

LEGAL DESCRIPTION

BEING a 0.0063-acre (276.57 sq. ft.) tract of land out of the T.J. Chambers Survey No. 7, City of Austin, Travis County, Texas, being a portion of Lot 12 of the R.H. Peck Subdivision of Outlots 3 and 19, Division O, as shown on a plat recorded in Volume T, Page 273 of the Deed Records of Travis County, Texas, and further described as Lots 7-12 of said R.H. Peck Subdivision to 4th & Waller Owner LLC in a Special Warranty Deed recorded under Document No. 2020244457 of the Official Public Records of Travis County, Texas and a portion of a Street Deed Dedication to the City of Austin recorded in Document No. 2023056560 of the Official Public Records of Travis County, Texas; said 0.0063-acre tract of land and being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:


COMENCING: at a 5/8-inch iron rod with cap stamped "JONES|CARTER" set at the intersection of East 4th Street (Public R.O.W. Varies) and Waller Street (60' Public R.O.W.) as shown on a plat recorded in Volume T, Page 273 of the Deed Records of Travis County, Texas; for the northwestern corner of said Lot 12, the northwestern corner of the said Street Deed Dedication, from which a 5/8-inch iron rod with cap stamped "JONES|CARTER" set at the intersection of said East 4th Street and Attayac Street (60' Public R.O.W.) as shown on a plat recorded in Volume T, Page 273 of the Deed Records of Travis County, Texas; for the northeastern corner of said Lot 7 bears South 69°34'13" East a distance of 285.05 feet;

THENCE: South 61°12'44" East a distance of 1.55 feet across said Lot 12 and said Street Deed Dedication to a calculated point for the POINT OF BEGINNING and the northwestern corner of this herein described tract;


THENCE: Across said Lot 12 and said Street Deed Dedication with the following courses and distances:

1. South 69°34'10" East a distance of 2.05 feet to a calculated point for the northeastern corner of this herein described tract on the southeastern line of the said Street Deed Dedication;
2. South 20°23'13" West a distance of 131.70 feet along the southeastern line of the said Street Deed Dedication to a calculated point for the southeastern corner of this herein described tract from which a nail set for the southeastern corner of the said Street Deed Dedication bears South 20°23'13" West a distance of 6.08 feet;
3. North 69°34'10" West a distance of 2.15 feet to a calculated point for the southwestern corner of this herein described tract;
4. North 20°25'50" East a distance of 131.70 feet to the POINT OF BEGINNING and CONTAINING 0.0063-acres (276.57 sq. ft.) of land;

ELEVATION NOTE: This encroachment easement begins at an elevation of 477.1 feet (NAVD 88, Geoid 12B) and extends vertically to an elevation of 502.3 feet (NAVD 88, Geoid 12B). This 3D encroachment agreement has a volume of 6,969.56 cubic feet.


Rex L. Hackett
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TCAD: 0204060316; AUSTIN GRID: J22

7/10/2023
Date:

FIELD NOTES REVIEWED
BY  DATE: 07/11/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 20'

N: 10068854.87
E: 3117975.06
Z: 465.91

COMMENCING
SET
5/8" IRON ROD
"JONES/CARTER"
DETAIL "A"

E 4TH ST
(60' PUBLIC R.O.W.)
VOL. T, PG. 273

S 69°34'13" E 285.05'

POINT OF
BEGINNING
CALCULATED POINT

STREET DEED DEDICATION
REQUIRED BY THE
CITY OF AUSTIN
TO WIDEN THE
EXISTING 60' R.O.W.
RIGHT OF WAY
STREET DEED
DOC. NO. 2023056560

BUILDING LINE

ENCROACHMENT
AGREEMENT
0.0063 ACRES
(276.57 SQ. FT.)

STREET DEED
DEDICATION
BUILDING LINE

LOT 12

LOT 11

LOT 7

DETAIL "A" - N.T.S.

WALLER ST

(60' PUBLIC R.O.W.)
(VOL. T, PG. 273 PLAT D.R.T.C.T.)

N 20°25'50" E 131.70'

S 20°23'13" W 131.70'

EASEMENT TRACT
DOC. NO. 2022101378

BLOCK 7

LOTS 7, 8, 9, 10, 11 & 12

4TH & WALLER OWNER LLC
SPECIAL WARRANTY DEED
R.H. PECK SUBDIVISION OF
OUTLOTS 3 & 19, DIVISION "O"
TRAVIS CAD ID NO. 191805
DOC. NO. 2020244457 O.P.R.T.C.T.
(VOL. T, PG. 273 PLAT D.R.T.C.T.)

