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PART 3. This ordinance takes effect on _____, 2016.

PASSED AND APPROVED

_____, 2016

§
§
§

Steve Adler
Mayor

APPROVED: _____

ATTEST: _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

DRAFT

FLUGEL LAND SURVEYING

PROFESSIONAL LAND SURVEYORS

Firm No. 10193837

EXHIBIT " _ "

LEGAL DESCRIPTION FOR A 0.220 ACRE TRACT

LEGAL DESCRIPTION OF A 0.220 ACRE (9,582 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING ALL OF LOT 13 AND THE CALLED NORTH 9' OF LOT 14, LOUIS HORSTS SUBDIVISION, OUTLOT 34, DIVISION D, RECORDED IN VOLUME Z, PAGE 594, PLAT RECORDS, TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO 23 NUECES LLC IN DOCUMENT #2016055347, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.220 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the intersection of the east right-of-way (R.O.W.) line of Nueces Street (60' R.O.W.) and the south R.O.W. line of West 23rd Street (60' R.O.W.) being the northwest corner of said Lot 13, and the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 86°30'10" E along the south R.O.W. line of said West 23rd Street and the north line of said Lot 13 a distance of **120.25'** to a mag nail found at the intersection of said south R.O.W. of West 23rd Street and the west R.O.W. line of a City of Austin 20' alley, being the northeast corner of said Lot 13;

THENCE, S 3°28'45" W along the west R.O.W. line of said City of Austin 20' alley a distance of **79.67'** to a 1/2" iron rod found on the east line of said Lot 14, being the southeast corner of the herein described tract, from which bears S 3°28'45" W a distance of 130.03' to a 1/2" iron rod found being the southeast corner of Lot 15, of said Louis Horsts Subdivision;

THENCE, through and across said Lot 14, **N 86°32'09" W** a distance of **120.19'** to a 1/2" iron rod found on the east R.O.W. line of said Nueces Street being the southwest corner of the herein described tract, from which bears S 3°26'27" W a distance of 129.93' to a 1/2" iron rod found being the southwest corner of said Lot 15;

THENCE, N 3°26'27" E along said east R.O.W. line of Nueces Street and the west line of said Lots 13 & 14 a distance of **79.74'** to the **POINT OF BEGINNING** and containing **0.220 acres (9,582 square feet)** of land, more or less.

BASIS OF BEARINGS:

Bearings are based on NAD '83 State Plane Coordinates.
(Texas Central 4203)



I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Flugel Land Surveying
Firm Registration No. 10193837



A handwritten signature in cursive script that reads "Paul J. Flugel".

Paul J. Flugel
RPLS No. 5096

Date of Survey: 1/28/2016
Date of Field Notes: 12/2/2016

SURVEY OF

A 0.220 ACRE (9,582 SQ. FT.) TRACT OR PARCEL OF LAND, BEING ALL OF
LOT 13 AND THE CALLED NORTH 9' OF LOT 14, LOUIS HORSTS
SUBDIVISION, OUTLOT 34, DIVISION D, RECORDED IN VOL. Z, PG. 594,
P.R.T.C.T., HAVING BEEN CONVEYED TO 23 NUECES LLC IN DOC.
#2016055347, O.P.R.T.C.T.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- ⊙ MAG NAIL FOUND WWASHER
(BURY)
- △ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY,
TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY,
TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TEXAS

HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES
NAD '83 (CENTRAL ZONE 4203)

AS SURVEYED BY:



PAUL J. FLUGEL
RPLS NO. 5096
FIRM NO. 10193837

DATE OF FIELD SURVEY:
1-28-2016
DATE OF PLAT:
12-2-2016



FLUGEL LAND
SURVEYING
FIRM NO. 10193837



ENGINEERING & DESIGN

FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512)394-1900

SHEET

4 OF 4

