

EXHIBIT “B”

RESTRICTIVE COVENANT AREA

A DESCRIPTION OF 0.399 ACRES (APPROXIMATELY 17,393 SQUARE FEET), IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF ONION STREET, LYING BETWEEN BLOCKS 3 & 4, SUBDIVISION OF OUTLOT 4, DIVISION “A”, A SUBDIVISION RECORDED IN VOLUME W, PAGE 391, OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS (DRTCT), SAID 0.399 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” rebar with “Chaparral” cap found, at the intersection of the west right-of-way line of Onion Street (60’ right-of-way width) and the north right-of-way line of E 5th Street (80’ right-of-way width), same being the southeast corner of said Block 4, from which a calculated point for the southwest corner of said Block 4 bears N69°45’36”W a distance of 270.54 feet, and from said calculated point a 1 story concrete and brick building corner bears N81°21’06”W a distance of 0.21 feet;

THENCE with the west right-of-way line of Onion Street and the east line of said Block 4, **N20°39’24”E** a distance of **135.05** feet to a 1/2” rebar with “Chaparral” cap found at the south line of a vacated 20 foot alley, being the southeast corner of a 10’ public utility and drainage easement recorded in Document No. 2018200606 of the Official Public Records of Travis County, Texas (OPRTCT);

THENCE continuing with the west right-of-way of Onion Street, crossing said vacated alley, **N20°39’24”E** a distance of **20.00** feet to a Mag nail with “Chaparral” washer found in the north line of said vacated alley, being the northeast corner of a 10’ public utility and drainage easement recorded in Document No.(s) 2019002223 and 2019002224 (OPRTCT);

THENCE continuing with the west right-of-way line of Onion Street, and the east line of said Block 4, **N20°39’24”E** a distance of **135.05** feet to a calculated point at the intersection of the south right-of-way line of E 6th Street (60’ right-of-way width) and the west right-of-way line of Onion Street, being the northeast corner of said Block 4, from which a punch hole found in concrete bears S89°05’18” a distance of 0.05 feet, and a scribed “X” found in concrete bears N62°52’13”E a distance of 0.07 feet, also from which a calculated point at the intersection of the south right-of-way line of E 6th Street and the east right-of-way line of Navasota Street, being the northwest corner of said Block 4 bears N69°39’36”W a distance of 270.54 feet, from which a 1/2” rebar with “Chaparral” cap found for witness bears N69°39’36”W a distance of 5.08 feet;

THENCE with the south right-of-way line of E 6th Street, crossing Onion Street, **S69°27’46”E** a distance of **60.00** feet to a 5/8” rebar found for the northwest corner of Block 3 of said Subdivision of Outlot 4, Division “A”, from which a cotton spindle with “Chaparral” washer found on the north line of said Block 3 and the south right-of-way line of said E 6th Street, for the northwest corner of a tract called Lot 6 of said Block 3, conveyed to East 6th St., LLC in Document No. 2019018925, bears S69°43’37”E a distance of 227.50 feet;

THENCE leaving the south right-of-way line of E 6th Street, with the east right-of-way of Onion Street, and the west line of said Block 3, **S20°39’24”W** a distance of **289.66** feet to a 1/2” rebar with “Chaparral” cap found at the intersection of the east right-of-way line of Onion Street and the north right-of-way line of E 5th Street, being the southwest corner of said Block 3, from which a 1/2” rebar with “Chaparral” cap found on the north right-of-way line of E 5th Street and the south line of said Block 3, for the southwest corner of a tract called Lots 7 & 8 out of said Block 3, conveyed to Joseph Carlin in Document No. 2017026778 (OPRTCT), bears S69°44’31”E a distance of 181.95 feet;

THENCE with the north right-of-way line of E 5th Street, crossing Onion Street, **N69°53'18"W** a distance of **60.00** feet to the **POINT OF BEGINNING** hereof, and containing 0.399 acres, more or less.

