



1 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2021.

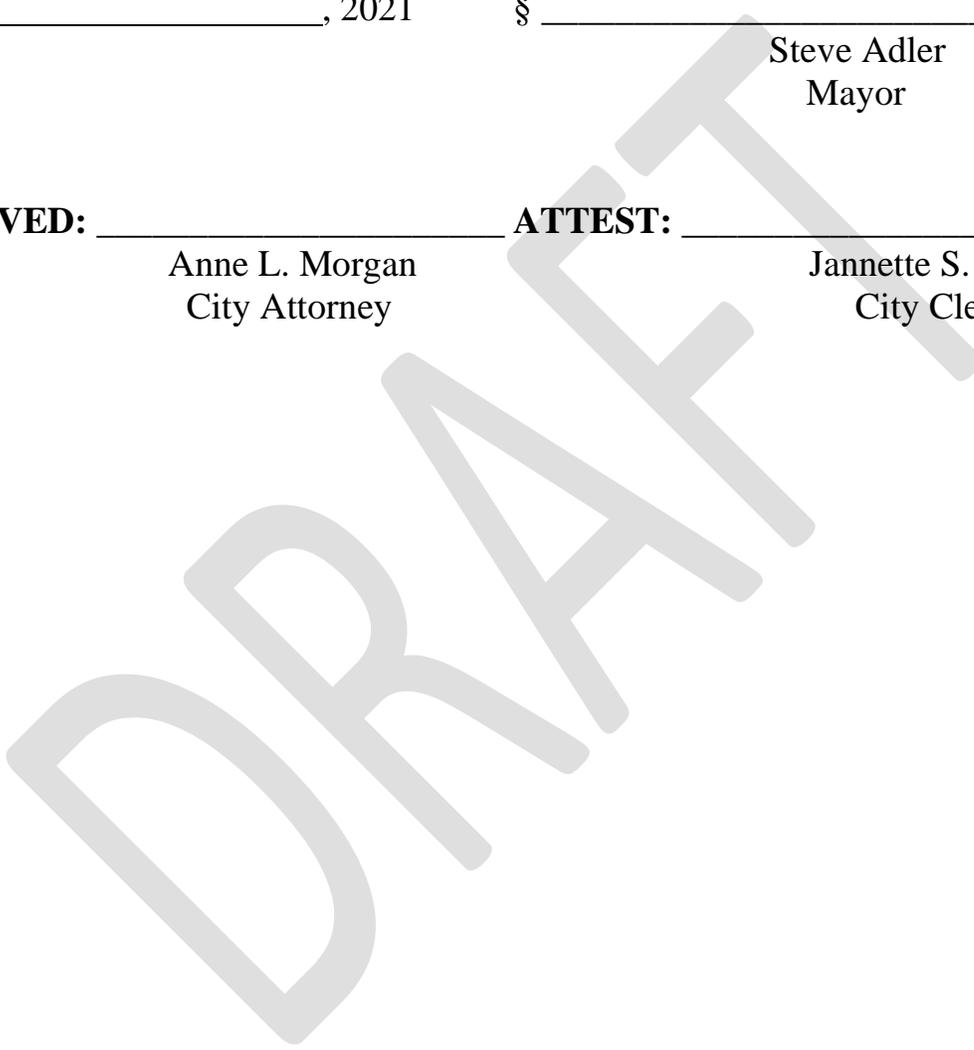
2  
3 **PASSED AND APPROVED**

4  
5 §  
6 §  
7 \_\_\_\_\_, 2021 § \_\_\_\_\_

8 Steve Adler  
9 Mayor

10  
11  
12 **APPROVED:** \_\_\_\_\_  
13 Anne L. Morgan  
14 City Attorney

12 **ATTEST:** \_\_\_\_\_  
13 Jannette S. Goodall  
14 City Clerk



**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.3382 ACRE (14,732 SQUARE FEET) OF LAND, BEING ALL OF LOT 1 AND A PORTION OF THE WEST 11 FEET OF LOT 2, BLOCK 150 OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, CONVEYED TO DELTA KAPPA GAMMA SOCIETY IN VOLUME 630, PAGE 334 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND BEING A PORTION OF THE EAST 45 FEET OF THE WEST 56 FEET OF LOT 2, BLOCK 150 OF SAID ORIGINAL CITY OF AUSTIN, CONVEYED TO DELTA KAPPA GAMMA SOCIETY IN VOLUME 2518, PAGE 61 (D.R.T.C.T.), SAID 0.3382 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](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod found at the intersection of the north right-of-way line of West 12th Street (Platted as College Avenue, 120' Right-of-way) with the east right-of-way line of San Antonio Street (80' Right-of-way), being the southwest corner of said Lot 1, and being the southwest corner of said Delta Kappa tract conveyed in Volume 630, Page 334, for the southwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, leaving the north right-of-way line of said West 12th Street, with the east right-of-way line of said San Antonio Street, with the west line of said Lot 1, and with the west line of said Delta Kappa tract conveyed in Volume 630, Page 334, **N16°28'30"E**, a distance of **160.01** feet to a 1/2-inch iron rod found for the northwest corner hereof, said point being at the intersection of the east right-of-way line of said San Antonio Street with the south right-of-way line of an Alley (20' Right-of-way) crossing Block 150 of said Original City of Austin, being the northwest corner of said Lot 1, and being the northwest corner of said Delta Kappa tract conveyed in Volume 630, Page 334;

