

## DESCRIPTION

DESCRIBING FOUR PARCELS OF LAND (HEREINAFTER REFERED TO AS TRACT A, TRACT B, TRACT C AND TRACT D) CONTAINING A TOTAL OF 1,658 SQUARE FEET IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF WEST 13<sup>TH</sup> STREET (80' R.O.W.) AND SAN ANTONIO STREET (80' R.O.W.) SAID STREETS BEING DEDICATED ON "PLAN OF THE CITY OF AUSTIN," DATED 1839 ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, ADJOINING A PORTION OF THE WEST AND SOUTH LINES OF LOT 1, BLOCK 156 AND A PORTION OF THE SOUTH LINE OF LOT 2, BLOCK 156 OF SAID "PLAN OF CITY OF AUSTIN", SAID FOUR PARCELS BEING FURTHER DESCRIBED AS FOLLOWS:

TRACT A: BEING 96 SQUARE FEET OF LAND AND ADJOINING A PORTION OF THE SOUTH LINE OF TRACT 1 AS DESCRIBED IN A SPECIAL WARRANTY DEED TO 1303 ST. DAVID'S COMMUNITY HEALTH FOUNDATION INITIATIVES, EXECUTED ON MARCH 21, 2014 AND RECORDED IN DOCUMENT NUMBER 2014040373, OFFICIAL PUBLIC RECORDS OF SAID COUNTY,

TRACT B: BEING 91 SQUARE FEET OF LAND AND ADJOINING A PORTION OF THE SOUTH LINE OF TRACT 1 AND TRACT 2 AS DESCRIBED IN SAID DEED RECORDED IN DOCUMENT NUMBER 2014040373,

TRACT C: BEING 1,163 SQUARE FEET OF LAND AND ADJOINING A PORTION OF THE SOUTH AND WEST LINE OF TRACT 1 AS DESCRIBED IN SAID DEED RECORDED IN DOCUMENT NUMBER 2014040373,

TRACT D: BEING 308 SQUARE FEET OF LAND AND ADJOINING A PORTION OF THE SOUTH AND WEST LINES OF TRACT 1, AS DESCRIBED IN SAID DEED RECORDED IN DOCUMENT NUMBER 2014040373,

SAID FOUR PARCELS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

### TRACT A:

BEGINNING FOR REFERENCE, at a monument found at the intersection of the centerline of said West 13<sup>th</sup> Street with the centerline of said San Antonio Street, from which a monument found at the intersection of the centerline of said San Antonio Street with the centerline of West 14<sup>th</sup> Street (80' R.O.W.) bears N16°27'37"E, 360.24 feet;

THENCE, with the centerline of said San Antonio Street, N16°27'37"E, 39.77 feet to a calculated point;

THENCE, through the interior of said San Antonio Street, S73°32'23"E, 40.00 feet to a ½" iron rod found at the southwest corner of said Tract 1, same being at the intersection of the north right-of-way line of said West 13<sup>th</sup> Street and the east right-of-way line of said San Antonio Street;

THENCE, with the south line of said Tract 1, same being the north right-of-way line of said West 13<sup>th</sup> Street, S73°19'18"E, 1.99 feet to the POINT OF BEGINNING and northwest corner of the herein described tract of land;

THENCE, continuing with the south line of said Tract 1, same being the north right-of-way line of said West 13<sup>th</sup> Street, S73°19'18"E, 25.34 feet to a calculated point from which a ½" iron rod found at the southeast corner of said Tract 2, same being at the southwest corner of that certain tract of land described in a deed to Bruce S. Fox as recorded in Vol. 12286, Page 264, Real Property Records of said County, bears S73°19'18"E, 83.09 feet;

THENCE, through the interior of said West 13<sup>th</sup> Street, the following three courses:

- 1) S16°27'37"W, 1.57 feet to a calculated point;
- 2) N83°52'41"W, 24.62 feet to a calculated point;
- 3) N06°05'09"E, 6.18 feet to the POINT OF BEGINNING and containing 96 square feet of land.

THE LIMITS OF THIS ENCROACHMENT SHALL BE BETWEEN THE ELEVATIONS OF 563.36 AND 615.42.

