

ORDINANCE NO. 2011020-023

AN ORDINANCE VACATING A 0.0996 ACRE TRACT OUT OF LOTS 3, 4, 5, AND 6, BLOCK 18, GLENRIDGE SUBDIVISION, RECORDED IN BOOK 1, PAGE 65 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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

PART 1. Council approves the vacation of a 0.0996 acre tract out of Lots 3, 4, 5, and 6, Block 18, Glenridge Subdivision, recorded in Book 1, Page 65 of the plat records of Travis County, Texas, as more particularly described in Exhibit A, attached to and incorporated as part of this ordinance. The area being requested for vacation will be used to expand parking for the adjacent business.

PART 2. Jim Witliff with Land Answers, Inc., on behalf of Bruce Kornfeld and Lysa Nguyen, have posted funds with the City in the amount of \$134,509.00, the appraised fair market value of the interests in the land being vacated, which funds will be deposited after approval of this ordinance.

PART 3. This ordinance takes effect on October 31, 2011.

PASSED AND APPROVED

October 20, 2011

Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard ATTEST: Shirley A. Gentry
Karen M. Kennard Shirley A. Gentry
City Attorney City Clerk

Exhibit A

Waterloo Surveyors Inc.

Office: 512-481-9602
Fax: 512-330-1621

Thomas P. Dixon
R.P.L.S. 4324
J12737A

EXHIBIT "A"

February 10, 2011

FIELD NOTES

0.0996 ACRE OF LAND, MORE OR LESS, OUT OF LOTS 3, 4, 5 AND 6, BLOCK 18, GLEN-RIDGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 1, PAGE 65, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THE ALLEY IN BLOCK 18 VACATED IN VOLUME 785, PAGE 596, DEED RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod set with cap stamped WATERLOO RPLS 4324 on the northerly R.O.W. of West 35th Street at the most westerly, N.W. corner of that certain 0.1735 acre of land conveyed to Bruce Kornfeld and Lysa Nguyen in Document Number 2010018550, Official Public Records, Travis County, Texas, same being on the southerly line of Lot 3, Block 18, Glen-Ridge, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 1, Page 65, of the Plat Records of Travis County, Texas, from which point a 3/8" iron rod found at the intersection of the northerly R.O.W. of West 35th Street and the westerly R.O.W. of Crawford Avenue, same being the S.E. corner of said Lot 3 bears S46°50'45"E at a distance of 64.20 feet;

THENCE N29°53'00"E along the northwest line of said 0.1735 acre tract for a distance of 4.13 feet to a 1/2" iron rod set with cap stamped WATERLOO RPLS 4324 for the most southerly corner hereof and **POINT OF BEGINNING** of this 0.0996 acre tract of land;

THENCE N45°31'42"W along a line four (4) feet east of and parallel to the current east R.O.W. of West 35th Street for a distance of 43.99 feet to a 1/2" iron rod set with cap stamped WATERLOO RPLS 4324 on the easterly line of that certain 1,401 square feet tract of land dedicated for street right-of-way purposes recorded in Volume 9970, Page 287, Real Property Records, Travis County, Texas;

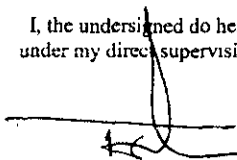
THENCE the following three (3) courses and distances crossing Lots 3, 4 and 5, Block 18, along the easterly line of said 1,401 square feet tract of land:

1. 29.75 feet along the arc of a curve curving to the right with a radius of 49.55 feet and having a chord which bears N04°12'57"W for a distance of 29.31 feet to a square bolt found at the point of tangency;
2. N07°24'26"E for a distance of 13.47 feet to a square bolt found at the point of curvature of a curve curving to the right with a radius of 15.00 feet;
3. 22.19 feet along the arc of said curve curving to the right with a chord which bears N50°00'24"E for a distance of 20.22 feet to a square bolt found on the curving south R.O.W. of 35th Street Cut-off at the N.E. corner of said 1,401 square feet tract for a corner hereof;

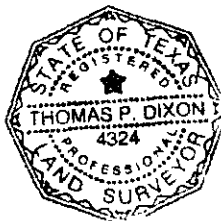
THENCE 65.37 feet along the arc of the curving south R.O.W. of 35th Street Cut-off having a radius of 492.74 feet with a chord which bears S88°59'40"E for a distance of 65.32 feet to a 1/2" iron rod set with cap stamped WATERLOO RPLS 4324 at the most westerly, N.W. corner of said 0.1735 acre tract for a corner hereof;

