



PO Box 90876  
Austin, TX 78709  
512.554.3371  
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**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1244 ACRE (5,418 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.358 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO CHASE EQUITIES, INC., AND RECORDED IN DOCUMENT NO. 2013010305 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF A ROADWAY DEDICATED BY AN EASEMENT FOR ROADWAY AND PUBLIC UTILITIES, RECORDED IN VOLUME 2502, PAGE 69 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T), SAID 0.1244 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a calculated point in the curving southwest right-of-way line of U.S. Highway 183 (aka Bastrop Highway, right-of-way varies), and being at the southwest corner of a called 0.098 acre tract (described as Parcel 28) conveyed to the State of Texas, and recorded in Document No. 2001204400 (O.P.R.T.C.T.), and being at the south corner of a called 0.827 acre tract (described as Parcel 26) conveyed to the State of Texas, and recorded in Document No. 2001092573 (O.P.R.T.C.T.), and being the northeast corner of a called 3.274 acre tract (described as Tract 2) conveyed to 422 Bastrop Hwy., Ltd., and recorded in Document No. 2006129926 (O.P.R.T.C.T.), and being the north corner of said Chase Equities Tract 1, and being in the northwest line of said roadway and public utility easement, for the northwest corner and **POINT OF BEGINNING** hereof, from which a TxDot Type III 5/8-inch rod with aluminum cap found in the curving southwest right-of-way line of said U.S. Highway 183, and being in the common line of Lot 1 of Joe Pearson Subdivision, recorded in Volume 76, Page 136 of the Plat Records of Travis County, Texas, (P.R.T.C.T.) and Lot "B" of El-Jay, a subdivision recorded in Volume 59, Page 61 (P.R.T.C.T.), and being at the south corner of a called 0.883 acre tract (described as Parcel 24) conveyed to the State of Texas, and recorded in Document No. 2006099915 (O.P.R.T.C.T.), and being at the west corner of Parcel 26 bears, 146.91 feet along the arc of a curve to the right, having a radius of 2879.79 feet, and whose chord bears N33°24'32"W, a distance of 146.89 feet;

**THENCE**, with the curving southwest right-of-way line of said U.S. Highway 183, the southwest right-of-way line of said Parcel 28 and the northeast line of said Chase Equities Tract 1, over and across said roadway and public utility easement, **21.05** feet along the arc of a curve to the left, having a radius of **2879.79** feet, and whose chord bears **S35°03'52"E**, a distance of **21.05** feet to a calculated point for the northeast corner hereof, said point being in the southeast line of said roadway and public utility easement, from which a TxDot Type II brass disc found at a point of tangency in the curving southwest right-of-way line of said U.S. Highway 183, and being in the northeast line of a called 4.786 acre tract conveyed to 500 Bastrop Hwy., Ltd., and recorded in Document No. 2009083359 (O.P.R.T.C.T.), and being the southwest line of a called 1.794 acre tract (described as Parcel 29) conveyed to the State of Texas, and recorded in Document No. 2002160414 (O.P.R.T.C.T.), bears 365.88 feet along the arc of a curve to the left, having a radius of 2879.79 feet, and whose chord bears **S38°55'46"E**, a distance of 365.63 feet;

**THENCE**, leaving the curving southwest right-of-way line of said U.S. Highway 183, over and across said Chase Equities Tract 1, with the southeast and southwest lines of said roadway and public utility easement, the following two (2) courses and distances:

- 1) **S36°48'45"W**, a distance of **272.63** feet to a calculated point for the southeast corner hereof, and
- 2) **N26°26'17"W**, a distance of **22.40** feet to a calculated point for the southwest corner hereof, said point being in the common line of said 422 Bastrop Hwy. tract and said Chase Equities Tract 1, and being the southwest corner of said roadway and public utility easement;

**THENCE**, with the common line of said 422 Bastrop Hwy. tract, said Chase Equities Tract 1 and said roadway and public utility easement, **N36°48'43"E**, a distance of **269.09** feet to the **POINT OF BEGINNING**, and containing 0.1244 Acre (5,418 Square Feet) more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000052263497. See attached sketch (reference drawing: 00408\_Partial Roadway Vacation 1.dwg)

Witness my hand this to the City of Austin,

I, Jason Ward, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on-the-ground survey, that all visible and apparent protrusions and encroachments into the easement area are accounted for including, but not limited to, building footprint, eaves and roof overhangs and all visible improvements whatsoever.

