

## MEMORANDUM

**TO:** Andrew Rivera, Planning Commission Coordinator  
Planning and Zoning Department

**FROM:** Eric J. Hammack, Real Estate Supervisor  
Land Management Section  
Office of Real Estate Services

**DATE:** December 1<sup>st</sup>, 2015

**SUBJECT:** F#9243-1308; F#9244-1308; F# 9245-1308; F#9246-1308  
Vacation of: a 6,722 square foot portion of East Avenue; a 5,052 square foot portion of East Avenue; a 3,347 square foot portion of East Avenue, and; a 4,617 square foot portion of East Avenue. Said portions of Right-of-Way collectively abutting 801 Lambie Street, 803 Lambie Street, 805 Lambie Street, and 48 East Avenue.

Attached are the departmental comments and other information pertinent to the referenced right of way vacations. **The areas being requested for vacation have been proposed for redevelopment, however at this time a Site Plan has not been submitted to the Development Services Department for review.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to retention of a Water & Wastewater easement, a Drainage Easement, a Utility Easement, and a Telecommunications Easement.**

The Planning Commission heard this application on March 24<sup>th</sup>, 2015, and initially voted to postpone action on the Vacation so that options regarding a master plan for the Rainey Street district might first be considered, however City Legal informed the Commission that Chapter 14-11-73(B) of City Code states that *"The failure of a Commission to submit an objection to an application to the Director of the Public Works Department before the 31<sup>st</sup> day after receiving the application is a recommendation for approval of the application"*. As a result of this constraint, the Commission voted on April 7<sup>th</sup>, 2015, not to recommend the Vacation.

After further meetings between the applicant, City staff, and adjacent property owners, the applicant has requested that this item be re-submitted for placement on the **December 8<sup>th</sup>, 2015 Planning Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079 or [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

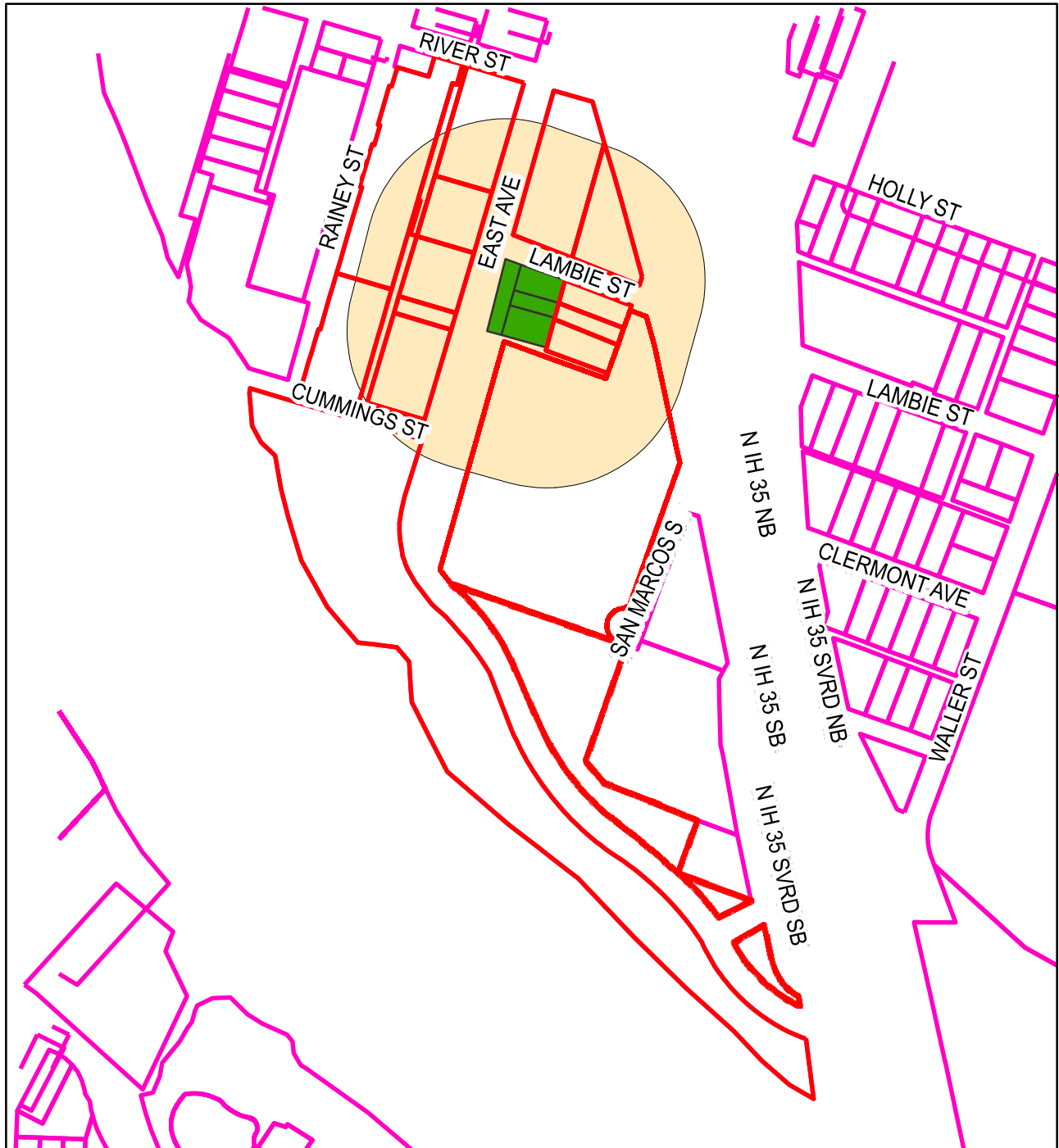
Applicant: Mr. Ben Turner, of Consort Inc., or his delegate will be present at the meeting to answer any questions regarding the project, if needed.

