



Document: FN-198
Job No: 21-179-S
Survey Date: May 1, 2024 Rev. Date: Sep. 11, 2025
County: Travis
Survey: ISAAC DECKER LEAGUE
Survey Number 20

1503 S 1st, LLC
TO
CITY OF AUSTIN
BARTON SoCo RECLAIMED
WATER MAIN

**LEGAL DESCRIPTION FOR
PARCEL 6630.01
TEMPORARY WORKSPACE EASEMENT (TWSE)**

DESCRIPTION OF A 0.121ACRE (5,280 SQUARE FOOT) TRACT OR PARCEL OF LAND OUT OF THE ISAAC DECKER LEAGUE, SURVEY NO. 20, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF LOTS 3 AND 4, BLOCK 2 OF D.W. BOULDIN'S ADDITION TO THE CITY OF AUSTIN A SUBDIVISION FOUND RECORDED IN VOLUME 1, PAGE 78 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS (P.R.T.C.Tx.), THE SAID LOTS 3 AND 4, ALONG WITH LOT 2, BLOCK 2, HAVING BEEN CONVEYED TO 1503 S 1ST, LLC, BY THAT GENERAL WARRANTY DEED FOUND RECORDED AS INSTRUMENT NUMBER 2018023823 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.Tx.), THE SAID 0.121 ACRE (5,280 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron rod with a yellow surveyors cap inscribed "CHAPARRAL" in the existing east right-of-way line of South 1st Street, a dedicated public roadway (60' ROW) as shown on the said D.W. Bouldin's Addition, found for the northwest corner of the said Lot 2, Block 2, same being the southwest corner of Lot 1, Block 2 of said D.W. Bouldin's Addition, said Lot 1 having been conveyed to Leslie Moore and Magdalena M. Rood by that certain Warranty Deed with Vendor's Lien found recorded in Volume 12573, Page 1480 of the Real Property Records of Travis County Texas (R.P.R.T.C.Tx);

THENCE S15°13'00"W, along the said east right-of-way line of South 1st Street, being the west line of said lots 2 and 3, Block 2, a distance of **55.86 feet** to a calculated point in the west line of said Lot 3, Block 2, said point being the northwest corner of, and the **POINT OF BEGINNING** of the tract described herein;

THENCE, leaving the said east right-of-way line of South 1st Street, going over, across and through the said Lots 3 and 4, Block 2, along the northerly, easterly and southerly lines of the tract described herein, the following five (5) courses and distances:

- 1) **S71°24'00"E**, a distance of **25.17 feet**, to a calculated point, for a corner of the herein described tract;
- 2) **S19°04'49"W**, a distance of **6.42 feet**, to a calculated point, for a corner of the herein described tract;
- 3) **S70°55'11"E**, a distance of **37.01 feet**, to a calculated point, for the northeast corner of the herein described tract;

- 4) **S17°57'25"W**, a distance of **85.57 feet**, to a calculated point, for the southeast corner of the herein described tract;
- 5) **N71°24'00"W**, a distance of **57.63 feet**, to a calculated point in the said east right-of-way line of South 1st Street, same being the west line of said Lot 4, Block 2, for the southwest corner of the herein described tract; **from** which point, a calculated point for the southwest corner of the said Lot 4, Block 2, being the intersection of the said east right-of-way line of South 1st Street, and the north right-of-way line of Monroe Street West, a dedicated public roadway (Variable Width ROW) as shown on the said D.W. Boulidin's Addition recorded plat, bears **S15°13'00"W**, a distance of 5.29 feet;

THENCE, N15°13'00"E, along the said east line of the South 1st Street right of way, being the west line of the said Lots 4, and 3, Block 2, a distance of **92.46 feet**, to the **POINT OF BEGINNING**, containing **0.121 of an Acre (5,280 Square Feet)** of land area within these metes and bounds.

This Description was prepared to accompany an Exhibit Plan of the above described 0.121 of an acre (5,280 square foot) tract of land.

THE **BEARING BASIS** OF THE PLAN AND THIS DESCRIPTION ARE BASED ON GPS OBSERVATIONS PROCESSED FROM WGS84 TO THE TEXAS COORDINATE SYSTEM, (CENTRAL ZONE) USING NGS NAD 83/(2011), GRID BASED.