Witness my hand and seal this January 9, 2017.

  
\_\_\_\_\_  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

1/9/2017



**REFERENCES:**  
TCAD # 03-0618-0312  
COA GRID # L-19

**FIELD NOTES REVIEWED**

By Jack Daniel Date 01-23-2017

Engineering Support Section  
Department of Public Works  
and Transportation

U.S. HIGHWAY 183 (AKA. BASTROP HWY.)  
(R.O.W. VARIES)



REMAINDER OF LOT 1  
JOE PEARSON  
SUBDIVISION  
VOL. 76, PG. 136  
P.R.T.C.T.

**PARTIAL ROADWAY  
TO BE VACATED**  
0.1244 ACRE(S)  
5,418 SQUARE FEET

CALLLED 3.274 ACRES  
(TRACT 2)  
422 BASTROP  
HWY., LTD.  
DOC. NO. 2006129926  
O.P.R.T.C.T.

CALLLED 12.358 ACRES  
(TRACT 1)  
CHASE EQUITIES, INC.  
DOC. NO. 2013010305,  
O.P.R.T.C.T.

**SANTIAGO DEL  
VALLE GRANT  
ABSTRACT NO. 24**

PARTIAL ROADWAY  
& PUBLIC UTILITY  
EASEMENT  
VOL. 2514, PG. 141  
D.R.T.C.T.

CALLLED 4.786 ACRES  
500 BASTROP HWY., LTD.  
DOC. NO. 2009083359  
O.P.R.T.C.T.

PARTIAL ROADWAY  
& PUBLIC UTILITY  
EASEMENT  
VOL. 2502, PG. 69  
D.R.T.C.T.

P.O.B.

C1 GRID N: 10,060,086.20  
GRID E: 3,131,875.86

-SEE DETAIL "A"

TCAD # 03-0618-0312  
COA GRID # L-19

PARTIAL ROADWAY  
VACATION  
City of Austin,  
Travis County, Texas

**4WARD**  
Land Surveying  
A Limited Liability Company

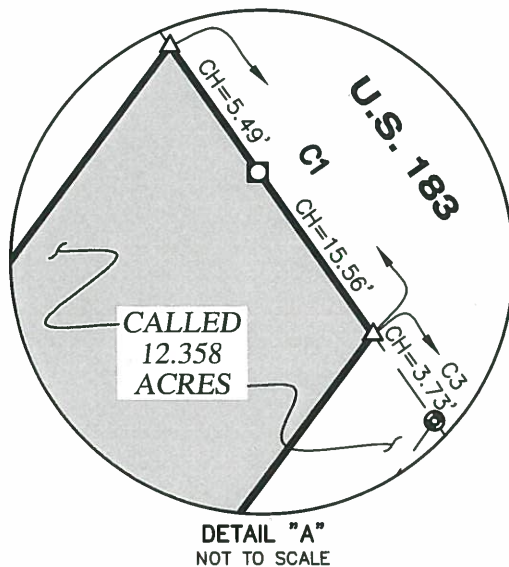
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	1/9/2017
Project:	00408
Scale:	1" = 120'
Reviewer:	JSW
Tech:	SJH
Field Crew:	TF/HT
Survey Date:	MAY 2015
Sheet:	1 OF 2



## LEGEND

	PROPOSED EASEMENT LINE		TXDOT TYPE II BRASS DISC FOUND
	EXISTING PROPERTY LINES		CALCULATED POINT
	EXISTING EASEMENTS	DOC. NO.	DOCUMENT NUMBER
	1/2" IRON ROD WITH "WARD-5811" CAP SET	VOL./PG.	VOLUME, PAGE
	1/2" IRON ROD FOUND (UNLESS NOTED)	P.O.B.	POINT OF BEGINNING
	1/2" IRON PIPE FOUND (UNLESS NOTED)	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	IRON ROD WITH "2780" CAP FOUND (UNLESS NOTED)	D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS



