ORDINANCE NO. 20170504-008

AN ORDINANCE VACATING APPROXIMATELY 2,727 SQUARE FEET OF AN ALLEY RIGHT-OF-WAY LOCATED AT 924 EAST DEAN KEETON STREET, EXTENDING FROM EAST DEAN KEETON STREET TO RED RIVER STREET, TO 927 DEAN KEETON INVESTORS, LTD.

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

PART 1. Council approves the vacation of approximately 2,727 square feet of an alley right-of-way located at 924 East Dean Keeton Street, to Dean Keeton Investors, Ltd., described in Exhibit A, which is attached to and incorporated as part of this ordinance.

PART 2. An electric easement and gas easement are reserved from the vacation by the City.

PART 3. Dean Keeton Investors, Ltd. has posted funds with the City in the amount of $67,987 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 4. This ordinance takes effect on May 15, 2017.

PASSED AND APPROVED

May 4, 2017

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk

Steve Adler
Mayor
EXHIBIT A

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 51.2.92 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°37'24" 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°01'22", an arc length of 73.79 feet and a chord which bears North 06°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°49'24", an arc length of 25.97 feet, and a chord which bears South 00°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°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.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4985
TBPLS Firm No. 10124500

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

FIELD NOTES REVIEWED
By: [Signature] Date 03/22/2016

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

LINE TABLE

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CURVE TABLE

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<td>73.79'</td>
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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)

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
Proposed Alley Vacation at E Dean Keeton St & Red River St

2015 Aerial Imagery, City of Austin

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, 10/10/2016