



Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873.9743

METES AND BOUNDS DESCRIPTION

BEING 0.016 OF ONE ACRE (715 SQUARE FEET) OF LAND IN DIVISION D OF THE CITY OF AUSTIN AND BEING A PORTION OF A TWENTY FOOT WIDE ALLEY BETWEEN OUTLOT 22 1/2 AND OUTLOT 23 1/2, AS DEDICATED BY LOUIS HORST'S SUBDIVISION; A SUBDIVISION OF RECORD IN BOOK Z, PAGE 613 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found at the northeast corner of said alley between Outlot 22 1/2 and Outlot 23 1/2 and the northwest corner of Lot 24, Outlot 22 1/2, of said Louis Horst's Subdivision, from which a 1/2" rebar found for the northwest corner of the alley between Outlot 22 1/2 and Outlot 23 1/2 and the northeast corner of Lot 13, Outlot 23 1/2, Louis Horst's Subdivision, bears North 85°06'37" West a distance of 20.07 feet (record: North 84° West a distance of 20 feet), also from which a 1/2" rebar found for the northeast corner of said Lot 24, Outlot 22 1/2, Louis Horst's Subdivision and being at the intersection of the south right-of-way line of West 22nd Street with the west right-of-way line of San Antonio Street (60' R.O.W.) bears South 85°06'37" East a distance of 120.19 feet (record: South 84° East a distance of 120 feet), and also from which a 1/2" rebar found for the southwest corner of Lot 19 1/2, Outlot 35, Louis Horst's Subdivision and being in the north right-of-way line of West 22nd Street bears North 05°01'58" East a distance of 59.91 feet (record: North 06° East a distance of 60 feet) [P.O.C. Grid Coordinates - Northing: 10076909.6868, Easting: 3113983.7721, Combined Scale Factor: 0.99993556];

THENCE South 04°47'56" West (record: South 06° West), along the east line of the 20 foot wide alley and the west line of said Lot 24, Lot 23, and Lot 22, all in Outlot 22 1/2 of Louis Horst's Subdivision, passing at a distance of 70.04 feet (record: 70 feet) a nail found for the southwest corner of Lot 24, Outlot 22 1/2 of Louis Horst's Subdivision and the northwest corner of said Lot 23, Outlot 22 1/2 of Louis Horst's Subdivision, from which a nail found for the southeast corner of Lot 24, Outlot 22 1/2 of Louis Horst's Subdivision, the northeast corner of Lot 23, Outlot 22 1/2 of Louis Horst's Subdivision, and being in said west right-of-way line of San Antonio Street bears South 84°55'44" East a distance of 120.21 feet (record: South 84° East a distance of 120 feet), and continuing along the west line of Lot 23, Outlot 22 1/2 of Louis Horst's Subdivision an additional 22.61 feet (record: 22.5 feet) to a nail found for the southwest corner of Lot 23, Outlot 22 1/2 of Louis Horst's Subdivision and the northwest corner of said Lot 22, Outlot 22 1/2 of Louis Horst's Subdivision, from which a nail found for the southeast corner of Lot 23, Outlot 22 1/2 of Louis Horst's Subdivision, the northeast corner of Lot 22, Outlot 22 1/2 of Louis Horst's Subdivision, and being in the west right-of-way line of San Antonio Street bears South 84°55'39" East a distance of 120.25 feet (record: South 84° East a distance of 120 feet), and continuing along the west line of Lot 22, Outlot 22 1/2 of Louis Horst's Subdivision an additional 69.90 feet (record: 70 feet) for an overall distance of 162.55 feet (record: 162.5 feet), to a 1/2" rebar found for the southwest corner of Lot 22, Outlot 22 1/2 of Louis Horst's Subdivision and the northwest corner of Lot 21, Outlot 22 1/2 of Louis Horst's Subdivision, for the POINT OF BEGINNING, from which a 1/2" rebar found for

the southeast corner of Lot 22, Outlot 22 1/2 of Louis Horst's Subdivision, the northeast corner of said Lot 21, and being in the west right-of-way line of San Antonio Street bears South 84°41'59" East a distance of 120.17 feet (record: South 84° East a distance of 120 feet) [P.O.B. Grid Coordinates – Northing: 10076747.6757, Easting: 3113970.3888, Combined Scale Factor: 0.99993556];