**THENCE**, leaving the east right-of-way line of said San Antonio Street, with the south right-of-way line of said Alley, with the north line of said Lot 1, and with the north line of said Delta Kappa tract conveyed in Volume 630, Page 334, **S73°19'24"E**, a distance of **69.21** feet to a calculated point for an exterior ell-corner hereof, said point being the common north corner of said Lot 1 and said Lot 2, and being in the north line of said Delta Kappa tract conveyed in Volume 630, Page 334,;

**THENCE**, leaving the south right-of-way line of said Alley, with the common line of said Lot 1 and said Lot 2, over and across said Delta Kappa tract conveyed in Volume 630, Page 334, **S16°28'43"W**, a distance of **94.97** feet to a calculated point for an interior ell-corner hereof;

**THENCE**, leaving the east line of said Lot 1, over and across said Lot 2, in part over and across said Delta Kappa tract conveyed in Volume 630, Page 334, in part over and across said Delta Kappa tract conveyed in Volume 2518, Page 61, **S74°23'49"E**, a distance of **55.77** feet to a calculated point for the most easterly northeast corner hereof, said point being in the east line of said Delta Kappa tract conveyed in Volume 2518, Page 61, and being in the west line of a called 0.238 acre tract conveyed to Allison, Bass & Associates, LLP in Document No. 2002140720 (O.P.R.T.C.T.);

Exhibit A

**THENCE**, with the common line of said Delta Kappa tract conveyed in Volume 2518, Page 61 and said 0.238 acre tract, **S16°28'30"W**, a distance of **66.13** feet to a 1/2-inch iron rod found for the southeast corner hereof, said point being in the north right-of-way line of said West 12th Street, being in the south line of said Lot 2, being the southeast corner of said Delta Kappa tract conveyed in Volume 2518, Page 61, and being the southwest corner of said 0.238 acre tract, from which a 1/2-inch iron rod found in the north right-of-way line of said West 12th Street, being the southeast corner of said 0.238 tract, and being the southwest corner of a called 0.316 acre tract conveyed to White Swan Investments, LP in Document No. 2011067916 (O.P.R.T.C.T.) bears, **S73°18'10"E**, a distance of 65.01 feet;

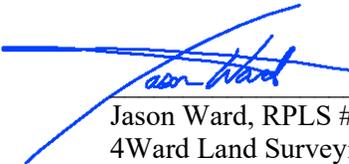
**THENCE**, with the north right-of-way line of said West 12th Street, in part with the south line of said Lot 2, in part with the south line of said Delta Kappa tract conveyed in Volume 2518, Page 61, in part with the south line of said Lot 1, and in part with the south line of said Delta Kappa tract conveyed in Volume 630, Page 334, **N73°18'10"W**, a distance of **124.97** feet to the **POINT OF BEGINNING** and containing 0.3382 Acre (14,732 Square Feet) of land, more or less.

**Notes:**

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 1.000063845484. See attached sketch (reference drawing: 01051\_Zoning Exhibit rev.dwg.)

