

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0198 ACRE (865 SQUARE FEET) OF LAND MORE OR LESS, OUT OF THE GEORGE W. SPEAR LEAGUE, SURVEY NO. 7, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS, BEING THE REMAINING PORTION OF A 16' ALLEY IN BLOCK 10 OF DR. W.A. HARPER'S RE-SUBDIVISION OF BLOCKS 3 AND 10, GLEN RIDGE ADD'N, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 245 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.0198 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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BEGINNING, at a mag nail with “4Ward-Boundary” washer set at the intersection of the northeast right-of-way line of West 34th Street (60' Right-of-way) with the northwest right-of-way line of said remaining Alley, and being an ell-corner in the southwest line of a called 8.315 acre tract conveyed to The Daughters of Charity Health Services of Austin in Volume 12263, Page 2714 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron pipe found for an angle point in the northeast right-of-way line of said West 34th Street, being the southeast corner of Seiders Springs Park – Alamo Boulevard (Right-of-way varies), and being the southwest corner of said Daughters of Charity tract bears, S61°57'22"E, a distance of 236.00 feet;

THENCE, with the common line of said Daughters of Charity tract and said remaining Alley, the following two (2) courses and distances:

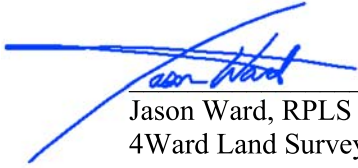
- 1) **N27°25'20"E**, a distance of **53.91** feet to a 1/2-inch iron pipe found for the northwest corner hereof, being the northwest corner of said remaining Alley, and
- 2) **S62°46'32"E**, a distance of **16.01** feet to a chiseled “X” in concrete found for the northeast corner hereof, said point being the northeast corner of said remaining Alley, being an angle point in the southwest line of said Daughters of Charity tract, being the southwest corner of a Boundary Line Determination Agreement per Cause No. 172,503 District Court 126th Judicial District recorded in Volume 4680, Page 1474 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being the northwest corner of Lot 8, Block 10 of said Dr. W. A. Harper's Re-Subdivision conveyed to Seton Medical Center in Volume 7749, Page 311 (D.R.T.C.T.), from which a chiseled “X” in concrete found for the northwest corner of said Boundary Line Determination Agreement, and being an angle point in the southwest line of said Daughters of Charity tract bears, N27°21'40"E, a distance of 3.41 feet;

THENCE, with the southeast right-of-way line of said remaining Alley, and with the northwest lines of Lots 8 & 9, Block 10 of said Dr. W. A. Harper's Re-Subdivision, **S27°26'04"W**, a distance of **54.14** feet to a calculated point for the southeast corner hereof, said point being at the intersection of the northeast right-of-way line of said West 34th Street with the southeast right-of-way line of said remaining Alley, and being the southwest corner of said Lot 9, Block 10 of said Dr. A. W. Harper's Re-Subdivision;

THENCE, with the northeast right-of-way line of said West 34th Street and the southwest terminus line of said remaining Alley, **N61°57'22"W**, a distance of **16.00** feet to the **POINT OF BEGINNING** and containing 0.0198 Acre (865 Square Feet) of land, more or less.

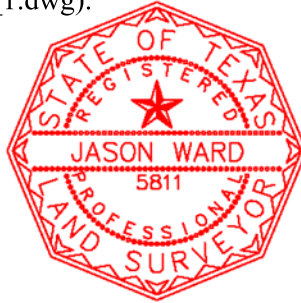
NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000072218315. See attached sketch (reference drawing: 00895_VACATE_1.dwg).



2/2/2022

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



FIELD NOTES REVIEWED

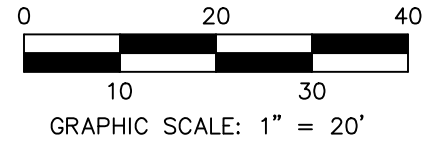
BY:  DATE: 08/25/22

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

VACATED ALLEY
TRACT 4 IN ORD. 670817-B,
VOL 3346, PG 1479
D.R.T.C.T.

**GEORGE
W. SPEAR
LEAGUE
SURVEY
NO. 7**

VACATED ALLEY
TRACT 3 IN ORD. 670817-B,
VOL 3346, PG 1479
D.R.T.C.T.



BOUNDARY LINE DETERMINATION
JUDGEMENT PER
CAUSE NO. 172,503
DISTRICT COURT
126TH JUDICIAL DISTRICT
VOL. 4680, PG. 1054 D.R.T.C.T.

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 12

LOT 11

LOT 10

[A]

**16' WIDE ALLEY
TO BE VACATED
0.0198 ACRE(S)
865 SQUARE FEET**

(L1)
L1

L3
(L3)

(N29°56'03"E 53.88')
N27°25'20"E 53.91'

S27°26'04"W 54.14'

L2

[B]

[C]

LOT
23

S61°57'22"E 236.00'
(S59°30'24"E 235.97')

P.O.B.

GRID N: 10,083,872.51
GRID E: 3,112,450.28

**W 34TH STREET
(60' R.O.W.)**

**0.0198 ACRE
16' WIDE ALLEY
TO BE VACATED
City of Austin,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	2/2/2022
Project:	00895
Scale:	1" = 20'
Reviewer:	FM
Tech:	EBD
Field Crew:	JCR/KDL
Survey Date:	AUG. 2019
Sheet:	1 OF 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S62°46'32"E	16.01'
L2	N61°57'22"W	16.00'
L3	N27°21'40"E	3.41'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S60°37'28"E	16.00'
(L3)	N29°56'03"E	3.40'

[A]
 CALLED 8.315 ACRES
 DAUGHTERS OF CHARITY
 HEALTH SERVICES OF AUSTIN
 VOL. 12263, PG. 2714
 R.P.R.T.C.T.

[C]
 SEIDERS
 SPRINGS PARK
 (ALAMO BLVD)
 (WIDTH VARIES)

[B]
 LOTS 8 & 9, BLOCK 10
 DR. W. A. HARPER'S
 RE-SUBDIVISION OF
 BLOCKS 3 AND 10,
 GLEN RIDGE ADD'N
 VOL. 2, PG. 245
 P.R.T.C.T.

TOGETHER WITH
 BOUNDARY LINE
 JUDGEMENT
 VOL. 675, PG. 339
 VOL. 4680, PG. 1054
 D.R.T.C.T.
OWNER:
 SETON MEDICAL CENTER
 VOL. 7749, PG. 311
 D.R.T.C.T.

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	MAG NAIL WITH "4WARD BOUNDARY" WASHER SET
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	CHISELED "X" FOUND IN CONCRETE
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED VOL. 12263, PG. 2714

COA GRID #J25



2/2/2022

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.000072218315.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.0198 ACRE
 16' WIDE ALLEY
 TO BE VACATED
 City of Austin,
 Travis County, Texas**



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 TBPLS FIRM #10174300

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