THENCE South 04°47'56" West (record: South 06° West), continuing along the east line of the 20 foot wide alley and along the west line of Lot 21, Outlot 22 1/2 of Louis Horst's Subdivision, a distance of 71.09 feet (record: 70 feet) to a 1/2" rebar found for the southwest corner of Lot 21, Outlot 22 1/2 of Louis Horst's Subdivision and the northwest corner of Lot 20, Outlot 22 1/2 of Louis Horst's Subdivision, from which a calculated point for the southeast corner of Lot 21, Outlot 22 1/2 of Louis Horst's Subdivision, the northeast corner of said Lot 20, and being in the west right-of-way line of San Antonio Street bears South 85°10'59" East a distance of 120.15 feet (record: South 84° East a distance of 120 feet);

THENCE North 85°10'59" West (record: North 84° West),, crossing through the 20 foot wide alley along a prolongation of the south line of Lot 21, Outlot 22 1/2 of Louis Horst's Subdivision and the north line of Lot 20, Outlot 22 1/2 of Louis Horst's Subdivision, a distance of 10.06 feet to a calculated point in the approximate centerline of the 20 foot wide alley;

THENCE North 04°48'22" East, along the approximate centerline of the 20 foot wide alley, a distance of 71.17 feet to a calculated point;

THENCE South 84°41'59" East (record: South 84° East), crossing through the 20 foot wide alley along a prolongation of the south line of Lot 22, Outlot 22 1/2 of Louis Horst's Subdivision and the north line of Lot 21, Outlot 22 1/2 of Louis Horst's Subdivision, a distance of 10.05 feet to the POINT OF BEGINNING.

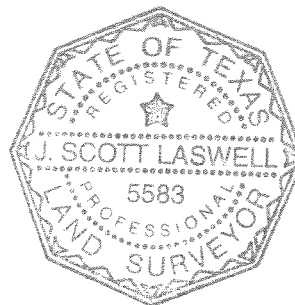
This parcel contains 0.016 of one acre (715 square feet) of land, more or less, out of Division D, Louis Horst's Subdivision in Travis County, Texas.

Bearing Basis: Texas State Plane Coordinate System, Central zone (4203), NAD 83/96 CORS.

Convergence: 01°20'01"