DETAIL "A"  
NOT TO SCALE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	21.05'	2,879.79'	0°25'08"	S35°03'52"E	21.05'
C2	146.91'	2,879.79'	2°55'22"	N33°24'32"W	146.89'
C3	365.88'	2,879.79'	7°16'46"	S38°55'46"E	365.63'

### NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000052263497.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

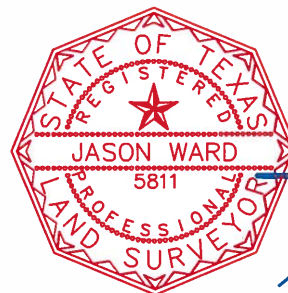
[A]  
CALLED 0.883 ACRE  
(PARCEL 24)  
STATE OF TEXAS  
DOC. NO. 2006099915  
O.P.R.T.C.T.

[B]  
CALLED 0.827 ACRE  
(PARCEL 26)  
STATE OF TEXAS  
DOC. NO. 2001092573  
O.P.R.T.C.T.

[C]  
CALLED 0.098 ACRE  
(PARCEL 28)  
STATE OF TEXAS  
DOC. NO. 2001204400  
O.P.R.T.C.T.

[D]  
CALLED 1.794 ACRE  
(PARCEL 29)  
STATE OF TEXAS  
DOC. NO. 2002160414  
O.P.R.T.C.T.

[E]  
REMAINDER  
OF LOT "B"  
EL-JAY  
VOL. 59, PG. 61  
P.R.T.C.T.



1/9/2017

TCAD # 03-0618-0312  
COA GRID # L-19

PARTIAL ROADWAY  
VACATION  
City of Austin,  
Travis County, Texas



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TBPLS FIRM #10174300

Date:	1/9/2017
Project:	00408
Scale:	1" = 120'
Reviewer:	JSW
Tech:	SJH
Field Crew:	TF/HT
Survey Date:	MAY 2015
Sheet:	2 OF 2



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**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0771 ACRE (3,360 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.358 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO CHASE EQUITIES, INC., AND RECORDED IN DOCUMENT NO. 2013010305 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A ROADWAY DEDICATED BY AN EASEMENT FOR ROADWAY AND PUBLIC UTILITIES, RECORDED IN VOLUME 2514, PAGE 151 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID ROADWAY IS TO BE VACATED IN ITS ENTIRETY AS SHOWN ON THE ATTACHED SKETCH, AND SAID 0.0771 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, at a calculated point in the curving southwest right-of-way line of U.S. Highway 183 (aka Bastrop Highway, right-of-way varies), and being at the southwest corner of a called 0.098 acre tract (described as Parcel 28) conveyed to the State of Texas, and recorded in Document No. 2001204400 (O.P.R.T.C.T.), and being at the south corner of a called 0.827 acre tract (described as Parcel 26) conveyed to the State of Texas, and recorded in Document No. 2001092573 (O.P.R.T.C.T.), and being the northeast corner of a called 3.274 acre tract (described as Tract 2) conveyed to 422 Bastrop Hwy., Ltd., and recorded in Document No. 2006129926 (O.P.R.T.C.T.), and being the north corner of said Chase Equities Tract 1, and being in the northwest line of said roadway and public utility easement dedicated in Volume 2502, Page 69 (D.R.T.C.T.), from which a TxDot Type III 5/8-inch rod with aluminum cap found in the curving southwest right-of-way line of said U.S. Highway 183, and being in the common line of Lot 1 of Joe Pearson Subdivision, recorded in Volume 76, Page 136 of the Plat Records of Travis County, Texas, (P.R.T.C.T.) and Lot "B" of El-Jay, a subdivision recorded in Volume 59, Page 61 (P.R.T.C.T.), and being at the south corner of a called 0.883 acre tract (described as Parcel 24) conveyed to the State of Texas, and recorded in Document No. 2006099915 (O.P.R.T.C.T.), and being at the west corner of Parcel 26 bears, 146.91 feet along the arc of a curve to the right, having a radius of 2879.79 feet, and whose chord bears N33°24'32"W, a distance of 146.89 feet;

