



1 **PART 3. 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:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
13 Anne L. Morgan Jannette S. Goodall  
14 City Attorney City Clerk  
15

DRAFT

# HOLT CARSON, INCORPORATED

## PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

E-mail: [survey@hciaustin.com](mailto:survey@hciaustin.com)

May 28, 2021

**DESCRIPTION OF 1,000 SQUARE FEET OF LAND, BEING A PORTION OF LOTS 3 AND 4, BLOCK 2, A.L. ROYSTER ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 240 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS HAVING BEEN CONVEYED TO 3131 E 71, LLC BY CONTRIBUTION DEED AS RECORDED IN DOCUMENT No. 2019083268 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a 1/2" iron pipe found at the intersection of the Northwest right-of-way line of Royster Avenue and the Southwest right-of-way line of Eva Street at the East corner of Lot 3, Block 2, A.L. Royster Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4, Page 240 of the Plat Records of Travis County, Texas, from which a 1/2" iron rod found at Westerly terminus of the Southwest right-of-way line of Eva Street at the North corner of Lot 4, Block 2, A.L. Royster Addition bears, N 58 deg. 57'51" W 99.05 ft.;

**THENCE** entering the interior of Lot 3, Block 2, A.L. Royster Addition, S 64 deg. 22'03" W 118.65 ft. to a calculated point at the East corner of a concrete building and being the East corner and the **PLACE OF BEGINNING** of the herein described tract;

**THENCE** continuing through the interior of Lot 3, Block 2, A.L. Royster Addition, with the Southeast wall line of said concrete building, S 30 deg. 47'24" W 42.50 ft. to a calculated point as the South corner of said building and being the South corner of the herein described tract;

**THENCE** continuing through the interior of Lot 3 and crossing into the interior of Lot 4, Block 2, A.L. Royster Addition, with the Southwest wall line of said concrete building, N 59 deg. 12'36" W 23.50 ft. to a calculated point in the Southwest wall line of said concrete building and being the West corner of the herein described tract;

**THENCE** continuing through the interior of Lot 4, Block 2, A.L. Royster Addition and crossing through the interior of said concrete building, N 30 deg. 47'24" E 42.50 ft. to a calculated point in the Northeast wall line of said concrete building and being the North corner of the herein described tract;

Exhibit A

1,000 Square Feet  
Page 2 of 2

**THENCE** continuing through the interior of Lot 4 and re-crossing into the interior of Lot 3, Block 2, A.L. Royster Addition with the Northeast wall line of said concrete building, **S 59 deg. 12'36" E 23.50 ft.** to the **PLACE OF BEGINNING** and containing **1, 000 square feet** of land.



PREPARED: May 28, 2021

Holt Carson  
Registered Professional Land Surveyor No. 5166  
Accompanying map: C 914038

