

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com)

512-905-4369

5,498 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.036  
PROJECT: 025-11(EX1)  
DATE: 05/04/2021

#### DESCRIPTION

5,498 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY OUT OF AND ADJACENT TO A 0.41 ACRE TRACT CONVEYED TO 2017 SHAW GARAGE LP, BY DEED OF RECORD IN DOCUMENT NO. 2019047213, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5,498 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found at the north corner of Block E, Homewood Heights, a subdivision of record in Volume 4, Page 230, of the Plat Records of Travis County, Texas, also being the northeast corner of said 0.41 acre tract, for an angle point in the southeast line hereof;

**THENCE**, S13°34'19"W, over and across said Harvey Street right-of-way, along the westerly line of said Block E and the easterly line of said 0.41 acre tract, a distance of 13.09 feet to a calculated point on the southwest right-of-way line of said Harvey Street, for the southwesterly corner hereof;

**THENCE**, N43°27'14"W, along said southwest right-of-way line of said Harvey Street, over and across said 0.41 acre tract, a distance of 168.92 feet to a calculated point in the east line of a 1,466 square foot tract conveyed to the City of Austin for street right-of-way, by Deed of record in Volume 5058, Page 691, of the Deed Records of Travis County, Texas, for a northwesterly corner hereof;

**THENCE**, N06°49'52"W, along the east line of said 1,466 square foot tract, at 20.69 feet passing a square bolt found at the northeast corner of said 1,466 square foot tract, and continuing over and across said Harvey Street right-of-way, for a total distance of 50.29 feet to a calculated point in the calculated centerline of said Harvey Street right-of-way, for the most northerly corner hereof;

**THENCE**, S43°27'14"E, along the calculated centerline of said Harvey Street right-of-way, a distance of 202.16 feet to a calculated point in said centerline, for the southeast corner hereof;

**THENCE**, S46°32'46"W, continuing over and across said Harvey Street right-of-way, a distance of 19.02 feet to the **POINT OF BEGINNING**, and containing 5,498 square feet (0.126 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420




FIELD NOTES REVIEWED  
BY:  DATE: 06/01/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

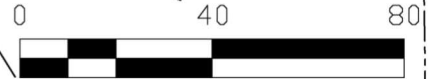
EXHIBIT "A"

E. 12TH ST.  
(60' R.O.W.)

CALLED WEST LINE OF HARVEY STREET IN CITY OF AUSTIN R.O.W. DEED  
VOL. 5058, PG. 691

LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH I.D. IRON PIPE
- BRASS PLUG STAMPED "WOODLEY"
- ▲ CALCULATED POINT
- 1/2-INCH IRON ROD WITH "DASHNER  
RPLS 5901" STAINLESS STEEL CAP SET
- ( ) RECORD INFORMATION



LOT 1  
BLOCK A  
RESUBDIVISION OF  
LOT 3 & PT LOT 2  
SAM HUSTON  
HEIGHTS ANNEX  
(93/223)  
TCAD PROP. ID#  
198774

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S13°34'19"W	13.09
L2	N06°49'52"W	50.29
L3	S46°32'46"W	19.02

OAK GROVE AVE.  
(UNKNOWN WIDTH)  
(NO DEDICATION FOUND)

2017 SHAW GARAGE, LP  
DOC. NO. 2019047213  
TCAD PROP. ID# 198744



2017 HOBBS, LP  
DOC. NO. 2021122390  
BLOCK E  
HOMWOOD HEIGHTS  
VOL. 4, PG. 230  
TCAD PROP. ID# 198745

SOL WILSON AVE.  
(R.O.W. VARIES)

BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA  
SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

CHECKED BY:

AD

JOB NUMBER:

025-11

ISSUE DATE:

05/04/2021

SHEET:

1 OF 1

5,498 SQUARE FEET SITUATED IN THE CITY OF  
AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF  
THAT CERTAIN HARVEY STREET (60' R.O.W.)  
RIGHT-OF-WAY OUT OF AND ADJACENT TO A 0.41  
ACRE TRACT CONVEYED TO 2017 SHAW GARAGE LP  
BY DEED RECORDED IN DOCUMENT NO. 2019047213,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