S 69°34'13" E 280.50'

ALLEY

(20' PUBLIC R.O.W.)
(VOL. T, PG. 273 PLAT D.R.T.C.T.)

ATTAYAC ST

(60' PUBLIC R.O.W.)
(VOL. T, PG. 273 PLAT D.R.T.C.T.)

LEGEND

- 5/8" IRON ROD SET W/CAP
STAMPED "JONES/CARTER"
- ▲ NAIL SET
- ⊗ "X" SET
- △ CALCULATED POINT
- ⊕ TEMPORARY BENCHMARK
- D.R.T.C.T. DEED RECORDS OF
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

Re

7/10/2023



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°12'44" E	1.55'
L2	S 69°34'10" E	2.05'
L3	S 20°23'13" W	6.08'
L4	N 69°34'10" W	2.15'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

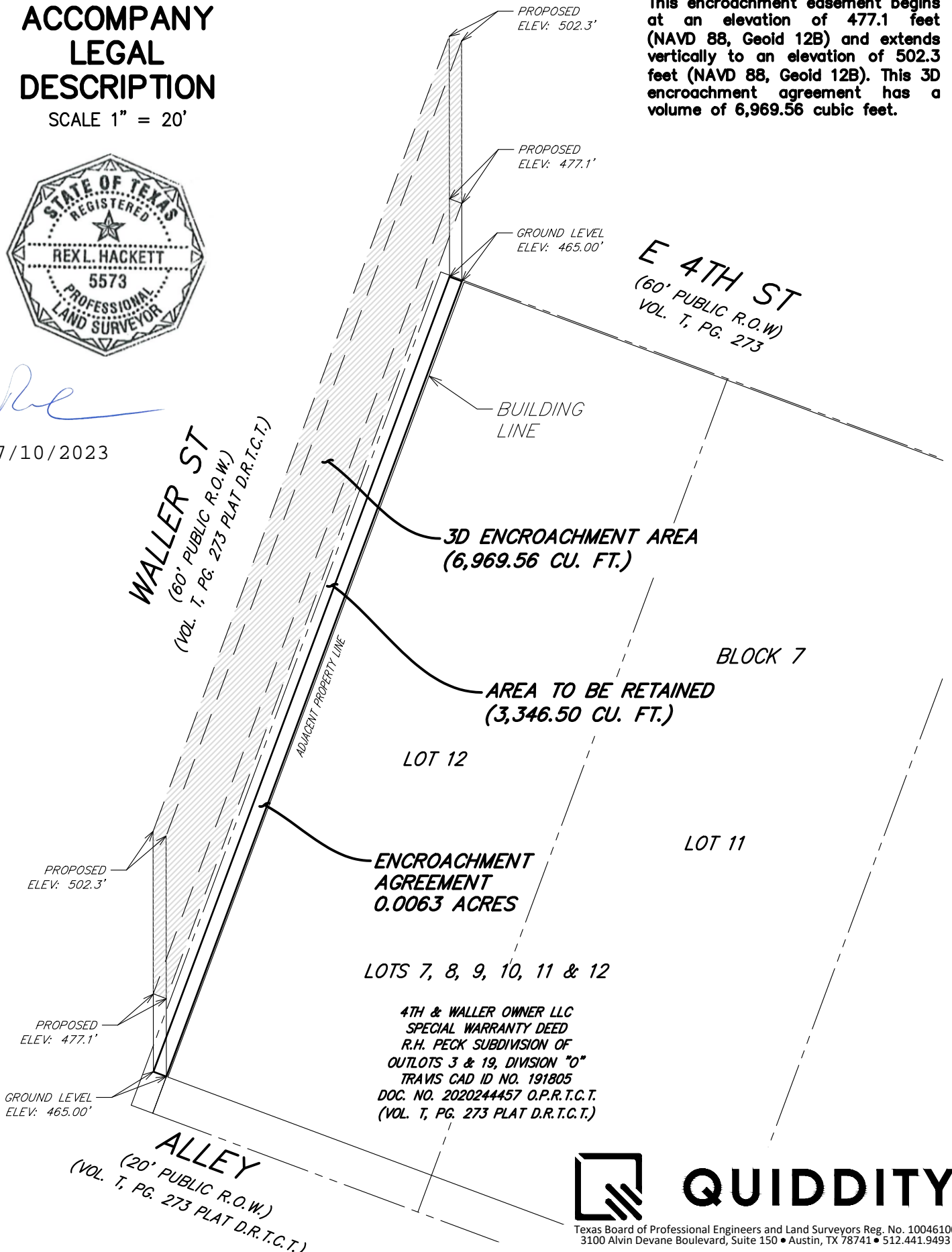
SCALE 1" = 20'



RLH

7/10/2023

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