TRACT B:

BEGINNING FOR REFERENCE, at a monument found at the intersection of the centerline of said West 13<sup>th</sup> Street with the centerline of said San Antonio Street, from which a monument found at the intersection of the centerline of said San Antonio Street with the centerline of West 14<sup>th</sup> Street (80' R.O.W.) bears N16°27'37"E, 360.24 feet;

THENCE, with the centerline of said San Antonio Street, N16°27'37"E, 39.77 feet to a calculated point;

THENCE, through the interior of said San Antonio Street, S73°32'23"E, 40.00 feet to a ½" iron rod found at the southwest corner of said Tract 1, same being at the intersection of the north right-of-way line of said West 13<sup>th</sup> Street and the east right-of-way line of said San Antonio Street;

THENCE, with the south line of said Tract 1, same being the north right-of-way line of said West 13<sup>th</sup> Street, S73°19'18"E, 47.52 feet to the POINT OF BEGINNING and northwest corner of the herein described tract of land;

THENCE, continuing with the south line of said Tracts 1 and 2, same being the north right-of-way line of said West 13<sup>th</sup> Street, S73°19'18"E, 25.30 feet to a calculated point from which a ½" iron rod found at the southeast corner of said Tract 2, same being at the southwest corner of that certain tract of land described in a deed to Bruce S. Fox as recorded in Vol. 12286, Page 264, Real Property Records of said County, bears S73°19'18"E, 37.60 feet;

THENCE, through the interior of said West 13<sup>th</sup> Street, the following three courses:

- 1) S16°27'37"W, 1.39 feet to a calculated point;
- 2) N83°52'41"W, 24.62 feet to a calculated point;
- 3) N06°07'33"E, 6.01 feet to the POINT OF BEGINNING and containing 91 square feet of land.

THE LIMITS OF THIS ENCROACHMENT SHALL BE BETWEEN THE ELEVATIONS OF 563.36 AND 615.42.

TRACT C:

BEGINNING FOR REFERENCE, at a monument found at the intersection of the centerline of said West 13<sup>th</sup> Street with the centerline of said San Antonio Street, from which a monument found at the intersection of the centerline of said San Antonio Street with the centerline of West 14<sup>th</sup> Street (80' R.O.W.) bears N16°27'37"E, 360.24 feet;

THENCE, with the centerline of said San Antonio Street, N16°27'37"E, 168.13 feet to a calculated point;

THENCE, through the interior of said San Antonio Street, S73°32'23"E, 40.00 feet to a ½" iron rod found at the northwest corner of said Tract 1, same being in the south line of a 20' alley (dedicated on said "Plan of the City of Austin", dated 1839);

THENCE, with the west line of said Tract 1, same being the east line of said San Antonio Street, being 40' from and parallel with the centerline of said San Antonio Street, S16°27'37"W, 8.76 feet to the POINT OF BEGINNING and northeast corner of the herein described tract of land;

THENCE, continuing with the west line of said Tract 1, same being the east line of said San Antonio Street, being 40' from and parallel with the centerline of said San Antonio Street S16°27'37"W, 119.60 feet to a ½" iron rod found at the southwest corner of said Tract 1, same being at the intersection of the north right-of-way line of said West 13<sup>th</sup> Street with the east right-of-way line of said San Antonio Street;

THENCE, with the south line of said Tract 1, same being the north line of said West 13<sup>th</sup> Street, S73°19'18"E, 28.18 feet to a calculated point;

THENCE, through the interior of said West 13<sup>th</sup> Street and said San Antonio Street, the following four courses:

- 1) S16°27'37"W, 7.39 feet to a calculated point;
- 2) N73°32'23"W, 35.68 feet to a calculated point;
- 3) N16°27'37"E, 127.10 feet to a calculated point;
- 4) S73°32'23"E, 7.50 feet to the POINT OF BEGINNING and containing 1,163 square feet of land.

THE LIMITS OF THIS ENCROACHMENT SHALL BE BETWEEN THE ELEVATIONS OF 536.72 AND 539.00.

TRACT D:

BEGINNING FOR REFERENCE, at a monument found at the intersection of the centerline of said West 13<sup>th</sup> Street with the centerline of said San Antonio Street, from which a monument found at the intersection of the centerline of said San Antonio Street with the centerline of West 14<sup>th</sup> Street (80' R.O.W.) bears N16°27'37"E, 360.24 feet;

THENCE, with the centerline of said San Antonio Street, N16°27'37"E, 39.77 feet to a calculated point;

THENCE, through the interior of said San Antonio Street, S73°32'23"E, 40.00 feet to a ½" iron rod found at the southwest corner of said Tract 1, same being at the intersection of the north right-of-way line of said West 13<sup>th</sup> Street and the east right-of-way line of said San Antonio Street and the POINT OF BEGINNING of the herein described tract of land;

