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## COA Law Department

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**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**0.196 ACRES  
OUTLOT 30, DIVISION E  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.196 ACRES (APPROXIMATELY 8,556 SQ. FT.) IN OUTLOT 30, DIVISION E IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF A 62.0 FOOT BY 138 FOOT OR 8556 SQUARE FOOT TRACT CONVEYED TO 15TH & NUECES, LLC IN A CORRECTION WARRANTY DEED DATED JULY 28, 2016 AND RECORDED IN DOCUMENT NO. 2016123374 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.196 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point at the intersection of the north right-of-way line of W 15th Street (100' public right-of-way width) and the east right-of-way line of Nueces Street (80' public right-of-way width), being the southwest corner of the said 8556 square foot tract, from which a 1/2" rebar found at the intersection of the north right-of-way line of W 15th Street and the west right-of-way line of Nueces Street, bears North 73°08'24" West, a distance of 79.91 feet;

**THENCE** North 16°28'56" East with the east right-of-way line of Nueces Street and the west line of the said 8556 square foot tract, a distance of 138.06 feet to an "X" in concrete found for the northwest corner of the said 8556 square foot tract, being the southwest corner of a 0.16 acre tract described in Document No. 2012099913 of the Official Public Records of Travis County, Texas, from which an "X" in concrete found at the intersection of the south right-of-way line of W 16th Street and the east right-of-way line of Nueces Street, being also the northwest corner of the said 0.16 acre tract, bears North 16°28'56" East, a distance of 139.08 feet;

**THENCE** South 73°09'44" East with the north line of the said 8556 square foot tract and the south line of the said 0.16 acre tract and the south line of a 39 foot by 138 foot tract described in 2012010814 of the Official Public Records of Travis County, Texas, a distance of 62.00 feet to a calculated point for the northeast corner of the said 8556 square foot tract, being the northwest corner of a 64.50 foot by 138 foot tract described in Volume 13245, Page 626 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found for the northeast corner of the said 64.50 foot by 138 foot tract and being in the south line of a 0.124 acre tract described in Document No. 2015103995 of the Official Public Records of Travis County, Texas, bears South 73°09'44" East, a distance of 64.74 feet;


**THENCE** South  $16^{\circ}28'56''$  West with the east line of the said 8556 square foot tract and the west line of the said 64.50 foot by 138 foot tract, a distance of 138.08 feet to a calculated point in the north right-of-way of line of W 15th Street, being the southeast corner of the said 8556 square foot tract and the southwest corner of the said 64.50 foot by 138 foot tract, from which a 60d nail found at the intersection of the north right-of-way of line of W 15th Street and the west right-of-way line of Guadalupe Street, bears South  $73^{\circ}08'24''$  East, a distance of 572.14 feet;

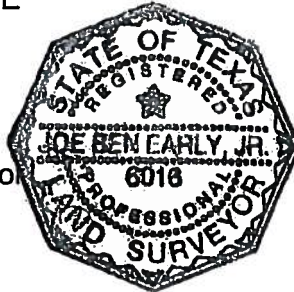
**THENCE** North  $73^{\circ}08'24''$  West with the north right-of-way of line of W 15th Street and the south line of the said 8556 square foot tract, a distance of 62.00 feet to the **POINT OF BEGINNING**, containing 0.196 acres of land, more or less.

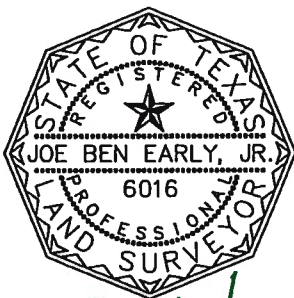
The field work was completed on July 2, 2016.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from the LCRA Control Network.

Attachments: Drawing 1209-001-BASE

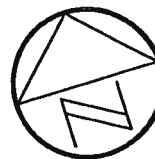
  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
T.B.P.L.S. Firm No. 10124500





8/31/16

1" = 40'



W 16TH STREET  
(60' PUBLIC RIGHT-OF-WAY WIDTH)

OUTLOT 23, DIVISION E

NUECES STREET  
(80' PUBLIC RIGHT-OF-WAY WIDTH)

N16°28'56"E 139.08'  
(N16°30'00"E 139.03')

NUECES STREET  
PARTNERS, LLC  
0.16 ACRES  
(2012099913)

MARY ANNE  
NOTZON  
39 FEET BY  
138 FEET  
(2012010814)

NUECES  
STREET  
PARTNERS,  
LLC  
0.124 ACRES  
(2015103995)

OUTLOT 30  
DIVISION E

S73°09'44"E  
62.00' (62')

S73°09'44"E 64.74'  
(S70°40'E 64.50')

0.196 ACRES  
APPROX. 8,556  
SQ. FT.

12TH &  
NUECES, INC.  
62 FEET BY  
138 FEET  
OR  
8556 SQ. FT.  
(2016057882)

RONALD G.  
GREENING  
64.50 FEET BY  
138 FEET  
(13245/626)

N16°28'56"E 138.06' (138')

S16°28'56"W 138.08' (138')

20' ALLEY

OUTLOT 30  
DIVISION E

N73°08'24"W 79.91'

N73°08'24"W  
62.00' (62')

S73°08'24"E 572.14'

P.O.B.

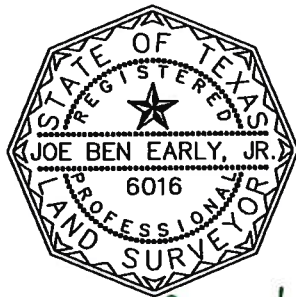
W 15TH STREET  
(100' PUBLIC RIGHT-OF-WAY WIDTH)

INTERSECTION OF  
NORTH R.O.W. OF  
W 15TH STREET AND  
WEST R.O.W. OF  
GUADALUPE STREET

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.196 ACRES (APPROXIMATELY 8,556 SQ. FT.) IN OUTLOT 30, DIVISION E IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF A 62.0 FOOT BY 138 FOOT OR 8556 SQUARE FOOT TRACT CONVEYED TO 15TH & NUECES, LLC IN A CORRECTION WARRANTY DEED DATED JULY 28, 2016 AND RECORDED IN DOCUMENT NO. 2016123374 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ▲ 60D NAIL FOUND
- ☒ "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION



DATE OF SURVEY: 7/2/16  
PLOT DATE: 8/31/16  
DRAWING NO.: 1209-001-BASE  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JBE  
SHEET 1 OF 2

*8/31/16*  
*Chaparral*

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM THE LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1209-001-BASE

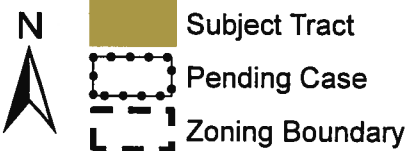




## ZONING

Case#: C14-2016-0093

## EXHIBIT B



0 200 Feet

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



Created: 9/8/2016