



**Professional Land Surveying, Inc.
Surveying and Mapping**

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3500 McCall Lane
Austin, Texas 78744

**PORTION OF 12'-4" ALLEY
TRAVERSING BLOCK 3,
FELLMAN HEIGHTS**

**0.063 ACRES
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.063 ACRES (APPROXIMATELY 2,727 SQ. FT.), BEING A PORTION OF THE ALLEY TRAVERSING BLOCK 3, FELLMAN HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 160 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.063 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way line of East Dean Keeton Street (right-of-way width varies), being in the east right-of-way line of the 12'-4" alley, also being in the west line of Lot 7, Block 3, said Fellman Heights subdivision and being also the southwest corner of a 0.178 acre tract described in Document No. 2014060868 of the Official Public Records of Travis County, Texas, from which a 60nail found for the northwest intersection of East Dean Keeton Street and Red River Street (80' right-of-way width), being the southeast corner of said 0.178 acre tract, bears with a curve to the left, having a radius of 51.292 feet, a delta angle of 7°17'47", an arc length of 65.32 feet and a chord which bears South 68°47'38" East, a distance of 65.28 feet;

THENCE North 64°59'19" West, with the north right-of-way line of East Dean Keeton Street, crossing the 12'-4" alley, a distance of 12.45 feet to a 1/2" iron pipe found in the west right-of-way line of the 12'-4" alley, being in the east line of Lot 8, Block 3, said Fellman Heights subdivision and also being the southeast corner of a 0.974 acre tract described in Document No. 2014060868 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found in the north right-of-way line of East Dean Keeton Street, being in the west line of said Lot 8 and also being the southwest corner of said 0.974 acre tract, bears North 62°20'43" West, a distance of 130.75 feet;

THENCE North 27°47'24" East, with the west right-of-way line of the 12'-4" alley, same being the east line of the 0.974 acre tract, the east line of Lots 8-11, Block 3, said Fellman Heights subdivision, a distance of 160.77 feet to a 1/2" iron pipe found for the northeast corner of Lot 11, being also a southeast corner of Tract One, Comanche Addition, a subdivision of record in Volume 32, Page 23 of the Plat Records of Travis County, Texas;

THENCE North 27°34'19" East, continuing with the west right-of-way line of the 12'-4"

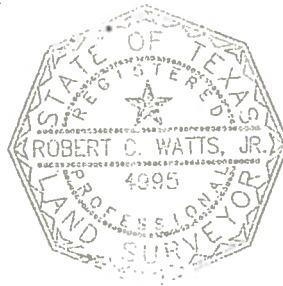
alley, same being the east line of the 0.974 acre tract, and an east line of said Tract One, a distance of 72.38 feet to a punch hole in concrete found in the west right-of-way line of Red River Street, for an angle point in the east line of the 0.974 acre tract, from which a 1/2" rebar found in the west right-of-way line of Red River Street, same being the east line of the 0.974 acre tract, bears with a curve to the left, having a radius of 527.02 feet, a delta angle of $8^{\circ}01'22''$, an arc length of 73.79 feet and a chord which bears North $06^{\circ}21'52''$ West, a distance of 73.73 feet;

THENCE with a curve to the right, with the west right-of-way line of Red River Street, crossing the 12'-4" alley, having a radius of 527.02 feet, a delta angle of $02^{\circ}49'24''$, an arc length of 25.97 feet, and a chord which bears South $00^{\circ}43'34''$ East, a distance of 25.97 feet to a 60D nail found in the east right-of-way line of the 12'-4" alley, same being a west line of said Tract One and also being the north corner of the 0.178 acre tract;

THENCE South $27^{\circ}42'13''$ West, with the east right-of-way line of the 12'-4" alley, being a west line of Tract One, also being the west line of Lots 5-7, Block B, said Fellman Heights subdivision and also being the west line of the 0.178 acre tract, a distance of 209.73 feet to the **POINT OF BEGINNING**, containing an area of 0.063 acres of land, more or less.

Surveyed on the ground February 3, 2016. Bearing Basis is The Texas State Plane Coordinate System of 1983 (NAD 83) Grid Azimuth for the Texas Central Zone. Attachments: Survey Drawing 040-051-VAC.

Robert C. Watts, Jr. 2-4-16
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
TBPLS Firm No. 10124500



REFERENCES
TCAD Property ID# N/A
Austin Grid map K24

FIELD NOTES REVIEWED

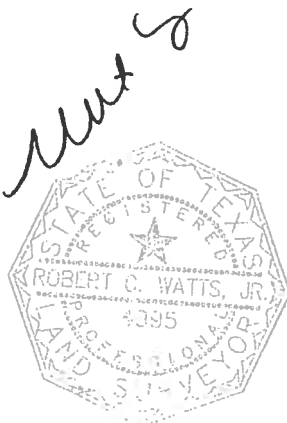
By: *Jack Daniels* Date *03-28-2016*

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.063 ACRES (APPROXIMATELY 2,727 SQ. FT.), BEING A PORTION OF THE ALLEY TRAVERSING BLOCK 3, FELLMAN HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 160 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- * RAILROAD SPIKE FOUND
- ☒ PUNCH HOLE IN CONC. FOUND
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION



2-4-16

LINE TABLE

LINE	BEARING	DISTANCE
L1	S27°42'13"W	209.73'
L2	N64°59'19"W	12.45'
L3	N27°47'24"E	160.77'
L4	N27°34'19"E	72.38'
L5	N62°20'43"W	130.75'

CURVE TABLE

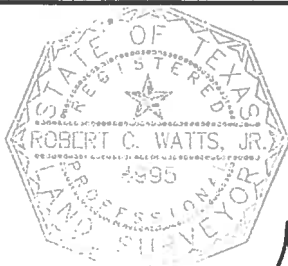
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	527.02'	2°49'24"	25.97'	S00°43'34"E	25.97'
C2	512.92'	7°17'47"	65.32'	S68°47'38"E	65.28'
C3	527.02'	8°01'22"	73.79'	N06°21'52"W	73.73'

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

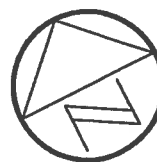
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 040-051-VAC

DATE OF SURVEY: 02/03/16
 PLOT DATE: 02/04/16
 DRAWING NO.: 040-051-VAC
 PROJECT NO.: 040-051
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: JDB
 SHEET 1 OF 2

Chaparral



*mut to
2-4-16*



1" = 30'

TRACT ONE
COMANCHE ADD.
(32/23)

0.974 ACRES
924 DEAN KEETON
INVESTORS, LTD.
(2014060868)

0.063 ACRES
APPROX. 2,727 SQ. FT.
PORTION OF ALLEY
TO BE VACATED

LOT 11

LOT 10

BLOCK 3
FELLMAN HEIGHTS
(2/160)

LOT 9

LOT 8

EAST DEAN KEETON STREET
(RIGHT-OF-WAY WIDTH VARIES)

Chaparral

(80' RIGHT-OF-WAY WIDTH)
RED RIVER STREET

TRACT ONE
COMANCHE ADD.
(32/23)

12'-4" ALLEY (2/160)

L1

LOT 5

0.178 ACRES
924 DEAN KEETON
INVESTORS, LTD.
(2014060868)

LOT 6

BLOCK 3
FELLMAN HEIGHTS
(2/160)

LOT 7

P.O.B.

DATE OF SURVEY: 02/03/16
PLOT DATE: 02/04/16
DRAWING NO.: 040-051-VAC
PROJECT NO.: 040-051
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB
SHEET 2 OF 2