Eric J. Hammack, Real Estate Supervisor  
Land Management Section  
**OFFICE OF REAL ESTATE SERVICES**

Attachments

DEPARTMENT COMMENTS FOR THE  
VACATION OF A PORTION OF EAST AVENUE AT THE SOUTHEAST CORNER OF  
THE INTERSECTION OF LAMBIE STREET AND EAST AVENUE

AT&T	RETAIN A UTILITY EASEMENT
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	RETAIN A WATER / WASTEWATER EASEMENT
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	RETAIN A DRAINAGE EASEMENT
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	RETAIN A PUE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Urban Design)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS	APPROVE
TELECOM & REGULATORY AFFAIRS	APPROVE
TEXAS GAS SERVICES	RETAIN AN UTILITY EASEMENT
TIME WARNER	RETAIN A TELECOMMUNICATIONS EASEMENT
WATERSHED PROTECTION (Engineering)	RETAIN A DRAINAGE EASEMENT



## Right-of-Way Vacation at East Avenue and Lambie Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 11/3/2014







August 21, 2013

Ms. Jennifer Grant  
City of Austin  
Office of Real Estate Services  
One Texas Center  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, Texas 78704

Planning  
Engineering  
Landscape  
Architecture  
Entitlements

Re: 805 Lambie Street  
East Avenue ROW Vacation

Dear Ms. Grant:

On behalf of the owners, Benjamin B Turner, Jr., Trustee, we hereby respectfully request vacation of the portion of East Avenue right-of-way abutting 805 Lambie Street.

Lambie Street in the 800 block is a commercial property, adjacent to East Avenue. Both the subject property and the East Avenue right-of-way were originally created by the January, 1840 Austin Outlots plat (attached) and subsequently re-subdivided. East Avenue right-of-way has never been purchased by the City of Austin and the property and street have been previously developed.

Currently there are a number of utilities located within the area requested for vacation. We request all utility and transportation easement rights vacated within this area, save and except for the existing 72 inch stormwater pipe. An easement for this pipe will be reserved and granted. Utility services for the easements requested for release will no longer be needed by the owner; they need not be physically removed at this time.

The vacated area and the parent track are to be developed to the fullest extent possible, under its current zoning. No site plan has been submitted for review. The project is not part of a Unified Development Agreement, and is not a S.M.A.R.T. Housing Project.

The current zoning of the property and the general area is Central Business District (CBD). The property is bordered to the north by a vacant commercial lot, west by East Avenue, south and east by a fully developed commercial lot. No current parking facilities exist, though future development will require increased parking. This increase in parking will be addressed most likely a parking structure.

agreements or easements have been executed with adjacent landowners exist.

The area to be vacated lies within the Rainey District of the Downtown Austin Plan (DAP). Future development will meet DAP criteria.

This area is not located within the University of Texas boundaries.

