

EXHIBIT “ A ”

**ONION STREET RIGHT-OF-WAY VACATION AREA**

**A DESCRIPTION OF 0.399 ACRES (APPROXIMATELY 17,393 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 0.399 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 west right-of-way line of Onion Street (60' right-of-way width) and the north right-of-way line of E 5th Street (80' right-of-way width), same being the southeast corner of said Block 4, from which a calculated point for the southwest corner of said Block 4 bears N69°45'36"W a distance of 270.54 feet, and from said calculated point a 1 story concrete and brick building corner bears N81°21'06"W a distance of 0.21 feet;

**THENCE** with the west right-of-way line of Onion Street and the east line of said Block 4, **N20°39'24"E** a distance of **135.05** feet to 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. 2018200606 of the Official Public Records of Travis County, Texas (OPRTCT);

**THENCE** continuing with the west right-of-way of Onion Street, crossing said vacated alley, **N20°39'24"E** a distance of **20.00** feet to 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);

**THENCE** continuing with the west right-of-way line of Onion Street, and the east line of said Block 4, **N20°39'24"E** a distance of **135.05** feet to a calculated point at the intersection of the south right-of-way line of E 6th Street (60' right-of-way width) and the west right-of-way line of Onion Street, being the northeast corner of said Block 4, from which a punch hole found in concrete bears S89°05'18" a distance of 0.05 feet, and a scribed “X” found in concrete bears N62°52'13"E a distance of 0.07 feet, also from which a calculated point at the intersection of the south right-of-way line of E 6th Street and the east right-of-way line of Navasota Street, being the northwest corner of said Block 4 bears N69°39'36"W a distance of 270.54 feet, from which a 1/2" rebar with “Chaparral” cap found for witness bears N69°39'36"W a distance of 5.08 feet;

**THENCE** with the south right-of-way line of E 6th Street, crossing Onion Street, **S69°27'46"E** a distance of **60.00** feet to a 5/8" rebar found for the northwest corner of Block 3 of said Subdivision of Outlot 4, Division “A”, from which a cotton spindle with “Chaparral” washer found on the north line of said Block 3 and the south right-of-way line of said E 6th Street, for the northwest corner of a tract called Lot 6 of said Block 3, conveyed to East 6th St., LLC in Document No. 2019018925, bears S69°43'37"E a distance of 227.50 feet;

**THENCE** leaving the south right-of-way line of E 6th Street, with the east right-of-way of Onion Street, and the west line of said Block 3, **S20°39'24"W** a distance of **289.66** feet to a 1/2" rebar with “Chaparral” cap found at the intersection of the east right-of-way line of Onion Street and the north right-of-way line of E 5th Street, being the southwest corner of said Block 3, from which a 1/2" rebar with “Chaparral” cap found on the north right-of-way line of E 5th Street and the south line of said Block 3, for the southwest corner of a tract called Lots 7 & 8 out of said Block 3, conveyed to Joseph Carlin in Document No. 2017026778 (OPRTCT), bears S69°44'31"E a distance of 181.95 feet;

**THENCE** with the north right-of-way line of E 5th Street, crossing Onion Street, **N69°53'18"W** a distance of **60.00** feet to the **POINT OF BEGINNING** hereof, and containing 0.399 acres, more or less.

Surveyed on the ground February 6, 2017. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions. Attachments: drawing 1827-001-LOT2



10/23/19

Eric J. Dannheim, RPLS  
State of Texas #6075



FIELD NOTES REVIEWED

BY: Jack D. Davis DATE: 11-19-2019

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

References:  
COA Grid: K-22  
TCAD Map: 02-0406

# E 6TH STREET

(60' WIDTH R.O.W. & UTILITY EASEMENT, SENATE  
BILL 18, DATED 07/1929)

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

SEE  
DETAIL A

CH

N69°39'36"W 270.54'  
(270')

WITNESS TIE  
N69°39'36"W 5.08'

## PROPOSED LOT 1 BLOCK A

2019086487 OPRCT  
6TH & ONION, LP

2019002223 &  
2019002224 OPRCT  
10' PUE & DE  
(TO BE RELEASED)

2019086490 OPRCT  
6TH & ONION, LP

SEE  
DETAIL B

2018200606 OPRCT  
10' PUE & DE  
(TO BE RELEASED)

BLOCK 4  
OUTLOT 4, DIVISION "A"  
(W/391)

2019086485 OPRCT  
6TH & ONION, LP

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

N69°45'36"W 270.54'  
(270')

P.O.B.

CH

(40')

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

ONION STREET  
(60' WIDTH R.O.W.) (HOOD STREET —  
PER W/391) (TO BE VACATED)

## PROPOSED LOT 2 BLOCK A

(140')  
(MONUMENTED AS 135')  
N20°39'24"E 135.05'

(140')  
(MONUMENTED AS 135')  
N20°39'24"E 135.05'

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

(140')

S20°39'24"W 289.66'

(140')

# E 5TH STREET

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

S69°43'37"E 227.50'  
(225')

## PROPOSED LOT 3 BLOCK A

ONION STREET  
RIGHT-OF-WAY  
VACATION AREA  
0.399 ACRES  
APPROX. 17,393 SQ. FT.

SCALE: 1" = 50'

20' PUE & DE  
5096/626, DRTCT  
(TO BE RELEASED)

BLOCK 3  
OUTLOT 4, DIVISION "A"  
(W/391)

2019086492 OPRCT  
6TH & ONION, LP

S69°44'31"E 181.95'  
(270')

CH

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.399 ACRES (APPROXIMATELY 17,393 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

PAGE 1 OF 2

JOB NUMBER: 1827-001

DWG NO. 1827-001-LOT2

DATE: 10/23/2019

FIELD CREW:

OFFICE: BBP



ERIC J. DANNHEIM, R.P.L.S. NO. 6075  
FIRM NO. 10194453

10/23/2019

CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS



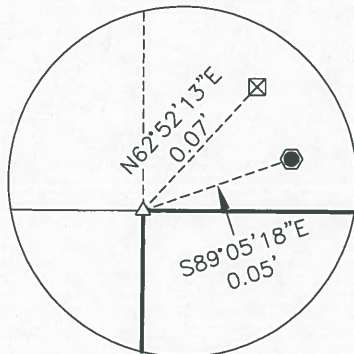
302 W. Hopkins, Ste. 1A, San Marcos, TX 78666  
(512) 749-2878 (979) 567-4500

# LEGEND

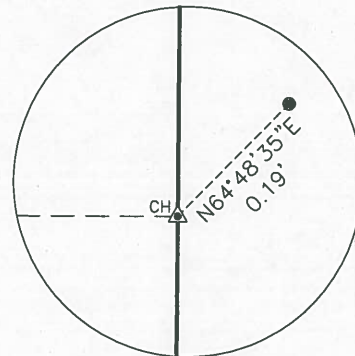
OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TX
DRTCT	DEED RECORDS OF TRAVIS COUNTY, TX
●	1/2" REBAR FOUND (OR AS NOTED)
■ <sup>CH</sup>	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
☆ <sup>CH</sup>	COTTON SPINDLE WITH "CHAPARRAL" WASHER FOUND
⊙	CENTER LINE MONUMENT FOUND IN METAL CANISTER
▲ <sup>CH</sup>	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-LOT2
3. BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS.
4. DATE OF SURVEY: FEBRUARY 6, 2017



DETAIL A  
(NOT TO SCALE)



DETAIL B  
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S69°27'46"E	60.00'
L2	N69°53'18"W	60.00'
L3	N20°39'24"E	20.00'

PAGE 2 OF 2

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TRAVIS COUNTY, TEXAS



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