

ORDINANCE NO. 20150623-004

AN ORDINANCE VACATING A PORTION OF AN UNNAMED STREET LOCATED BETWEEN SOUTH 1ST STREET AND SOUTH 2ND STREET, A PORTION OF SOUTH 2ND STREET, AND A PORTION OF AN ALLEY NORTH OF COPELAND STREET TO 1ST STREET HIGHLANDS, LP, SUBJECT TO RESERVATION OF PUBLIC UTILITY EASEMENTS AND A WATERLINE EASEMENT, DEDICATION OF PUBLIC ACCESS EASEMENTS, AND UTILITY RELOCATION.

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

PART 1. Council approves the vacation of the following street portions (the "Vacated Right-of-Way") to 1st Street Highlands, LP (the "Vacation"):

- (1) Approximately 4,646 square feet of an unnamed street located between South 1st Street and South 2nd Street (adjacent to 900 South 1st Street) described in Exhibit A, attached to and incorporated as part of this ordinance;
- (2) Approximately 5,996 square feet of South 2nd Street described in Exhibit B, attached to and incorporated as part of this ordinance;
- (3) Approximately 2,184 square feet of an alley north of Copeland Street, between South 1st Street and South 2nd Street described in Exhibit C, attached to and incorporated as part of this ordinance.

PART 2. A public utility easement and a waterline easement are reserved from the vacation by the City.

PART 3. The Vacation is conditioned upon the relocation of utilities within the Vacated Right-of-Way at the expense of 1st Street Highlands, LP.

PART 4. The Vacation is conditioned upon a concurrent dedication of public access easements.

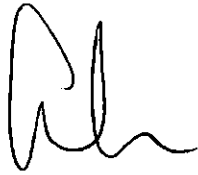
PART 5. 1st Street Highlands, LP has posted funds with the City in the amount of \$137,838, which is the appraised fair market value of the interests in the land being vacated, and these funds will be deposited after approval of this ordinance.

PART 6. This ordinance takes effect on July 3, 2015.

PASSED AND APPROVED

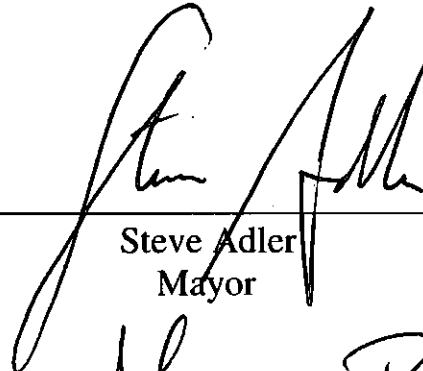
_____, June 23, 2015

APPROVED:



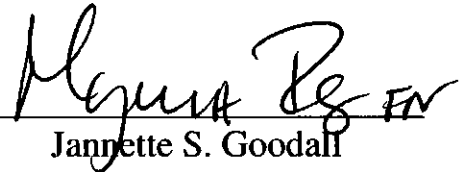
Anne L. Morgan
Interim City Attorney

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§
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Steve Adler
Mayor

ATTEST:



Jannette S. Goodall
City Clerk

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
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"EXHIBIT A "

PARTIAL VACATION OF STREET

"TRACT A"

FIELD NOTE DESCRIPTION OF 4,646 SQUARE FEET OF LAND OUT OF THE ISAAC DECKER LEAGUE ABSTRACT No. 8 IN TRAVIS COUNTY, TEXAS, BEING AN EIGHTEEN FEET (18') WIDE STRIP OF LAND SHOWN AS A STREET LYING ALONG THE NORTH LINE OF THE ABE WILLIAMS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 328 PAGES 231-233 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of intersection of the West right-of-way line of South 1st Street and the South line of an eighteen feet (18') wide strip of land as shown on the map or plat of the Abe Williams Subdivision, as recorded in Volume 328 Pages 231-233 of the Deed Records of Travis County, Texas, and being the Northeast corner of Lot 1 of said Abe Williams Subdivision, and being the Southeast corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a ½" iron rod found in the West right-of-way line of South 1st Street for the Southeast corner of Lot 4, of said Abe Williams Subdivision, and for the Northeast corner of Lot 1, Block 1, Oak Cliff Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 81 of the Plat Records of Travis County, Texas, bears S 29 deg. 51' 00" W 182.11 ft.;

