LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 3 TRACTS OF LAND CONTAINING 0.111 ACRES OF LAND (4,825 SF) TOTAL, TRACT 1 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, 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 AND A PORTION OF LOT 7, BLOCK 8, FRUTH ADDITION, A SUBDIVISION OF OUTLOT NUMBER 73, IN DIVISION "D", OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OF RECORD IN BOOK NO. 2, PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TRACT 2 BEING A PORTION OF SAID LOT 70, BLOCK NO. 8, ALDRIDGE PLACE AND TRACT 3 BEING A PORTION OF AREA DEDICATED AS PARK BY SAID ALDRIDGE PLACE SUBDIVISION; SAID 0.111 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1:
2,746 Square Feet

BEGINNING at a calculated point (having grid coordinate values of N=10081174.90, E=3115188.37) in the curving 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, a delta angle of 06°48'28", an arc length of 11.40 feet and chord which bears South 82°50'31" East, a distance of 11.40 feet and from said northeast corner of said 1860 square feet tract a ½" rebar found at the southerly corner of said 1860 square feet tract bears South 27°05'55" West, a distance of 62.95 feet;

THENCE over and across said 1860 square foot tract, said Lot 70 and said Lot 7, with the easterly and southerly lines of the herein described tract, the following eleven (11) courses and distances:

1. **South 20°17'02" West**, a distance of **60.15 feet** to a calculated point;

2. **South 16°20'22" West**, a distance of **55.98 feet** to a calculated point;

3. **South 13°40'28" West**, a distance of **16.66 feet** to a calculated point for the most easterly southeast corner of the herein described tract, from which a ½" iron pipe for at the southerly common corner of said Lot 70 and 72 bears South 30°33'38" East, a distance of 44.33 feet;

4. **North 72°35'35" West**, a distance of **52.94 feet** to a calculated point for an interior ell corner of the herein described tract;

5. **South 21°29'32" West**, a distance of **46.75 feet** to a calculated point for the most southerly southeast corner of the herein described tract;

6. **North 65°17'23" West**, a distance of **13.40 feet** to a calculated point for the most southerly southwest corner of the herein described tract;

7. **North 20°50'17" East**, a distance of **14.66 feet** to a calculated point for point of curvature;

8. Along a curve to the left having a radius of 6.09 feet, a delta angle of 94°10'02", an arc length of 10.01 feet and chord which bears **North 21°29'16" West**, a distance of **10.01 feet** to a calculated point;

9. **North 57°30'09" West**, a distance of **11.85 feet** to a calculated point;

10. **South 28°13'17" West**, a distance of **3.17 feet** to a calculated point;

11. **North 61°46'43" West**, a distance of **4.15 feet** to a calculated point in the east right-of-way line of Hemphill Park Drive (60' right-of-way width) and the west line of said Lot 7 for the most westerly southwest corner of the herein described tract;

THENCE with the east right-of-way line of said Hemphill Park Drive and in part with the west line of said Lot 7 and the southerly and westerly line of Lot 70, the following three (3) courses and distances:

1. **North 27°14'32" East**, a distance of **17.38 feet** to a calculated point in the south line of Lot 70 at the northwest corner of said Lot 7;

2. **North 61°13'21" West**, a distance of **1.98 feet** to a calculated point for the southwest corner of said Lot 70 and most westerly southwest corner of the herein described tract;

3. **North 26°32'50" East**, a distance of **7.68 feet** to a calculated point for the most westerly northeast corner of the herein described tract, from which a ½" rebar found for point of curvature in the west right-of-way line of said Hemphill Park Drive bears North 26°32'50" East, a distance of 14.57 feet and North 63°27'10" West, a distance of 58.00 feet;

THENCE over and across said Lot 70, the following two (2) courses:

1. **South 72°35'32" East**, a distance of **74.91 feet** to a calculated point for an interior ell corner of the herein described tract;

2. **North 18°43'25" East**, a distance of **129.52 feet** to a calculated point in the curving south right-of-way line of said Hemphill Park East and north line of said Lot 72 and said 1860 square foot tract, for the most northerly northwest corner of the herein described tract;

THENCE with the curving south right-of-way line of said Hemphill Park East and the north line of said Lot 72, along a curve to the left having a radius of 96.00 feet, a delta angle of 06°40'35", an arc length of 11.18 feet and chord which bears **South 76°06'05" East**, a distance of **11.18 feet** to the **POINT OF BEGINNING**, containing 2,746 square feet of land, more or less.

