





**DELTA LAND SURVEYING**  
14900 Avery Ranch Blvd., Ste. C200 #241  
Austin, Texas 78717  
(512) 781-9800 [www.DeltaLandSurveying.net](http://www.DeltaLandSurveying.net)

**DESCRIPTION**

A tract of land situated within Outlot 16 in Division E of the Government Outlots adjoining the City of Austin, Travis County, Texas according to the map or plat thereof on file in the General Land Office of the State of Texas and being the same tract of land conveyed to Janet Kaufman King by a deed filed for record in Volume 4490 at Page 253 of the Deed Records of Travis County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

**Commencing**, for a tie, at a 5/8" rebar with a cap marked "RPLS 6186" (having Texas State Plane Grid Coordinates of: N 10,075,676.06 and E 3,112,246.99) found at the intersection of the North right-of-way line of West 17<sup>th</sup> Street and the East right-of-way line of San Gabriel Street for the Southwest corner of the aforementioned Outlot 16 and the Southwest corner of a tract of land conveyed to Brian Kavanaugh-Jones and Shana Feste (Feste tract) by a deed filed for record under Document Number 2021019926 of the Official Public Records of Travis County, Texas, from which a 5/8" rebar found for the Northwest corner of said Feste tract bears N 16°56'51" E a distance of 137.43 feet;

Thence **S 72°42'09" E**, along the aforementioned North right-of-way line, a distance of **102.93 feet** to a chiseled "<" set on the West edge of a concrete retaining wall for the common South corner of said Feste tract and the **Point of Beginning** of the tract of land herein described;

Thence **N 17°00'21" E**, along the common boundary line of the aforementioned Feste tract and the tract of land herein described, a distance of **136.91 feet** to a point for their common North corner on the South boundary line of a tract of land conveyed to Andreas Grubert by a deed filed for record under Document Number 2005197107 of the Official Public Records of Travis County, Texas;

Thence **S 72°42'09" E**, passing at 14.43 feet an iron pipe (2" in diameter) found for a reference corner, passing the South corner of the aforementioned Grubert tract and a tract of land conveyed to W. A. & S. H. Rodriguez by a deed filed for record under Document Number 2024018506 of the Official Public Records of Travis County, Texas, passing the common South corner of said Rodriguez tract and a tract of land conveyed to D. J. Joaquin Garcia, Jr., et al and continuing for a total distance of **80.00 feet** to a point in a stone retaining wall for a common corner of said Garcia tract and the tract of land herein described;

Thence **S 17°00'21" W**, passing the common West corner of the aforementioned Garcia tract and a tract of land conveyed to G. R. Graves, et ux by a deed filed for record in Volume 10977 at Page 1079 of the Deed Records of Travis County, Texas and continuing for a total distance of **136.91 feet** to a point, on the above-mentioned North right-of-way line, for the common South corner of said Graves tract and the tract of land herein described, from which a 1/2" rebar found at the back of sidewalk for a witness corner bears S 30°55'14" W a distance of 2.75 feet;