Ms. Jennifer Grant  
Page2

Along with this letter, please find enclosed the following:

- Completed application form for right-of-way vacation
- Surveyor's sketch and metes and bounds of area to be vacated
- Surveyor's field notes of area to be vacated
- Copy of the current plat and original Austin Outlots Plat, both recorded
- Location Map
- Certified copy of owner's deed

Thank you for your time and consideration of this application. If you have any questions, concerns, or if I can provide any additional information, please call me.

Sincerely,  
CONSORT, INC.



Anna Hoge, RLA LEED AP

Enclosures



## Application for Street or Alley Vacation

File No. \_\_\_\_\_  
Department Use OnlyDATE: 8.23.12  
Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: \_\_\_\_\_; ROW X Hundred Block: <100  
 Name of Street/Alley/ROW: East Avenue Is it constructed: ☒ Yes ☐ No  
 Property address: 805 Lambie Street  
 Purpose of vacation: \_\_\_\_\_

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 188027  
 Survey & Abstract No.: \_\_\_\_\_  
 Lot(s): 1 Block: 4 Outlot: 54-55 & 71 Div 0  
 Subdivision Name: Dodsons Addition  
 Plat Book 61 Page Number 22 Document Number \_\_\_\_\_

Neighborhood Association Name: N/A  
 Address including zip code: 805 Lambie Street, Austin, TX 78701

## RELATED CASES

Existing Site Plan (circle one): YES 1N#1 FILE NUMBERS  
 Subdivision: Case (circle one): YES 1/NO  
 Zoning Case (circle one): IYESI/NO C14-04-0097

## PROJECT NAME, if applicable:

Name of Development Project: N/A  
 Is this a S.M.A.R.T. Housing Project (circle one): YES 1/NO  
 Is this within the Downtown Austin Plan Boundaries (circle one): IYESV/NO

## OWNER INFORMATION

Name: Benjamin B Turner, Jr., Trustee (as shown on Deed)  
 Address: 1646 E. Cesar Chavez Phone: (!212) 469-0500 FaxNo.: @12) 474-2809  
 City: Austin County: TravJ..s State: TX Zip Code: 78702  
 Contact Person/Title: B\_e\_n\_T\_u\_r\_n\_e\_r Cell Phone: ( ) \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 (If multiple owners are joining in this request-complete names, addresses on each, must be attached.)

## APPLICANT INFORMATION

Name: Ben Turner  
 Firm Name: Consort, Inc.  
 Address: 1646 E. Cesar Chavez  
 City: Austin State: TX Zip Code: 78702  
 Office No.. (51f 469-0500 Cell No.: ( ) \_\_\_\_\_ Fax No.: 512 784-4453  
 EMAIL ADDRESS: bturner@consortinc.com

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and certified check for the "appraised value" must be delivered to the City of Austin for placing the item on the Council Agenda for final approval.

Signed By:   
 Landowner/Applicant

SCALE: 1"=30'

## EXHIBIT "A"

## LEGEND

1/2" • IRON ROD FNO.
   
 2" • PIPE FNO.
   
 P.O.C. POINT OF COMMENCEMENT
   
 P.O.B. POINT OF BEGINNING
   
 R.P.R.T.C. REAL PROPERTY RECORDS

33.5' OF LOT 2  
 BLOCK 4  
 ELM GROVE SUBDIVISION  
 BOOK. 2, PAGE 241

LOT 1  
 MO OOOSONS ON  
 BOOK. 61, PAGE 22  
 BENJAMIN B. TURNER TRUSTEE  
 DOC. NO. 2012201017  
 O.P.R.T.C.T.

VACATED ALLEY PER  
 CITY ORDINANCE 810702-J

TOWERS OF TOWN LAKE  
 CONDOMINIUMS AMENDED

P.O.C.

S 20°00'00"VI 83.27'

BEARING BASIS  
 S 20°00'00"VI 66.64'

P.O.B.

AREA TO BE VACATED

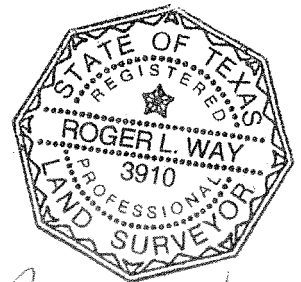
6,722 SQ. FT.

S 66°13'50"E 101.09'

S 66°13'50"E 101.09'

EAST AVENUE  
 (200' R.O.W.)