RIGHT-OF-WAY VACATION  
EXHIBIT

ABRAM DASHNER  
RPLS, LLC

info@rpls5901.com  
512-244-3395  
TBPLS FIRM NO. 10194420

EUREKA INVESTMENT  
HOLDINGS

TRACT 6  
21 SQ. FT.  
2017 PINK  
PANTHER, LP  
4,272 SQ. FT.  
DOC. NO.  
2021123472

2017 PINK  
PANTHER, LP  
3,892 SQ. FT.  
DOC. NO.  
2021123472

2017 PINK  
PANTHER, LP  
9,236 SQ. FT.  
DOC. NO.  
2021123472

410  
SQ. FT.  
R.O.W.  
TO CITY  
OF AUSTIN  
VOL. 5029,  
PG. 30

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com)

512-905-4369

3,714 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.037  
PROJECT: 025-11(EX2)  
DATE: 05/04/2021

#### DESCRIPTION

3,714 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY ADJACENT TO LOT 1, SAM HUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOL. 4, PG. 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3,714 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the northeast right-of-way line of said Harvey Street, being the southeast corner of said Lot 1, also being the southwesterly corner of Lot 1, Block A, Resubdivision of Lot 3 and Part of Lot 2, Sam Huston Heights Annex, a subdivision of record in Volume 93, Page 223, of said Plat Records, for the southeast corner hereof;

**THENCE**, S46°32'46"W, over and across said Harvey Street right-of-way, a distance of 30.00 feet to a calculated point on the calculated centerline of said Harvey Street right-of-way, for the southwest corner hereof;

**THENCE**, N43°27'14"W, along the calculated centerline of said Harvey Street right-of-way, a distance of 117.46 feet to a calculated point on said centerline, for an angle point hereof;

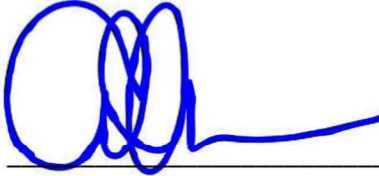
**THENCE**, N06°49'52"W, continuing over and across said Harvey Street right-of-way, a distance of 15.85 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set in the south right-of-way line of E 12th Street (60' R.O.W.), for the northwesterly corner hereof;

**THENCE**, N78°30'41"E, along said south right-of-way line of said E 12th Street, a distance of 24.22 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the intersection of said south right-of-way line and said northeast right-of-way line of Harvey Street, being the west corner of said Lot 1, for the northeast corner hereof;

**THENCE**, S43°27'14"E, along the southwesterly line of said Lot 1, being said northeast right-of-way line of Harvey Street, a distance of 117.36 feet to the **POINT OF BEGINNING**, and containing 3,714 square feet (0.085 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420




