

EXHIBIT "A"

County: Travis
Project: Shipe Pool
AVO: 32328

Page 1 of 3
5/1/2018

Right-of-Way Vacation

BEING A 0.164 ACRE (7,153 SQUARE FEET) TRACT SITUATED IN THE T.J. CHAMBERS GRANT, ABSTRACT NUMBER 7, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE RIGHTS-OF-WAY OF AVENUE G AND 44TH STREET, AND ALL OF A 12-FEET WIDE ALLEY SHOWN AS PART OF BLOCK 3, HYDE PARK ADDITION, A LEGAL SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 1, PAGE 67 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a PK nail found at the intersection of the centerlines of said Avenue G, an 80-foot wide right-of-way, and said 44th Street, a 60-foot wide right-of-way, and from which a 1/2-inch iron rod found at the intersection of the centerlines of 43rd Street, an 80-foot wide right-of-way according to said Hyde Park Addition and said Avenue G, bears S27°41'12"W a distance of 469.94 feet;

THENCE with said centerline of 44th Street, N62°19'59"W a distance of 181.92 feet to a calculated point, and from which a nail found at the intersection of the centerlines of said 44th Street and Avenue F, a 60-foot wide right-of-way, according to said Hyde Park Addition, bears N62°19'59"W a distance of 154.93 feet;

THENCE leaving said centerline of 44th Street, crossing said 44th Street, N27°41'12"E a distance of 21.50 feet to a 1/2-in iron rod with plastic cap stamped "HALFF" set for the **POINT OF BEGINNING** of the tract described herein;

CONTINUING across said 44th Street, N27°41'12"E a distance of 8.50 feet to a 1/2-in iron rod with plastic cap stamped "HALFF" set at the intersection of the north right-of-way line of said 44th Street with the west right-of-way line of said 12-foot wide alley, for the southeast corner of Lot 16, Block 3, said Hyde Park Addition as described to the City of Austin in Volume 434, Page 259 of the Deed Records of Travis County, Texas;

THENCE with said west right-of-way line of the 12-foot wide alley, same being the east line of Lots 1-16, Block 3, said Hyde Park Addition, N27°41'12"E a distance of 399.99 feet to a 1/2-in iron rod with plastic cap stamped "HALFF" set at the intersection of said west right-of-way line of the 12-foot wide alley with the south right-of-way line of 45th Street, a 60-foot wide right-of-way, according to said Hyde Park Addition, for the northeast corner of said Lot 1;

THENCE with said south right-of-way line of 45th Street, S62°19'53"E a distance of 12.00 feet to a 1/2-in iron rod with plastic cap stamped "HALFF" set at the intersection of the east right-of-way line of said 12-foot wide alley with said south right-of-way line of 45th Street, for the northwest corner of Lot 32, Block 3, said Hyde Park Addition;

THENCE with said east right-of-way line of the 12-foot wide alley, same being the west line of Lots 17-32, Block 3, said Hyde Park Addition, S27°41'12"W a distance of 399.99 feet to a 1/2-in iron rod with plastic cap stamped "HALFF" set at the intersection of said north right-of-way line of 44th Street with said east right-of-way line of the 12-foot wide alley, for the southwest corner of said Lot 17;

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THENCE with said north right-of-way line of 44th Street, same being the south line of said Lot 17, S62°19'59"E a distance of 129.92 feet to the intersection of said north right-of-way line of 44th Street with the west right-of-way line of said Avenue G, for the southeast corner of said Lot 17;

THENCE with said west right-of-way line of Avenue G, same being the east lines of said Lots 17-24, Block 3, N27°41'12"E a distance of 200.00 feet to a ½-in iron rod with plastic cap stamped "HALFF" set in said west right-of-way line of Avenue G for the southeast corner of said Lot 25, same being the northeast corner of said Lot 24;

THENCE leaving said west right-of-way line of Avenue G, crossing said Avenue G and said 44th Street the following three (3) courses and distances:

1. S62°18'48"E a distance of 5.50 feet to a ½-in iron rod with plastic cap stamped "HALFF" set,
2. S27°41'12"W a distance of 208.50 feet to a ½-in iron rod with plastic cap stamped "HALFF" set, and
3. N62°19'59"W a distance of 147.42 feet to said **POINT OF BEGINNING** and containing 0.164 acre (7,153 square feet).

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011) Units: U.S. Survey Feet.

TCAD PARCEL ID: 0220061201 AUSTIN GRID: K-25


I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.



 Dan H. Clark, R.P.L.S. 5/1/2018 Date

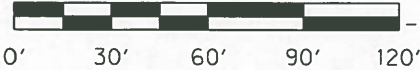


Texas Registered Professional Land Surveyor No. 6011
 Halff Associates, Inc.,
 TBPLS Firm No. 10029607
 9500 Amberglen Blvd, Building F, Suite 125, Austin, Texas 78729, 512-777-4600

FIELD NOTES REVIEWED
 BY  DATE: 05.25.2018
 CITY OF AUSTIN
 PUBLIC WORKS DEPARTMENT



GRAPHIC SCALE
1"=60'



L3 45th STREET 60' RIGHT-OF-WAY
PLAT BOOK 1, PAGE 67
P.R.T.C.T.

**TJ CHAMBERS GRANT
ABSTRACT NO. 7**

BLOCK 3
HYDE PARK ADDITION
PLAT BOOK 1, PAGE 67
P.R.T.C.T.

CITY OF AUSTIN
VOL. 434, PG. 259
D.R.T.C.T.

BLOCK 2
LOT 1
LOT 2
LOT 3
LOT 1
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

60' RIGHT-OF-WAY
PLAT BOOK 1, PAGE 67
P.R.T.C.T.
AVENUE F

60' RIGHT-OF-WAY
PLAT BOOK 1, PAGE 67
P.R.T.C.T.
AVENUE G

LEGEND:

- ▲ CALCULATED POINT
- ⊙ NAIL FOUND
- 1/2-IN IRON ROD FOUND
- 1/2-IN IRON ROD WITH PLASTIC CAP STAMPED 'HALFF'SET'
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS CO., TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS CO., TEXAS

LINE	BEARING	DISTANCE
L1	N27°41'12"E	21.50'
L2	N27°41'12"E	8.50'
L3	S62°19'53"E	12.00'
L4	S62°18'48"E	5.50'

12-FOOT WIDE ALLEY PLAT BOOK 1, PAGE 67, P.R.T.C.T.

**RIGHT-OF-WAY
VACATION
7,153 SQ. FT.
0.164 AC.**

44th STREET
60' RIGHT-OF-WAY
PLAT BOOK 1, PAGE 67
P.R.T.C.T.

N62°19'59"W 154.93'

N62°19'59"W 181.92'

BLOCK 16
LOT 1
LOT 2
LOT 3

LOT 32
LOT 31
LOT 30

N.T.S. S27°41'12"W 469.94'

I:\320006\32328\CADD\SY-RW-VACATION-WA05-28114-REV180214.dgn

5/1/2018 3:35:33 PM aht2458 HALFF



9500 AMBERGLEN BLVD., BLDG. F, STE. 125
AUSTIN, TEXAS 78729-1102
TEL (512) 777-4600
FAX (512) 252-8141
TBPLS FIRM NO. 10029607

RIGHT-OF-WAY VACATION

SHIPE POOL
44TH ST. & AVE. G
TRAVIS COUNTY, AUSTIN, TX.

Project No.: 32328
Issued: 5/1/2018

TCAD PARCEL ID: 0220061201
AUSTIN GRID: K-25