

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR 0.309 ACRES OF LAND (13,474 SF) SITUATED IN THE ORIGINAL THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A MAP ON FILE WITH THE GENERAL LAND OFFICE, BEING A PORTION OF THE VACATED RIGHT-OF-WAY OF WEST 2<sup>ND</sup> STREET AND THE VACATED RIGHT-OF-WAY OF RIO GRANDE STREET, BOTH STREETS HAVING BEEN VACATED BY DOCUMENT RECORDED IN VOLUME 12852 PAGE 120 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 5, BLOCK 186 OF SAID ORIGINAL CITY OF AUSTIN HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD IN VOLUME 183, PAGE 11 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.309 ACRES OF LAND ALSO BEING A PORTION OF THAT CERTAIN CHLORINE SOLUTION AND ACTIVATED CARBON LINE EASEMENT AND USE AGREEMENT OF RECORD IN VOLUME 12852, PAGE 90 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, WHICH SAID 0.309 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a calculated point (having grid coordinate values of **N=10069969.78, E=3111795.68** at the intersection of the vacated east line of said Rio Grande Street and the vacated south line of said West 2<sup>nd</sup> Street, same being the northwest corner of Lot 8, Block 185, of said Original City of Austin, conveyed to the City of Austin by document recorded in Volume P, Page 151 of the Deed Records of Travis County, Texas, also being an angle point in the east line of said Chlorine Solution and Activated Carbon Line easement, for an angle point of the herein described tract, from which an “X” found cut in concrete for the southwest corner of a called 289 square foot right-of-way dedication described as Tract 1 in an Affidavit of Declaration of Right-Of-Way by document recorded in Volume 12678, Page 630 of the Real Property Records of Travis County, Texas bears South 16°37’13” West, a distance of 276.59 feet;

**THENCE South 31°51’34” West**, crossing into a portion of the vacated right-of-way of said Rio Grande Street with the east line of said Chlorine Solution and Activated Carbon line easement, a distance of **12.08** feet to a calculated point, for an angle point of the herein described tract;

**THENCE North 80°00’54” West**, crossing the vacated right-of-way of said Rio Grande Street, said Chlorine Solution and Activated Carbon Line easement and crossing into a portion of said Lot 5, Block 186, a distance of **119.47** feet to a ½” rebar with cap stamped “COA Public Works” found in the west line of said Chlorine Solution and Activated Carbon Line easement at the northeast corner of a proposed 1.149 acre Central Library tract, for the southwest corner of the herein described tract, from which a ½” rebar with plastic cap stamped “COA Public Works” found at an angle point in the west line of said Chlorine Solution and Activated Carbon Line easement and an angle point in the east line of the said proposed Central Library tract bears South 46°43’14” West, a distance of 6.44 feet;

**THENCE North 46°43’14” East**, crossing said Lot 5, Block 186 and a portion of the vacated

right-of-way line of said West 2<sup>nd</sup> Street with the west line of said Chlorine Solution and Activated Carbon Line easement, a distance of **52.13** feet to a calculated point for angle point of the said Chlorine Solution and Activated Carbon Line easement and the herein described tract;

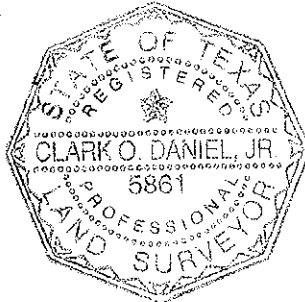
THENCE **North 30°05'04" East**, continuing across the vacated right-of-way of said West 2<sup>nd</sup> Street with the west line of the Chlorine Solution and Activated Carbon Line easement, a distance of **62.01** feet to a calculated point at the intersection of the vacated north right-of-way line of said West 2<sup>nd</sup> Street and west line of said Chlorine Solution and Activated Carbon Line easement for the northwest corner of the herein described tract, from which a brass rod found in a valve box (centerline monument) at the intersection of the prolongation of the northerly right-of-way line of West 3<sup>rd</sup> Street as established east of west Avenue and the centerline of vacated West Avenue bears North 73°24'43" West, a distance of 316.31 feet to a calculated point and North 16°37'50" East, a distance of 356.16 feet, also from said calculated intersection point an "X" found cut in the top of the north curb of West Cesar Chavez Street bears South 16°37'50" West, a distance of 707.58 feet;