**References:**

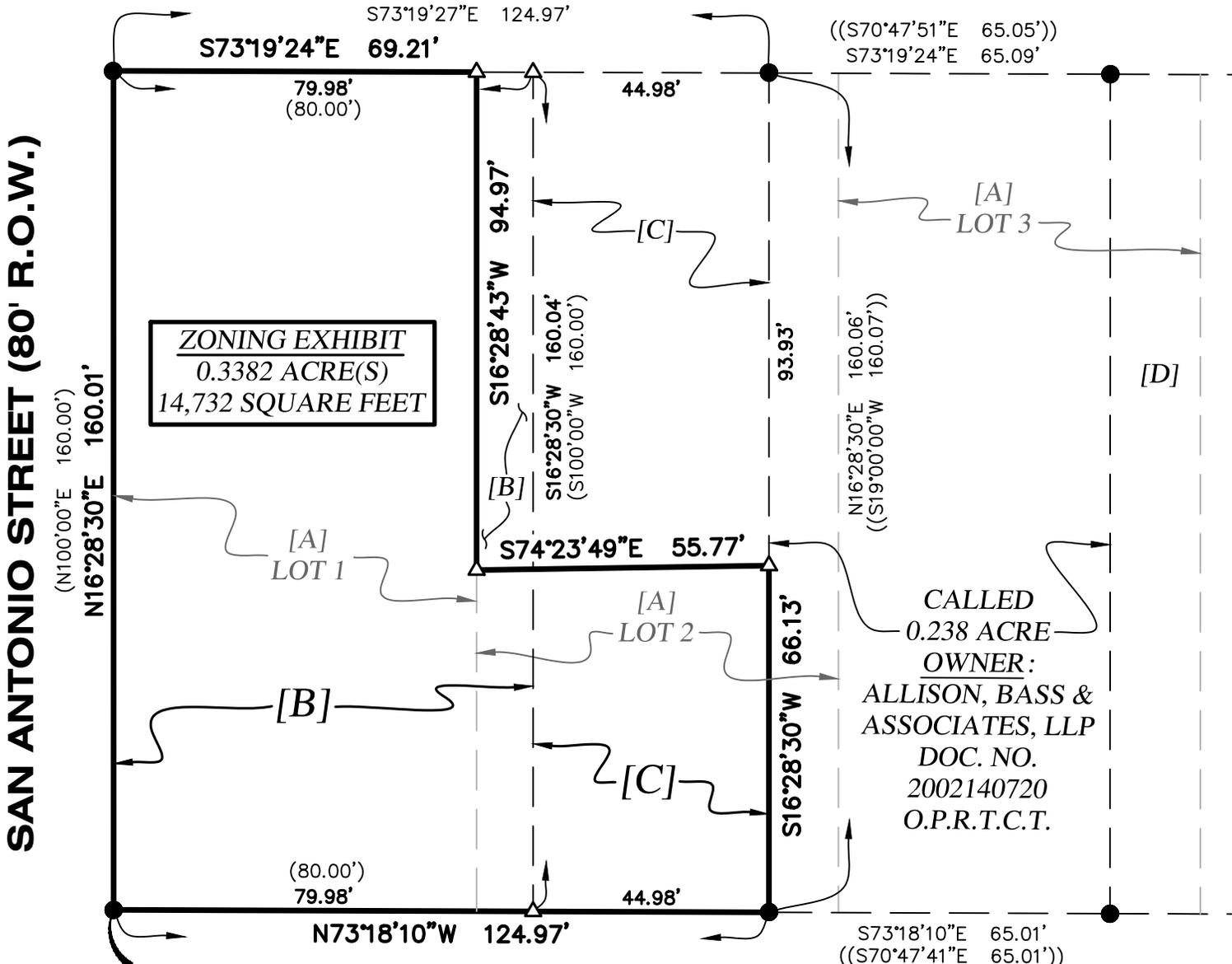
TCAD Parcel #196769  
COA GRID #J23

  
11/6/20  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC



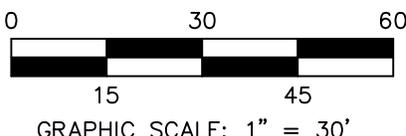
**ALLEY (20' R.O.W.)**

**SAN ANTONIO STREET (80' R.O.W.)**



**P.O.B.**  
GRID N: 10073358.30  
GRID E: 3113552.18

**W. 12TH STREET  
(PLATTED AS COLLEGE AVENUE)  
(120' R.O.W.)**



**0.3382 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  
TBPELS FIRM #10174300

Date:	11/6/2020
Project:	01051
Scale:	1" = 30'
Reviewer:	DV
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	JUL. 2020
Sheet:	1 OF 2

[A]  
 BLOCK 150  
 ORIGINAL CITY OF AUSTIN  
 MAP OR PLAT ON FILE IN THE  
 GENERAL LAND OFFICE OF THE  
 STATE OF TEXAS

[B]  
OWNER: DELTA KAPPA  
GAMMA SOCIETY  
 VOL. 630, PG. 334  
 D.R.T.C.T.

[C]  
OWNER: DELTA KAPPA  
GAMMA SOCIETY  
 VOL. 2518, PG. 61  
 D.R.T.C.T.

[D]  
 CALLED 0.316 ACRE  
OWNER: WHITE SWAN  
INVESTMENTS, LP  
 DOC. NO. 2011067916  
 O.P.R.T.C.T.

