



EXHIBIT "A"

SURVEY PLAT OF 0.252 ACRES OF LAND (10,983 SQUARE FEET OF LAND) BEING A PORTION OF THE WEST ONE-HUNDRED FEET (100') OF EAST AVENUE, A STREET IN THE CITY OF AUSTIN, AS DEPICTED ON THE MAP OF THE GOVERNMENT OUTLOTS, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE IN THE TEXAS GENERAL LAND OFFICE AND BEING A PORTION OF THAT CALLED 0.9702 ACRES OF LAND AS DESCRIBED IN THAT CERTAIN DECLARATION OF DEPARTMENTAL TRANSFER OF OPERATIONS AND MAINTENANCE OBLIGATIONS AS DESCRIBED IN DOCUMENT NUMBER 2012178335 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.252 ACRES OF LAND BEING SHOWN ON A PLAT PREPARED HERewith AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a one-half inch inside diameter pipe found at the apparent intersection of the northwest right-of-way line of the said East Avenue with the southwest right-of-way line of River Street, a street in the said City of Austin according to the map of said Government Out Lots, same being the northeast corner of that called 1.1178 acres described to WC 56 East Avenue, LLC, in that certain Special Warranty Deed With Vendor's Lien as recorded Document Number 2015026718, Official Public Records Travis County, Texas;

THENCE South 73°29'33" East, a distance of 66.00 feet crossing over the said East Avenue to a capped iron rod set for the northwest corner and **POINT OF BEGINNING** of the herein described 0.252 acres of land, same being the northwest corner of the said 0.9702 acres of land;

THENCE South 73°29'33" East, a distance of 33.92 feet and coincident with the northeast line of the said 0.9702 acres to a capped one half-inch iron rod set for the northeast corner of the herein described 0.252 acres of land, same being a point on the center line of the said East Avenue and a point on the northeast line of the said 0.9702 acres of land;


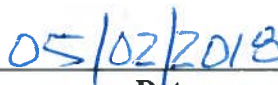
THENCE South 16°27'59" West, a distance of 324.20 feet and coincident with the center line of the said East Avenue and crossing over and severing from the said 0.9702 acres of land to a capped one-half inch iron rod set for the southeast corner of the herein described 0.252 acres of land, same being a point on the center line of the said East Avenue and a point on the southwest line of the said 0.9702 acres of land;

THENCE North 68°24'25" West, a distance of 34.29 feet and coincident with the southwest line of the said 0.9702 acres of land and crossing over the said East Avenue to a capped one-half inch iron rod set for the southwest corner of the herein described 0.252 acres of land and the said 0.9702 acres of land and from this point a one-half inch iron rod found for the southeast corner of the said WC 56 East Avenue, LLC, 1.1178 acres bears South 64°39'29" West, a distance of 88.60 feet crossing over the said East Avenue for the northeast corner of Lot A, Zopp Addition, a subdivision in Travis County, Texas, according to the plat recorded in Volume 65, Page 56, Plat Records Travis County, Texas;

THENCE North 16°30'27" East, a distance of 321.16 feet and coincident with the northwest line of the said 0.9702 acres of land and crossing over the said East Avenue to the **POINT OF BEGINNING** and containing 0.252 acres of land or (10,983 square feet) of land more or less.

BASIS OF BEARINGS: GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

I hereby certify that these field notes were prepared from an on the ground survey made by me.

 
Robert C. Steubing Date
Registered Professional Land Surveyor No. 5548



SKETCH OF A PORTION OF EAST AVENUE AS DEPICTED ON THE
MAP OF THE GOVERNMENT OUTLOTS, CITY OF AUSTIN, TRAVIS
COUNTY, TEXAS, ON FILE IN THE TEXAS GENERAL LAND OFFICE

EXHIBIT "B" SKETCH
TO ACCOMPANY
FIELD NOTES



River Street

POC

S73°29'33"E
66.00'

POB

Center Line of
East Avenue

B.O.C.

Sidewalk

Sidewalk

321.16'

324.20'

INTERSTATE HIGHWAY 35 R.O.W. VARIES

Lot 3

Lot 4

Lot 5

Lot 6

OUTLOT 54,
DIVISION "O"
ORIGINAL
CITY OF AUSTIN

Lot 7

EAST AVENUE

B.O.C.

0.252 Acres (10,983 Sq.ft.)
Senate Bill 18, 41st Legislature, 3rd Called Session, 1928,
recorded in Volume 442, Page 201, DPTCT.