THENCE leaving the West right-of-way line of South 1st Street with the South line of said 18' wide strip of land, N 60 deg. 26' 57" W 258.13 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of intersection with the East right-of-way line of South 2nd Street for the Northwest corner of Lot 8, of said Abe Williams Subdivision, and being the Southwest corner of this tract, and from which a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." in the East right-of-way line of South 2nd Street for the Southwest corner of Lot 5, of said Abe Williams Subdivision, and for the Northwest corner of Lot 14, Block 1, of said Oak Cliff Addition, bears S 29 deg. 50' 54" W 199.90 ft.;

THENCE with the East right-of-way line of South 2nd Street with the terminal West line of said 18' wide strip of land, N 29 deg. 50' 54" E 18.00 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the point of termination of the East right-of-way line of South 2nd Street and being the Northwest corner of this tract of land;

VACATION OF STREET – 4,646 Square Feet

THENCE with the North line of said 18' wide strip of land, S 60 deg. 26' 57" E at 74.13 ft. passing the record Southwest corner of Lot 10, J.T. Parkers Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 221 of the Plat Records of Travis County, Texas, and continuing with the same bearing for a total distance of 258.13 ft. to a ½" iron rod found at the point of intersection with the West right-of-way line of South 1st Street for the Southeast corner of said Lot 10, J.T. Parkers Addition, and for the Northeast corner of said 18' wide strip of land, and being the Northeast corner of this tract of land;

THENCE with the West right-of-way line of South 1st Street, S 29 deg. 51' 00" W 18.00 ft. to the **PLACE OF BEGINNING**, containing 4,646 square feet of land.

SURVEYED: January, 2013



Holt Carson


Registered Professional Land Surveyor No. 5166

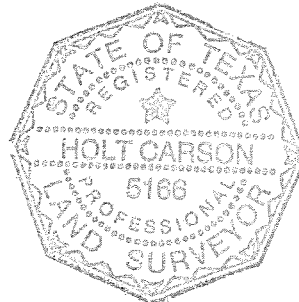
see accompanying map: A 915008

REFERENCES:

