

# HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

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*EXHIBIT A "*

*PARTIAL VACATION OF STREET*

**"TRACT C"**

FIELD NOTE DESCRIPTION OF 8,200 SQUARE FEET OF LAND OUT OF THE ISAAC DECKER LEAGUE ABSTRACT No. 8 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF CHRISTOPHER STREET, FORMERLY KNOWN AS VIOLA STREET, TO BE VACATED, LYING BETWEEN THE SOUTH LINE OF BLOCK 2 AND THE NORTH LINE OF BLOCK 3, OF OAK CLIFF ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 81 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a capped iron rod found (marked "M & S") at the point of intersection of the South right-of-way line of Copeland Street and the East right-of-way line of South 2<sup>nd</sup> Street for the Northwest corner of Lot 6, Block 5, Oak Cliff Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 81 of the Plat Records of Travis County, Texas, and from which a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." in the East right-of-way line of South 2<sup>nd</sup> Street for the Northwest corner of Lot 4, of said Block 5, Oak Cliff Addition, bears S 29 deg. 49' 48" W 164.63 ft., and also from which a ½" iron pipe found at the point of intersection of the South right-of-way line of Copeland Street and the West line of a twelve feet (12') wide Alley for the Northeast corner of Lot 6, Block 5, of said Oak Cliff Addition, bears S 60 deg. 15' 44" E 123.07 ft.;

THENCE with the East right-of-way line of South 2<sup>nd</sup> Street, N 29 deg. 50' 54" E at 342.01 ft. passing a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." for the Northwest corner of Lot 13 and the Southwest corner of Lot 14, Block 1, of said Oak Cliff Addition, and continuing with the same bearing for a total distance of 392.41 ft. to a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." for the Northwest corner of Lot 14, Block 1, of said Oak Cliff Addition, and for the Southwest corner of Lot 5, Abe Williams Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 328 Pages 231-233 of the Deed Records of Travis County, Texas;

THENCE crossing the interior of South 2<sup>nd</sup> Street, N 60 deg. 24' 09" W at 30.00 ft. passing a capped iron rod found (marked "Macias and Assoc.") for the Southeast corner of Lot 10, of said Abe Williams Subdivision, and continuing with the same bearing for a total distance of 40.00 ft. to a capped iron rod found (marked "Macias and Assoc.") for the Northeast corner of Lot 1, Block 2, of said Oak Cliff Addition;

PARTIAL VACATION OF CHRISTOPHER STREET – 8, 200 Square Feet

THENCE with the West right-of-way line of South 2<sup>nd</sup> Street and with the East line of said Lot 1, Block 2, Oak Cliff Addition, S 29 deg. 50' 54" W 121.20 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of intersection with the North right-of-way line of Christopher Street for the Southeast corner of said Lot 1, Block 2, Oak Cliff Addition, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described portion to be vacated;

THENCE continuing with the West right-of-way line of South 2<sup>nd</sup> Street and with the East terminal line of Christopher Street, S 29 deg. 50' 54" W 30.00 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of intersection with the South right-of-way line of Christopher Street for the Northeast corner of Lot 1, Block 3, of said Oak Cliff Addition, and being the Southeast corner of this portion to be vacated;

THENCE with the South right-of-way line of Christopher Street, N 60 deg. 23' 23" W 169.23 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the centerline of Bouldin Creek for the Northwest corner of Lot 5, Block 3, of said Oak Cliff Addition, and being an angle corner of this portion to be vacated, and from which a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." on the West side of Bouldin Creek and in the South right-of-way line of Christopher Street for the Northeast corner of Lot 7, Block 4, Linscomb and Linscomb Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 157 of the Plat Records of Travis County, Texas, bears S 72 deg. 43' W 39.36 ft.;

THENCE crossing the interior of Christopher Street with the centerline of Bouldin Creek as indicated on the plat of Oak Cliff Addition, the following five (5) courses;

- 1) N 37 deg. 00' W 24.00 ft.;
- 2) N 55 deg. 00' W 29.00 ft.;
- 3) N 73 deg. 55' W 57.63 ft., and from which a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." for a point of curvature in the South right-of-way line of Christopher Street and in the North line of said Lot 7, Block 4, Linscomb and Linscomb Subdivision, bears S 68 deg. 55' W 36.57 ft.;
- 4) N 24 deg. 00' W 40.00 ft.;
- 5) N 04 deg. 00' W 9.00 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of intersection with the North right-of-way line of Christopher Street and for the Southwest corner of Lot 7, Block 2, of said Oak Cliff Addition, and being the Northwest corner of this portion to be vacated;

PARTIAL VACATION OF CHRISTOPHER STREET – 8, 200 Square Feet

THENCE leaving the centerline of Bouldin Creek with the North right-f-way line of Christopher Street and with the South line of said Block 2, Oak Cliff Addition, S 60 deg. 23' 23" E 313.47 ft. to the **PLACE OF BEGINNING**, containing 5,996 square feet of land.

**SURVEYED:** January, 2013



Holt Carson

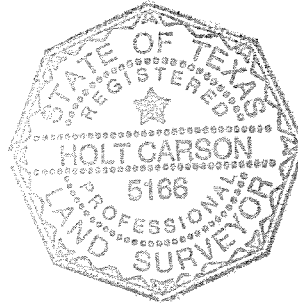
Registered Professional Land Surveyor No. 5166

see accompanying map: A 915008

REFERENCES:

TCAD Parcel No.: 01 0201

City of Austin Grid: H21



*Reviewed : 04-17-14*  
