

**ORDINANCE NO. 20121206-031**

**AN ORDINANCE VACATING A PORTION OF RIGHT-OF-WAY, RECORDED  
IN BOOK 3, PAGE 136, TRAVIS COUNTY PLAT RECORDS, TO EARL  
MICHAEL GATEWOOD, AS TRUSTEE OF THE WILSON GST GIFT TRUST.**

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

**PART 1.** Council approves the vacation of approximately 0.117 acres of right of way, recorded in Book 3, Page 136, Travis County Plat Records, as more particularly described in Exhibit A, attached to and incorporated as part of this ordinance.

**PART 2.** The area being requested for vacation will be used to expand the lot located at 2518 Wooldridge Drive for residence remodel and addition.


**PART 3.** Earl Michael Gatewood, as Trustee of the Wilson GST Gift Trust, has posted funds with the City in the amount of \$149,229.00, the appraised fair market value of the interests in the land being vacated, which funds will be deposited after approval of this ordinance.

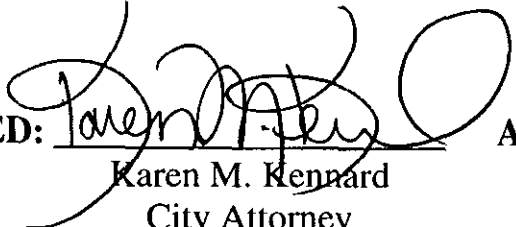
**PART 4.** This ordinance takes effect on December 17, 2012.

**PASSED AND APPROVED**

December 6, 2012

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§  
§

  
Lee Leffingwell  
Mayor

APPROVED:   
Karen M. Kennard  
City Attorney

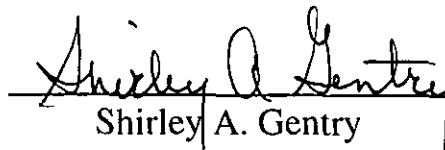
ATTEST:   
Shirley A. Gentry  
City Clerk

EXHIBIT A

8405 Delavan Ave  
Austin, Tx. 78717



Off: (512) 258-6842

Cell: (512) 659-4266

*\*westsurveyors@austin.tx.com\**

**FIELD NOTE DESCRIPTION**

**Right-of-Way Vacation  
2518 Wooldridge Drive  
Austin, Texas**

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF GASTON AVENUE AND WOOLDRIDGE DRIVE, ADJACENT TO A PORTION OF LOT 10, BLOCK 12, PEMBERTON HEIGHTS, SECTION ONE, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN BOOK 3, PAGE 136 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PORTION OF LOT 10 BEING THAT SAME TRACT OF LAND CONVEYED TO EARL MICHAEL GATEWOOD, AS TRUSTEE OF THE WILSON GST GIFT TRUST FROM JOHN SHARP BY WARRANTY DEED OF RECORD IN DOC. 2009054802 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS ( SEE ATTACHED SURVEY PREPARED BY WEST SURVEYORS, INC. DATED JULY 2, 2012):

**BEGINNING** at a point for the most Southerly corner of aforementioned Lot 10, Block 12, being the Easterly corner of Lot 9, Block 12 of Pemberton Heights, Section One, and being in the Northwest Right of Way line of Wooldridge Drive ( 60 foot wide R.O.W.) for the Southwesterly corner of the herein described tract;

**THENCE** with the Southeasterly line of said Lot 10, Block 12, same being the Northwesterly R.O.W. line of said Wooldridge Drive, North 49d 39' 00" East, a distance of 21.46 feet to a Point of curvature of a circular curve to the left having a radius of 33.30 feet;

**THENCE** along said circular curve to the left, through a Delta angle of 64d 28' 56", and arc length of 37.48 feet, a chord bearing North 17d 17' 00" East, a chord distance of 35.53 feet to the point of a Compound curve ( being in the Southwest R.O.W. line of Gaston Avenue) to the left, having a radius of 262.30 feet;

**THENCE** continuing along the Southwest R.O.W. line of Gaston Avenue, same being the Southeast line of aforesaid Lot 10, Block 12, and along said circular curve to the left, through a Delta angle of 29d 22' 13", an arc length of 134.46 feet, a chord bearing North 29d 20' 00" West, a chord distance of 132.99 feet to a point for the most Northerly corner of aforesaid Lot 10, Block 12, said being the most Easterly corner of Lot 1, Block 20 of Pemberton Heights, Section Eight as recorded in Book 4, Page 29 Plat Records of Travis County, Texas.;

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Page 2.... R.O.W. vacation continued....