Surveyed on the ground February 6, 2017. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions. Attachments: drawing 1827-001-LOT2-RCA



10/23/19

Eric J. Dannheim, RPLS
State of Texas #6075



FIELD NOTES REVIEWED

BY:  DATE: 11-21-2019

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

References:
COA Grid: K-22
TCAD Map: 02-0406

E 6TH STREET

(60' WIDTH R.O.W. & UTILITY EASEMENT, SENATE
BILL 18, DATED 07/1929)

CITY OF AUSTIN BASELINE
(F.B. 1421, PG. 58)

SEE
DETAIL A

CH

N69°39'36"W 270.54'
(270')

WITNESS TIE
N69°39'36"W 5.08'

PROPOSED LOT 1 BLOCK A

2019086487 OPRCT
6TH & ONION, LP

2019002223 &
2019002224 OPRCT
10' PUE & DE
(TO BE RELEASED)

2019086490 OPRCT
6TH & ONION, LP

SEE
DETAIL B

2018200606 OPRCT
10' PUE & DE
(TO BE RELEASED)

BLOCK 4
OUTLOT 4, DIVISION "A"
(W/391)

2019086485 OPRCT
6TH & ONION, LP

1 STORY CONCRETE AND
BRICK BUILDING CORNER
BEARS N81°21'06"W 0.21'

N69°45'36"W 270.54'
(270')

P.O.B.

CH

(40')

CITY OF AUSTIN CENTER LINE
(F.B. 1421, PG. 58)

L1

5/8"

S69°43'37"E 227.50'
(225')

PROPOSED LOT 3 BLOCK A

RESTRICTIVE COVENANT AREA

0.399 ACRES
APPROX. 17,393 SQ. FT.

SCALE: 1" = 50'

PROPOSED LOT 2 BLOCK A

20' PUE & DE
5096/626, DRTCT

BLOCK 3
OUTLOT 4, DIVISION "A"
(W/391)

2019086492 OPRCT
6TH & ONION, LP

S69°44'31"E 181.95'
(270')

E 5TH STREET

(80' WIDTH R.O.W. & UTILITY EASEMENT, SENATE
BILL 18, DATED 07/1929)

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.399 ACRES (APPROXIMATELY 17,393 SQUARE FEET), IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF ONION STREET, LYING BETWEEN BLOCKS 3 & 4, SUBDIVISION OF OUTLOT 4, DIVISION "A", A SUBDIVISION RECORDED IN VOLUME W, PAGE 391, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

PAGE 1 OF 2

JOB NUMBER: 1827-001

DWG NO. 1827-001-LOT2-RCA

DATE: 10/23/2019

FIELD CREW:

OFFICE: BBP



ERIC J. DANNHEIM, R.P.L.S. NO. 6075
FIRM NO. 10194453

10/23/2019

CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS



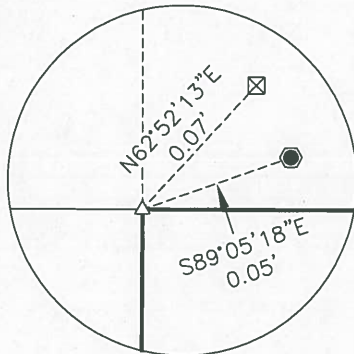
302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 749-2878 (979) 567-4500

LEGEND

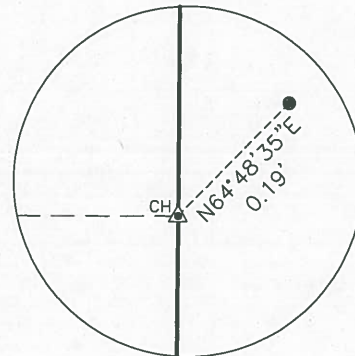
OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TX
DRTCT	DEED RECORDS OF TRAVIS COUNTY, TX
●	1/2" REBAR FOUND (OR AS NOTED)
■ ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
☆ ^{CH}	COTTON SPINDLE WITH "CHAPARRAL" WASHER FOUND
⊙	CENTER LINE MONUMENT FOUND IN METAL CANISTER
▲ ^{CH}	MAG NAIL WITH "CHAPARRAL" WASHER FOUND
⊠	X IN CONC. FOUND
△	CALCULATED POINT
●	PUNCH HOLE FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
PUE & DE	PUBLIC UTILITY AND DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING

NOTES

1. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
2. ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1827-001-LOT2-RCA
3. BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS.
4. DATE OF SURVEY: FEBRUARY 6, 2017



DETAIL A
(NOT TO SCALE)



DETAIL B
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S69°27'46"E	60.00'
L2	N69°53'18"W	60.00'
L3	N20°39'24"E	20.00'

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TRAVIS COUNTY, TEXAS



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