**THENCE**, with the common line of said 422 Bastrop Hwy. tract, said Chase Equities Tract 1 and said roadway and public utility easement dedicated in Volume 2502, Page 69 (D.R.T.C.T.), S36°48'43"W, a distance of 269.09 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof, said point being at the common west corner of said roadway and public utility easement dedicated in Volume 2502, Page 69 (D.R.T.C.T.) and said roadway and public utility easement dedicated in Volume 2514, Page 151 (D.R.T.C.T.);

**THENCE**, leaving the common line of said 422 Bastrop Hwy. tract and said Chase Equities Tract 1, over and across said Chase Equities Tract 1, with the common line of said roadway and public utility easement dedicated in Volume 2502, Page 69 (D.R.T.C.T.) and said roadway and public utility easement dedicated in Volume 2514, Page 151 (D.R.T.C.T.), S26°26'17"E, a distance of **22.40** feet to a calculated point for the northeast corner hereof, said point being at the common east corner of said roadway and public utility

easement dedicated in Volume 2502, Page 69 (D.R.T.C.T.) and said roadway and public utility easement dedicated in Volume 2514, Page 151 (D.R.T.C.T.);


**THENCE**, continuing over and across said Chase Equities Tract 1, with the east and south lines of said roadway and public utility easement dedicated in Volume 2514, Page 151 (D.R.T.C.T.), the following two (2) courses and distances:

- 1) **S36°48'43"W**, a distance of **168.00** feet to a calculated point for the southeast corner hereof, and
- 2) **N26°26'17"W**, a distance of **22.40** feet to a calculated point for the southwest corner hereof, said point being in the common line of said 422 Bastrop Hwy. tract and said Chase Equities Tract 1, and being the southwest corner of said roadway and public utility easement dedicated in Volume 2514, Page 151 (D.R.T.C.T.);

**THENCE**, with the common line of said 422 Bastrop Hwy. tract, said Chase Equities Tract 1 and said roadway and public utility easement dedicated in Volume 2514, Page 151 (D.R.T.C.T.), **N36°48'43"E**, a distance of **168.00** feet to the **POINT OF BEGINNING**, and containing 0.0771 Acre (3,360 Square Feet) more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000052263497. See attached sketch (reference drawing: 00408\_Roadway Vacation 3.dwg)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

1/9/2017



**REFERENCES:**  
TCAD # 03-0618-0312  
COA GRID # L-19

**FIELD NOTES REVIEWED**

By Chad Daniel Date 01-23-2017

Engineering Support Section  
Department of Public Works  
and Transportation





(A.K.A. (R.O.W. VARIES)  
U.S. HIGHWAY 183 (MAY))

REMAINDER OF LOT 1  
JOE PEARSON  
SUBDIVISION  
VOL. 76, PG. 136  
P.R.T.C.T.

P.O.C.

GRID N: 10,060,086.20  
GRID E: 3,131,875.86

**FULL ROADWAY  
VACATION**  
0.0771 ACRE(S)  
3,360 SQUARE FEET

N26°26'17"W  
22.40'

CALLED 3.274 ACRES  
(TRACT 2)  
422 BASTROP  
HWY., LTD.  
DOC. NO. 2006129926  
O.P.R.T.C.T.

P.O.B.

GRID N: 10,059,870.78  
GRID E: 3,131,714.63

S26°26'17"E  
22.40'  
EASEMENT FOR  
PUBLIC UTILITIES  
TO REMAIN  
VOL. 2514, PG. 151  
D.R.T.C.T.

CALLED 4.786 ACRES  
500 BASTROP HWY., LTD.  
DOC. NO. 2009083359  
O.P.R.T.C.T.