PART 2:
1,781 Square Feet

BEGINNING at a calculated point (having grid coordinate values of N=10081189.96, E=3115146.75) in the curving south right-of-way line of Hemphill Park East (43' right-of-way width) and the north line of said Lot 70 for the northeast corner of the herein described tract, from which a ½" rebar with plastic cap stamped B&G found at the northeast corner of said 1860 square foot tract bears a distance of 26.73 feet along the arc of a curve to the left having a radius of 535.00 feet, a delta angle of 02°51'46" and chord which bears South 67°24'31" East, a distance of 26.72 feet to a calculated point for a point of compound curvature and continuing along a curve to the left having a radius of 96.00 feet, a delta angle of 17°19'55", an arc length of 29.04 feet and chord which bears South 77°34'46" East, a distance of 28.93 feet;

THENCE over and across said Lot 70 with the east, south and west lines of the herein described tract, the following six (6) courses and distances:

1. **South21°29'32" West**, a distance of **114.89 feet** to a calculated point for an interior ell corner of the herein described tract;

2. **South 72°35'23" East**, a distance of **23.67 feet** to a calculated point;

3. **South 18°43'25" West**, a distance of **2.51 feet** to a calculated point for the southeast corner of the herein described tract;

4. **North 72°35'32" West**, a distance of **37.61 feet** to a calculated point for the southwest corner of the herein described tract;

5. **North 21°23'00" East**, a distance of **96.59 feet** to a calculated point for a point of curvature;

6. Along a curve to the left having a radius of 12.00 feet, a delta angle of 25°16'17", an arc length of 5.30 feet and chord which bears **North 58°43'30" West**, a distance of **5.25 feet** to a calculated point in the curving east right-of-way line of Hemphill Park Drive (58' right-of-way width) and the west line of said Lot 70 for a point of curvature;

THENCE with the curving east right-of-way line of said Hemphill Park Drive and the west line of said Lot 70, along a curve to the left having a radius of 573.00 feet, a delta angle of 02°12'28", an arc length of 22.08 feet and chord which bears **North 29°53'33" East**, a distance of **22.08 feet** to a calculated point at the intersection of the curving east right-of-way line of said Hemphill Park Drive and the curving south right-of-way line of Hemphill Park East (43' right-of-way width) for the northwest corner of said Lot 70 and the herein described tract;

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, a delta angle of 01°42'29", an arc length of 15.95 feet and chord which bears **South 65°07'25" East**, a distance of **15.95 feet** to the **POINT OF BEGINNING**, containing 1,781 square feet of land, more or less.

PART 3:
298 Square Feet

BEGINNING at a calculated point in the curving north right-of-way line of Hemphill Park East (43' right-of-way width) and the south line of an area dedicated as Park by subdivision plat of said Aldridge Place, from which a ½" rebar with plastic cap stamped B&G found in the curving south

right-of-way line of said Hemphill Park East for the northeast corner of said 1860 square foot tract bears South 34°50'12" East, a distance of 70.04 feet, also from which a ¾" iron pipe found at the intersection of the curving west right-of-way line of said Hemphill Park and the north curving right-of-way line of Wheeler Street (58' right-of-way width), for the southeast corner of Lot 75, Block 7, said Aldridge Place bears North 48°37'01" West, a distance of 68.77 feet;

THENCE over and across said Park tract with the west, north and east lines of the herein described tract, the following three (3) courses and distances:

1. **North39°28'05" East**, a distance of **22.46 feet** to a calculated point for the northwest corner of the herein described tract;

2. **South 61°26'24" East**, a distance of **13.63 feet** to a calculated point for the northeast corner of the herein described tract;

3. **South 37°58'18" West**, a distance of **21.07 feet** to a calculated point in the curving north right-of-way line of said Hemphill Park East and the south line of said Park tract for the southeast corner of the herein described tract;

THENCE with the curving north right-of-way line of said Hemphill Park East and the south line of said Park tract along a curve to the right having a radius of 492.00 feet, an arc length of 14.49 feet and chord which bears **North 66°28'59" West**, a distance of **14.49 feet** to the **POINT OF BEGINNING**, containing 298 square feet 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, R.P.L.S. No. 5861   07·31·2012
Quality Standards Management Division
Department of Public Works
City of Austin

LOT 75
BLOCK 7
2/231
3/4"

WHEELER ST
(58' R.O.W. WIDTH)
(REF. TIE)
L26

PARK
BK. 2, PG. 231

P.O.B. PART 3
N=10081230.96
E=3115159.67
GRID

PART 3 – TWSE
0.007 ACRES
(298 SF)

L22 L23
C7 L24

HEMPHILL PARK EAST
(43' R.O.W. WIDTH)
3/8"

N 96.9' LOT 68 &
E 15' OF N 108'
LOT 66
BLOCK 6
ALDRIDGE PLACE
BOOK 2, PAGE 231
P.R.T.C.T.

1/2"

P.O.B. PART 2
N=10081189.96
E=3115146.75
GRID

(REF. TIE)
L25

P.O.B. PART 1
N=10081174.90
E=3115188.37
GRID

3/4"

58.00'

C6 C8 C9
C5 C4 C3 C1 B&G B&G
L27 L1

5/8"

LOT 74
BLOCK 8
ALDRIDGE PLACE
BOOK 2, PAGE 231
P.R.T.C.T.