THENCE, with the south line of said Tract 1, same being the north right-of-way line of said West 13<sup>th</sup> Street, S73°19'18"E, 27.50 feet to a calculated point from which a ½" iron rod found at the southeast corner of said Tract 2, same being at the southwest corner of that certain tract of land described in a deed to Bruce S. Fox as recorded in Vol. 12286, Page 264, Real Property Records of said County, bears S73°19'18"E, 82.92 feet;

THENCE, through the interior of said West 13<sup>th</sup> Street and said San Antonio Street, the following twelve courses:

- 1) S16°27'37"W, 3.90 feet to a calculated point;
- 2) N73°32'23"W, 15.53 feet to a calculated point;
- 3) S16°27'37"W, 2.91 feet to a calculated point;
- 4) N73°32'50"W, 8.67 feet to a calculated point;
- 5) N16°27'37"E, 2.91 feet to a calculated point;
- 6) N73°32'23"W, 7.30 feet to a calculated point;
- 7) N16°27'37"E, 7.30 feet to a calculated point;
- 8) N73°32'23"W, 4.67 feet to a calculated point;

- 9) N16°27'37"E, 8.67 feet to a calculated point;
- 10) S73°32'23"E, 4.50 feet to a calculated point;
- 11) N16°27'37"E, 16.64 feet to a calculated point;
- 12) S73°32'18"E, 4.17 feet to a calculated point in the west line of said Tract 1, same being the east right-of-way line of said San Antonio Street, from which a ½" iron rod found at the northwest corner of said Tract 1, same being in the south line of a 20' alley (dedicated on said "Plan of the City of Austin", dated 1839) bears N16°27'37"E, 99.75 feet;

THENCE, with the west line of said Tract 1, same being the east right-of-way line of said San Antonio Street, being 40' from and parallel with the centerline of said San Antonio Street, S16°27'37"W, 28.61 feet the POINT OF BEGINNING and containing 308 square feet of land.

THE LIMITS OF THIS ENCROACHMENT SHALL BE BETWEEN THE ELEVATIONS OF 521.70 AND 526.42.

Prepared by:  
URBAN DESIGN GROUP  
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Austin, Texas 78746  
(512) 347-0040



  
John Noell, R.P.L.S. #2433

Date: 4.4.14

Map attached.

References: TCAD 02 1002  
Austin Grid MJ23

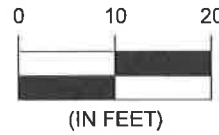
Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

Block 156  
Plan of the City of Austin

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- CENTERLINE MONUMENT FOUND

GRAPHIC SCALE



20' Alley

Block 156  
Plan of the City of Austin

St. David's Community Health  
Foundation Initiatives  
Doc. No. 2014040373  
Tract 1 Tract 2

Bruce S. Fox  
Vol. 12286 Pg. 264

TRACT A:  
96 SF/FLOOR FOR 4 FLOORS  
(FLOORS 5-8) FOR A TOTAL  
OF 384 SF OF AREA

TRACT B:  
91 SF/FLOOR FOR 4 FLOORS  
(FLOORS 5-8) FOR A TOTAL  
OF 364 SF OF AREA

LINE TABLE

#	L	C
1	6.18'	N06°05'09"E
2	24.62'	N83°52'41"W
3	1.57'	S16°27'37"W
4	1.39'	S16°27'37"W
5	24.62'	N83°52'41"W
6	6.01'	N06°07'33"E
7	7.39'	S16°27'37"W

S73°19'18"E 110.42'

N73°32'23"W 35.68'  
S73°32'23"E 40.00'

POINT OF BEGINNING  
TRACT A, 96 SF  
ENCLOSED BALCONY

POINT OF BEGINNING  
TRACT B, 91 SF  
ENCLOSED BALCONY

West 13th Street  
(80' R.O.W.)