THENCE S29°53'00"W, crossing Lots 6, 5, 4 and 3, Block 18 along the westerly one of said 0.1735 acre tract for a distance of 98.33 feet to the **POINT OF BEGINNING** of this 0.0996 acre tract of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

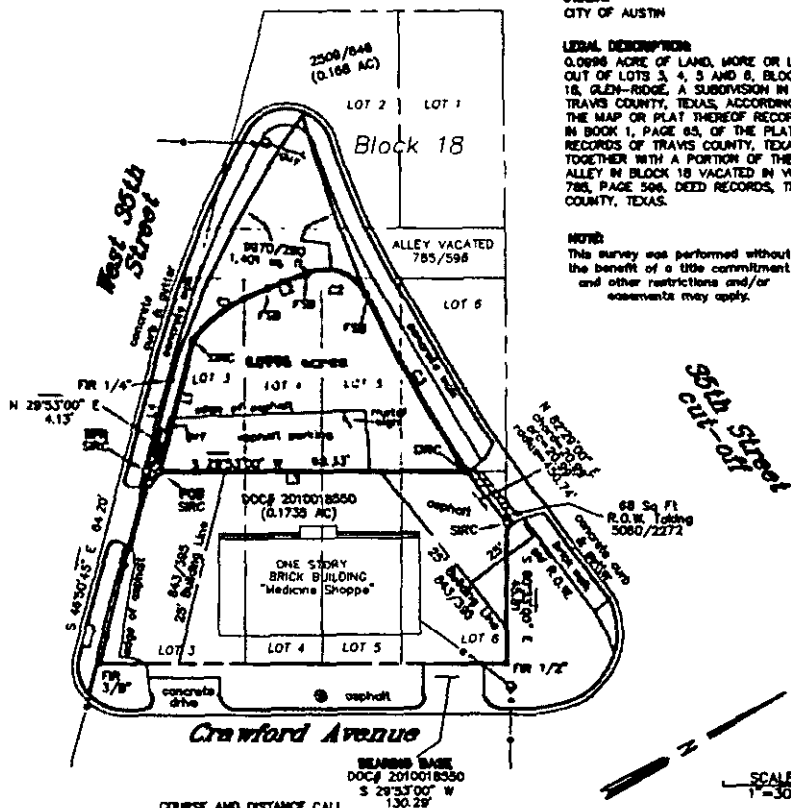


Thomas P. Dixon R.P.L.S. 4324



P.O. Box 160176
Austin, Texas 78716-0176

Reviewed 03-01-11
[Signature]



OWNER:
CITY OF AUSTIN

LEGAL DESCRIPTION:
0.0998 ACRE OF LAND, MORE OR LESS,
OUT OF LOTS 3, 4, 5 AND 6, BLOCK
18, GLEN-RIDGE, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED
IN BOOK 1, PAGE 63, OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS,
TOGETHER WITH A PORTION OF THE
ALLEY IN BLOCK 18 VACATED IN VOLUME
786, PAGE 506, DEED RECORDS, TRAVIS
COUNTY, TEXAS.

NOTE:
This survey was performed without
the benefit of a title commitment
and other restrictions and/or
easements may apply.

COURSE AND DISTANCE CALL
L4 N 45°31'42" E 30.44'

0.0998 ACRE COURSE AND DISTANCE CALLS

LINE	BEARING	DISTANCE	MARK
1	N 45°31'42" E	30.44'	FSB
2	S 48°50'45" E	64.20'	FSB
3	S 48°50'45" E	64.20'	FSB
4	N 29°35'00" E	4.13'	FSB
5	N 29°35'00" E	4.13'	FSB
6	N 29°35'00" E	4.13'	FSB

LEGEND
FOUND SQUARE BOLT FSB
FOUND IRON ROD FSR
SET 1/2" IRON ROD W/CAP SRC
LABELED "WATERLOO RPLS 4324"
WATER METER
UTILITY POLE &
ELECTRIC LINE
(RECORD CALL)
POINT OF BEGINNING PGB
BEGINNING FOR REFERENCE BFR

State of Texas
County of Travis

The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and

Specifications for a Category 1B Condition II Survey.

Dated this the 10TH day of FEBRUARY, 2010.

And I certify that the property shown hereon IS NOT within a special flood
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood
hazard boundary map revised as per Map Number: 4846300465H
Zone: X Date: 09/26/06

Thomas P. Dixon R.P.L.S. 4324

P.O. Box 180176, Austin, Texas 78716 Phone: 481-9802

© Copyright 2010

