

EXHIBIT "A"

(Right-of-way Vacation)
Portion of Block 18 Alley, South Heights

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0115 ACRE (502 SQUARE FEET) SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 20' ALLEY IN BLOCK 18, SOUTH HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 112 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.0115 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



925 Capital of Texas Hwy
B-115, Austin, TX 78746
(512) 327-4006
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COMMENCING, at an iron rod with "Holt Carson" cap found at the intersection of the north right-of-way line of Gibson Street (50' Right-of-way) with the east right-of-way line of said 20' Alley crossing Block 18 of said South Heights subdivision, and being the southwest corner of Lot 16, Block 18 of said South Heights subdivision, from which an iron rod with "Holt Carson" cap found at the intersection of the north right-of-way line of said Gibson Street with the west right-of-way line of South 8th Street (50' Right-of-way), and being the southeast corner of said Lot 16 bears, S62°08'44"E, a distance of 125.00 feet;

THENCE, with the north right-of-way line of said Gibson Street and the south terminus line of said 20' Alley, N62°54'24"W, a distance of 10.00 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, continuing with the north right-of-way line of said Gibson Street and the south terminus line of said 20' Alley, N62°54'24"W, a distance of 10.00 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found for the southwest corner hereof, said point being at the intersection of the north right-of-way line of said Gibson Street with the west right-of-way line of said 20' Alley, and being the southeast corner of the remainder of Lot 19, Block 18 of said South Heights subdivision;


THENCE, leaving the north right-of-way line of said Gibson Street, with the west right-of-way line of said 20' Alley and the east line of the remainder of Lots 19 and 20, both of Block 18 of said South Heights subdivision, N27°41'08"E, a distance of 50.27 feet to a 1/2-inch iron rod with "CSC Boundary" cap set for the northwest corner hereof, said point being the common east corner of the remainder of Lots 20 and 21, both of Block 18 of said South Heights subdivision;

THENCE, leaving the west right-of-way line of said 20' Alley, over and across said 20' Alley, the following two (2) courses and distances:

- 1) S62°08'44"E, a distance of 10.00 feet to a 1/2-inch iron rod with "CSC Boundary" cap set for the northeast corner hereof, and
- 2) S27°41'08"W, a distance of 50.13 feet to the **POINT OF BEGINNING** and containing 0.0115 Acre (502 Square Feet) of land, more or less.


NOTE:

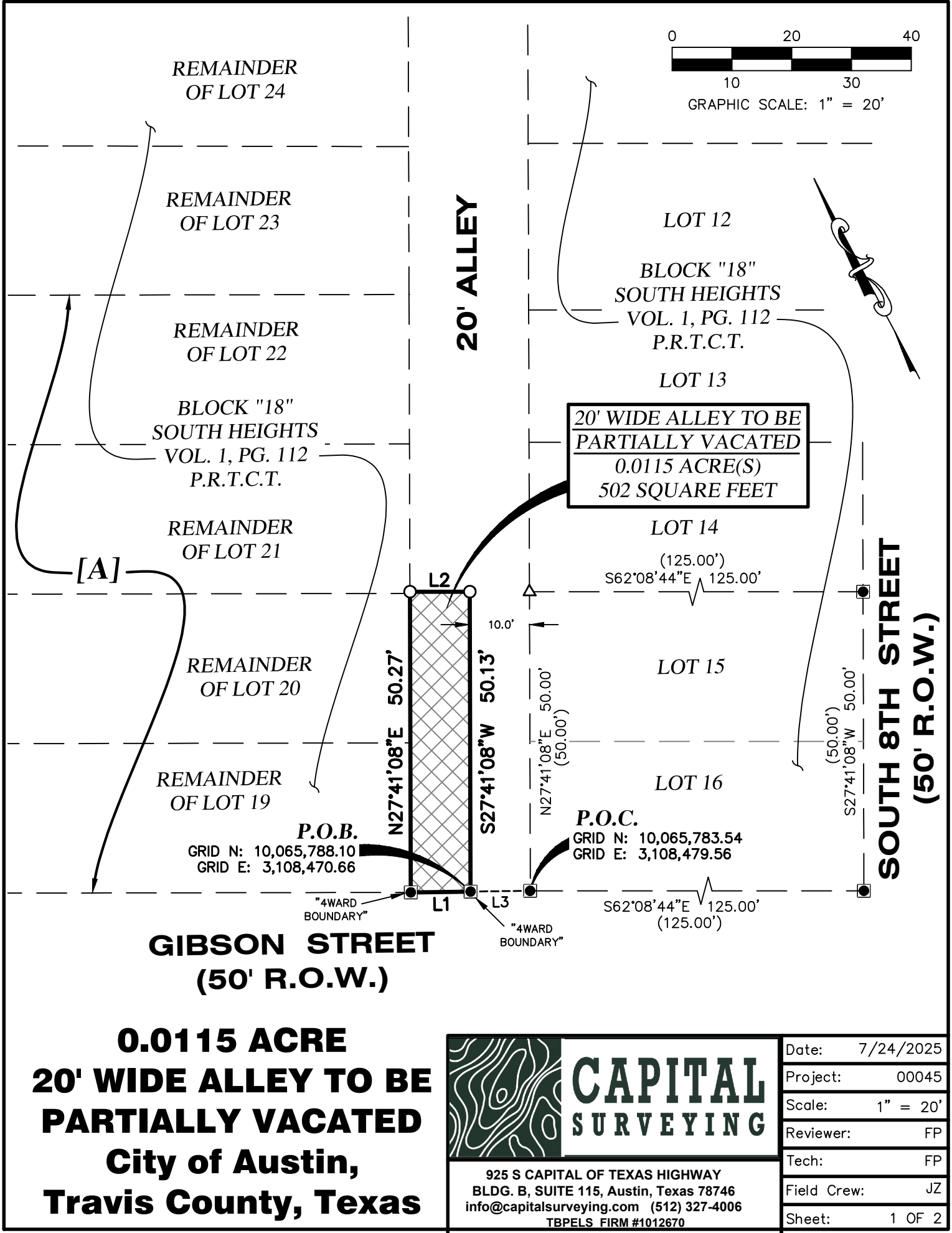
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000057798437. See attached sketch (reference drawing: 00045_ROW Vacation-1.dwg).


7/24/2025
Fernando Perez, RPLS #7041
Capital Surveying Company



References:
TCAD #100020
COA Grid #H-21

FIELD NOTES REVIEWED
BY  DATE: 07/29/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | N62°54'24"W | 10.00' |
| L2 | S62°08'44"E | 10.00' |
| L3 | N62°54'24"W | 10.00' |

[A]
OWNER: GSGB, LP.
DOC. NO. 2007035338
O.P.R.T.C.T.

| LEGEND | |
|--------------|--|
| | PROPERTY LINE |
| | EXISTING PROPERTY LINES |
| | EXISTING EASEMENTS |
| | 1/2" IRON ROD WITH "CSC BOUNDARY" CAP SET |
| | IRON ROD WITH "HOLT CARSON" CAP FOUND (UNLESS NOTED) |
| | CALCULATED POINT |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| DOC. NO. | DOCUMENT NUMBER |
| R.O.W. | RIGHT-OF-WAY |
| P.R.T.C.T. | PLAT RECORDS, TRAVIS COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS |
| (.....) | RECORD INFORMATION PER PLAT VOL. 1, PG. 112 |

TCAD PARCEL #100020
COA GRID #H-21



7/24/2025

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000057798437.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

0.0115 ACRE
20' WIDE ALLEY TO BE
PARTIALLY VACATED
City of Austin,
Travis County, Texas

| | | |
|---|-------------|---------------|
| | Date: | 7/24/2025 |
| | Project: | 00045 |
| | Scale: | N/A |
| | Reviewer: | FP |
| | Tech: | FP |
| | Field Crew: | JZ |
| 925 S CAPITAL OF TEXAS HIGHWAY BLDG. B, SUITE 115, Austin, Texas 78746 info@capitalsurveying.com (512) 327-4006 TBPELS FIRM #1012670 | | Sheet: 2 OF 2 |