THENCE **South 73°24'43" East**, crossing the vacated right-of-way of said Rio Grande Street in part along the vacated north right-of-way line of said West 2<sup>nd</sup> Street, a distance of **150.35** feet to a calculated point in the east line of the said Chlorine Solution and Activated Carbon Line easement for the common southerly corner of Lots 1 and 2, Block 188, Original City of Austin and for the northeast corner of the herein described tract;

THENCE crossing the vacated right-of-way of said West 2<sup>nd</sup> Street with the east line of said Chlorine Solution and Activated Carbon Line easement, the following two (2) courses and distances:

1. **South 16°38'06" West**, a distance of **38.98** feet to a calculated point for angle point;
2. **South 75°53'39" West**, a distance of **80.36** feet to the **POINT OF BEGINNING**, containing 0.309 acres of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from surveys made on the ground from July 2011 through October 2012. The bearing basis of this description is the Texas State Plane Coordinate System of 1983, Central Zone (Grid). The control monuments for this project are a 4" City of Austin Brass Disk in the top of the west curb of Seaholm Drive having grid coordinate values of N=10,070,002.012, E=3,110,962.325 and a 4" City of Austin Brass Disk in a concrete walkway at the top of a scenic overlook on the south side of Riverside Drive having grid coordinate values of N=10,068,644.121, E=3,110,817.945. The distances shown are surface distances. The combined scale factor is 0.999944995.



*Clark O. Daniel* 03-07-2013  
Clark O. Daniel, R.P.L.S. No. 5861  
Quality Standards Management Division  
Department of Public Works  
City of Austin

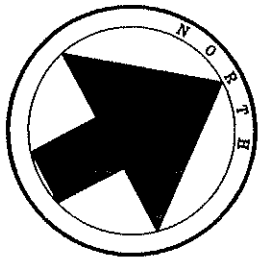
#### REFERENCES

TCAD Parcel Map. 01-0500  
Austin Grid H-22  
Parkland Use Agreement.rtf

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
Austin, Texas 78704 – Ph (512) 974-7793 – Fax (512) 974-7179

# SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

W. 3RD ST.



LOT 3  
SEAHOLM  
SUBDIVISION  
(DOC. 201100062)