N 60°00'00"E 66.64'



Roger L. Way

FIELD WORK	By	Date
DRAFTING	JS	06-05-13
	EL	

SURVEY DATE: 06-06-13  
 Job No. 06B04713\_2  
 SCALE: 1"=30'

ALL POINTS SURVEYING  
 1714 FORTVIEW, SUITE 200  
 AUSTIN TX. 78704  
 TEL.: (512) 440-0071 - FAX: (512) 440-0190







August 21, 2013

Ms. Jennifer Grant  
City of Austin  
Office of Real Estate Services  
One Texas Center  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, Texas 78704

Planning

Engineering

Landscape  
Architecture

Entitlements

Re: 801 Lambie Street  
East Avenue ROW Vacation

Dear Ms. Grant:

On behalf of the owner, Wm Terry Bray, Trustee, we hereby respectfully request vacation of the portion of East Avenue right-of-way abutting 801 Lambie Street.

Lambie Street in the 800 block is a commercial property, adjacent to East Avenue. Both the subject property and the East Avenue right-of-way were originally created by the January 1840 Austin Outlots plat (attached) and subsequently re-subdivided. East Avenue right-of-way has never been purchased by the City of Austin. The property and street have been previously developed.

Currently there are a number of utilities located within the area requested for vacation. We request all utility and transportation easement rights vacated within this area, save and except for the existing 72 inch stormwater pipe. An easement for this pipe will be reserved and granted. Utility services for the easements requested for release will no longer be needed by the owner; they need not be physically removed at this time.

The vacated area and the parent track are to be developed to the fullest extent possible, under its current zoning. No site plan has been submitted for review. The project is not part of a Unified Development Agreement, and is not a S.M.A.R.T. Housing Project.

The current zoning of the property and the general area is Central Business District (CBD). The property is bordered to the north by Lambie Street, west by East Avenue, south by a vacant commercial lot and east by a portion of a fully developed commercial lot. No current parking facilities exist, though future development will require increased parking. This increase in parking be most likely a parking structure.

No agreements or easements have been executed with adjacent landowners.

The area to be vacated lies within the Rainey District of the Downtown Austin Plan (DAP). Future development will meet DAP criteria.

This area is not located within the University of Texas boundaries.

Ms. Jennifer Grant  
Page2

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- Surveyor's sketch and metes and bounds of area to be vacated
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- Copy of the current plat and original Austin Outlots Plat, both recorded
- Location Map
- Certified copy of owner's deed

Thank you for your time and consideration of this application. If you have any questions, concerns, or if I can provide any additional information, please call me.

Sincerely,  
CONSORT, INC.



Anna Hoge, RLA LEED AP

Enclosures

File No. 9244-1308 Application for Street or Alley Vacation DATE: 8-26-13  
 Department Use Only Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: \_\_\_\_\_; ROW X Hundred Block: <100  
 Name of Street/Alley/ROW: East Avenue Is it constructed: ☒ Yes ☐ No  
 Property address: 801 Lambie Street  
 Purpose of vacation: \_\_\_\_\_

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 188029  
 Survey & Abstract No.: \_\_\_\_\_  
 Lot(s): 1 Block: 4 Outlot: 54-55 & 71, Div O, plus 1/2 adj. vacated alley  
 Subdivision Name: Elm Grove Addition  
 Plat Book 2 Page Number 241 Document Number \_\_\_\_\_

Neighborhood Association Name: N/A  
 Address including zip code: 801 Lambie Street, Austin, TX 78701

## RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	_____
Subdivision: Case (circle one): YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	_____
Zoning Case (circle one): <input checked="" type="checkbox"/> YES / NO	<u>C14-04-0097</u>

## PROJECT NAME, if applicable:

Name of Development Project: N/A  
 Is this a S.M.A.R.T. Housing Project (circle one): YES ☐ NO ☒  
 Is this within the Downtown Austin Plan Boundaries (circle one): ☒ YES / NO

## OWNER INFORMATION

Name: Wm. Terry Bray, Trustee (as shown on Deed)  
 Address: 1646 E. Cesar Chavez Phone: (512) 469-0500 Fax No.: (512) 474-2809  
 City: Austin County: Travis State: TX Zip Code: 78702

Contact Person/Title: Ben Turner Cell Phone: \_\_\_\_\_  
 Email Address: bturner@consortinc.com  
 (If multiple owners are joining in this request – complete names, listed on each, must be attached.)