**THENCE** North 49d 34' 45" East, a distance of 5.69 feet to a ½ inch iron rod set for corner approximately 8.2 feet off of the back of the curb in Gaston Avenue for the most Northerly corner of the herein described tract;

**THENCE** along a line approximately 8 feet behind the back of the said curb of Gaston Avenue, along a circular curve to the left, having a radius of 352.86 feet, through a Delta angle of 15d 42' 42", an arc length of 96.76 feet, a chord bearing South 52d 20' 54" East, a chord distance of 96.46 feet to a ½" iron rod set for the point of reverse curve of a circular curve to the right having a radius of 50.00 feet;

**THENCE** continuing through the existing R.O.W. of Gaston Avenue, the following three (3) courses:

Continuing along said circular curve to the right, through of Delta angle of 21d 48' 31", an arc length of 19.03 feet, a chord bearing South 49d 17' 59" East, a chord distance of 18.92 feet to a ½" iron rod set for the point of tangency to said curve;

South 35d 30' 23" East, a distance of 31.45 feet to a ½" iron rod set for the non-tangent point of curvature of a circular curve to the left, having a radius of 20.00 feet;

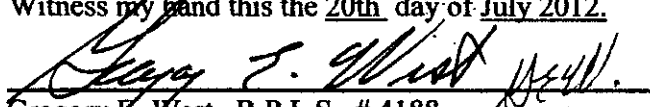
Along said circular curve to the left, through a Delta angle of 90d 00' 00", an arc length of 31.42 feet, a chord bearing South 9d 29' 37" West, a chord distance of 28.28 feet to a ½" iron rod set for the non-tangent end of curve within the existing R.O.W. of aforementioned Wooldridge Avenue;

**THENCE**, within the aforesaid R.O.W. of Wooldridge Avenue, South 54d 29' 37" West, a distance of 81.61 feet to a ½ inch iron rod found for the most Southerly corner of the herein described tract;

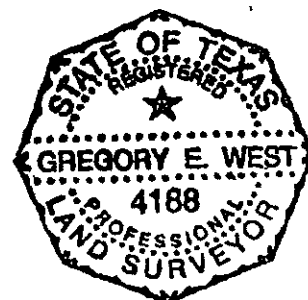
**THENCE** North 40d 10' 00" West, a distance of 6.15 feet to the **POINT OF BEGINNING** and containing a calculate area of **0.117 Acres** ( 5,075 Square Feet ) of land, subject to easements, conditions or restrictions of record, if any.

I hereby certify that the foregoing Field Notes were prepared from a survey on-the-ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand this the 20th day of July 2012.

  
Gregory E. West, R.P.L.S. # 4188  
WEST SURVEYORS, INC.