References

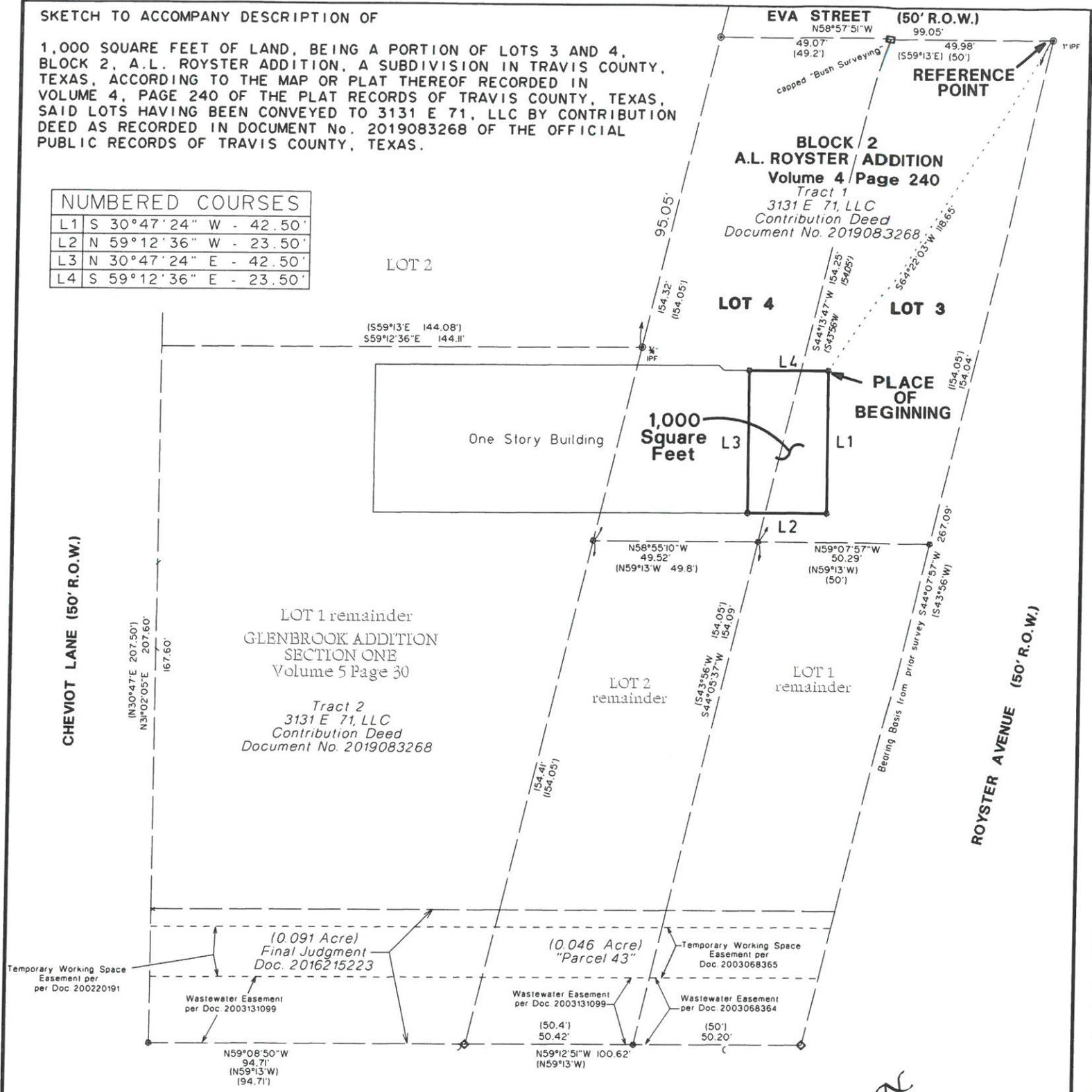
TCAD Parcel 03-1636-04-22  
TCAD Parcel 03-1636-04-23  
City Grid: P-17

SKETCH TO ACCOMPANY DESCRIPTION OF

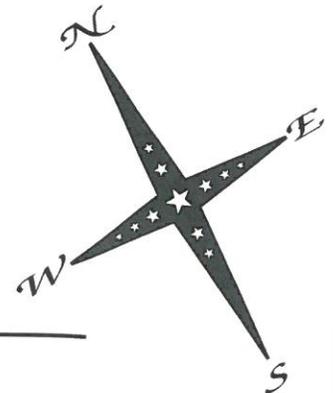
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NUMBERED COURSES

L1	S 30°47'24" W	- 42.50'
L2	N 59°12'36" W	- 23.50'
L3	N 30°47'24" E	- 42.50'
L4	S 59°12'36" E	- 23.50'



TEXAS STATE HIGHWAY NO. 71 (R.O.W. VARIES)



PREPARED: May 28, 2021

BY:

*Holt Carson*

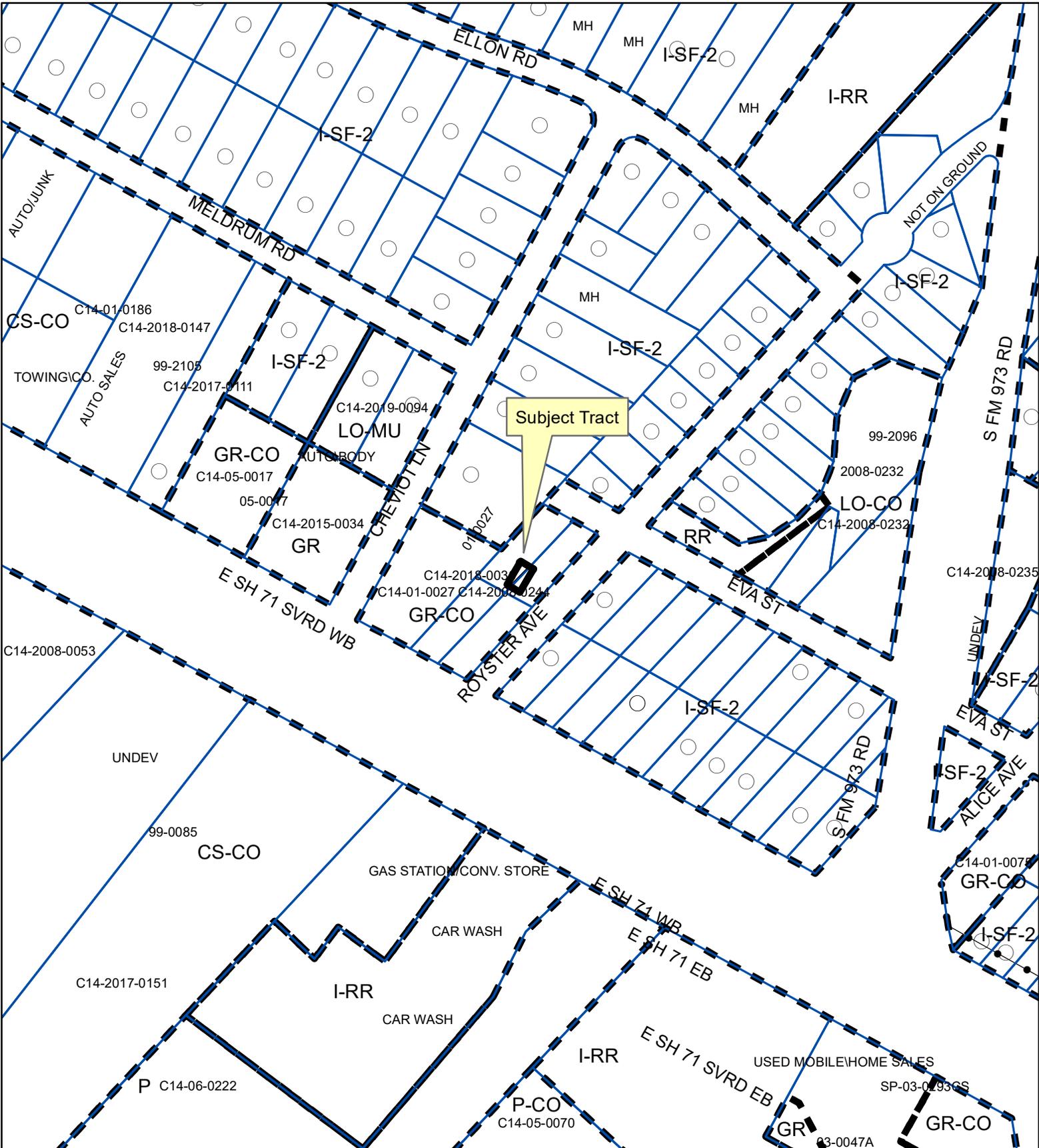
Holt Carson  
 Registered Professional Land Surveyor No. 5166  
 HOLT CARSON, INC.  
 1904 Fortview Road Austin, Texas 78704  
 www.hciaustin.com  
 Firm Registration 10050700

SCALE: 1" = 40'

Legend

- ⊙ 1/2" Iron Rod Found
- IPF ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc." Calculated Point

C 914038



**ZONING**

ZONING CASE#: C14-2021-0120

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 7/26/2021