## APPLICANT INFORMATION

Name: Ben Turner  
 Firm Name: Consort, Inc.  
 Address: 1646 E. Cesar Chavez  
 City: Austin State: TX Zip Code: 78702  
 Office No.: (512) 469-0500 Cell No.: ( ) Fax No.: (512) 784-4453  
 EMAIL ADDRESS: bturner@consortinc.com

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Signed By: Wm. Terry Bray  
 Landowner/Applicant

SCALE: 1"=30'

## EXHIBIT "A"

## LEGEND

- 1/2" IRON ROD FND.  
 PIPE FND.  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS  
 OF TRAVIS COUNTY TEXAS

TOWERS OF TOWN LAKE  
CONDOMINIUMS AMENDED

1/2 VACATED ALLEY

 LOT 1  
 BLOCK 4  
 W4 GROVE SUBDIVISION  
 BOOK. 2, PAGE 241

 WILLIAM TERRY BRAY  
 DOC. NO. 2012201018  
 O.P.R.T.C.T.

 33.5' OF LOT 2  
 BLOCK 4  
 ELM GROVE SUBDIVISION  
 BOOK. 2, PAGE 241

 Syc.  
 Q.  
 Et5

 BEARING BASIS  
 211.00' W 30.09'

+s 20' 00" 33.18' 8

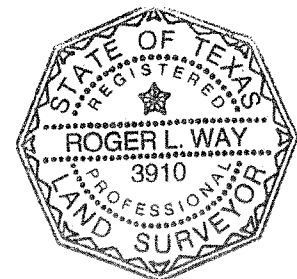
 AREA TO BE  
 VACATED

5052 SQ. FT.

g

z

 EAST AVENUE  
 (200' R.O.W.)

 III  
 S  
 f  
 III  
 III


Roger L. Way

By		Date
FIELD WORK	JS	06-05-13
DRAFTING	EL	

 SURVEY DATE: 06-06-13  
 Job No. 06804713\_4  
 SCALE: 1"=30'

ALL POINTS SURVEYING

1714 FORTVIEW, SUITE 200

AUSTIN TX. 78704

TELE: (512) 440-0071 - FAX: (512) 440-0199

N 20°00'00"E 50.09'





August 21, 2013

Ms. Jennifer Grant  
City of Austin  
Office of Real Estate Services  
One Texas Center  
505 Barton Springs Road, 4th Floor  
Austin, Texas 78704

Planning  
Engineering  
Landscape  
Architecture  
Entitlements

Re: 803 Lambie Street  
East Avenue ROW Vacation

Dear Ms. Grant:

On behalf of the owners, Allan L. Williams and Andrew J. Forsythe, we hereby respectfully request vacation of the portion of East Avenue right-of-way abutting 803 Lambie Street.

Lambie Street in the 800 block is a commercial property, adjacent to East Avenue. Both the subject property and the East Avenue right-of-way were originally created by the January 1840 Austin Outlots plat (attached) and subsequently re-subdivided. East Avenue right-of-way has never been purchased by the City of Austin. The property and street have been previously developed.

Currently there are a number of utilities located within the area requested for vacation. We request all utility and transportation easement rights vacated within this area, save and except for the existing 72 inch stormwater pipe. An easement for this pipe will be reserved and granted. Utility services for the easements requested for release will no longer be needed by the owner; they need not be physically removed at this time.

The vacated area and the parent tract are to be developed to the fullest extent possible, under its current zoning. No site plan has been submitted for review. The project is not part of a Unified Development Agreement, and is not a S.M.A.R.T. Housing Project.

The current zoning of the property and the general area is Central Business District (CBD). The property is bordered to the north by a vacant commercial lot, west by East Ave, south by a vacant commercial lot and east by a portion of a fully developed commercial lot. No current parking facilities exist, though future development will require increased parking. This increase in parking be most likely a parking structure.

No agreements or easements have been executed with adjacent landowners.

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Ms. Jennifer Grant  
Page2

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- Location Map
- Certified copy of owner's deed

Thank you for your time and consideration of this application. If you have any questions, concerns, or if I can provide any additional information, please call me.

Sincerely,  
CONSORT, INC.



