

EXHIBIT "A"

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.5685 ACRE (24,764 SQUARE FEET), BEING OUT OF OUTLOT NO. 11, DIVISION "Z" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF A CALLED 0.350 ACRE TRACT CONVEYED TO 506 WEST AVENUE, LP, IN DOCUMENT NO. 2019004862 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 0.218 ACRE TRACT CONVEYED TO 506 WEST AVENUE, LP, IN DOCUMENT NO. 2018065852 (O.P.R.T.C.T.), SAID 0.5685 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
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BEGINNING, at a PK nail found in the west right-of-way line of West Avenue (80' right-of-way), and being at the northeast corner of the Austin City Lofts Condominiums, recorded in Document No. 2003297800 (O.P.R.T.C.T.), and being the southeast corner of said 506 West 0.218 acre tract, for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the west right-of-way line of said West Avenue, with the common line of said Austin City Lofts Condominiums and said 506 West 0.218 acre tract, **N73°24'59"W**, a distance of **175.98** feet to a calculated point (could not be set) for the southwest corner hereof;

THENCE, with the west line of said 506 West 0.218 acre tract, in part with the north line of said Austin City Lofts Condominiums, and in part with the east bank of Shoal Creek, **N16°46'11"E**, passing at a distance of 44.39 feet, a calculated point at a corner in the north line of said Austin City Lofts Condominiums, and from which calculated corner, a "X" cut in concrete found bears, **S83°09'33"W**, a distance of 0.22 feet, and continuing for a total distance of **54.00** feet to a 1/2-inch iron rod with "Pflugel" cap found for an angle point hereof, said point being at the common west corner of said 506 West 0.218 acre and 0.350 acre tracts, from which a 1/2-inch iron rod with "All Points" cap found bears, **N23°59'12"W**, a distance of 2.17 feet;

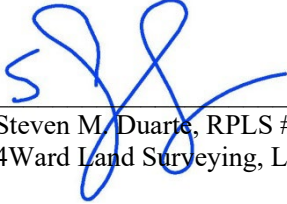
THENCE, with the east bank of said Shoal Creek and the west line of said 506 West 0.350 acre tract, **N16°32'03"E**, a distance of **94.38** feet to a 1/2-inch iron rod with "Pflugel" cap found for the northwest corner hereof, said corner established in a boundary line agreement recorded in Document No. 2014168010 (O.P.R.T.C.T.), and being the northwest corner of said 506 West 0.350 acre tract;

THENCE, with the north line of said 506 West 0.350 acre tract and the line established in said Document No. 2014168010 (O.P.R.T.C.T.), and in part with the south line of a tract conveyed to 801 West 6th, Ltd., in Document No. 2013169867 (O.P.R.T.C.T.), **S68°26'41"E**, passing at a distance of 5.02 feet, a 1/2-inch iron rod with "McGray & McGray" cap found for reference, and continuing for a total distance of **176.77** feet to a mag nail found for the northeast corner hereof, said point being in the west right-of-way line of said West Avenue, and being the common east corner of said 801 West 6th tract and said 506 West 0.350 acre tract;

THENCE, with the west right-of-way line of said West Avenue, and with the east lines of said 506 West 0.218 acre and 0.350 acre tracts, **S16°40'37"W**, passing at a distance of 79.05 feet, a mag nail found at the common east corner of said 506 West 0.218 acre and 0.350 acre tracts, and continuing for a total distance of **133.06** feet to the **POINT OF BEGINNING** and containing 0.5685 Acre (24,764 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000060572602. See attached sketch (reference drawing: 00984_zoning.dwg)



6/8/23

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC



**W. 6TH STREET
(AKA PECAN STREET)
(80' PUBLIC R.O.W.)**

801 WEST 6TH, LTD.
DOC. NO. 2013169867
O.P.R.T.C.T.

[[S68°26'57"E 176.94']]
S68°26'41"E 176.77'

171.75'

MAG NAIL

BOUNDARY LINE AGREEMENT
DOC. NO. 2014168010
O.P.R.T.C.T.

**0.5685 ACRE(S)
24,764 SQUARE FEET**

{N71°05'00"W 176.00'}
N73°25'11"W 175.90'
146.81'

MAG NAIL

[[79.02']]
79.05'
S16°40'37"W 133.06'

PK NAIL

N73°24'59"W 175.98'
{N73°24'54"W 176.00'}

P.O.B.

GRID N: 10071283.40
GRID E: 3111731.28

AUSTIN CITY LOFTS
CONDOMINIUMS
DOC. NO. 2003297800
O.P.R.T.C.T.

"MCGRAY &
MCGRAY"

FROM WHICH AN IRON
ROD WITH "ALL POINTS"
CAP FOUND BEARS
N23°59'12"W, 2.17'

5/8"

29.09'

FROM WHICH A CUT "X"
FOUND BEARS
S83°09'33"W, 0.22'

[[N16°31'20"E 94.33']]
N16°32'03"E 94.38'

N16°46'11"E 54.00'
44.39'



GRAPHIC SCALE: 1" = 40'

**WEST AVENUE
(80' PUBLIC R.O.W.)**

**0.5685 ACRE
City of Austin,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300







Date:	6/8/2023
Project:	00984
Scale:	1" = 40'
Reviewer:	SD
Tech:	WC
Field Crew:	JCR/KDL
Survey Date:	AUG. 2022
Sheet:	1 OF 2

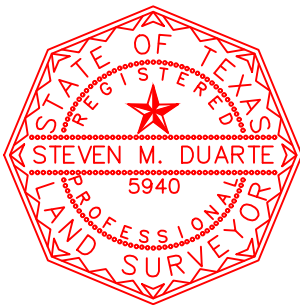
[A]
CALLED 0.350 ACRE
506 WEST AVENUE, LP
DOC. NO. 2019004862
O.P.R.T.C.T.

[B]
CALLED 0.218 ACRE
506 WEST AVENUE, LP
DOC. NO. 2018065852
O.P.R.T.C.T.

[C]
CITY OF AUSTIN
(PER TCAD)

[D]
OUTLOT NO. 11
DIVISION "Z"
OF THE GOVERNMENT
OUTLOTS ADJOINING THE
ORIGINAL CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

LEGEND	
	BOUNDARY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	NAIL FOUND (AS NOTED)
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
{.....}	RECORD INFORMATION PER DOC. NO. 2018065852
[[.....]]	RECORD INFORMATION PER DOC. NO. 2019004862




6/7/2023

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000060572602.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

0.5685 ACRE
City of Austin,
Travis County, Texas

 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	COA GRID #H22 & #J22
Date:	6/8/2023
Project:	00984
Scale:	1" = 40'
Reviewer:	SD
Tech:	WC
Field Crew:	JCR/KDL
Survey Date:	AUG. 2022
Sheet:	2 OF 2