

**STREET VACATION**

**FIELD NOTES**

**8,779 SQUARE FEET OF LAND, MORE OR LESS, BEING THE WEST ONE-HALF (1/2) OF TILLERY STREET, AS DEDICATED ON THE MAP OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN ON FILE IN THE GENERAL LAND OFFICE, STATE OF TEXAS, BEING BOUNDED ON THE SOUTH BY THE NORTH BANK OF THE COLORADO RIVER AND BOUNDED ON THE NORTH BY THE SOUTH ROW OF EAST CESAR SHAVEZ STREET AND SHOWN AS TRACT "B" ON THE SKETCH OF THIS SURVEY ATTACHED HERETO AND MADE A PART HEREOF; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a 5/8" iron rod found on the east R.O.W. of Tillery Street on the west line of Outlot 15, Division "O", of the Government Outlots adjoining the original City of Austin, same being at the N.W. corner of that certain tract or parcel of land conveyed to Clear Channel Radio, Inc. recorded in Volume 12749, Page 374, Real Property Records, Travis County, Texas;

**THENCE** S22°58'00"W along the east R.O.W. of Tillery Street and the west line of Outlot 15, Division "O", at 344.84 feet passing the common N.W. corner of the Painter Enterprises, Inc. tract recorded in Volume 11354, Page 923, Real Property Records, Travis County, Texas, same being the N.W. corner of Lot 9, Block 1, E. H. Deets Et Al Estate, described as "Third Tract" containing 2.5 acres recorded in Volume 589, Page 313, Deed Records, Travis County, Texas, at 617.04 feet passing the N.W. corner of that certain 1.0 acre tract of land conveyed to M.C. Moore and Lorene Moore recorded in Volume 764, Page 482, Deed Records, Travis County, Texas, at 737.04 feet passing the N.W. corner of that certain 0.46 acre tract of land conveyed to Lydia Littman recorded in Volume 846, Page 479, Deed Records, Travis County, Texas, at 782.54 feet passing a 1" pipe found as called for as a witness corner in Volume 13279, Page 813, Real Property Records, Travis County, Texas and continuing on this bearing crossing East Cesar Chavez Street for a total distance of 978.16 feet to a 1/2" iron rod set with cap stamped "WATERLOO" at the N.W. corner of that certain tract or parcel of land conveyed to Joe M. Moore Jr. recorded in Volume 12636, Page 432, Real Property Records, Travis County, Texas;

**THENCE** S22°58'00"W along the common west line of the Joe M. Moore Jr. tract and the east R.O.W. of Tillery Street for a distance of 282.58 feet to a 1/2" iron rod set with cap stamped "WATERLOO" at the S.W. corner of the Joe. M. Moore Jr. tract, same being on the north bank of the Colorado River;

**THENCE** S86°36'09"W along the north bank of the Colorado River for a distance of 33.48 feet to a point in the center of Tillery Street for the S.E. corner hereof and **POINT OF BEGINNING** of this 8,573 square feet tract of land;

**THENCE** S86°36'09"W, continuing along the north bank of the Colorado River for a distance of 33.48 feet to a 1/2" iron rod set with cap stamped "WATERLOO" at the common S.W. corner of Tillery Street and the S.E. corner of that certain tract or parcel of land conveyed to AUSPRO ENTERPRISES, L.P. recorded in Document Number 2007197932, Official Public Records, Travis County, Texas, for the S.W. corner hereof;

**REFERENCES**

TCAD Parcel No. 02-0013  
AUSTIN GRID L-21

**STREET VACATION**

**FIELD NOTES**

**THENCE** N22°58'00"E along the west line of Tillery Street and the east line of said AUSPRO ENTERPRISES, L.P. tract, at 207.38 feet passing a spindle set and in all 296.29 feet to a 1/2" iron rod set with cap stamped "WATERLOO" at the N.E. corner of the AUSPRO ENTERPRISES, L.P. tract on the curving south R.O.W. East Cesar Chavez Street for the N.W. corner hereof;

**THENCE** 30.97 feet along the arc of the curving south R.O.W. of East Cesar Chavez Street, curving to the left with a radius of 1482.54 feet and having a chord which bears S81°23'12"E for a distance of 30.97 feet to 1/2" iron rod set with cap stamped WATERLOO RPLS 4324;

**THENCE** S22°58'00"W along the center of Tillery Street, at 88.92 feet passing a spindle set and in all 289.10 feet to the **POINT OF BEGINNING** of this 8,779 square feet tract of land being the west one-half (1/2) of Tillery Street.

BEARING BASE: SURVEY OF E.H. DEETS ET AL ESTATE, FROM TILLERY STREET TO SPRINGDALE ROAD AS SURVEYED BY THE TRAVIS COUNTY SURVEYOR IN 1939 AND FILED FOR RECORD IN THE CITY OF AUSTIN RIGHT-OF-WAY DEPARTMENT

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324



*Reviewed: 02-17-11*  
*Amelia Jones*

**REFERENCES**

TCAD Parcel No. 02-0013  
AUSTIN GRID L-21

AUSTIN, TEXAS 78745 Phone: 512-481-9602