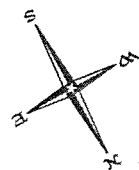
TCAD Parcel No.: 01 0201

City of Austin Grid: H21

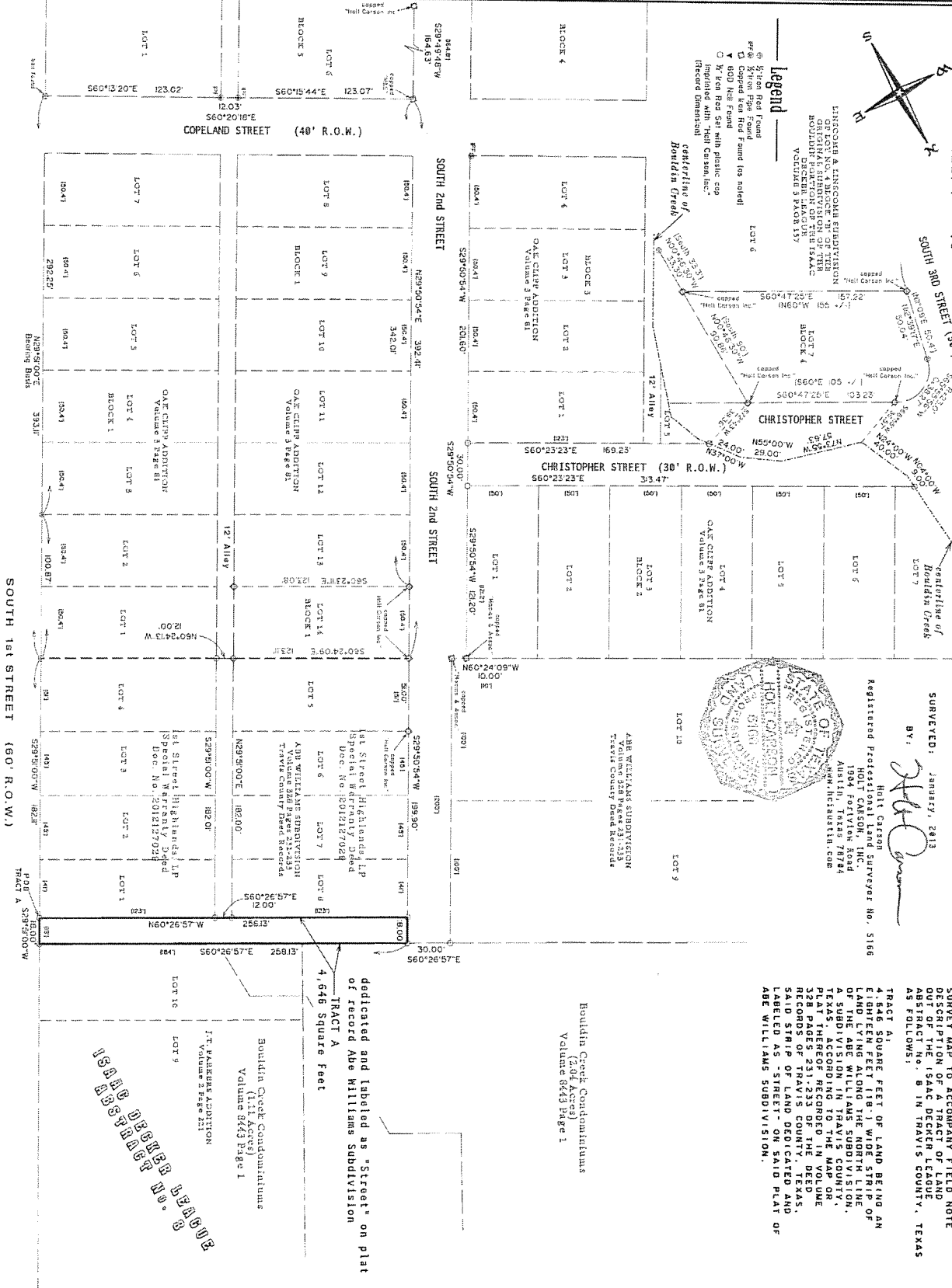
Reviewed 04-22-14




SCALE: 1" = 40'



LEGEND
 6" Iron Rod Found
 1/2" Copied Iron Rod Found (as noted)
 1/4" Copied Iron Rod Found
 1/8" Iron Rod Set with plastic cap
 Implied with "Well Cason, Inc."
 Record Dimension



SURVEYED: January, 2013
 BY: *[Signature]*
 HOLT CASON
 Registered Professional Land Surveyor No. 5168
 HOLT CASON, INC.
 11000 N. Loop West, Suite 100
 Austin, Texas 78754
 www.holtcason.com

SURVEY MAP TO ACCOMPANY FIELD NOTE
 DESCRIPTION OF A TRACT OF LAND
 OUT OF THE ISAAC DECKER LEASE
 ABSTRACT No. 8 IN TRAVIS COUNTY, TEXAS
 AS FOLLOWS:
 TRACT A:
 4,846 SQUARE FEET OF LAND BEING AN
 EIGHTEEN FEET (18') WIDE STRIP OF
 LAND LYING ALONG THE NORTH LINE
 OF THE ISAAC DECKER LEASE, TRAVIS
 COUNTY, TEXAS, ACCORDING TO THE MAP OR
 PLAT THEREOF RECORDED IN VOLUME
 328 PAGES 231, 233 OF THE DEED
 RECORDS OF TRAVIS COUNTY, TEXAS,
 AND BEING THE STRIP, DESIGNATED AND
 LABELED AS "STREET," ON SAID PLAT OF
 ABE WILLIAMS SUBDIVISION.