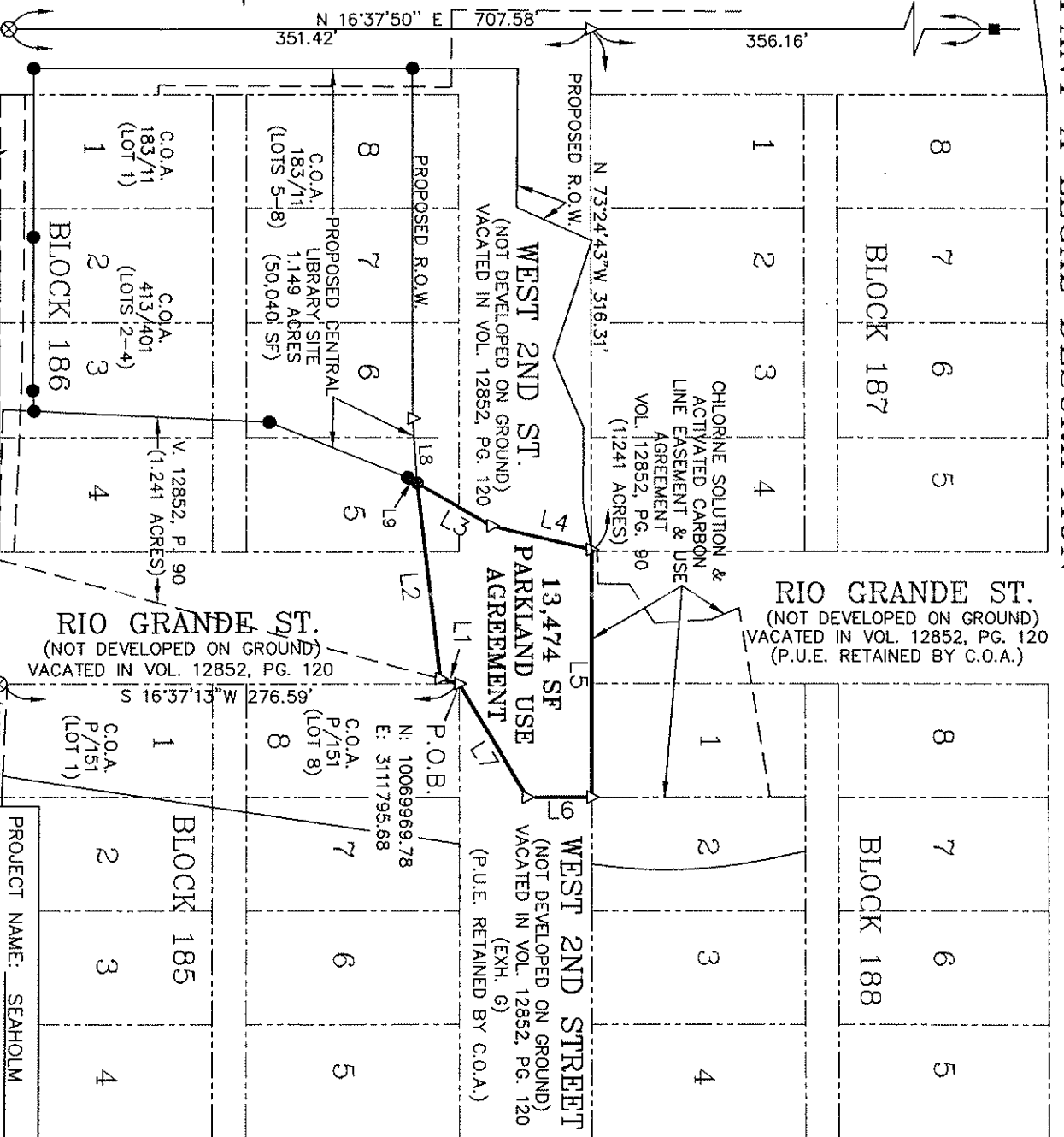
ELECTRIC UTILITY  
EASEMENT &  
ACCESS  
DECLARATION  
DOC. 2005097987

LOT 1  
SEAHOLM SUBDIVISION  
(DOC. 201100062)

(0.078 AC.)  
R.O.W. DESIGNATION  
& USE AGREEMENT  
DOC. 2011012577

WEST AVE.  
(NOT DEVELOPED ON  
GROUND)  
1.12 AC. VACATED IN  
VOL. 12852, PG. 133  
(P.U.E. RETAINED BY C.O.A.)

R.O.W. DESIGNATION & USE  
AGREEMENT  
DOC. 2011012577  
(0.260 AC.)



NUECES STREET

3,751 S.F. R.O.W. DEDICATION  
VOL. 12678, PG. 630

289 S.F. R.O.W. DEDICATION  
VOL. 12678, PG. 630

WEST CESAR CHAVEZ STREET

PROJECT NAME: SEAHOLM  
DATE: MARCH 7, 2013  
SCALE: 1" = 100'  
FILE: ACAD-PUA-R14  
DRAWN BY: COD  
PAGE: 1 OF 2

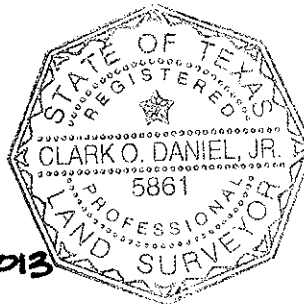
# SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

LINE TABLE

L1	S 31°51'34" W	12.08'
L2	N 80°00'54" W	119.47'
L3	N 46°43'14" E	52.13'
L4	N 30°05'04" E	62.01'
L5	S 73°24'43" E	150.35'
L6	S 16°38'06" W	38.98'
L7	S 75°53'39" W	80.36'
L8	N 77°13'04" W	39.16'
L9	S 46°43'14" W	6.44'

LEGEND

- 1/2" REBAR w/CAP STAMPED
- "COA PUBLIC WORKS" FOUND  
(UNLESS NOTED)
- BRASS ROD IN VALVE BOX
- FOUND  
(COA CENTERLINE MONUMENT)
- ⊗ CROSS CUT IN CONCRETE  
FOUND
- △ CALCULATED POINT



*Clark O. Daniel, Jr.* 03.07.2013  
CLARK O. DANIEL, JR. DATE

STATE OF TEXAS RPLS NO. 5861  
BEARING BASIS: GRID BEARINGS -  
TEXAS STATE PLANE COORDINATE NAD83, CENTRAL ZONE

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



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