

BEING A CALCULATED MAP AREA OF 3,254 SQUARE FEET OUT OF SOUTH LAMAR BOULEVARD, IN THE ISSAC DECKER LEAGUE, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN (CALLED 3,251 SQUARE FEET) BY DEED RECORDED IN VOLUME 10455, PAGE 951 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (RPRTCT), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning for reference at a mag nail found, with a washer labeled “Chaparral”, on the southeasterly right-of-way of South Lamar Boulevard, at the north corner of the called 3,237 square feet tract, as conveyed to the City of Austin by deed recorded in Volume 10455, Page 958 of the RPRTCT, also the west corner of the Stanley and Annie Rice property described in Volume 12700, Page 1536 of the RPRTCT, from which point an iron pipe found on the southeasterly right-of-way line of South Lamar Boulevard, at Rice’s north corner, bears N 42°29’22” E a chord distance of 68.56 feet, and also from which point another iron pipe found bears S 13°16’11” E 1.55 feet;

THENCE with the common line between Rice and said 3,237 square feet tract, S 59°42’53” E 49.65 feet to a ½” rebar found at the east corner of said 3,237 square feet tract, also the north corner of the Mervyn Fatter, Jr. and Barnaby Evans property described in Document No. 2000204366 of the Official Public Records of Travis County, Texas (OPRTCT);

THENCE with the common line between Fatter/Evans and said 3,237 square feet tract, S 37°16’07” W 63.31 feet to a calculated point at the south corner of said 3,237 square feet tract, also the east corner of said 3,251 square feet tract of land conveyed to the City of Austin by deed recorded in Volume 10455, Page 951 of the RPRTCT, also the common westerly corner between said Fatter/Evans tract of land and the Robert S. Ellis, Jr. tract of land described in Document No. 2003066311 of the OPRTCT, for the east corner and PLACE OF BEGINNING hereof;

THENCE with the common line between Ellis and said 3,251 square feet tract, S 37°16’07” W 62.16 feet to a ½” rebar found on the northeasterly line of the Fine Art Services, Inc. property described in Volume 12887, Page 1519 of the RPRTCT, at the south corner of said 3,251 square feet tract, also the west corner of said Ellis tract, for the south corner hereof;

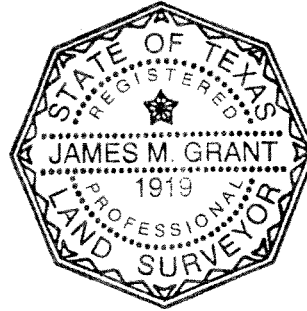
THENCE with the common line between Fine Art Services, Inc. and said 3,251 square feet tract, N 59°38’06” W 52.59 feet to a calculated point at the common westerly corner between said tracts of land, for the west corner hereof;

THENCE with the westerly line of said 3,251 square feet tract of land, and with a curve to the right whose central angle is 02°32’43”, radius is 1393.48 feet, arc length is 61.91 feet, and whose chord bears N 37°15’09” E 61.90 feet to a calculated point at the common westerly corner between said 3,251 square feet tract and said 3,237 square feet tract, for the north corner hereof;

THENCE with the common line between said 3,251 square feet tract and said 3,237 square feet tract,
S 59°55'05" E 52.64 feet to the PLACE OF BEGINNING and containing a calculated map area of 3,254
square feet of land, more or less.

See survey sketch prepared to accompany this description.

Surveyed By: Harris-Grant Surveying, Inc.
P.O. Box 807
Manchaca, Texas 78756
(512) 444-1781



James M. Grant
James M. Grant, RPLS 1919

JG c:\mydocs\m&b\2011\43578B-ELLIS

August 22, 2011
Revised 09-15-2011

REFERENCES:
TCAD # 01-0202
AUSTIN GRID H-21

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FIELD NOTES REVIEWED

By: CLARK DANIEL Date 09.19.2011

Engineering Support Section
Department of Public Works
and Transportation

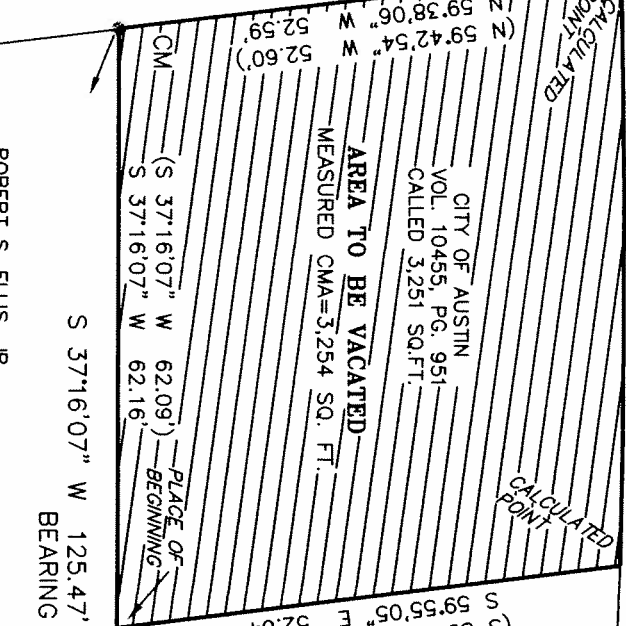
MEASURED CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1393.48'	61.91'	61.90'	N 37°15'09" E
(RECORD) CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1393.48'	61.91'	61.90'	N 37°15'09" E
DELTA ANGLE				
				02°32'43"

SOUTH LAMAR BOULEVARD

MAP SYMBOLS:

- 1/2" REBAR FOUND
- IRON PIPE FOUND
- CONTROL MONUMENT
- RECORD DATA FROM R.O.W. WIDENING DEEDS SHOWN HEREON
- CMA CALCULATED MAP AREA

FINE ART SERVICES, INC. VOL. 12887, PG. 1519



ROBERT S. ELLIS, JR.
DOC. NO. 2003066311

S 37°16'07" W 125.47'
BEARING BASIS

MERVYN FATTER, JR. &
BARNABY EVANS
DOC. NO. 2000204366

CITY OF AUSTIN
VOL. 10455, PG. 958
(CALLED 3,237 SQ.FT.)

STANLEY & ANNIE RICE
VOL. 12700, PG. 1536

N 42°29'22" E C=68.56'
(C=68.66')

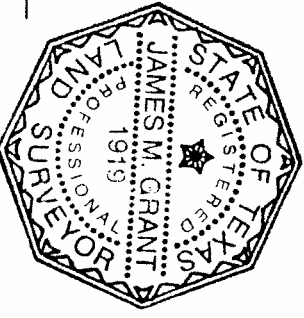
MAG NAIL FOUND WITH WASHER
LABELED CHAPARRAL

BEGIN FOR
REFERENCE

STATE PLANE NORTH, PER
RIGHT-OF-WAY
WIDENING DEEDS



P.O. BOX 807
MANCHACA, TEXAS 78652
(512)444-1781



JAMES M. GRANT, RPLS 1919
DATE: AUGUST 22, 2011

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR VACATION OF RIGHT-OF-WAY
OUT OF THE ISSAC DECKER LEAGUE IN THE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

FILE PATH: JG\CARLSON\2011\43578

WORK ORDER: 43578; INVOICE: 44998 (A & B)

STANLEY & ANNIE RICE
SURVEYING, INC.