Anna Hoge, RLA LEED AP

Enclosures

File No. 9245-1308 Application for Street or Alley Vacation  
 Department Use Only DATE: 8-26-13  
 Department Use Only

**TYPE OF VACATION**

Type of Vacation: Street:       ; Alley:       ; ROW X Hundred Block: <100  
 Name of Street/Alley/ROW: East Avenue Is it constructed: ☒ Yes ☐ No  
 Property address: 803 Lambie Street  
 Purpose of vacation:       

**PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED**

Parcel #: 188028  
 Survey & Abstract No.:         
 Lot(s): 33.5 ft Lot 2 Block: 4 Outlot: 54-55 & 71, Div O, plus 1/2 adj. vacated alley  
 Subdivision Name: Elm Grove Addition  
 Plat Book 2 Page Number 241 Document Number       

Neighborhood Association Name: N/A  
 Address including zip code: 803 Lambie Street, Austin, TX 78701

**RELATED CASES**

	FILE NUMBERS
Existing Site Pbm (circle one): YES / <input checked="" type="checkbox"/> NO	
Subdivision Case (circle one): YES / <input checked="" type="checkbox"/> NO	
Zoning Case (circle one): <input checked="" type="checkbox"/> YES / NO	<u>C14-04-0097</u>

**PROJECT NAME, if applicable:**

Name of Development Project: N/A  
 Is this a S.M.A.R.T. Housing Project (circle one): YES / ☒ NO  
 Is this within the Downtown Austin Plan Boundaries (circle one): ☒ YES / NO

**OWNER INFORMATION**

Name: Ben Turner (as shown on Deed)  
 Address: 1646 E. Cesar Chavez Phone: (512) 469-0500 Fax No.: (512) 474-2809  
 City: Austin County: Travis State: TX Zip Code: 78702  
 Contact Person/Title: Ben Turner Cell Phone: ( )  
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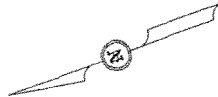
Signed By:   
 Landowner/Applicant

SCALE: 1"=30'

## EXHIBIT "A,"

## LEGEND

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 2" PIPE FND.  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
R.P.R.T.C.T. REAL PROPERTY RECORDS  
OF TRAVIS COUNTY TEXAS

TOWERS OF TOWN LAKE  
CONDOMINIUMS AMENDED

LOT 1  
BLOCK 4  
ELM GROVE  
BOOK. 2, PAGE 241

33.5' OF LOT 2  
BLOCK 4  
GROVE SUBDIVISION  
BOOK. 2, PAGE 241

LOT 1  
MD. DODSON'S ADDITION  
BOOK. 61, PAGE 22

ALLAN L. WILLIAMS  
ANDREW J. FORSYTHE  
VOL 12155, PG. 254  
R.P.R.T.C.T.

P.O.C.

BEARING BASIS

P.O.B.

AREA TO BE  
VACATED

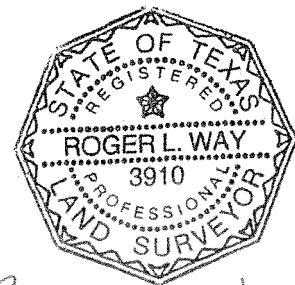
3347 SQ. FT.

EAST AVENUE  
(200' R.O.W.)

S 66°13'50" E 101.09'

N 66°13'50" E 101.09'

N 20°00'00" E 33.18'



*Roger L. Way*

By:		Date:
FIELD WORK	JS	06-05-13
DRAFTING	EL	

SURVEY DATE: 06-06-13  
 Job No. 06B04713\_3  
 SCALE: 1"=30'

ALL POINTS SURVEYING

1714 FORTVIEW, SUITE 200  
AUSTIN TX. 78704

TEL: (512) 440-0071 - FAX: (512) 440-0199





August 21, 2013

Ms. Jennifer Grant  
City of Austin  
Office of Real Estate Services  
One Texas Center  
505 Barton Springs Road, 4th Floor  
Austin, Texas 78704

Planning  
Engineering  
Landscape  
Architecture  
Entitlements

Re: 48 East Avenue  
East Avenue ROW Vacation

Dear Ms. Grant:

On behalf of the owners, 48 East Avenue Partnership, we hereby respectfully request vacation of the portion of East Avenue right-of-way abutting 48 East Avenue.

East Avenue in this block is comprised of commercial properties. Both the subject property and the East Avenue right-of-way were originally created by the January 1840 Austin Outlots plat (attached) and subsequently re-subdivided. East Avenue right-of-way has never been purchased by the City of Austin. The property and street have been previously developed.

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Sincerely,  
CONSORT, INC.



