

**STREET VACATION
FIELD NOTES**

8,573 SQUARE FEET OF LAND, MORE OR LESS, BEING THE EAST 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 "A" 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, for the **POINT OF BEGINNING** of this 8,573 square feet tract of land;

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, at 84.57 feet passing a spindle set and in all 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 for the S.E. corner hereof;

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.W. corner hereof;

THENCE N22°58'00"E along the center of Tillery Street, at 200.18 feet passing a spindle set and in all 289.10 feet to a 1/2" iron rod set with cap stamped "WATERLOO" on the curving south R.O.W. East Cesar Chavez Street for the N.W. corner hereof;

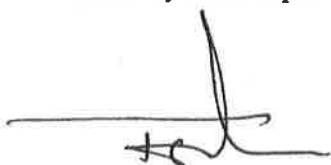
THENCE 31.14 feet along the arc of the curving south R.O.W. of East Cesar Chavez Street, curving to the left with a radius of 1482.54 feet and having a chord which bears S82°35'12"E for a distance of 31.14 feet to the **PLACE OF BEGINNING** of this 8,573 square feet tract of land being the east one-half (1/2) of Tillery Street.

STREET VACATION

FIELD NOTES

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

COURSE AND DISTANCE CALLS

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1482.54'	30.97'	30.97'	S 81°23'12" E
C2	1482.54'	31.14'	31.14'	S 82°35'12" E
C3	1482.54'	127.94'	127.90'	N 78°02'23" W
C4	1482.54'	165.46'	165.38'	N 72°30'01" W
C5	1482.54'	55.96'	55.96'	N 68°07'00" W

LINE	DIRECTION	DISTANCE
L1	S 22°58'00" W	195.62'
L2	S 22°58'00" W	282.58'
L3	S 86°36'09" W	33.48'
L4	S 86°36'09" W	33.48'
L5	N 22°58'00" E	296.29'
L6	N 22°58'00" E	289.10'
L7	S 84°07'00" E	65.60'
L8	S 87°53'00" E	59.40'
L9	S 13°09'19" W	50.00'
L10	S 22°50'25" W	229.59'
L11	S 86°10'18" E	134.68'
L12	S 86°36'09" W	137.32'
L13	N 22°32'02" E	332.87'
L14	N 67°02'00" W	132.35'
L15	S 22°55'00" W	59.41'
L16	S 89°46'34" E	84.90'
L17	N 83°14'17" E	57.70'

LEGEND

SET SPINDLE SP
FOUND 1/2" IRON ROD FIR
SET 1/2" IRON ROD
WITH CAP "WATERLOO" SIR
POINT OF BEGINNING POB

SKETCH TO ACCOMPANY FIELD NOTES
STREET VACATION
EXHIBIT "B"

11501R1

THEODORE R. JAIME, JR.
4138/1460
(A) (0.25 AC)

JAMES A. GOMEZ
13279/813
(B) (0.16 AC)

TRINIDAD AMARO
10659/444
(C) TRACT 5
140X60

HECTOR BARRIOS AND
SANDRA SANDOVAL
DOC#2000107171
60X140
(D) (0.1928 AC)

PAINTER ENTERPRISES, INC.
11354/923
(3.124 AC)

LOT 9 BLOCK 1
E.H. DEETS ET AL ESTATE
(2.50 ACRES)
589/313

M.C. MOORE
LORENE MOORE
764/482 (1.0 AC)

LYDIA LITTMAN
846/479
(0.46 ACRE)

REMAINDER OF
CITY OF AUSTIN
2470/118
2470/120
PUBLIC ROW

Jorge Espinoza
12178/2444
665/478

JOE M. MOORE JR.
12636/432
(0.813 ac.)

LEGAL DESCRIPTION:
8,573 SQUARE FEET OF LAND,
MORE OR LESS, BEING THE EAST
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 HEREON
AS TRACT "A".

BEGINNING FOR REFERENCE
FOUND 5/8" IRON ROD

CLEAR CHANNEL RADIO, INC.
12749/374
(2.594 AC)

OUTLOT 15
DIVISION "O"

(120')
(282.20')
(344.84')

POB
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17
FIR
SIR
SP
C1
C2
C3
C4
C5

TRACT "A"
8,573 SQ. FT.

TRACT "B"
8,779 SQ. FT.

Auspro Enterprises, L.P.
Doc# 2007197932

THOMAS DIXON RPLS 4324
WATERLOO SURVEYORS INC.
1005 E. ST. ELMO ST.

AUSTIN, TEXAS 78745 Phone: 512-481-9602

LINDEN ST.

E. 2ND ST.

LOT 1
J.B.P. ADDITION
BK 83/PG 190D
(OLD HWY 71)
EAST CESAR
CHAVEZ ST.

LOT 2
J.B.P. ADDITION

(1.592 ac)
Exhibit "B"
11105/767
OUTLOT 65
DIVISION "O"
12338/89
(2.954 AC)

COLORADO RIVER
28.03'

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