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FIELD NOTE NO. 1241 TO ACCOMPANY THIS MAP

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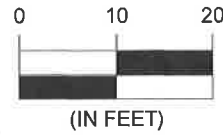
4.4.14

Block 156  
Plan of the City of Austin

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- CENTERLINE MONUMENT FOUND

GRAPHIC SCALE



20' Alley

S73° 36'07"E 110.34'

Lot 1  
Lot 2

Block 156  
Plan of the City of Austin

St. David's Community Health  
Foundation Initiatives  
Doc. No. 2014040373

Tract 1

Tract 2

LINE TABLE

#	L	C
8	27.50'	S73° 19' 18"E
9	3.90'	S16° 27' 37"W
10	15.53'	N73° 32' 23"W
11	2.91'	S16° 27' 37"W
12	8.67'	N73° 32' 50"W
13	2.91'	N16° 27' 37"E
14	7.30'	N73° 32' 23"W
15	7.30'	N16° 27' 37"E
16	4.67'	N73° 32' 23"W
17	8.67'	N16° 27' 37"E
18	4.50'	S73° 32' 23"E
19	16.64'	N16° 27' 37"E
20	4.17'	S73° 32' 18"E
21	28.61'	S16° 27' 37"W

S73° 19'18"E 110.42'

S16° 25'26"W 128.90'

Bruce S. Fox  
Vol. 12286 Pg. 264

San Antonio Street  
(80' R.O.W.)

West 13th Street  
(80' R.O.W.)

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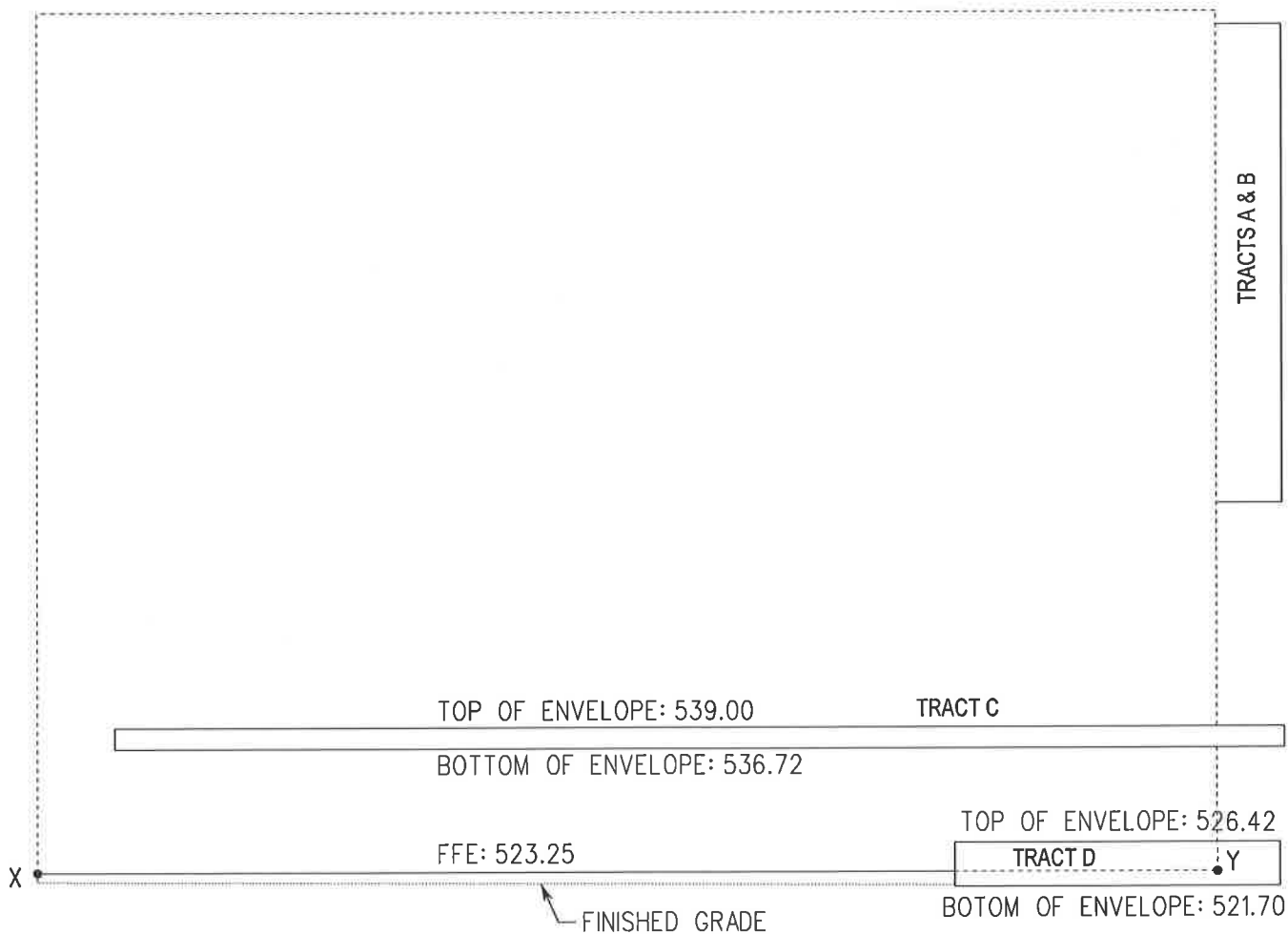


