

**ORDINANCE NO. 20221201-005**

**AN ORDINANCE VACATING APPROXIMATELY 3,442 SQUARE FEET OF RIGHT-OF-WAY TO ASCENSION SETON, BEING THE REMAINDER OF A SIXTY-FOOT-WIDE RIGHT-OF-WAY KNOWN AS BAILEY LANE, FORMERLY KNOWN AS PRATT AVENUE, TRAVERSING NORTH FROM WEST 34th STREET.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Council approves the vacation of approximately 3,442 square feet of right-of-way to Ascension Seton, being the remainder of a sixty-foot-wide right-of-way known as Bailey Lane, formerly known as Pratt Avenue, traversing north from West 34th Street, described in **Exhibit A**, which is attached to and incorporated as part of this ordinance.

**PART 2.** A water line easement and a wastewater line easement are reserved by the City over the area of the vacation described in **Exhibit B**, which is attached to and incorporated as part of this ordinance.

**PART 3.** Ascension Seton has posted funds with the City in the amount of \$146,285, which is the appraised fair market value of the interests in the land being vacated, and these funds will be deposited after approval of this ordinance.

**PART 4.** This ordinance takes effect on December 12, 2022.

**PASSED AND APPROVED**

\_\_\_\_\_, 2022 §  
December 1, 2022 §  
Steve Adler  
Mayor

**APPROVED:** Anne L. Morgan  
Anne L. Morgan  
City Attorney

**ATTEST:** Myrna Rios  
Myrna Rios  
City Clerk

F# \_\_\_\_\_

## EXHIBIT A

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  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a calculated point at the intersection of the northeast right-of-way line of West 34<sup>th</sup> 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 34<sup>th</sup> 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 126<sup>th</sup> 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;

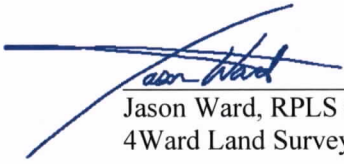
**THENCE**, with the southeast right-of-way line of said Bailey Lane remainder and the northwest lines of Lots 17 & 18, Block 5 of said Dr. W. A. Harper's Re-Subdivision, **S27°29'41"W**, a distance of **57.70** feet to a calculated point for the southeast corner hereof, said point being at the intersection of the northeast right-of-way line of said West 34<sup>th</sup> 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 34<sup>th</sup> 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# \_\_\_\_\_

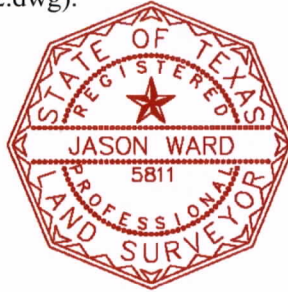
**NOTE:**

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).



3/9/2022

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



FIELD NOTES REVIEWED

BY:  DATE: 08/25/22

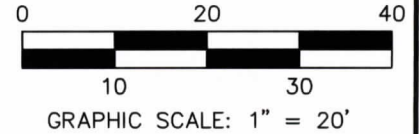
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



# 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

[D]

LOT 18, BLOCK 5

S27°29'41"W 57.70'

LOT 10  
[A]  
16' WIDE  
ALLEY

P.O.B.

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

N61°57'22"W 60.00'

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

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

**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  
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VOL. 6951, PG. 288  
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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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F# \_\_\_\_\_

## EXHIBIT B

Exhibit "\_\_\_\_"

(Right-of-way Vacation)  
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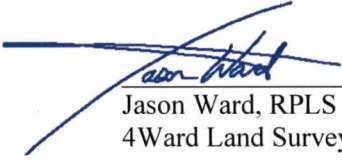
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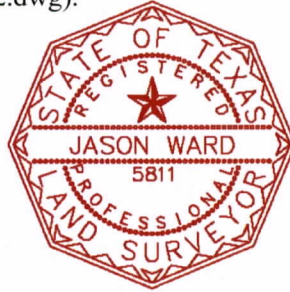
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Tech:	EBD
Field Crew:	JCR/KDL
Survey Date:	AUG. 2019
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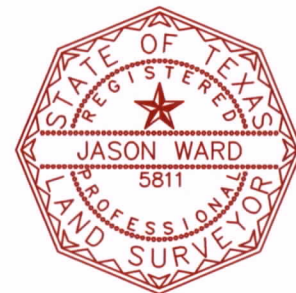
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