

LEGEND

() POB
 B/C BACK OF CURB
 SW&PUE SIDEWALK AND PUBLIC
 UTILITY EASEMENT
 ON/OFF FENCELINE ON/OFF
 SUBJECT PROPERTY
 VOL./PG. VOLUME & PAGE
 DOC. NO. DOCUMENT NUMBER
 BK./PG. BOOK & PAGE
 D.R.T.C. DEED RECORDS TRAVIS COUNTY
 P.R.T.C. PLAT RECORDS TRAVIS COUNTY
 R.P.R.T.C. REAL PROPERTY RECORDS
 TRAVIS COUNTY
 O.P.R.T.C. OFFICIAL PUBLIC RECORDS
 TRAVIS COUNTY
 POWER POLE
 ELECTRIC METER
 WATER METER
 GAS METER
 AIR CONDITIONING
 GAS VALVE
 1/2" IRON ROD FOUND
 (UNLESS OTHERWISE NOTED)



PROPERTY LINE
 WOOD FENCE
 ELECTRIC OVERHEAD
 EDGE OF ASPHALT

CONCRETE AREA

OVERHANG

WALLS

1622 WEST 10TH STREET
 CONDOMINIUMS
 DOC. NO. 2017081447
 O.P.R.T.C.

THE FOLLOWING EASEMENTS LISTED IN
 TITLE COMMITMENT FROM FIDELITY
 NATIONAL TITLE INSURANCE COMPANY, FILE
 NO. AUT-60-670-AUT14000038HK, DATED
 1/3/2014 MAY APPLY:
 [10d] EASEMENT, V.6819/P.1151 – AS
 DEPICTED

CALLED 0.5860 ACRES
 VOL.7574, PG.229
 D.R.T.C.

1/2" IRON ROD FOUND W/ YELLOW CAP
 BENEATH NEWLY CONSTRUCTED
 SHED ON ADJOINING PROPERTY

LOT 1
 BURKHALTER SUBDIVISION
 BK.84, PG.187A
 P.R.T.C.

(S59°53'37"E)
 S59°59'47"E
 48.51°E

0.6' ON
 9.8' 0.1' OFF
 5.5' 2.5'

1.0' ON
0.3' ON



FIELD NOTE DESCRIPTION

0.13 ACRE TRACT ±

Being out of the T.J. Chambers Survey, Abstract No. 7 in Travis County, Texas, being a called 5,795 sq. ft. (0.133 acre) tract of land, as recorded in Document No. 2014028308, Official Public Records of Travis County, Texas, conveyed to Ruth W. Garner, being more particularly described by metes and bounds as follows;

BEGINNING at an iron rod found (3/8-Inch diameter) for the southwest corner of said 5,795 sq ft. tract, being the southeast corner of 1622 west 10th street condominiums, as recorded in Document No. 2017081447, Official Public Records of Travis County, Texas, being a point in the north right of way line of West 10th Street, for the southwest corner of herein described tract;

Thence, N 25°53'14" E a distance of 119.12 feet, departing the north right of way line of West 10th Street, along the west line of said 5,795 sq ft. tract, common with east line of said Condominiums, to an iron rod found (1/2-Inch diameter) with yellow cap, for the northwest corner of said 5,795 sq ft. tract, the northeast corner of said Condominiums, the south corner of a called 0.5860 acre tract, as recorded in Volume 7574, Page 229, Deed Records, Travis County, Texas, the west corner of Lot 1, Burkhalter Subdivision, as recorded in Book 84, Page 187A, Plat Records, Travis County, Texas , for the northwest corner of herein described tract;

Thence, S 59°59'47" E a distance of 48.51 feet, along the north line of said 5,795 sq ft. tract common with the south line of said Lot 1, to an iron rod found (1/2-Inch diameter), being the northeast corner of said 5,795 sq ft. tract, a point in the south line of said Lot 1, the northwest corner of a called 51' x 120' tract, as recorded in Document No. 2014131890, Official Public Records of Travis County, Texas, for the northeast corner of herein described tract;

Thence, S 24°56'28" W a distance of 113.31 feet, along the east line of said 5,795 sq. ft. tract common with the west line of said 51' x 120' tract, to an "X" mark found in concrete, being a point in the north right of way line of West 10th Street, for the southeast corner of herein described tract;

Thence, along the south line of said 5,795 sq ft. tract common with the north line of West 10th Street the following three (3) bearings and distances:

1. N 60°09'56" W a distance of 8.01 feet, to an iron rod found (3/8-Inch diameter),
2. S 87°08'48" W a distance of 6.65 feet, to an iron rod found (1/2-Inch diameter), and
3. N 63°38'17" W a distance of 36.44 feet, to the **POINT OF BEGINNING**, in all containing

0.13 acres of land, more or less.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Derek Kinsaul, Registered Professional Land Surveyor.

April 6, 2020


 Derek Kinsaul
 RPLS No. 6356
 Job #18-0079.01

