

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 0.065 ACRES OF LAND (2,830 SF) BEING A PORTION OF LOT 70, BLOCK NO. 8, ALDRIDGE PLACE, A SUBDIVISION BY LEWIS HANCOCK OF PART OF OUTLOTS 73 AND 74 IN DIVISION D OF THE CITY OF AUSTIN, TEXAS, OF RECORD IN VOLUME 2, PAGE 231 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT CERTAIN 1860 SQUARE FOOT TRACT BEING A PORTION OF LOT 72, SAID BLOCK 8, ALDRIDGE PLACE AS CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD IN VOLUME 461, PAGE 155 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.065 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point (having grid coordinate values of N=10081177.58, E=3115177.52) in the south right-of-way line of Hemphill Park East (43' right-of-way width) and the north line of said 1860 square foot tract for the northeast corner of the herein described tract, from which a ½" rebar with plastic cap stamped B&G found for the northeast corner of said 1860 square foot tract bears along a curve to the left having a radius of 96.00 feet, an arc length of 22.59 feet, a delta angle of 13°29'01" and chord which bears South 79°30'17" East, a distance of 22.54 feet;

THENCE over and across said 1860 square foot tract and said Lot 70 with the east and south lines of the herein described tract, the following two (2) courses and distances:

1. **South 18°43'25" West**, a distance of **129.52 feet** to a calculated point for the southeast corner of the herein described tract;
2. **North 72°35'32" West**, a distance of **74.91 feet** to a calculated point in the east right-of-way line of Hemphill Park Drive (right-of-way width varies) and the west line of said Lot 70 for the southwest corner of the herein described tract, from which a ½" iron pipe found at the southerly common corner of said Lots 70 and 72 bears South 26°32'50" West, a distance of 7.68 feet and South 61°13'21" East, a distance of 124.75 feet;

THENCE with the east right-of-way line of said Hemphill Park Drive, the west line of said Lot 70 and the west line of the herein described tract, the following two (2) courses and distances:

1. **North 26°32'50" East**, a distance of **14.57 feet** to a calculated point for a point of curvature, from which a ½" rebar found for point of curvature in the west right-of-way line of said Hemphill Park Drive bears North 63°27'10" West, a distance of 58.00 feet;
2. Along a curve to the right having a radius of 782.00 feet, an arc length of 0.62 feet, a delta angle of 0°02'44" and chord which bears **North 26°34'12" East**, a distance of **0.62 feet** to a calculated point for the most westerly northwest corner of the herein described tract;

THENCE over and across said Lot 70 with a northerly and westerly line of the herein described tract, the following two (2) courses and distances:

1. **South 72°35'32" East**, a distance of **57.84 feet** to a calculated point for an interior ell corner of the herein described tract;
2. **North 18°43'25" East**, a distance of **115.35 feet** to a calculated point in the curving south right-of-way line of said Hemphill Park East and the north line of said Lot 70;

THENCE with the curving south right-of-way line of said Hemphill Park East and the north line of said Lot 70, along a curve to the left having a radius of 535.00 feet, an arc length of 8.56 feet, a delta angle of 0°55'00" and chord which bears **South 68°22'53" East**, a distance of **8.56 feet** to a calculated point for the northerly common corner of said Lot 70 and Lot 72, same being the northwest corner of said 1860 square foot tract, for a point of compound curvature;

THENCE continuing with the curving south right-of-way line of said Hemphill Park East and the north line of said 1860 square foot tract along a curve to the left having a radius of 96.00 feet, an arc length of 6.45 feet, a delta angle of 3°51'01" and chord which bears **South 70°50'20" East**, a distance of **6.45 feet** to the **POINT OF BEGINNING** containing 0.065 acres of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in May and June, 2012." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. Project Control Points for this project are a Mag Nail with washer stamped City of Austin Public Works set in asphalt on the east side of Hemphill Park Drive adjacent to 3006 Hemphill Park Drive having grid coordinate values of N=10,080,932.66, E=3,114,995.09 and a Mag Nail with washer stamped City of Austin Public Works set in sidewalk on south side of West 32nd Street between Hemphill Park Drive and East Drive, east of Waller creek having grid coordinate values of N=10,081,612.58, E=3,115,278.47 The distances shown are surface distances. The combined scale factor is 0.999933620.