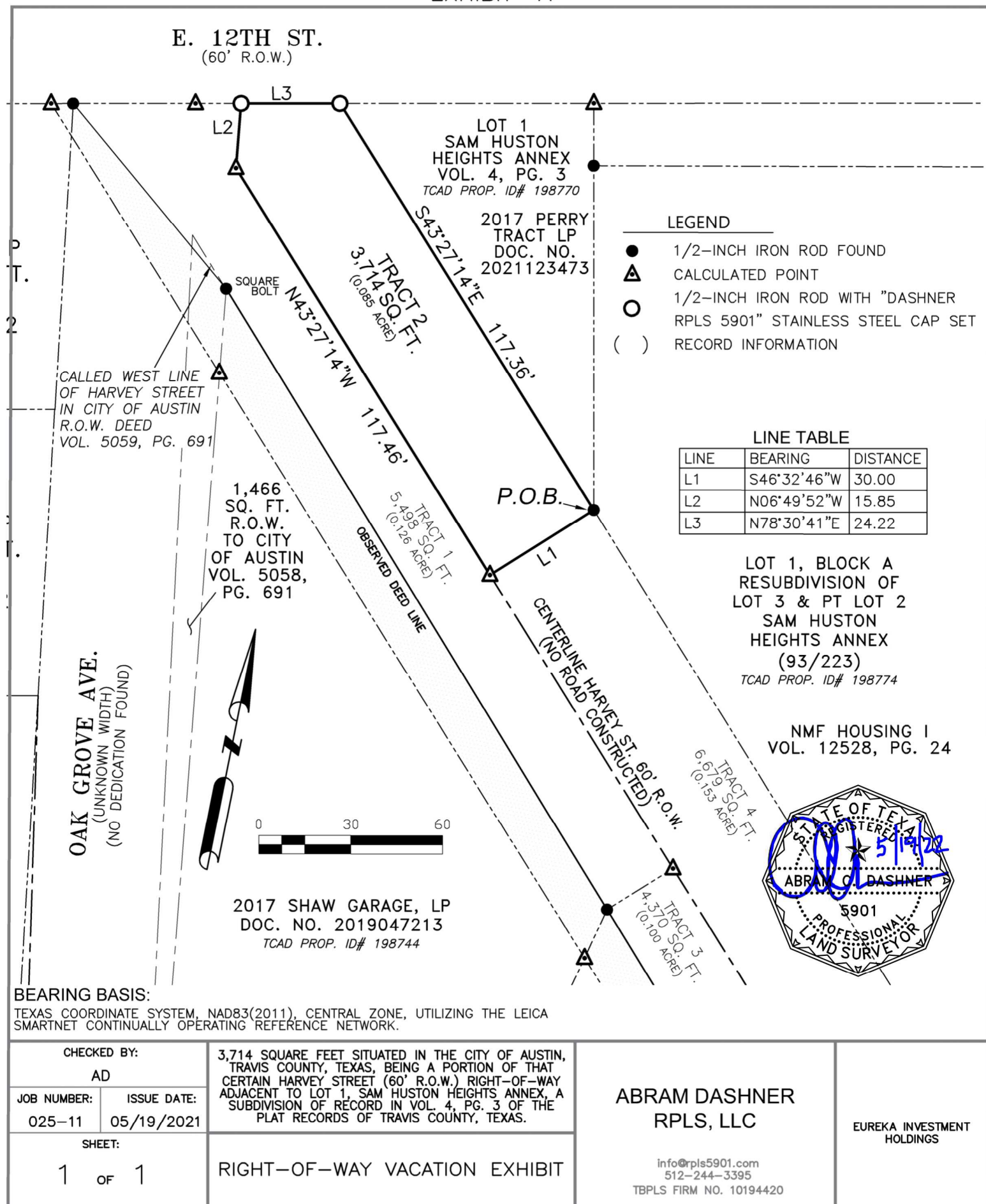
FIELD NOTES REVIEWED  
BY:  DATE: 05/24/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



EXHIBIT "A"



ABRAM DASHNER, RPLS, LLC  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901  
TBPLS FIRM NO. 10194420  
[rpls5901@gmail.com](mailto:rpls5901@gmail.com) 512-905-4369

4,370 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.039  
PROJECT: 025-11(EX3)  
DATE: 05/04/2021

#### DESCRIPTION

4,370 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY OUT OF AND ADJACENT TO BLOCK E, HOMEWOOD HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 230, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4,370 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found at the northeast corner of a 0.41 acre tract conveyed to 2017 Shaw Garage LP by Deed of record in Document No. 2019047213, of the Official Public Records of Travis County, Texas, also being the north corner of said Block E, for a northwesterly corner hereof;

**THENCE**, N46°32'46"E, over and across said Harvey Street right-of-way, a distance of 19.02 feet to a calculated point on the calculated centerline of said Harvey Street right-of-way, for the northeast corner hereof;

**THENCE**, S43°27'14"E, along said centerline, a distance of 155.55 feet to a calculated point in the north right-of-way line of Sol Wilson Avenue (R.O.W. varies), for the southeast corner hereof;