Combined Scale Factor: 0.99993556

J. Scott Laswell 8/19/11
J. Scott Laswell Date
Registered Professional Land Surveyor
State of Texas No. 5583

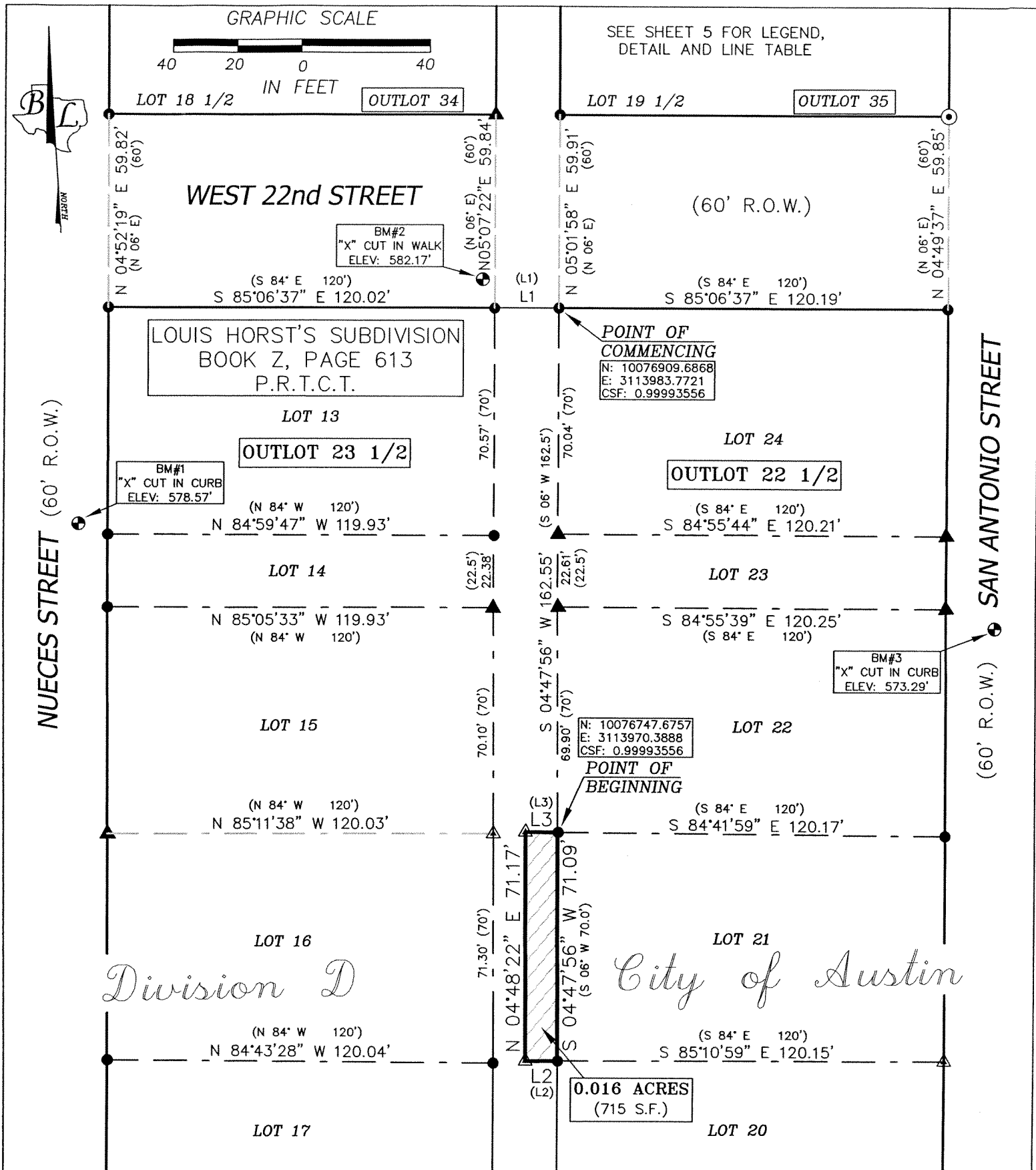


File: S:\Projects\22 @Nueces\Docs\Field Notes\Revised Alley Vacation 2_fn.doc
Dwg: S:\Projects\22@Nueces\Dwg\Revised Alley Vacation 2.dwg

FIELD NOTES REVIEWED

By: CLARK DANIEL Date: 09-13-2011

Engineering Support Section
Department of Public Works
and Transportation



SKETCH TO ACCOMPANY FIELD NOTES OF
0.016 OF ONE ACRE (715 S.F.) OF LAND IN
DIVISION D OF THE CITY OF AUSTIN AND BEING A
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OUTLOT 22 1/2 AND OUTLOT 23 1/2,
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A SUBDIVISION OF RECORD IN BOOK Z, PAGE 613
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PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
scott-baseline@austin.rr.com

File: [Projects\22nd @ Nueces\Draw\Revised Alley Vacation 2.dwg]
Job No.: _____ Snapshot: _____
Scale (Hor.): 1"=40' Scale (Vert.): _____
Date: 08/18/11 Checked By: RLW Drawn By: JSL

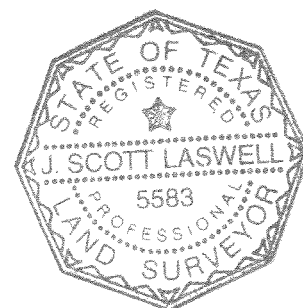
SHEET
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LEGEND

●	1/2" REBAR FOUND
⊙	IRON PIPE FOUND
▲	NAIL FOUND
△	CALCULATED POINT
⊕	BENCHMARK
S.F.	SQUARE FEET
R.O.W.	RIGHT OF WAY
()	RECORD INFO. PER BK. Z. PG. 594
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
C.S.F.	COMBINED SCALE FACTOR

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 85°06'37" W	20.07'
(L1)	N 84° W	20'
L2	N 85°10'59" W	10.06'
(L2)	N 84° W	
L3	S 84°41'59" E	10.05'
(L3)	S 84° E	

J. Scott Laswell
8/19/11



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83/96 CORS.