Center Line of East Avenue

Declaration Of
Departmental Transfer
of Operations And
Maintenance Obligations
Doc# 2012178335 OPRCT
Exhibit "A", 0.9702 Acres

Asphalt Parking

Sidewalk

N16°30'27"E

S16°27'59"W

S64°39'29"W
88.60'

Center Line of
East Avenue

BLOCK 1, ELM GROVE 2/241 PRTCT

WC 56 East Avenue, LLC
Doc# 2015028718 OPRCT
Special Warranty Deed With Vendor's Lien
Called 1.1178 Acre

Lot A
Zopp Addition
65/56
PRTCT

NUM	BEARING	DISTANCE
L1	S73°29'33"E	33.92'
L2	N68°24'25"W	34.29'

SHEET 1 OF 2

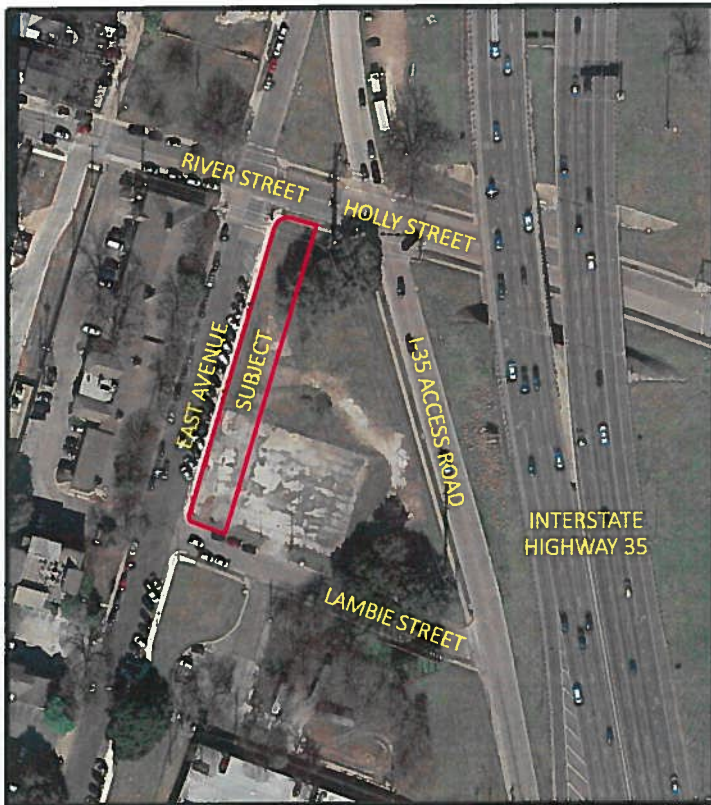
Rev: 2018/04/26



EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES

Legend

- 1/2" Iron Rod Found
- Plastic Capped Iron Rod Set
- ⊙ 1/2" Inside Diameter Pipe Found
- ⊗ Sewer Manhole
- Parking Kiosk
- ♦ Various Parking and other Signs
- P.O.C. Point Of Commencement
- P.O.B. Point Of Beginning
- DRTCT Deed Records, Travis County, Texas
- OPRTCT Official Public Records, Travis County, Texas
- RPRTCT Real Property Records, Travis County, Texas



SURVEYORS CERTIFICATION: TO THE OWNER AND/OR LIENHOLDER, THE UNDERSIGNED HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

1. EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS AS PER TITLE COMMITMENT NUMBER 201502263 AS PROVIDED BY HERITAGE TITLE COMPANY.

EASEMENTS AND/OR BUILDING LINES PER GF# 201502263

- 10.a. The terms, conditions, stipulations and easements of that certain Ordinance No. 20120628-035, dated July 9, 2012, recorded under Document No. 2012136279, of the Official Public Records of Travis County, Texas. AFFECTS TRACT BLANKET EASEMENT (TRACT 1)
- 10.b. The terms, conditions, stipulations and easements of that certain Memorandum, dated August 16, 2012, recorded under Document No. 2012136280, of the Official Public Records of Travis County, Texas. AFFECTS TRACT BLANKET EASEMENT (TRACT 1)
- 10.c. The terms, conditions and stipulations of that certain Declaration of Departmental Transfer of Operations and Maintenance Obligations dated October 18, 2012, recorded under Document No. 2012178335 of the Official Public Records of Travis County, Texas. AFFECTS TRACT BLANKET EASEMENT (TRACT 1).

NOTES:

- 1) P.O.C. COORDINATES = N 10066950.938 E 3115842.887 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
- 2) P.O.B. COORDINATES = N 10066932.185 E 3115906.167 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
- 3) BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83.
- 4.) MAPSCO Panel No.: 466
TRAVIS COUNTY CENTRAL APPRAISAL DISTRICT ID NO: 819470, 191026

DRAWING: Surveying\Substations\Rainey St\West Part East Ave ROW Vacation Amended 4-26-2018.DWG

Robert C. Steubing 05/02/2018
ROBERT C. STEUBING (512-505-7146) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

SHEET 2 OF 2

Rev: 2018/04/26

