Street and said Block 3, **S20°39'24"W**, a distance of **155.00** feet to the **POINT OF BEGINNING** hereof, and containing **0.264** acres, more or less.


Eric J. Dannheim, RPLS  
State of Texas #6075

FIELD NOTES REVIEWED  
BY: [Signature]  
DATE: 11.19.2019

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

References:  
COA Grid: K-22  
TCAD Map: 02-0406
PROPOSED LOT 1
BLOCK A
2019086487 OPRTCT
6TH & ONION, LP

PROPOSED LOT 2
BLOCK A

PROPOSED LOT 3
BLOCK A

PUBLIC ACCESS
EASEMENT AREA
0.264 ACRES
APPROX. 11,484 SQ. FT.

SCALE: 1" = 50'

BLOCK 3
OUTLOT 4, DIVISION "A"
(W/391)
2019086492 OPRTCT
6TH & ONION, LP

20' PUE & DE
5096/626, DRTCT

1 STORY CONCRETE AND
BRICK BUILDING CORNER
BEARS N81°21'06"W 0.21'

E 5TH STREET
(80' WIDTH R.O.W. & UTILITY EASEMENT, SENATE
BILL 18, DATED 07/1929)

CITY OF AUSTIN CENTER LINE
(F.B. 1421, PG. 58)

A SKETCH TO ACCOMPANY A DESCRIPTION OF 0.264 ACRES (APPROXIMATELY 11,484 SQUARE FEET), IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF ONION STREET, LYING BETWEEN BLOCKS 3 & 4, SUBDIVISION OF OUTLOT 4, DIVISION "A", A SUBDIVISION RECORDED IN VOLUME W, PAGE 391, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS
### LEGEND

- **OPRTCT**: OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TX
- **DRTCT**: DEED RECORDS OF TRAVIS COUNTY, TX
- **•**: 1/2" REBAR FOUND (OR AS NOTED)
- **◇**: 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- **◇**: COTTON SPINDLE WITH "CHAPARRAL" WASHER FOUND
- **◎**: CENTER LINE MONUMENT FOUND IN METAL CANISTER
- **◇**: MAG NAIL WITH "CHAPARRAL" WASHER FOUND
- **□**: X IN CONC. FOUND
- **△**: CALCULATED POINT
- **○**: PUNCH HOLE FOUND
- **✚**: CONTROL POINT/BENCHMARK LOCATION

**PUE & DE**: PUBLIC UTILITY AND DRAINAGE EASEMENT

**P.O.B.**: POINT OF BEGINNING

### NOTES

1. BEARINGS, Distances AND AReAS IN PARENTHESIS Are FROM RECORD INFORMATION.
2. ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1827-001-PAE
3. BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS.
4. DATE OF SURVEY: FEBRUARY 6, 2017

### TABLE - LINE BEARING DISTANCE

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<th>LINE</th>
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<th>DISTANCE</th>
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<td>L1</td>
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<td>60.00'</td>
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<tr>
<td>L2</td>
<td>N69°53'18&quot;W</td>
<td>60.00'</td>
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<tr>
<td>L3</td>
<td>N20°39'24&quot;E</td>
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<tr>
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<td>N69°53'18&quot;W</td>
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<td>L7</td>
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<tr>
<td>L15</td>
<td>S20°39'24&quot;W</td>
<td>155.00'</td>
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### Diagrams

**Detail A** (NOT TO SCALE)

**Detail B** (NOT TO SCALE)