CONVERGENCE: 01°20'01"

COMBINED SCALE FACTOR: 0.99993556

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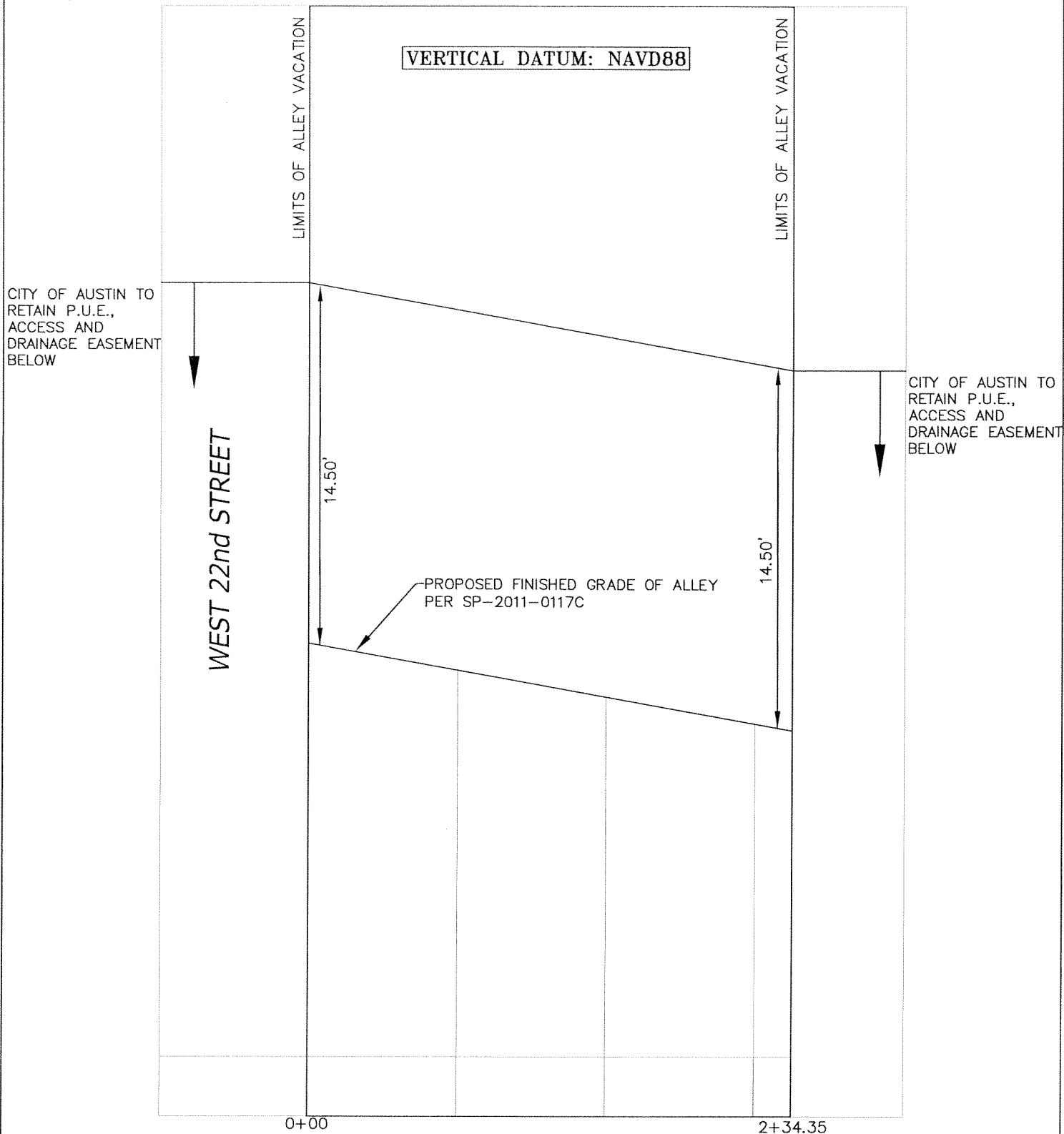
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File: \Projects\22nd @ Nueces\Drawg\Revised Alley Vacation 2.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=40'	Scale (Vert.): 1"=10'
Date: 08/18/11	Checked By: RLW
	Drawn By: JSL

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File: \\Projects\\22nd @ Nueces\\Dwg\\Revised Alley Vacation 2.dwg

Job No.

Snapshot:

Scale (Hor.): Not to Scale

Scale (Vert.): Not to Scale

Date: 08/18/11

Checked By: RLW

Drawn By: JSL

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