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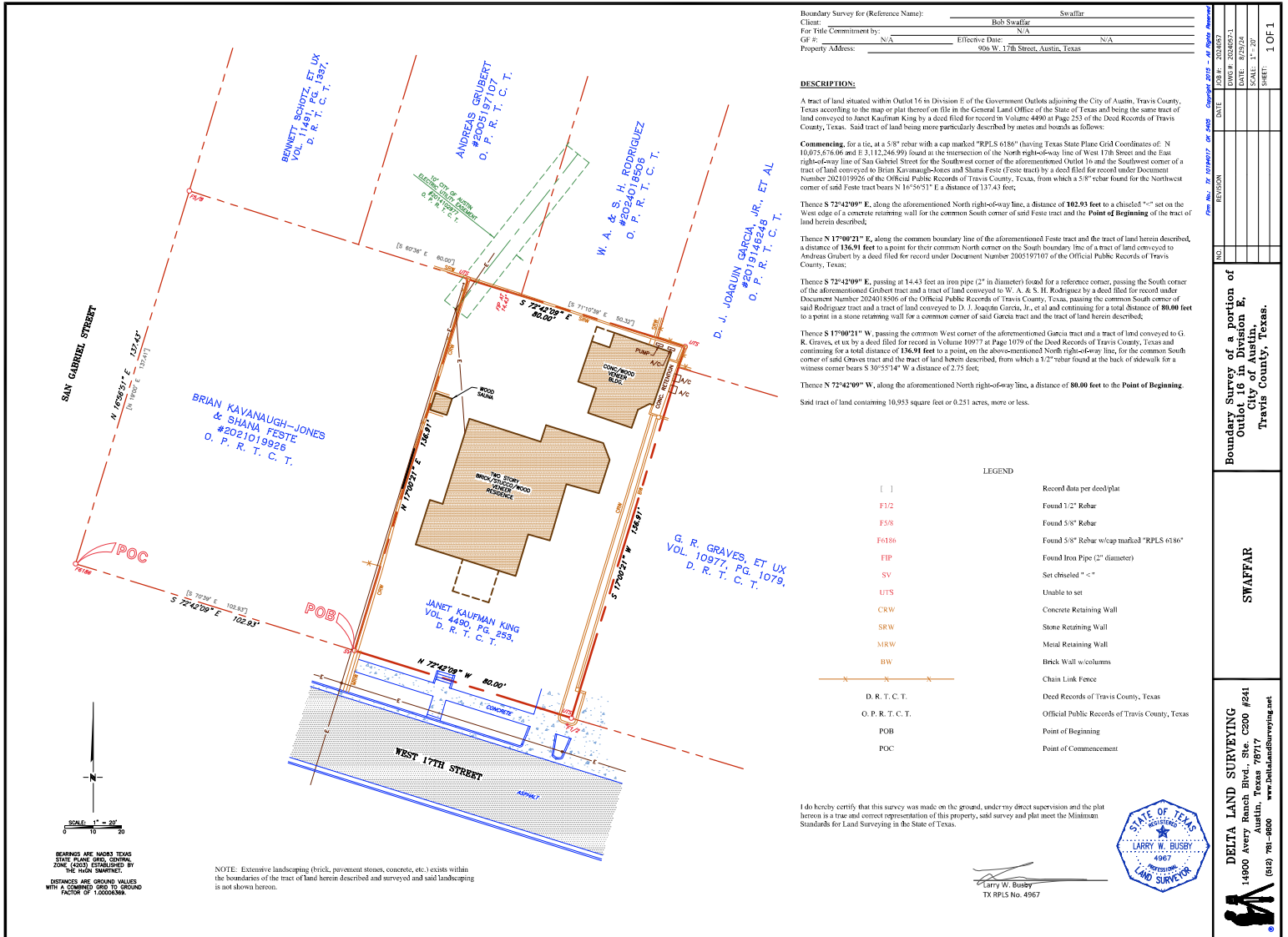
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Thence **N 72°42'09" W**, along the aforementioned North right-of-way line, a distance of **80.00 feet** to the **Point of Beginning**.

Said tract of land containing 10,953 square feet or 0.251 acres, more or less.

The foregoing description was prepared in connection with a Boundary Survey, Job Number 2024057, conducted on August 29, 2024 under the direct supervision of Larry W. Busby, TX RPLS No. 4967 with Delta Land Surveying. Bearings are Texas State Plane Grid Central Zone (4203) NAD83 as established by the HxGN Smartnet and distances are ground values with a grid to ground combined scale factor of 1.00006369.