PART 2 – TWSE
0.041 ACRES
(1,781 SF)

HEMPHILL PARK
CITY OF AUSTIN

CITY OF AUSTIN
1860 SF
VOL. 461, PG 155

S 50' LOT 68 &
S 50' LOT 66 AVG
BLOCK 6
ALDRIDGE PLACE
BOOK 2, PAGE 231
P.R.T.C.T.

1/2"
1/2"

LOT 70

L20 L16 L15 L21 L27 L21

1/2"

LOT 72
LESS NW TRIANGLE
BLOCK 8
ALDRIDGE PLACE
BOOK 2, PAGE 231
P.R.T.C.T.

1/2"
REF. TIE
L28
L27

L17 L19 L18

PROPOSED
2,830 SF
WWE
(SEE DETAIL)

L14 C2 L5
L7 L6

60.00'

HEMPHILL PARK DR.
(R.O.W. WIDTH VARIES)

L4 L3
(REF. TIE) L29

PART 1 – TWSE
0.063 ACRES
(2,746 SF)

LOT 70
BLOCK 8
ALDRIDGE PLACE
BOOK 2, PAGE 231
P.R.T.C.T.

1/2"

LOT 7

BLOCK 8
FRUTH ADDITION
BOOK 2, PAGE 157
P.R.T.C.T.

LOT 6

HEMPHILL PARK
CITY OF AUSTIN

TCAD PARCELS
0216040625
0216041001

NORTH

L13 L14
L12
L11 2,746 SF
TWSE
L10 L8 C2
L9

DETAIL
(NOT TO SCALE)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

CITY OF AUSTIN
FOUNDED 1839

PROJECT NAME:	HEMPHILL PARK
DATE :	JULY 31, 2012
SCALE:	1" = 50'
FILE:	HEMPHILL PARK TWSE
DRAWN BY :	COD
PAGE:	1 OF 2

LINE TABLE

L1	S 20°17'02" W	60.15'
L2	S 16°20'22" W	55.98'
L3	S 13°40'28" W	16.66'
L4	N 72°35'35" W	52.94'
L5	S 21°29'32" W	46.75'
L6	N 65°17'23" W	13.40'
L7	N 20°50'17" E	14.66'
L8	N 57°30'09" W	11.85'
L9	S 28°13'17" W	3.17'
L10	N 61°46'43" W	4.15'
L11	N 27°14'32" E	17.38'
L12	N 61°13'21" W	1.98'
L13	N 26°32'50" E	7.68'
L14	S 72°35'32" E	74.91'
L15	N 18°43'25" E	129.52'
L16	S 21°29'32" W	114.89'
L17	S 72°35'23" E	23.67'
L18	S 18°43'25" W	2.51'
L19	N 72°35'32" W	37.61'
L20	N 21°23'00" E	96.59'
L21	S 27°05'55" W	62.95'
L22	N 39°28'05" E	22.46'
L23	S 61°26'24" E	13.63'
L24	S 37°58'18" W	21.07'
L25	S 34°50'12" E	70.04'
L26	N 48°37'01" W	68.77'
L27	N 26°32'50" E	14.57'
L28	N 63°27'10" W	58.00'
L29	S 30°33'38" E	44.33'

LEGEND

- ● 1/2" REBAR FOUND (CAP INFO NOTED)
- ◉ IRON PIPE FOUND – SIZE NOTED
- ○ CALCULATED POINT

CURVE TABLE

NO	CHORD BRG.	LC	ARC	RADIUS	DELTA
C1	S 82°50'31" E	11.40'	11.40'	96.00'	06°48'28"
C2	N 21°29'16" W	8.92'	10.01'	6.09'	94°10'02"
C3	S 76°06'05" E	11.18'	11.18'	96.00'	06°40'35"
C4	N 58°43'30" W	5.25'	5.30'	12.00'	25°16'17"
C5	N 29°53'33" E	22.08'	22.08'	573.00'	02°12'28"
C6	S 65°07'25" E	15.95'	15.95'	535.00'	01°42'29"
C7	N 66°28'59" W	14.49'	14.49'	492.00'	01°41'15"
C8	S 67°24'31" E	26.72'	26.73'	535.00'	02°51'46"
C9	S 77°34'46" E	28.93'	29.04'	96.00'	17°19'55"

STATE OF TEXAS
REGISTERED
CLARK O. DANIEL, JR.
5861
PROFESSIONAL LAND SURVEYOR

CLARK O. DANIEL, JR.   07·31·2012   DATE
STATE OF TEXAS RPLS NO. 5861
BEARING BASIS: GRID BEARINGS – TEXAS STATE PLANE COORDINATE NAD83, CENTRAL ZONE