Boulder Creek Condominiums
 (2.04 Acres)
 Volume 0643 Page 1

dedicated and labeled as "Street" on plat
 of record Abe Williams Subdivision
 TRACT A
 4,846 Square Feet

Boulder Creek Condominiums
 (1.11 Acres)
 Volume 0643 Page 1

J.T. BARBERG ADDITION
 Volume 2 Page 221

18482486232-334602

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

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"EXHIBIT B "

PARTIAL VACATION OF STREET

"TRACT B"

FIELD NOTE DESCRIPTION OF 5,996 SQUARE FEET OF LAND OUT OF THE ISAAC DECKER LEAGUE ABSTRACT No. 8 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF SOUTH 2ND STREET, TO BE VACATED, LYING BETWEEN THE WEST LINES OF LOTS 5, 6, 7 AND 8, AND THE EAST LINES OF LOTS 9 AND 10 OF THE ABE WILLIAMS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 328 PAGES 231-233 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a capped iron rod found (marked "M & S") at the point of intersection of the South right-of-way line of Copeland Street and the East right-of-way line of South 2nd Street for the Northwest corner of Lot 6, Block 5, Oak Cliff Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 81 of the Plat Records of Travis County, Texas, and from which a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." in the East right-of-way line of South 2nd Street for the Northwest corner of Lot 4, of said Block 5, Oak Cliff Addition, bears S 29 deg. 49' 48" W 164.63 ft., and also from which a ½" iron pipe found at the point of intersection of the South right-of-way line of Copeland Street and the West line of a twelve feet (12') wide Alley for the Northeast corner of Lot 6, Block 5, of said Oak Cliff Addition, bears S 60 deg. 15' 44" E 123.07 ft.;

THENCE with the East right-of-way line of South 2nd Street, N 29 deg. 50' 54" E at 342.01 ft. passing a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." for the Northwest corner of Lot 13 and the Southwest corner of Lot 14, Block 1, of said Oak Cliff Addition, and continuing with the same bearing for a total distance of 392.41 ft. to a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." for the Northwest corner of Lot 14, Block 1, of said Oak Cliff Addition, and for the Southwest corner of Lot 5, Abe Williams Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 328 Pages 231-233 of the Deed Records of Travis County, Texas, and being the Southeast corner and **PLACE OF BEGINNING** of the herein described portion to be vacated;

PARTIAL VACATION OF SOUTH 2nd STREET – 5,996 Square Feet

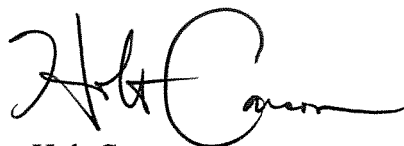
THENCE crossing the interior of South 2nd Street with the South line of this portion to be vacated, N 60 deg. 24' 09" W 30.00 ft. to a capped iron rod found (marked "Macias and Assoc.") in the West right-of-way line of South 2nd Street for the Southeast corner of Lot 10 of said Abe Williams Subdivision, and being the Southwest corner of this portion to be vacated, and from which a capped iron rod found (marked "Macias and Assoc.") in the West right-of-way line of South 2nd Street for the Northeast corner of Lot 1, Block 2, of said Oak Cliff Addition, bears N 60 deg. 24' 09" W 10.00 ft.;

THENCE with the West right-of-way line of South 2nd Street, N 29 deg. 50' 54" E 199.87 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of termination of the West right-of-way line of South 2nd Street, and being the Northwest corner of this portion to be vacated;

THENCE with the Northerly terminal line of South 2nd Street, S 60 deg. 26' 57" E 30.00 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northeast corner of this portion to be vacated, and from which a ½" iron rod found in the West right-of-way line of South 1st Street for the Southeast corner of Lot 10, J.T. Parkers Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 221 of the Plat Records of Travis County, Texas, bears S 60 deg. 26' 57" E 258.13 ft.;

THENCE with the East right-of-way line of South 2nd Street, S 29 deg. 50' 54" W at 18.00 ft. passing a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northwest corner of Lot 8 of said Abe Williams Subdivision, and continuing with the same bearing for a total distance of 199.90 ft. to the **PLACE OF BEGINNING**, containing 5,996 square feet of land.