TCAD PARCEL #196769  
 COA CITY GRID #J23

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
P.O.B.	POINT OF BEGINNING
E.T.E.	ELECTRIC AND TELEPHONE EASEMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
(.....)	RECORD INFORMATION PER VOL. 630, PG. 334
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2002140720



*Jason Ward*

11/6/2020

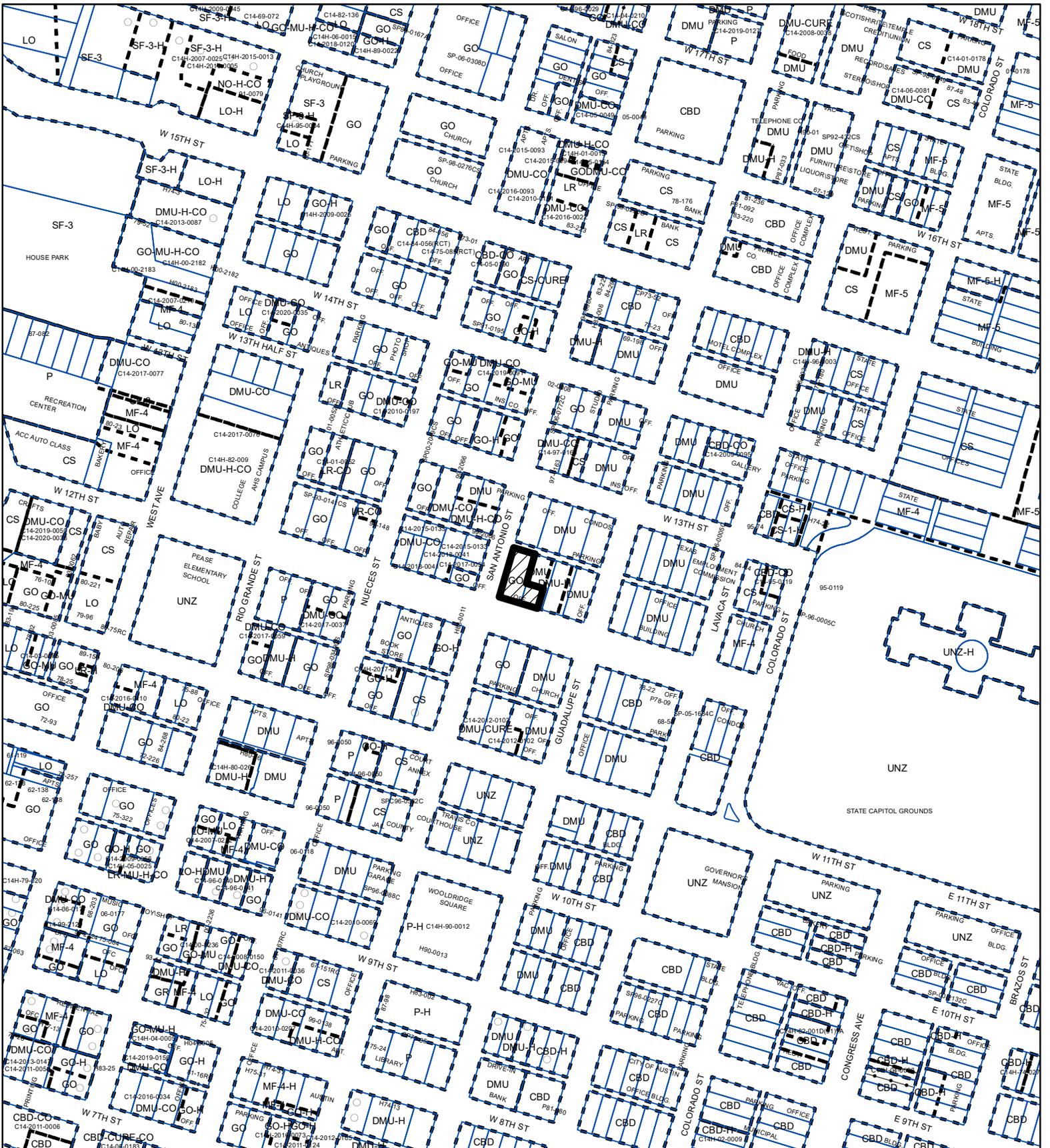
**NOTES:**

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 1.000063845484.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.4591 ACRE  
 ZONING EXHIBIT  
 City of Austin,  
 Travis County, Texas**

<p><b>4WARD</b>  <i>Land Surveying</i>      A Limited Liability Company</p> <p>PO Box 90876, Austin Texas 78709      WWW.4WARDLS.COM (512) 537-2384      TBPELS FIRM #10174300</p>	Date:	11/6/2020
	Project:	01051
	Scale:	N/A
	Reviewer:	DV
	Tech:	CC
	Field Crew:	JCR/KDL
	Survey Date:	JUL. 2020
Sheet:	2 OF 2	



**ZONING**

ZONING CASE#: C14-2020-0112

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.

1" = 400'

Created: 11/10/2020