

# Exhibit "A"

EXHIBIT "A"

PARTIAL VACATION  
UNPAVED RIGHT-OF-WAY  
OAK CLIFF DRIVE TO  
HEFLIN LANE

## Field Notes

BEING 0.373 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JESSE C. TANNEHILL LEAGUE, ABSTRACT No. 22 IN TRAVIS COUNTY TEXAS, SAME BEING A PORTION OF THE 0.63 OF ONE ACRE OF LAND CONVEYED TO TRAVIS COUNTY TEXAS BY RIGHT-OF-WAY DEED EXECUTED ON SEPTEMBER 15, 1951, FILED FOR RECORD ON SEPTEMBER 17, 1951 RECORDED IN VOLUME 1200, PAGE 419 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.373 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/8 inch brass rod in concrete found in the southeasterly line of a said 0.63 acre Travis County tract at the most westerly corner of a 2.153 acre tract conveyed to Travis County, Texas by Special Warranty Deed recorded in Document 2002250681 of the Official Public Records of Travis County, Texas, same being a northwesterly corner of the right-of-way dedication adjoining Block A, Oak Lawn Section One recorded in Book "9, Page 166 of the Plat Records of Travis County, Texas for a point in a southeasterly line of the herein described tract of land having coordinate (Texas State Plane, Central Zone, Nad 83(93) HARN, US Feet, Combined Scale, Factor of 1.00006) values of N=10077255.20, E=3133230.61:

1) THENCE, South 27°51'54" West, a distance of 101.35 feet, with a southeasterly line of said 0.63 acre Travis County, Tract and northwesterly line of said Oak Lawn Section One right-of-way dedication, to 5/8 inch iron rod with aluminum cap stamped "MWM" set in a northwesterly line of said Oak Lawn Section One right-of-way dedication, from which a 1/2 inch iron rod found in the northeasterly line of Oak Cliff Drive (ROW varies) at the most southerly corner of Lot 1, of said Block A bears along a curve to the left of 208.23 feet radius, at an arc distance of 5.24 having an angle of intersection of 01°26'35" (the chord bears South 42°08'22" East, a distance of 5.24 feet) passing a 1/2 inch iron pipe found, in all an arc distance of 75.66, having an angle of intersection of 20°49'02" (the long chord of said curve bears South 51°49'35" East, a distance of 75.24 feet, for the most southerly corner of the herein described tract of land;

2) THENCE, along a curve to the right of 208.23 feet radius, an arc length of 12.30 feet, having an angle of intersection of 03°23'07" (the long chord of said curve bears North 39°43'31" West, a distance of 12.30 feet), leaving the northwesterly line of said Oak Lawn, Section One dedication and crossing said 0.63 acre Travis County tract, to a 5/8 inch iron rod with aluminum cap stamped "MWM" set at the point of curvature of a non-tangent circular curve to the left, from which a 1/2 inch iron rod found in the southwesterly line of Oak Cliff Drive in the northeasterly line of Lot 4, Block B of said Oak Lawn Section One bears South 51°57'58" West, a distance of 50.00 feet;

3) THENCE, along said curve to the left of 258.23 feet radius, and arc distance of 109.01 feet, having an angle of intersection of 24°11'11" (the long chord of said curve bears North 50°05'34" West, a distance of 108.20 feet) to a 5/8 inch iron rod with aluminum cap stamped "MWM" set for an endpoint of said curve in a northerly line of said 0.63 acre Travis County Tract and the southeasterly line of the 1.797 acre tract conveyed to Travis County Texas by deed recorded in Volume 1200, Page 421 of the Deed Records of Travis County, Texas, from which a 60D nail found in the southwesterly line of Oak Cliff Drive and in the northeasterly line of Lot 2, Block B of said Oak Lawn Section One bears South 27°54'04" East, a distance of 50.00 feet;

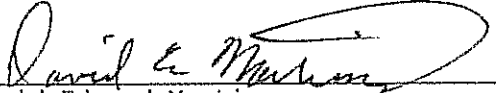
4) THENCE, South 62°05'56" East, a distance of 77.19 feet, with a northerly line of said 0.63 acre Travis County Tract and the southwesterly line of said 1.797 acre Travis County Tract, to a calculated point at an interior ell corner of said 0.63 acre Travis County tract, at the most southerly corner of said 1.797 acre Travis County tract, from which a 1/2 inch iron rod found bears North 26°11'03" East, a distance of 0.39 feet;