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS §

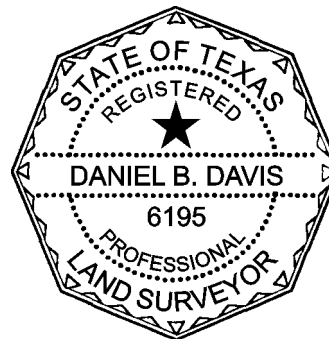
COUNTY OF TRAVIS


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THAT I, DANIEL B. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS THIS 11th DAY OF SEPTEMBER, 2025

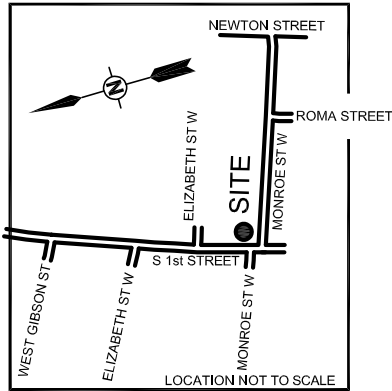
DANIEL B. DAVIS, R.P.L.S.
 STATE OF TEXAS NO. 6195
 Unitech Consulting Engineers
 505 E. Huntland Drive, Suite 335
 Austin, Texas 78752



FIELD NOTES REVIEWED
 BY:  DATE: 09/11/25
 CITY OF AUSTIN
 PUBLIC WORKS DEPARTMENT

REFERENCES

AUSTIN GRID NO. H20
 TCAD PARCEL ID NO. 302016
 VESTING DEED INSTR. NO. 2018023823

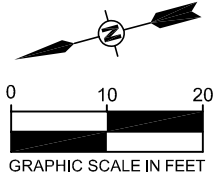


SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
OF:
**TEMPORARY WORKSPACE
EASEMENT (TWSE)**
IMPROVEMENTS SKETCH

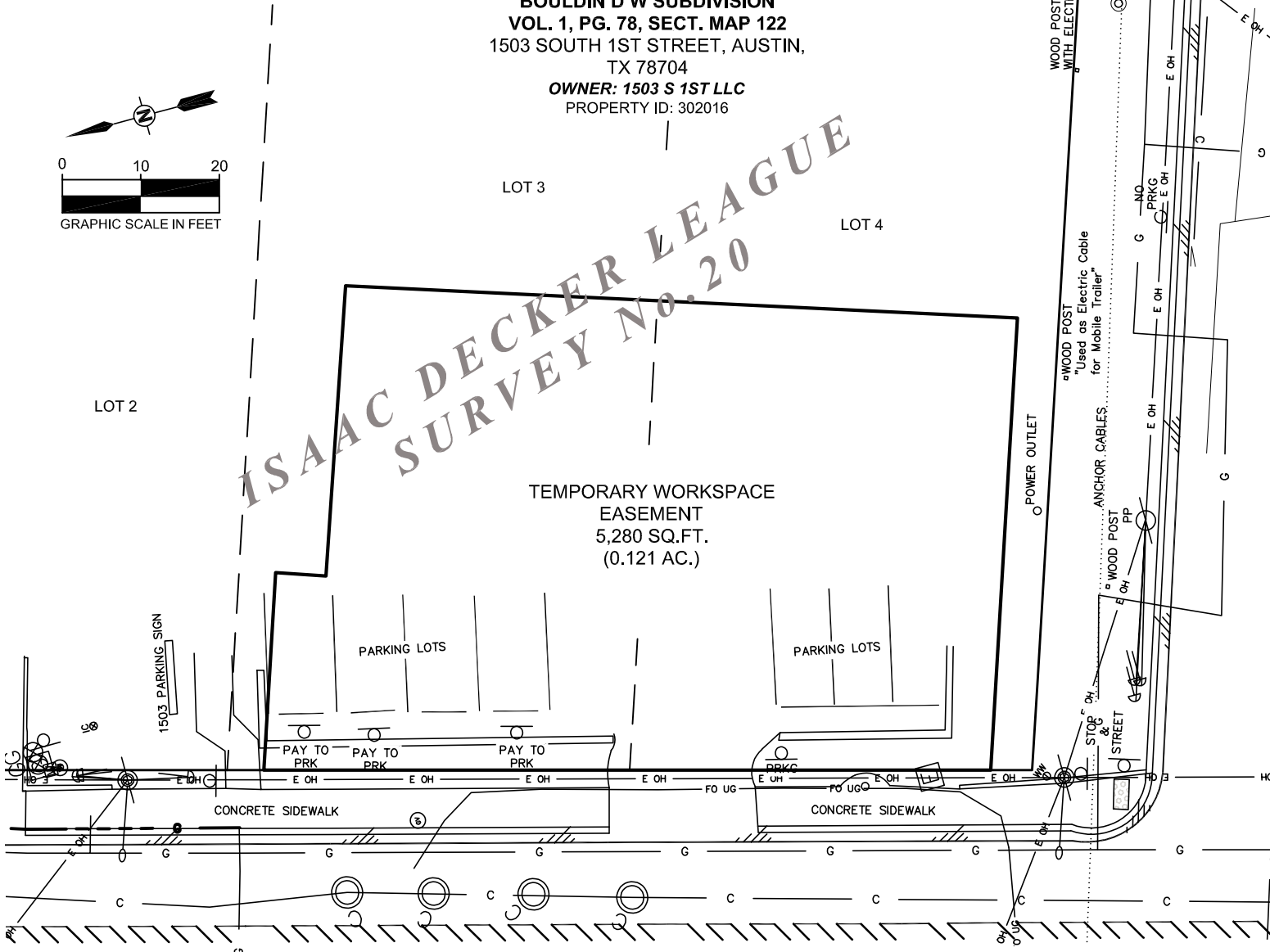
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- //--- WOOD FENCE
- M.P.R.T.C.T. MAP AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- IRON ROD FOUND
- ▲ MAGNAIL FOUND
- ⊛ COTTON SPINDLE FOUND
- ⊙ CALCULATED POINT
- POST
- () RECORD INFORMATION
- R.O.W. RIGHT OF WAY