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## WEST PROFILE

DATUM: 1988-NAVD 88 (GEOID 09)



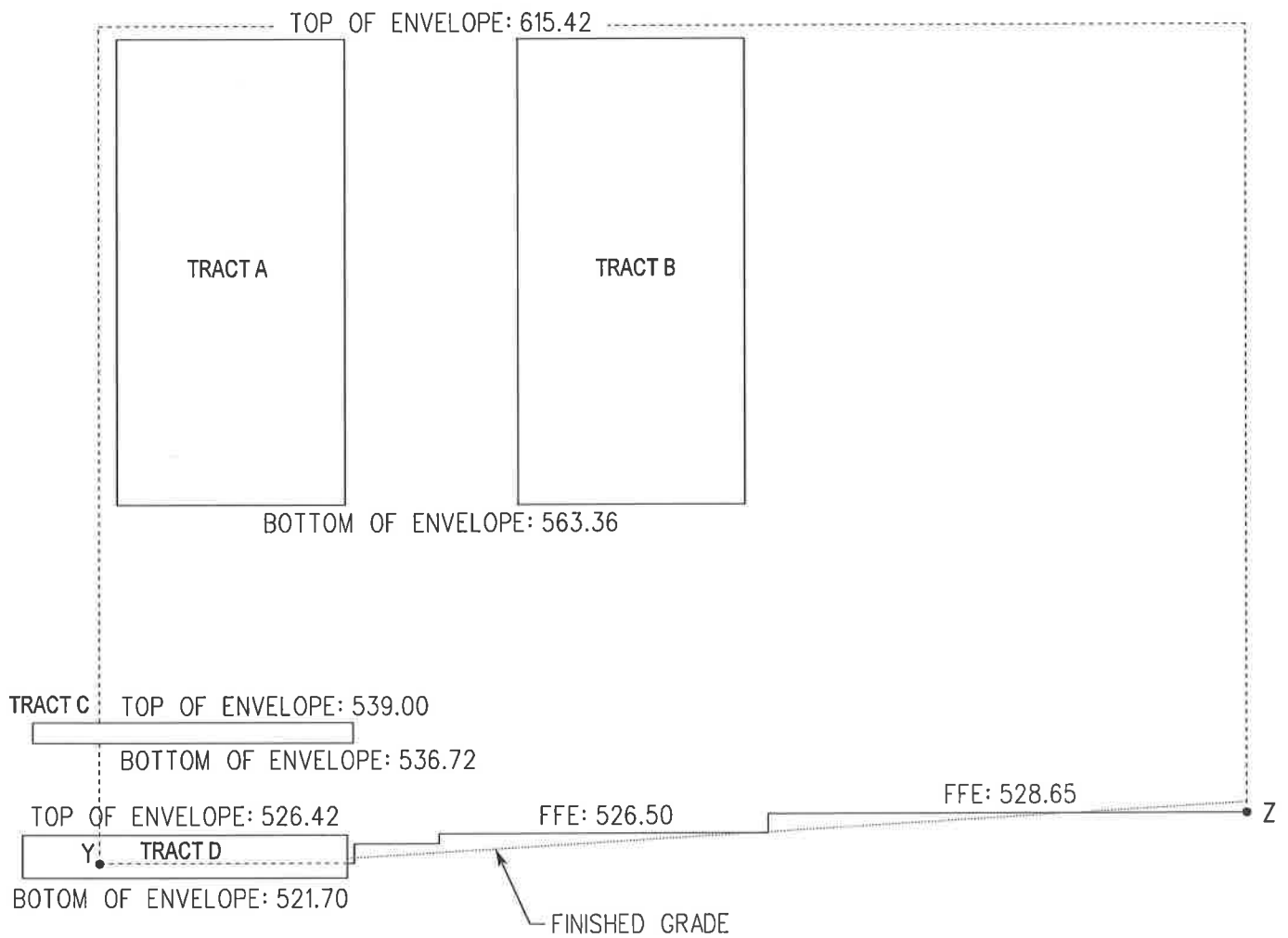
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## SOUTH PROFILE

DATUM: 1988-NAVD 88 (GEOID 09)



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