5) THENCE, North 27°51'54" East, a distance of 379.45 feet, with a northerly line of said 0.63 acre Travis County Tract and the southeasterly line of said 1.797 acre Travis County tract, to a calculated point in the southwesterly right-of-way line of Heflin Lane (60' ROW) at the most northerly corner of said 0.63 acre Travis County tract and the most easterly corner of said 1.797 acre Travis County tract for the most northerly corner of the herein described tract of land from which a 1/2 iron rod found bears South 79°44'39" West, a distance of 0.54 feet;

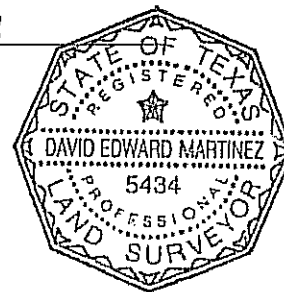
6) THENCE, South 62°47'32" East, a distance of 40.00 feet, with a southeasterly right-of-way line of Heflin Lane, and a northeasterly line of said 0.63 acre Travis County tract, to a 5/8 inch iron rod with aluminum cap stamped "MWM" set for a corner (to replace a 3/8 inch iron pipe found by MWM DesignGroup on October 20, 2004) at the most easterly corner of said 0.63 acre Travis County tract and the most northerly corner of said 2.153 acre Travis County tract, for the most easterly corner of the herein described tract of land;

7) THENCE, South 27°51'54" West, a distance of 305.78 feet with the southeasterly line of said 0.63 acre Travis County tract and a northwesterly line of said 2.153 acre Travis County tract to the Point of Beginning and containing an area of 0.373 of one acre of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

  
David Edward Martinez  
Registered Professional Land Surveyor 5434

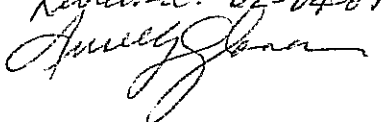
11-18-08  
Date



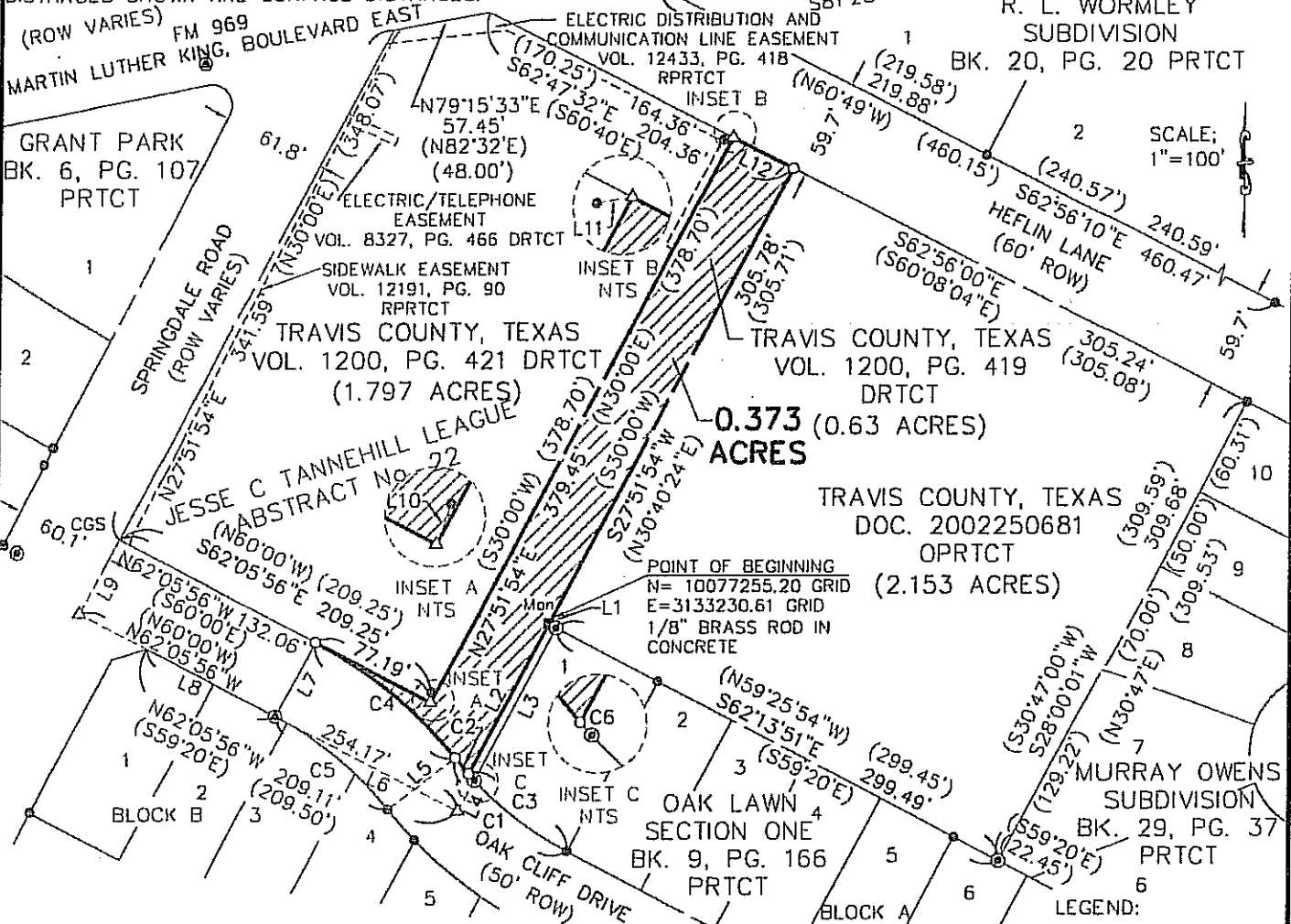
MWM DesignGroup  
Chevy Chase One  
7700 Chevy Chase Drive, Suite 100  
Austin, Texas, 78752  
(512) 453-0767