**THENCE**, S78°37'17"W, along said north right-of-way line of Sol Wilson Avenue, a distance of 49.72 feet to a calculated point at the intersection of the southwest right-of-way line of said Harvey Street and said north right-of-way line of Sol Wilson Avenue, being the most southerly southeast corner of said Block E, for the southwest corner hereof;

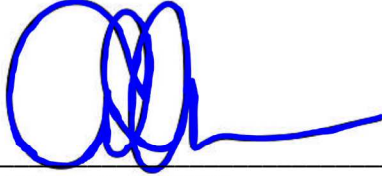
**THENCE**, along the east line of said Block E, being said southwest right-of-way line of Harvey Street, along a non-tangent curve to the left, having a radius of 15.00 feet, a central angle of 48°12'03", an arc length of 12.62 feet, and a chord which bears N54°31'09"E, a distance of 12.25 feet to a calculated point at the end of said curve, for an angle point hereof;

**THENCE**, N43°27'14"W, continuing along said southwest right-of-way line, over and across said Block E, a distance of 123.72 feet to a calculated point in the easterly line of said 0.41 acre tract, also being the westerly line of said Block E, for the most westerly corner hereof;

**THENCE**, N13°34'19"E, over and across said Harvey Street right-of-way, along the easterly line of said 0.41 acre tract and the westerly line of said Block E, a distance of 13.09 feet to the **POINT OF BEGINNING**, and containing 4,370 square feet (0.100 acre) of land, more or less.


BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

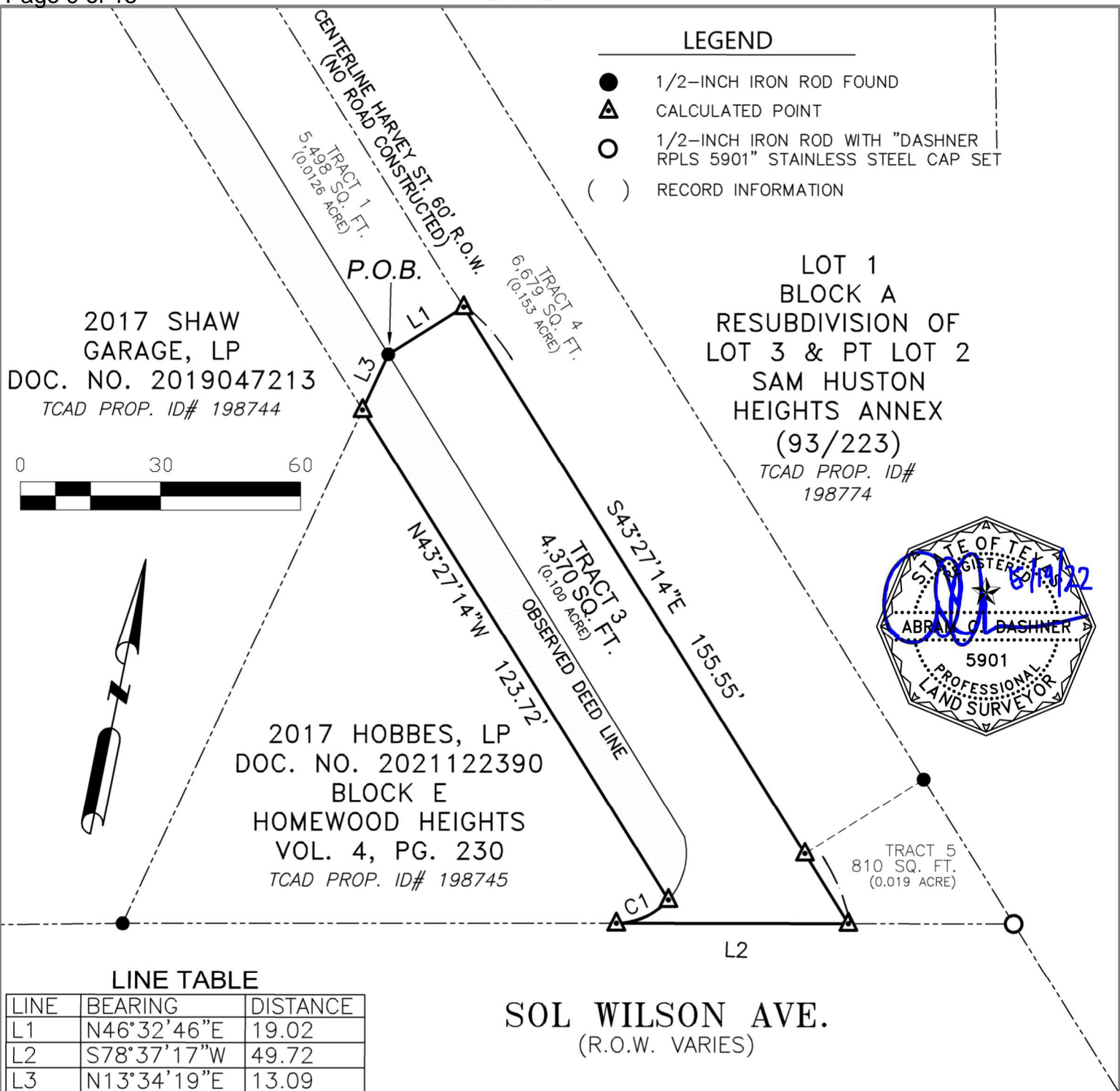


ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420



FIELD NOTES REVIEWED  
BY:  / DATE: 06/01/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT





## BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

CHECKED BY:

AD

JOB NUMBER:

025-11

ISSUE DATE:

05/03/2021

SHEET:

1 OF 1

4,370 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY OUT OF AND ADJACENT TO BLOCK E, HOMEWOOD HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 230, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

RIGHT-OF-WAY VACATION  
EXHIBITABRAM DASHNER  
RPLS, LLCinfo@rpls5901.com  
512-244-3395  
TBPLS FIRM NO. 10194420EUREKA INVESTMENT  
HOLDINGS

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com)

512-905-4369

6,679 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.035  
PROJECT: 025-11(EX4)  
DATE: 05/04/2021

### DESCRIPTION

6,679 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY ADJACENT TO LOT 1, BLOCK A, RESUBDIVISION OF LOT 3 AND PART OF LOT 2, SAM HUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOLUME 93, PAGE 223, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6,679 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the northeast right-of-way line of said Harvey Street, being the southeast corner of said Lot 1, also being the southwesterly corner of Lot 4, Sam Huston Heights Annex, a subdivision of record in Volume 4, Page 3, of said Plat Records, for the southeast corner hereof;

**THENCE**, S46°32'46"W, over and across said Harvey Street right-of-way, a distance of 30.00 feet to a calculated point on the calculated centerline of said Harvey Street right-of-way, for the southwest corner hereof;

**THENCE**, N43°27'14"W, along the calculated centerline of said Harvey Street right-of-way, a distance of 222.65 feet to a calculated point on said centerline, for the northwest corner hereof;

**THENCE**, N46°32'46"E, continuing over and across said Harvey Street right-of-way, a distance of 30.00 feet to a 1/2-inch iron rod found in said northeast right-of-way line of Harvey Street, being the southwesterly corner of said Lot 1, Block A, also being the southeasterly corner of Lot 1, of said Sam Huston Heights Annex, for the northeast corner hereof;

**THENCE**, S43°27'14"E, along the southwesterly line of said Lot 1, Block A, being said northeast right-of-way line of Harvey Street, a distance of 222.65 feet to the **POINT OF BEGINNING**, and containing 6,679 square feet (0.153 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420