SURVEYED: January, 2013



Holt Carson

Registered Professional Land Surveyor No. 5166

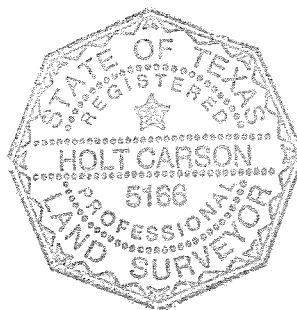
see accompanying map: A 915008

REFERENCES:

TCAD Parcel No.: 01 0201

City of Austin Grid: H21

Reviewed 04-17-14

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

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EXHIBIT C

PARTIAL VACATION OF ALLEY

“TRACT D”

FIELD NOTE DESCRIPTION OF 2,184 SQUARE FEET OF LAND OUT OF THE ISAAC DECKER LEAGUE ABSTRACT No. 8 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A TWELVE FEET (12') WIDE ALLEY LYING BETWEEN THE WEST LINES OF LOTS 1, 2, 3, AND 4 AND THE EAST LINES OF LOTS 5, 6, 7, AND 8, OF THE ABE WILLIAMS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 328 PAGES 231-233 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod set with a plastic cap imprinted with “Holt Carson, Inc.” at the point of intersection of the West right-of-way line of South 1st Street and the South line of an eighteen feet (18') wide strip of land as shown on the map or plat of the Abe Williams Subdivision, as recorded in Volume 328 Pages 231-233 of the Deed Records of Travis County, Texas, and being the Northeast corner of Lot 1 of said Abe Williams Subdivision, and from which a ½" iron rod found in the West right-of-way line of South 1st Street for the Southeast corner of Lot 4, of said Abe Williams Subdivision, and for the Northeast corner of Lot 1, Block 1, Oak Cliff Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 81 of the Plat Records of Travis County, Texas, bears S 29 deg. 51' 00" W 182.11 ft.;

THENCE leaving the West right-of-way line of South 1st Street with the South line of said 18' wide strip of land, N 60 deg. 26' 57" W 123.00 ft. to a ½" iron rod set with a plastic cap imprinted with “Holt Carson, Inc.” at the point of intersection with the East line of a twelve feet (12') wide Alley for the Northwest corner of Lot 1, of said Abe Williams Subdivision, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described portion to be vacated;

THENCE leaving the South line of said 18' wide strip with the East line of said Alley and with the West lines of Lots 1, 2, 3, and 4, respectively of Abe Williams Subdivision, S 29 deg. 51' 00" W 182.01 ft. to a ½" iron rod set with a plastic cap imprinted with “Holt Carson, Inc.” for the Southwest corner of Lot 4, Abe Williams Subdivision, and for the Northwest corner of Lot 1, Block 1, of said Oak Cliff Addition, and being the Southeast corner of this portion to be vacated;

PARTIAL VACATION OF ALLEY – 2,184 Square Feet

THENCE crossing the interior of said Alley with the South line of this portion to be vacated, N 60 deg. 24' 13" W 12.00 ft. to a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." in the West line of said Alley for the Southeast corner of Lot 5, of said Abe Williams Subdivision and for the Northeast corner of Lot 14, Block 1, of said Oak Cliff Addition, and being the Southwest corner of this portion to be vacated;

THENCE with the West line of said Alley and with the East lines of Lots 5, 6, 7 and 8, respectively, of said Abe Williams Subdivision, N 29 deg. 51' 00" E 182.00 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the South line of said 18' wide strip for the Northeast corner of Lot 8, Abe Williams Subdivision and being the Northwest corner of this portion to be vacated;

THENCE with the South line of said 18' wide strip, S 60 deg. 26' 47" E 12.00 ft. to the **PLACE OF BEGINNING**, containing 2,184 square feet of land.

SURVEYED: January, 2013



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: A 915008

REFERENCES:

TCAD Parcel No.: 01 0201

City of Austin Grid: H21

Reviewed: 04-17-14
