

LEGEND

() RECORD INFORMATION
POB POINT OF BEGINNING
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

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.

(48.51')
(S59°53'37"E)
559°53'37"E
48.51'47"E

9.8'
SHED

0.6' ON
0.1' OFF
5.5'

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

(119.18')
(N25°58'21"E)
119.12'E

Measured Acreage
0.13 Acres ±
CALLED 5,795 SQ. FT.
(0.133 ACRE)
DOC. NO. 2014028308
O.P.R.T.C.

(51'X120')
DOC. NO. 2014131890
O.P.R.T.C.

NOTES:
1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants or ownership title evidence.
2) This survey only shows above ground improvements.
3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: www.fema.gov
4) Subject to all applicable city of Austin development codes and zoning ordinances.
5) Due to differing building practices, building dimensions are approximate.

TITLE SURVEY

PAGE 1 OF 2

DESCRIPTION:
BEING A 0.13 ACRE TRACT OF LAND OUT OF THE T.J. CHAMBERS SURVEY, A-7,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

SURVEYED FOR: Steve Britt and Kat Britt

SITE ADDRESS: 1620 W. 10th Street, Austin TX

I certify that this survey has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge and belief.

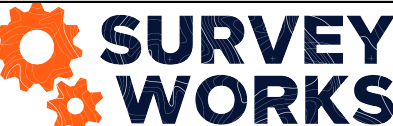


Derek Kinsaul, R.P.L.S. No 6356 April 6, 2020




FLOOD INFORMATION:
Per www.fema.gov, this property appears to be located in Zone X₁ (area of minimal flood hazard). This property was found in map number 48453C0445J, dated 01/06/2016.

Bearings based on State Plane Coordinate System, Texas Central Zone, Nad 1983.
All distances in US Survey Feet and displayed as GRID coordinates. Elevation data (if present) based on NAVD 88, Geoid 12b.



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SCALE: 1 INCH = 20 FEET

PROJECT: 18-0079.01
SURVEYOR: D. KINSAUL
DRAWN BY: E. OLDEN
FIELDBOOK: see file



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