Boundary Survey for (Reference Name): Swaffar  
 Client: Bob Swaffar  
 For Title Commitment by: N/A  
 Effective Date: N/A  
 Property Address: 906 W. 17th Street, Austin, Texas

**DESCRIPTION:**  
 A tract of land situated within Outlot 16 in Division E of the Government Outlots adjoining the City of Austin, Travis County, Texas according to the map or plat thereof on file in the General Land Office of the State of Texas and being the same tract of land conveyed to Janet Kaufman King by a deed filed for record in Volume 4490 at Page 253 of the Deed Records of Travis County, Texas. Said tract of land being more particularly described by notes and bearings as follows:  
**Commencing**, for a tie, at a 5/8" rebar with a cap marked "RPLS 6186" (having Texas State Plane Grid Coordinates of: N 10,075,676.06 and E 3,112,246.99) found at the intersection of the North right-of-way line of West 17th Street and the East right-of-way line of Sun Gabriel Street for the Southwest corner of the aforementioned Outlot 16 and the Southwest corner of a tract of land conveyed to Brian Kavanaugh-Jones and Shana Feste (Feste tract) by a deed filed for record under Document Number 2021019926 of the Official Public Records of Travis County, Texas, from which a 5/8" rebar found for the Northwest corner of said Feste tract bears S 16°59'21" E a distance of 137.43 feet.  
 Thence S 72°42'09" E, along the aforementioned North right-of-way line, a distance of 102.93 feet to a chiseled "c" set on the West edge of a concrete retaining wall for the common South corner of said Feste tract and the Point of Beginning of the tract of land herein described.  
 Thence N 17°00'21" E, along the common boundary line of the aforementioned Feste tract and the tract of land herein described, a distance of 136.91 feet to a point for their common North corner on the South boundary line of a tract of land conveyed to Andreas Grubert by a deed filed for record under Document Number 2005197107 of the Official Public Records of Travis County, Texas.  
 Thence S 72°42'09" E, passing at 14.43 feet an iron pipe (2" in diameter) found for a reference corner, passing the South corner of the aforementioned Grubert tract and a tract of land conveyed to W. A. & S. H. Rodriguez by a deed filed for record under Document Number 2024018506 of the Official Public Records of Travis County, Texas, passing the common South corner of said Rodriguez tract and a tract of land conveyed to D. J. Joaquin Garcia, Jr., et al and continuing for a total distance of 80.00 feet to a point in a stone retaining wall for a common corner of said Garcia tract and the tract of land herein described.  
 Thence S 17°00'21" W, passing the common West corner of the aforementioned Garcia tract and a tract of land conveyed to G. R. Graves, et ux by a deed filed for record in Volume 10977 at Page 1079 of the Deed Records of Travis County, Texas and continuing for a total distance of 136.91 feet to a point, on the above-mentioned North right-of-way line, for the common South corner of said Graves tract and the tract of land herein described, from which a 2" rebar found at the back of sidewalk for a witness corner bears S 30°55'14" W a distance of 2.75 feet.  
 Thence N 72°42'09" W, along the aforementioned North right-of-way line, a distance of 80.00 feet to the Point of Beginning.  
 Said tract of land containing 10,955 square feet or 0.251 acres, more or less.

**LEGEND**

[ ]	Record data per deed plat
F1/2	Found 1/2" Rebar
F5/8	Found 5/8" Rebar
F6186	Found 5/8" Rebar w/cap marked "RPLS 6186"
FIP	Found Iron Pipe (2" diameter)
SV	Set chiseled "c"
UTS	Unable to set
CRW	Concrete Retaining Wall
SRW	Stone Retaining Wall
MRW	Metal Retaining Wall
BW	Brick Wall w/columns
---	Chain Link Fence
D. R. T. C. T.	Deed Records of Travis County, Texas
O. P. R. T. C. T.	Official Public Records of Travis County, Texas
POB	Point of Beginning
POC	Point of Commencement

I do hereby certify that this survey was made on the ground, under my direct supervision and the plat herein is a true and correct representation of this property, said survey and plat meet the Minimum Standards for Land Surveying in the State of Texas.