Anna Hoge, RLA LEED AP

Enclosures



### TYPE OF VACATION

### PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

## RELATED CASES

PROJECT NAME, if applicable:

## OWNER INFORMATION

## APPLICANT INFORMATION

Title undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and certified check for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

By: Dickie Fung  
Landowner/Applicant

SCALE: 1" = 30'

# EXHIBIT "A"

LOT 1  
BLOCK 4  
ELM GROVE SUBDIVISION  
BOOK. 2, PAGE 241

33.5' OF LOT 2  
BLOCK 4  
ELM GROVE SUBDIVISION  
BOOK. 2, PAGE 241

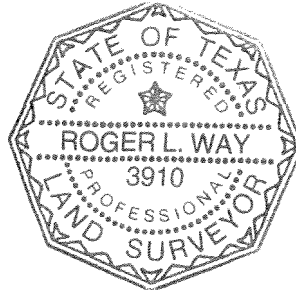
DODSON'S ADDITION  
PAGE 22

LAMBIE STREET  
(50' R.O.W.)

P.O.C.

## LEGEND

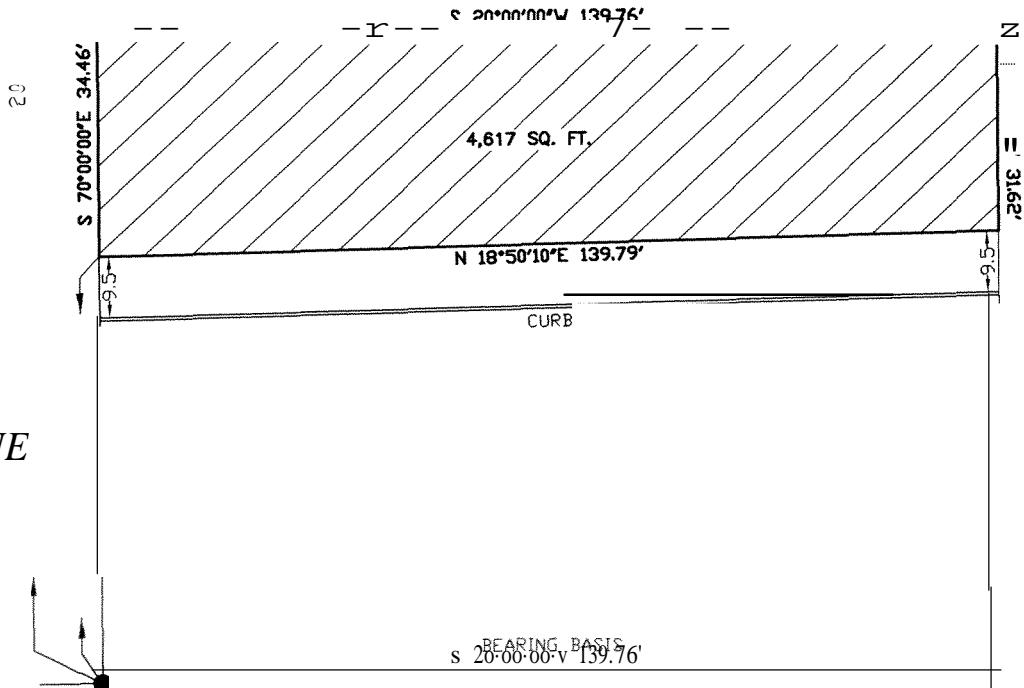
- 1/2" IRON ROD FND.
- 2" PIPE FND.
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.P.R.T.C.T. REAL PROPERTY RECORDS  
OF TRAVIS COUNTY TEXAS
- AREA TO BE VACATED



*Roger L. Way*

N 00°00'00"E 00.85'

P.O.B.



EAST AVENUE  
(200' R.O.W.)

LOT A ZOPPP  
ADDITION BOOK. 65,  
PAGE 56  
48 EAST AVENUE PARTNERSHIP  
VOLUME 11279, PAGE 184  
R.P.R.T.C.T.

By:	Date:
FIELD WORK JS	06-05-13
DRAFTING EL	

SURVEY DATE: 08-27-13  
Job No. 06804713\_4  
SCALE: 1" = 30'

L POINTS SURVEYING  
1714 FORTVIEW, SUITE 200  
AUSTIN TX. 78704  
TELE: (512) 440-0071 - FAX: (512) 440-0199