LOT 2-4, BLOCK 2
BOULDIN D W SUBDIVISION
VOL. 1, PG. 78, SECT. MAP 122
1503 SOUTH 1ST STREET, AUSTIN,
TX 78704
OWNER: 1503 S 1ST LLC
PROPERTY ID: 302016



ISAAC DECKER LEAGUE
SURVEY No. 20

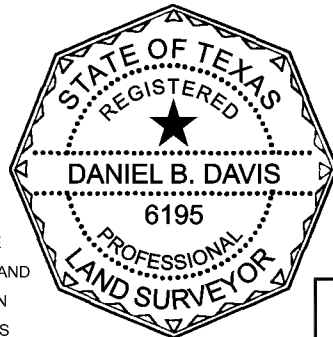


BEARING SOURCE:

THE BEARINGS SHOWN HEREON REPRESENT GRID AND ARE BASED ON GPS OBSERVATIONS PROCESSED FROM WGS 84 TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE 4203 USING NGS NAD 83 (96 HARN, EPOCH 2011, GEOID 12B). THE SURVEY EXHIBIT COORDINATES (SURFACE DISTANCE COORDINATE VALUES) FOR CONTROL POINT No.8 FOR THIS PROJECT.

SURVEY PLAT SHOWING:

DESCRIPTION OF A 0.121 ACRE (5,280 SQUARE FOOT) TRACT OR PARCEL OF LAND OUT OF THE ISAAC DECKER LEAGUE, SURVEY NO.20, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS; AND BEING A PORTION OF LOTS 3 AND 4, BLOCK 2 OF D.W. BOULDIN'S ADDITION TO THE CITY AUSTIN A SUBDIVISION FOUND RECORDED IN VOLUME 1, PAGE 78 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS (P.R.T.C.T.), THE SAID LOTS 3 AND 4, ALONG WITH LOT 2, BLOCK 2, HAVING BEEN CONVEYED TO 1503 S 1st LLC, BY THE GENERAL WARRANTY DEED FOUND RECORDED AS INSTRUMENT NUMBER 2018023823 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.Tx.)



STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 1st DAY OF MAY, 2024

Daniel B. Davis
Registered Professional Land Surveyor
No. 6195 - State of Texas

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		UNITECH CONSULTING ENGINEERS, INC. WWW.UNITECH.COM			
				2431 E. EVANS RD., SAN ANTONIO, TEXAS 78259 (210) 641-6003 FAX: (210) 641-8279	
505 E. HUNTLAND DR, SUITE 335 AUSTIN, TEXAS 78752 (512) 579-0722		TPBE #5499 TBPLS # 1005110			
Scale	Drawn by	Checked by	Date	Project No.	Page No.
1" = 40'	EL	LS	9/11/2025	21-179-S	2 OF 2