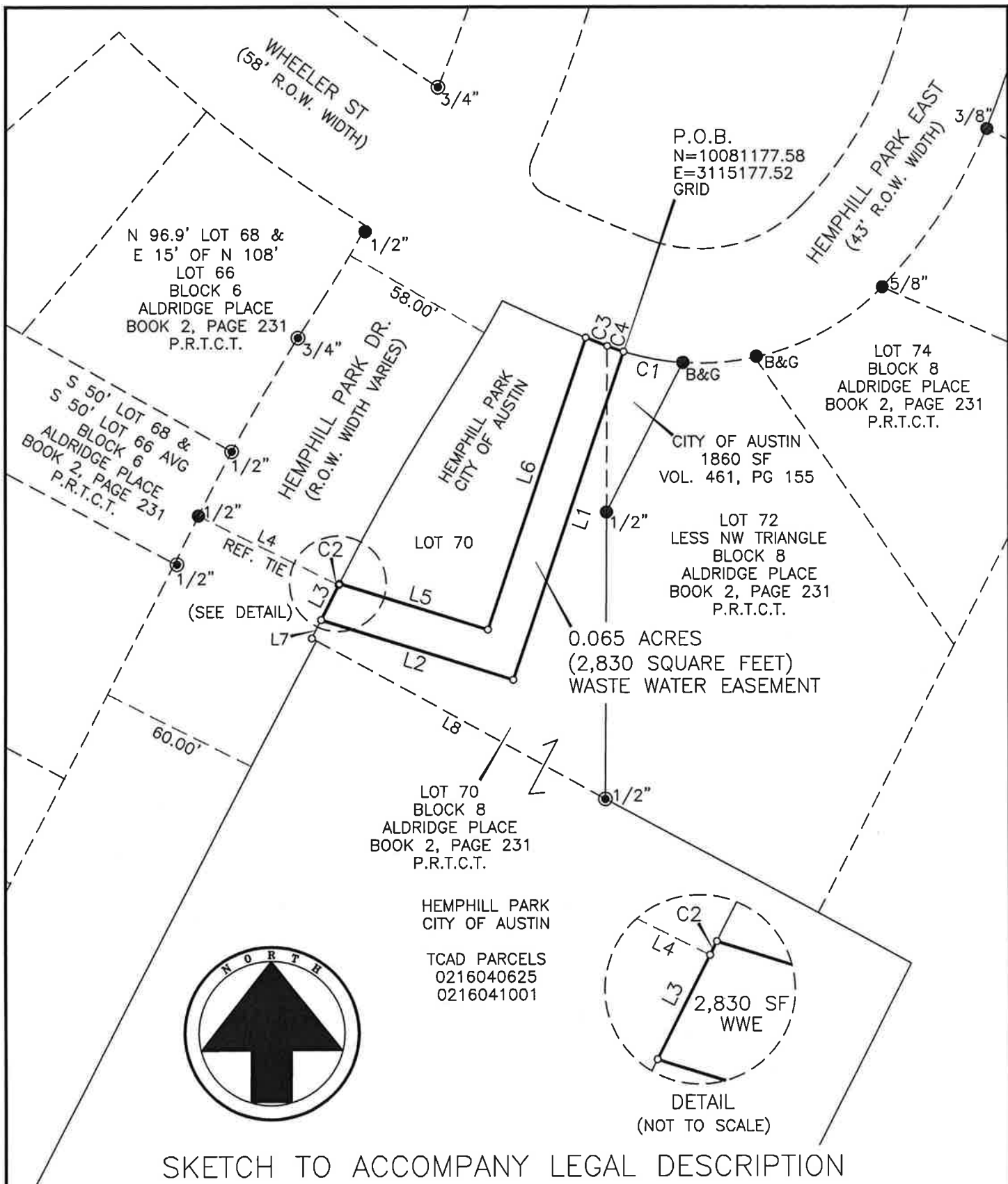


Clark O. Daniel 07.18.2012

Clark O. Daniel, R.P.L.S. No. 5861
Quality Standards Management Division
Department of Public Works
City of Austin

REFERENCES

TCAD Parcel No. 02-1604-1001
Austin Grid J-24
HEMPHILL PARK WWE.docx



PUBLIC WORKS DEPARTMENT
QUALITY AND STANDARDS MANAGEMENT DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-7793
FAX (512) 974-7179



PROJECT NAME: HEMPILL PARK
DATE : JULY 18, 2012
SCALE: 1" = 50'
FILE: HEMPILL PARK WWE
DRAWN BY : COD
PAGE: 1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE

L1	S 18°43'25" W	129.52'
L2	N 72°35'32" W	74.91'
L3	N 26°32'50" E	14.57'
L4	N 63°27'10" W	58.00'
L5	S 72°35'32" E	57.84'
L6	N 18°43'25" E	115.35'
L7	S 26°32'50" W	7.68'
L8	S 61°13'21" E	124.75'

CURVE TABLE

NO	CHORD BRG.	LC	ARC	RADIUS	DELTA
C1	S 79°30'17" E	22.54'	22.59'	96.00'	13°29'01"
C2	N 26°34'12" E	0.62'	0.62'	782.00'	0°02'44"
C3	S 68°22'53" E	8.56'	8.56'	535.00'	0°55'00"
C4	S 70°50'20" E	6.45'	6.45'	96.00'	3°51'01"

LEGEND

- 1/2" REBAR FOUND (CAP INFO NOTED)
- ◎ IRON PIPE FOUND - SIZE NOTED
- CALCULATED POINT



Clark O. Daniel, Jr.

07.18.2012

CLARK O. DANIEL, JR. DATE

STATE OF TEXAS RPLS NO. 5861

BEARING BASIS: GRID BEARINGS - TEXAS STATE PLANE COORDINATE NAD83, CENTRAL ZONE

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