FULL ROADWAY  
TO BE VACATED  
VOL. 2514, PG. 151  
D.R.T.C.T.

5/8"  
CALLED 12.358 ACRES  
(TRACT 1)  
CHASE EQUITIES, INC.  
DOC. NO. 2013010305,  
O.P.R.T.C.T.

**SANTIAGO DEL  
VALLE GRANT  
ABSTRACT NO. 24**

TCAD # 03-0618-0312  
COA GRID # L-19

**FULL  
ROADWAY VACATION**  
City of Austin,  
Travis County, Texas

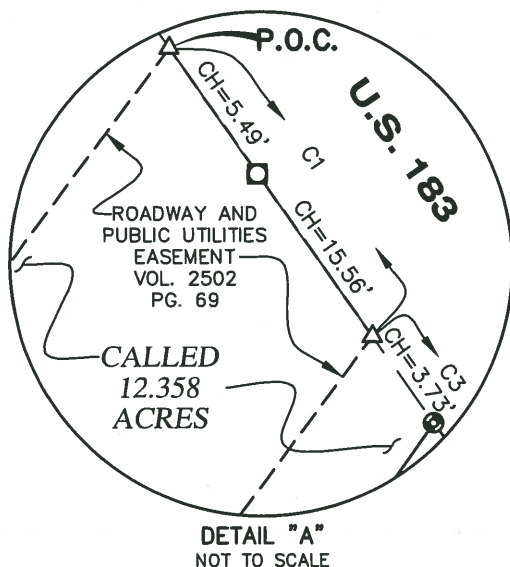
**4WARD**  
**Land Surveying**  
A Limited Liability Company

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TBPLS FIRM #10174300

Date:	1/9/2017
Project:	00408
Scale:	1" = 120'
Reviewer:	JSW
Tech:	SJH
Field Crew:	TF/HT
Survey Date:	MAY 2015
Sheet:	1 OF 2

## LEGEND

	PROPOSED EASEMENT LINE		TXDOT TYPE II BRASS DISC FOUND
	EXISTING PROPERTY LINES		CALCULATED POINT
	EXISTING EASEMENTS	DOC. NO.	DOCUMENT NUMBER
	1/2" IRON ROD WITH "WARD-5811" CAP SET	VOL./PG.	VOLUME, PAGE
	1/2" IRON ROD FOUND (UNLESS NOTED)	P.O.B.	POINT OF BEGINNING
	1/2" IRON PIPE FOUND (UNLESS NOTED)	P.O.C.	POINT OF COMMENCEMENT
	IRON ROD WITH "2780" CAP FOUND (UNLESS NOTED)	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
		D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS



DETAIL "A"  
NOT TO SCALE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	21.05'	2,879.79'	0°25'08"	S35°03'52"E	21.05'
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2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

FULL  
ROADWAY VACATION  
City of Austin,  
Travis County, Texas

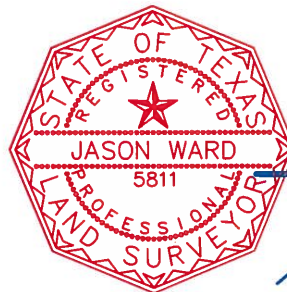
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(PARCEL 24)  
STATE OF TEXAS  
DOC. NO. 2006099915  
O.P.R.T.C.T.

[B]  
CALLED 0.827 ACRE  
(PARCEL 26)  
STATE OF TEXAS  
DOC. NO. 2001092573  
O.P.R.T.C.T.

[C]  
CALLED 0.098 ACRE  
(PARCEL 28)  
STATE OF TEXAS  
DOC. NO. 2001204400  
O.P.R.T.C.T.

[D]  
CALLED 1.794 ACRE  
(PARCEL 29)  
STATE OF TEXAS  
DOC. NO. 2002160414  
O.P.R.T.C.T.

[E]  
REMAINDER  
OF LOT "B"  
EL-JAY  
VOL. 59, PG. 61  
P.R.T.C.T.



1/9/2017

TCAD # 03-0618-0312  
COA GRID # L-19



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Date:	1/9/2017
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