

F# _____

Exhibit “___”

(Right-of-way Vacation)
Remainder of Bailey Lane

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0790 ACRE (3,442 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 REMAINDER OF BAILEY LANE (60' RIGHT-OF-WAY; FORMERLY KNOWN AS PRATT AVENUE), SAID 0.0790 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
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www.4wardls.com

BEGINNING, at a calculated point 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 Bailey Lane, being the southeast corner of Lot 9, 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.) conveyed to Ascension Seton (formerly known as Seton Medical Center) in Volume 7749, Page 311 of the Deed Records of Travis County, Texas (D.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof, from which a mag nail with "4Ward-Boundary" washer set at the intersection of the northeast right-of-way line of said West 34th Street with the northwest right-of-way line of a 16' Alley in Block 10 of said Dr. W. A. Harper's Re-Subdivision, and being an ell-corner in the southwest line of a called 8.315 acre tract conveyed to Ascension Seton (formerly known as 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.) bears, N61°57'22"W, a distance of 140.97 feet;

THENCE, with the northwest right-of-way line of said Bailey Lane remainder and the southeast lines of Lots 8 & 9, Block 10 of said Dr. W. A. Harper's Re-Subdivision, **N27°29'15"E**, a distance of **57.03** feet to a 1/2-inch iron pipe found for the northwest corner hereof, said point being the northeast corner of said Lot 8, being the southeast corner of a Boundary Line Determination Agreement per Cause No. 172,503 District Court 126th Judicial District recorded in Volume 4680, Page 1474 (D.R.T.C.T.), and being the northwest corner of said Bailey Lane remainder, from which a 1/2-inch iron rod found for the northeast corner of said Boundary Line Determination Agreement, and being an angle point in the southwest line of said Ascension Seton 8.315-acre tract bears, N24°44'58"E, a distance of 0.62 feet;

THENCE, with the northeast right-of-way line of said Bailey Lane remainder and the southwest line of said Ascension Seton 8.315-acre tract, **S62°35'29"E**, a distance of **60.00** feet to a chiseled "X" in concrete found for the northeast corner hereof, said point being the northeast corner of said Bailey Lane remainder, being the southeast corner of said Ascension Seton 8.315-acre tract, and being in the northwest line of Lot 17, Block 5 of said Dr. W. A. Harper's Re-Subdivision;

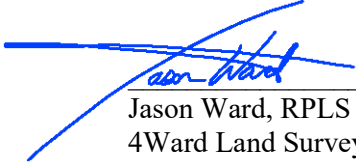
THENCE, with the southeast right-of-way line of said Bailey Lane remainder and the northwest lines of Lots 17 & 18, Block 5 of said Dr. W. A. Harper's Re-Subdivision, **S27°29'41"W**, a distance of **57.70** feet to a calculated point for the southeast corner hereof, said point being at the intersection of the northeast right-of-way line of said West 34th Street with the southeast right-of-way line of said Bailey Lane remainder, and being the southwest corner of said Lot 18, Block 5 of said Dr. W. A. Harper's Re-Subdivision (from which a 1/2-inch iron rod found bears S39°43'09"W, a distance of 0.37 feet);

THENCE, with the northeast right-of-way line of said West 34th Street and the southwest terminus line of said Bailey Lane remainder, **N61°57'22"W**, a distance of **60.00** feet to the **POINT OF BEGINNING** and containing 0.0790 Acre (3,442 Square Feet) of land, more or less.

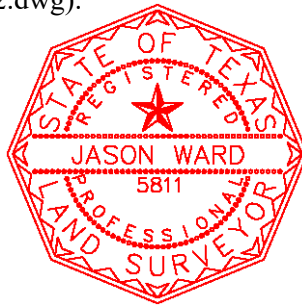
F# _____

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_2.dwg).


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

3/9/2022



FIELD NOTES REVIEWED

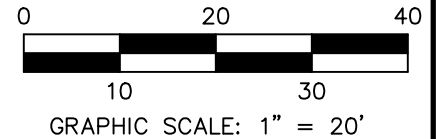
BY:  DATE: 08/25/22

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

GEORGE W. SPEAR LEAGUE SURVEY NO. 7

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

VACATED BAILEY LN
(FORMERLY PRATT AVE.)
RETAINED AS 60' WIDE
WATER MAIN AND
SANITARY SEWER ESMT.
TRACT 2 IN ORD. 670817-B,
VOL 3346, PG 1479 D.R.T.C.T.



[C]

(L2)
L2

S62°35'29"E 60.00'

LOT 8

N27°29'15"E 57.03'

BAILEY LANE (60' R.O.W.)
TO BE VACATED
0.0790 ACRE(S)
3,442 SQUARE FEET

LOT 17, BLOCK 5

[B]

[D]

LOT 18, BLOCK 5

LOT 10
[A]
16' WIDE
ALLEY

LOT 9

L1

S27°29'41"W 57.70'

N61°57'22"W 60.00'

FROM WHICH A 1/2"
IRON ROD FOUND BEARS
S39°43'09"W 0.37'

P.O.B.

GRID N: 10,083,806.24
GRID E: 3,112,574.68

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

0.0790 ACRE
BAILEY LANE
(60' R.O.W.)
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:	3/9/2022
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	N61°57'22"W	140.97'
L2	N24°44'58"E	0.62'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L2)	N29°57'24"E	0.66'

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
	1/2" IRON ROD FOUND
	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

[A]
CALLED 8.315 ACRES
ASCENSION SETON
(FORMERLY KNOWN AS
DAUGHTERS OF CHARITY
HEALTH SERVICES OF AUSTIN)
VOL. 12263, PG. 2714
R.P.R.T.C.T.

[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:
ASCENSION SETON
(FORMERLY KNOWN AS
SETON MEDICAL CENTER)
VOL. 7749, PG. 311, D.R.T.C.T.

COA GRID #J25

[C]
LOT 1
SETON MEDICAL CENTER
ADDITION NO. TWO
VOL. 80, PGS. 73-74
P.R.T.C.T.
OWNER:
ASCENSION SETON
(FORMERLY KNOWN AS
SETON MEDICAL CENTER)
VOL. 6705, PG. 1675
VOL. 6951, PG. 288
D.R.T.C.T.

[D]
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.
OWNER: ASCENSION SETON
(FORMERLY KNOWN AS
DAUGHTERS OF CHARITY
HEALTH SERVICES AUSTIN)
VOL. 11448, PG. 1902
R.P.R.T.C.T.



3/9/2022

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.

**0.0790 ACRE
BAILEY LANE
(60' R.O.W.)
TO BE VACATED
City of Austin,
Travis County, Texas**



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TBPLS FIRM #10174300

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Scale:	N/A
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Sheet:	2 OF 2