



Mueller Gateway  
Travis County, Texas

**D&A Job No. 1027-014**  
**August 17, 2021**

**DESCRIPTION**

**For a 0.002-Acre [84 Square Feet]  
Balcony Encroachment Number 5**

**BEING A 0.002-ACRE [84 SQUARE FEET] TRACT OUT OF THE JAMES P WALLACE SURVEY, ABSTRACT NUMBER 789, TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF E 51ST, AN APPARENT 90 FOOT RIGHT-OF-WAY AS RECORDED IN AMENDED LOT 1A OF MUELLER SECTION VII-B SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200206 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS [P.R.T.C.T.]; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2-inch iron rod with cap stamped “BURY” found at the most westerly corner of Lot 1A of said Subdivision being conveyed to Austin Modern Lofts, LLC by Special Warranty Deed with Vendor’s Lien of Record in Document 2016156496, Official Public Records of Travis County, Texas [O.P.R.T.C.T.], same being the most northerly northwest corner of Lot 2A of said subdivision and same being in the northeast right-of-way of Mueller Boulevard, an apparent 116 foot right-of-way, from which a 1/2-inch iron rod with cap stamped “BURY” found for an interior corner of said Lot 1A and Lot 2A bears S62°25'45"E, a distance of 50.63 feet;

**THENCE** with the southeast right-of-way line of said Mueller Boulevard and the south right-of-way of E. 51<sup>st</sup> Street, the following two (2) courses and distances:

- 1) N27°31'08"E, a distance of 182.84 feet to a point for the north corner of said Lot 1A, and
- 2) S62°28'52"E, a distance of 45.89 feet to the **POINT OF BEGINNING** and the southwest corner of the tract described herein;

**THENCE** departing the south right-of-way line of said E. 51<sup>st</sup> Street, over and across said E. 51<sup>st</sup> Street, the following three (3) courses and distances:

- 1) N27°20'59"E, a distance of 3.17 feet to a point for the northwest corner of the tract described herein,
- 2) S62°39'01"E, a distance of 26.34 feet to a point for the northeast corner of the tract described herein, and
- 3) S27°20'59"W, a distance of 3.25 feet to a point on the south right-of-way line of said E. 51<sup>st</sup> Street, and for the southeast corner of the tract described herein;

**CONTINUED ON NEXT PAGE**



**THENCE** N62°28'52"W, with the south right-of-way line of said E. 51<sup>st</sup> Street, a distance of 26.34 feet to the **POINT OF BEGINNING** of the tract described herein and containing 0.002-Acre [84 Square Feet].

**ELEVATION NOTE:** This encroachment begins at an elevation of ±620 feet (NAVD 88) and extends vertically to an elevation of ±637 feet (NAVD 88). This 3D encroachment agreement has a volume of 3,261 cubic feet.

Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are surface values and were converted to grid by using the surface adjustment factor of 1.00003. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

All proposed balcony dimensions and volumes associated with this description are based on proposed plans and do not reflect field verified or as-built survey locations.

I, Garrett Cavauiolo, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date are based on boundary evidence recovered by an actual survey performed on the ground.