8405 Delavan Avenue  
Austin, Texas 78717  
Project No. S106-01



Lot 1, Block 20  
Section Eight of  
Pemberton Heights  
P.B. 4, Pg. 29

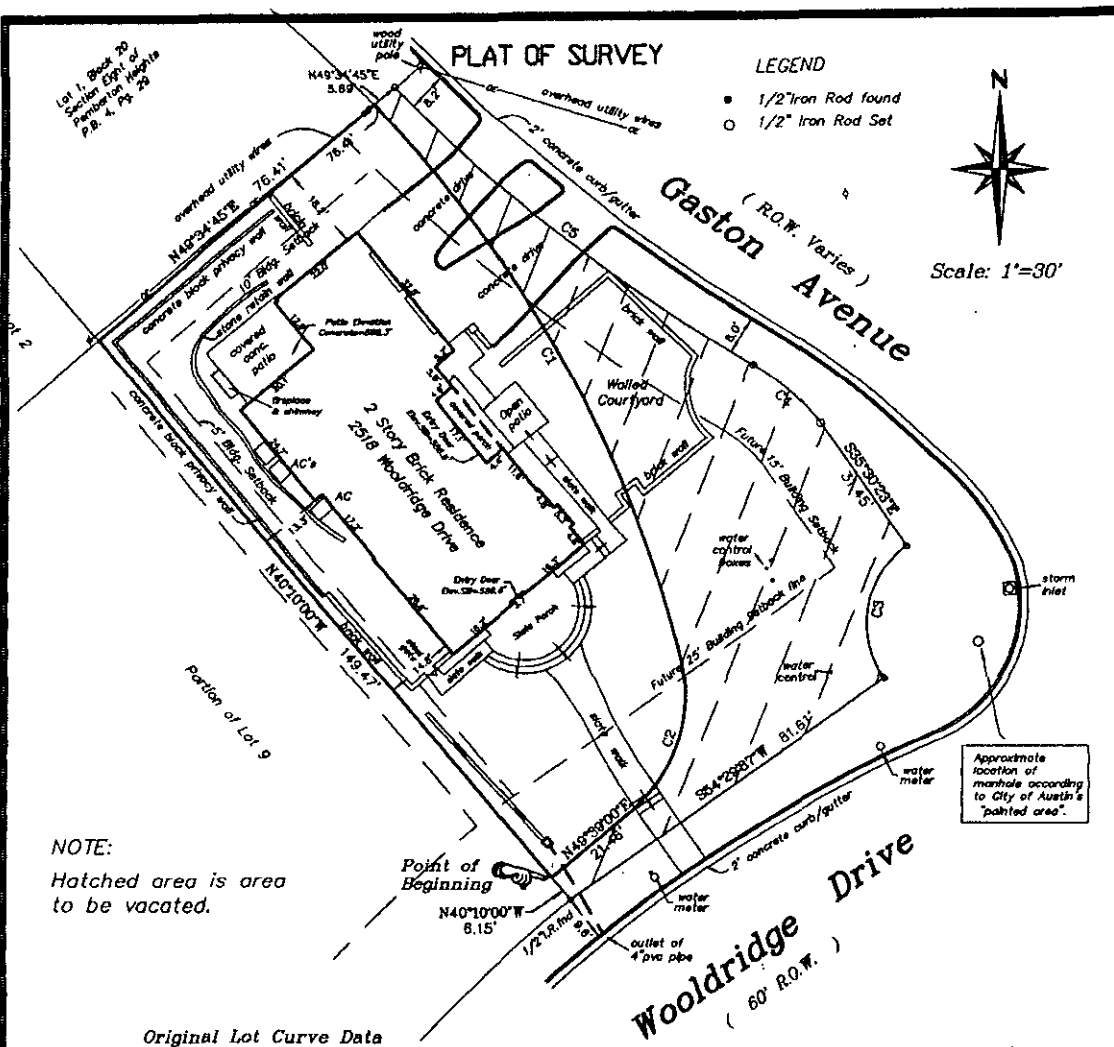
# PLAT OF SURVEY

## LEGEND

- 1/2" Iron Rod found
- 1/2" Iron Rod Set



Scale: 1"=30'



### NOTE:

Hatched area is area to be vacated.

### Original Lot Curve Data

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	20°22'13"	134.48'	262.30'	N29°20'00"W	132.90'
C2	84°28'56"	37.48'	33.30'	N17°17'00"E	35.53'

0.228 Acres. = Original Lot Area  
9918 Sq.ft.

### Proposed Lot Curve Data

C3	90°00'00"	31.42'	20.00'	S0°29'37"W	28.28'
C4	21°48'51"	18.03'	60.00'	S49°17'59"E	18.92'
C5	16°42'42"	96.78'	352.06'	S52°20'54"E	96.46'

0.117 Acres. = R.O.W. to be Vacated  
5075 Sq.ft.

### LEGAL DESCRIPTION:

Being Lot 10, Block 12, PEMBERTON HEIGHTS, SECTION ONE, a subdivision in Travis County, Texas according to the plat recorded in Book 3, Page 136 of the Plat Records of Travis County, Tx.

### LEGAL INFORMATION:

Lot No. 10 Block No. 12 Section One Subdivision PEMBERTON HEIGHTS  
 Book 3 Pg. 136 City Austin County Travis Texas  
 Client Mr. Alek Skillern Street Address 2518 Wooldridge Drive  
 Scale 1" = 30' Job No. S106-01

This Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey. (added hatched area: Sept. 4, 2012 )

*Gregory E. West*  
 Gregory E. West, R.P.L.S. No. 4188  
9-4-12  
 Date



### WEST SURVEYORS, INC.

8405 Delavan Avenue Ph. (512) 268-8842  
 Austin, Texas 78717 "westsurveyors@austin.rr.com"



1 1600

Revision Date  
10/3/2011

0 120 Feet

NAD\_1983\_StatePlane\_  
Texas\_Central\_FIPS\_4203\_Feet  
Projection: Lambert Conformal Conic



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Travis Central Appraisal District

8314 Cross Park Drive  
Austin, Texas 78754

P.O. Box 149012  
Austin, Texas 78714

Internet Address: [www.traviscad.org](http://www.traviscad.org)

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Appraisal Information (512) 834-8018  
TDD (512) 838-3328