Larry W. Busby  
TX RPLS No. 4567



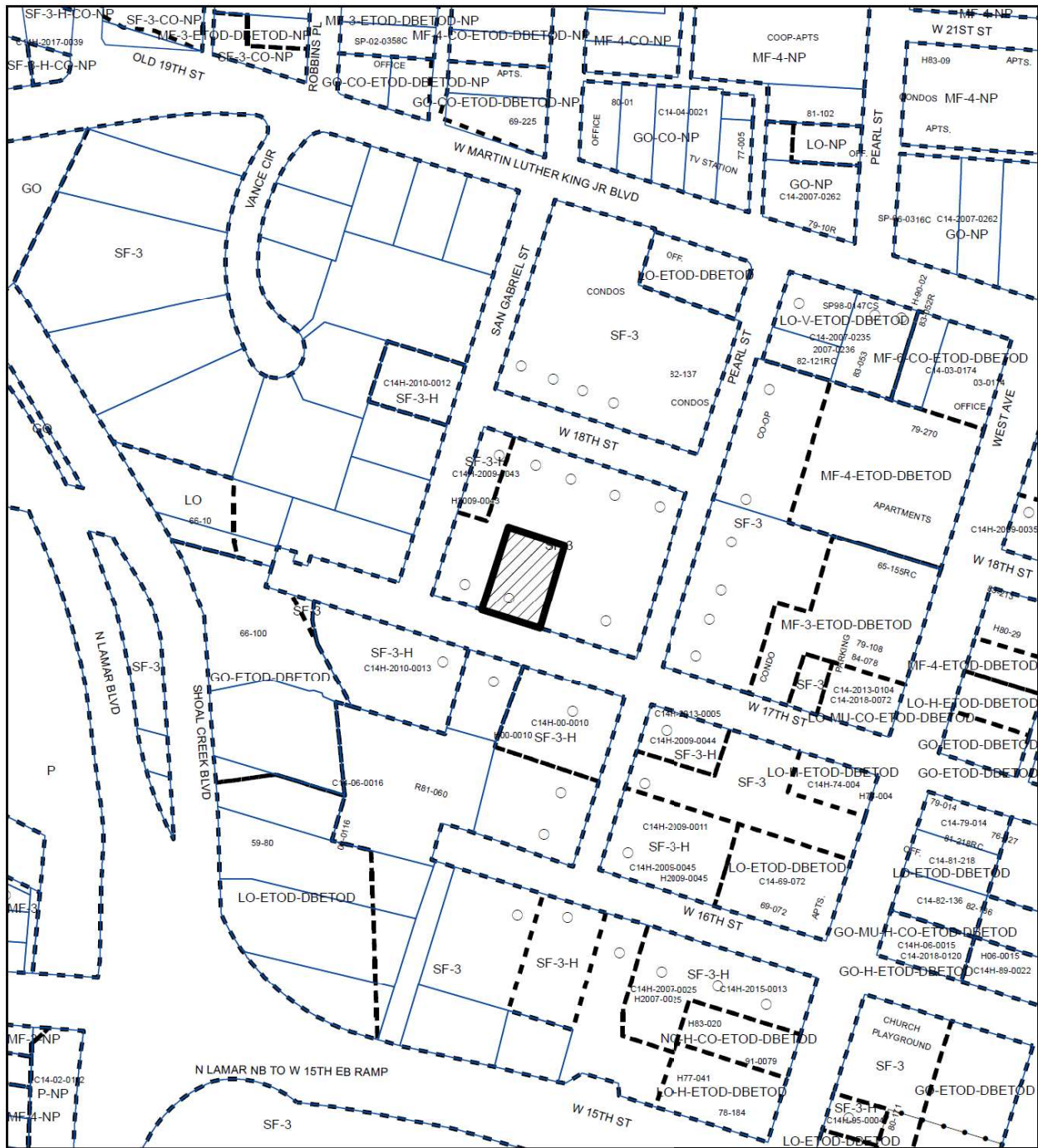
DATE	11/21/2024
DATE	02/28/2024
SCALE	1" = 20'
SHEET	1 OF 1

Boundary Survey of a portion of Outlot 16 in Division E, City of Austin, Travis County, Texas.

SWAFFAR

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

**LOCATION MAP**



**HISTORIC ZONING**

ZONING CASE#: C14H-2024-0115



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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