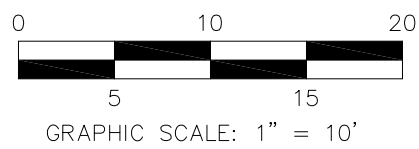
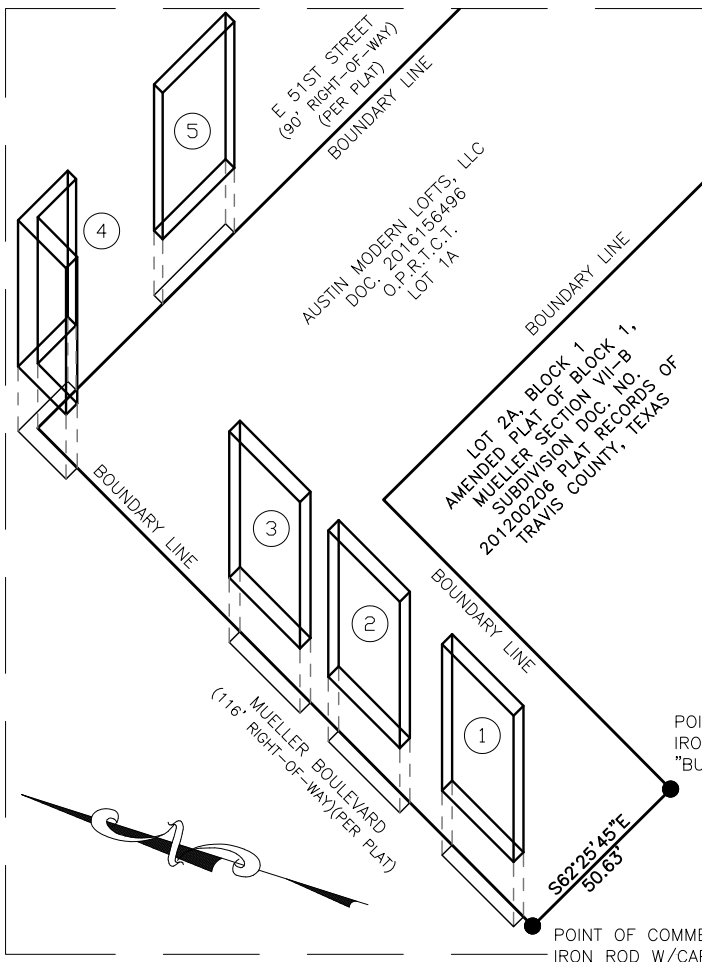
08/17/2021

Date

J. Dillon Fugate  
Registered Professional Land Surveyor  
Texas Registration No. 6360  
Doucet & Associates  
DFugate@DoucetEngineers.com  
TBPLS Firm Registration No. 10105800



FIELD NOTES REVIEWED  
BY: DATE: 08/18/21  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



## VICINITY MAP NOT-TO-SCALE

### NOTE:

ALL DIMENSIONS AND VOLUMES HEREON ARE FROM PROPOSED PLANS.

### SURVEY NOTE:

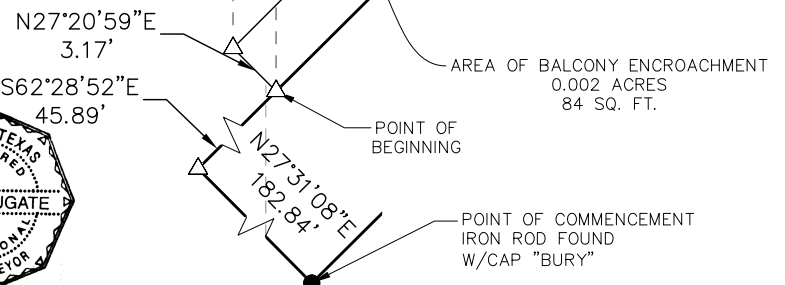
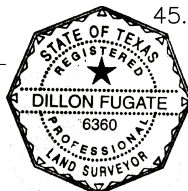
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAVD83/2011.  
UNITS: U.S. SURVEY FEET.

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

*J. Dillon Fugate*

08/17/2021

J. DILLON FUGATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6360  
DOUCET & ASSOCIATES  
DFUGATE@DOUCETENGINEERS.COM



BALCONY ENCROACHMENT  
EXHIBIT  
CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS

**DA DOUCET & ASSOCIATES**

Civil Engineering - Planning - Geospatial  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetandassociates.com  
TBPLS Firm No.: 10105800  
TBPE Firm No.: F-3937

Date:	08/17/2021
Scale:	1"=10'
Drawn by:	PD
Reviewer:	JF
Project:	1027-014
Sheet:	1 of 1
Field Book:	N/A
Party Chief:	N/A
Survey Date:	N/A