Bearing Basis: Texas State Plane Central Zone NAD 83(93)HARN-For surface coordinates multiply grid coordinates by a combined scale factor of 1.00006. All distances shown are surface distances.

TCAD No.: N/A  
CITY GRID No.: M23, M24

Reviewed: 02-04-09  


THE GRID COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD 83(93) HARN COORDINATES. FOR SURFACE COORDINATES DIVIDE THE GRID COORDINATES BY A COMBINED SCALE FACTOR OF 1.00006. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



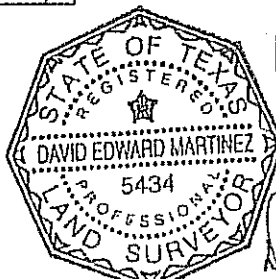
LINE	BEARING	DISTANCE
L1	S60°28'16"E	5.00'
L2	S27°51'54"W	101.35'
L3	S27°54'04"W (N30°40'E)	103.00' (103.23')
L4	S27°54'04"W (N30°40'E)	21.02' (20.76')
L5	S51°57'58"W	50.00' (50')
L6	N62°05'56"W	122.14'

LINE	BEARING	DISTANCE
L7	S27°54'04"W	50.00' (50')
L8	S62°05'56"E (S59°20'E)	86.97' (87.34')
L9	S27°51'54"W (N30°00'E)	50.00' (50.00')
L10	N26°11'03"E	0.39'
L11	S79°44'39"W	0.54'
L12	S62°47'32"E (S60°40'E)	40.00' (40.00')

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	24°12'08" (24°12')	208.23' (208.23')	87.96' (87.95')	N50°08'02"W	87.31' (87.30')
C2	03°23'07"	208.23'	12.30'	N39°43'31"W	12.30'
C3	20°49'02"	208.23'	75.66'	S51°49'35"E	75.24'
C4	24°11'11"	258.23'	109.01'	N50°05'34"W	108.20'
C5	24°12'56" (24°12')	208.23' (208.23')	88.01' (87.95')	N50°05'49"W	87.35' (87.30')
C6	01°26'35"	208.23'	5.24'	S42°8'22"E	5.24'

- LEGEND:
- 60 D NAIL FOUND
  - 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "MWM" SET (UNLESS OTHERWISE SPECIFIED)
  - IRON PIPE FOUND 1/2" (UNLESS OTHERWISE SPECIFIED)
  - IRON ROD FOUND 1/2" (UNLESS OTHERWISE SPECIFIED)
  - Mon MONUMENT FOUND
  - CGS COTTON GIN SPINDLE
  - PRCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - DRCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - RPRCT REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - OPRCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - ( ) INDICATES RECORD DATA

AREA TO BE VACATED



*David E. Martinez*  
11/18/08

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS



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DATE: NOV 18, 2008  
JOB NO: 12714D  
FILE: 0355VCAT