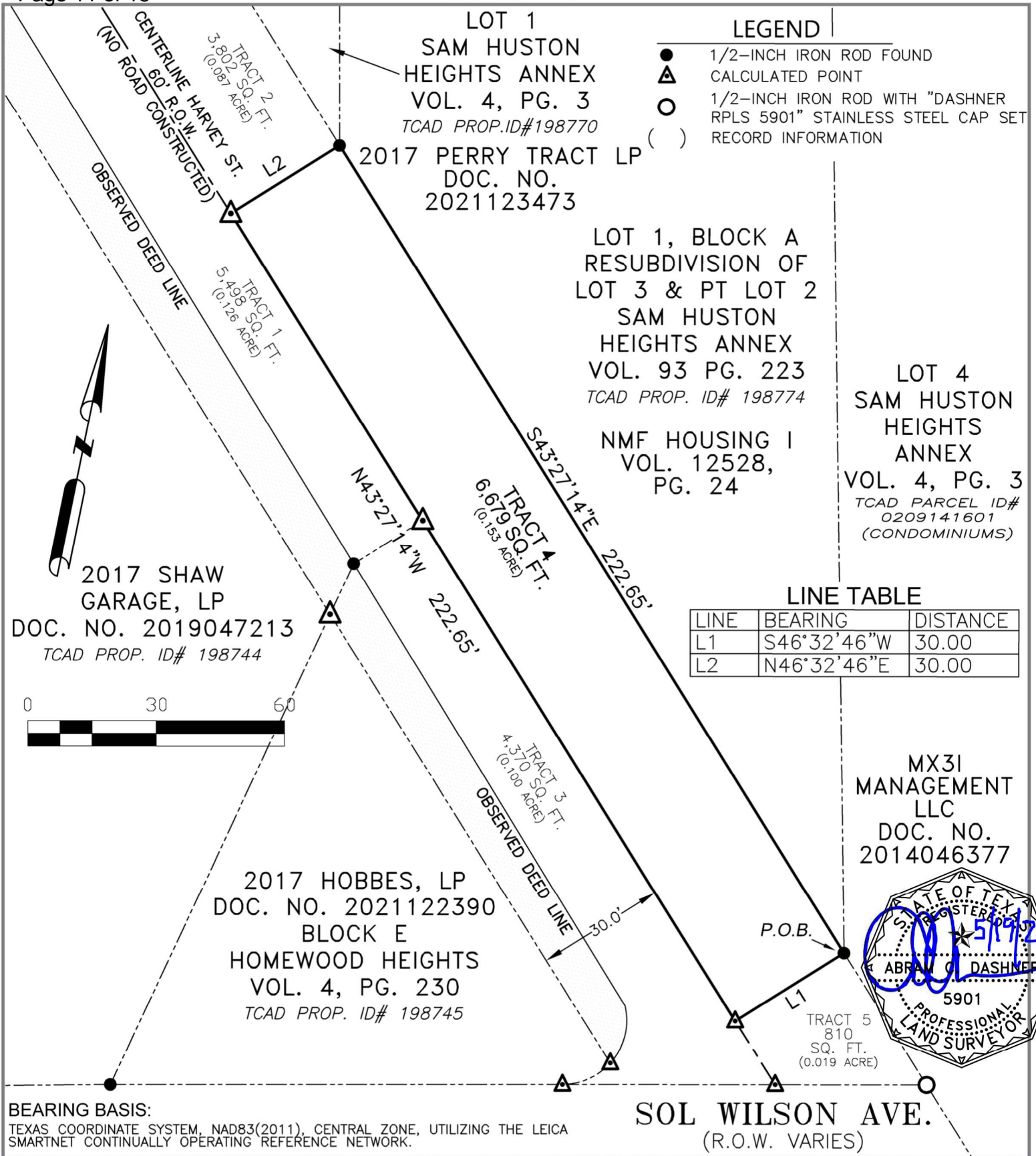
FIELD NOTES REVIEWED  
BY:  DATE: 05/24/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"



CHECKED BY: AD		6,679 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY ADJACENT TO LOT 1, BLOCK A, RESUBDIVISION OF LOT 3 AND PART OF LOT 2, SAM HUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOLUME 93, PAGE 223, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS		ABRAM DASHNER RPLS, LLC		EUREKA INVESTMENT HOLDINGS	
JOB NUMBER: 025-11		ISSUE DATE: 05/19/2021		info@rpls5901.com 512-244-3395 TBPLS FIRM NO. 10194420			
SHEET: 1 OF 1		RIGHT-OF-WAY VACATION EXHIBIT					



ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com)

512-905-4369

810 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.040  
PROJECT: 025-11(EX5)  
DATE: 05/04/2021

### DESCRIPTION

810 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY ADJACENT TO LOT 4, SAM HUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 3, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 810 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the northeast right-of-way line of said Harvey Street, being the southeast corner of Lot 1, Block A, Resubdivision of Lot 3 and Part of Lot 2, Sam Huston Heights Annex, a subdivision of record in Volume 93, Page 223, of the Plat Records of Travis County, Texas, also being the southwest corner of said Lot 4, for the northeast corner hereof;

**THENCE**, S43°27'14"E, along said northeast right-of-way line, being the southwest line of said Lot 4, a distance of 36.39 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set in the north right-of-way line of Sol Wilson Avenue (R.O.W. varies), for the southeast corner hereof;

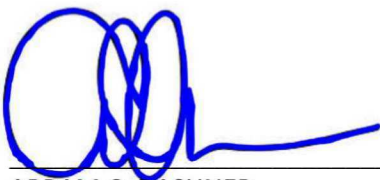
**THENCE**, S78°37'17"W, along said north right-of-way line of Sol Wilson Avenue, a distance of 35.40 feet to a calculated point on the calculated centerline of said Harvey Street right-of-way, for the southwest corner hereof;

**THENCE**, N43°27'14"W, along said centerline, a distance of 17.59 feet to a calculated point, for the northwest corner hereof;

**THENCE**, N46°32'46"E, continuing over and across said Harvey Street right-of-way, a distance of 30.00 feet to the **POINT OF BEGINNING**, and containing 810 square feet (0.019 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

  
ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420




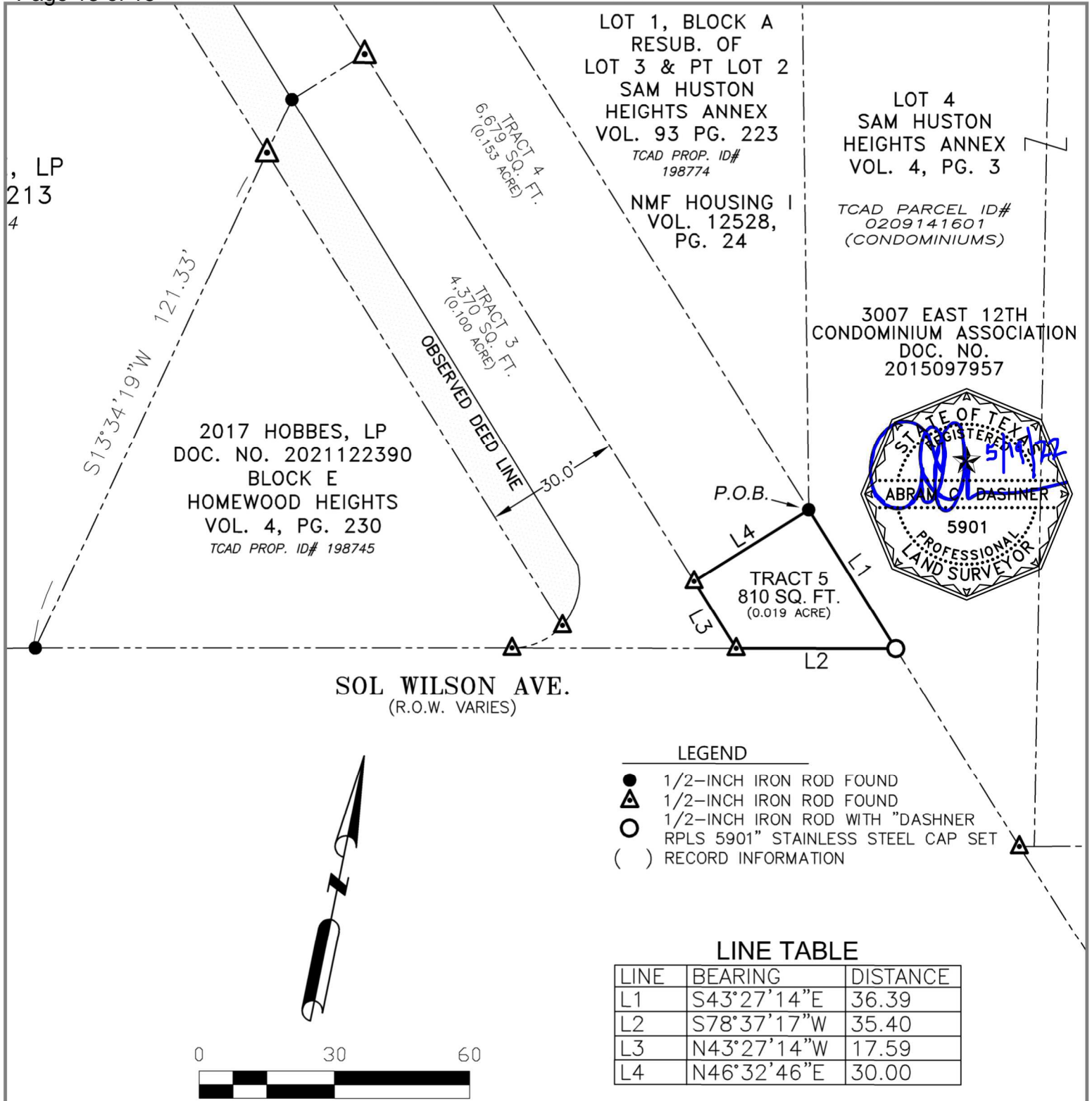
FIELD NOTES REVIEWED  
BY:  DATE: 05/24/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"



BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

CHECKED BY: AD		810 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET RIGHT-OF-WAY ADJACENT TO LOT 4, SAM HOUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.	ABRAM DASHNER RPLS, LLC	EUREKA INVESTMENT HOLDINGS
JOB NUMBER: 025-11	ISSUE DATE: 05/19/2021			
SHEET: 1 OF 1		RIGHT-OF-WAY VACATION EXHIBIT	info@rpls5901.com 512-244-3395 TBPLS FIRM NO. 10194420	



ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

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512-905-4369

21 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.068  
PROJECT: 025-11(EX6)  
DATE: 06/29/2021

### DESCRIPTION

21 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY OUT OF AND ADJACENT TO A 4,272 SQUARE FOOT TRACT CONVEYED TO 2017 PINK PANTHER, LP, BY DEED OF RECORD IN DOCUMENT NO. 2021123472, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 21 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the south right-of-way line of E 12<sup>th</sup> Street (60' R.O.W.) at the northeast corner of said 4,272 square foot tract, for the northeasterly corner hereof;

**THENCE**, S08°03'40"E, over and across said Harvey Street right-of-way, along the easterly line of said 4,272 square foot tract, a distance of 7.90 feet to a calculated point on the southwest right-of-way line of said Harvey Street, for the southeasterly corner hereof;

**THENCE**, N43°27'14"W, along said southwest right-of-way line of said Harvey Street, over and across said 4,272 square foot tract, a distance of 9.29 feet to a calculated point at the intersection of the southwest right-of-way line of said Harvey Street and said south right-of-way line of E 12<sup>th</sup> Street, for a northwesterly corner hereof, from which an iron pipe found at the northwest corner of said 4,272 square foot tract bears S78°28'19"W a distance of 52.36';

**THENCE**, N78°28'19"E, along said south right-of-way line of E 12<sup>th</sup> Street, being the north line of said 4,272 square foot tract, a distance of 5.39 feet to the **POINT OF BEGINNING**, and containing 21 square feet of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420



FIELD NOTES REVIEWED  
BY: DATE: 06/02/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"

