

EXHIBIT “ A ”

(Right-Of-Way Vacation)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0517 ACRE (2,253 SQUARE FEET), BEING A PORTION OF SAYERS STREET, A 40' RIGHT-OF-WAY AND SHOWN AS A PORTION OF A CALLED 40' STREET IN MAP OF SURVEY MADE FOR G. FLURY OF LOT #1 & PART OF LOTS #2-3&4 BLOCK #10, OUT LOT #11 DIVISION Z, CITY OF AUSTIN, A MAP OF SURVEY RECORDED IN VOLUME 3, PAGE 171 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.0517 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



BEGINNING, at a 1/2-inch iron pipe found in the east line of Lot 18, Block 1, Laura P. Duval's Subdivision of the east half of Lot No. 1, Division "Z" of the Outlots Adjoining the City of Austin, a subdivision of Travis County, Texas recorded in Volume 1, Page 23 (P.R.T.C.T.), for the southwest corner of a called 0.303 acre tract described as "Tract 1" also being the southwest 120 feet x 100 feet of Lot 4, Block 10, Raymond's Plateau, a subdivision of Travis county, Texas, recorded in Volume 1, Page 30, (P.R.T.C.T.) conveyed to Anchor Equities, LTD. In Document No. 2013206747 of the Official Public records of Travis County, Texas (O.P.R.T.C.T.), being the northwest terminus of said Sayers street and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron pipe found in the west line of said Anchor Equities "Tract 1", for the northeast corner of said Lot 18 bears, N21°50'59"E, a distance of 51.85 feet;

THENCE, with the north right-of-way line of said Sayers Street and the south line of said Anchor Equities "Tract 1", S67°45'43"E, a distance of **112.03** feet to a calculated point for the northeast corner hereof, from which a 1/2-inch iron rod found for the southeast corner of said Anchor Equities "Tract 1" and an angle point in the west line of Lot 1, Elm Square Addition, a subdivision of Travis County, Texas, recorded in Volume 85, Page 74C (P.R.T.C.T.) bears, S67°45'43"E, a distance of 7.30 feet ;

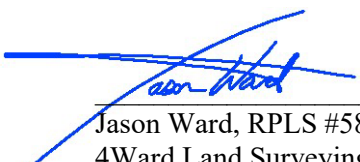
THENCE, leaving the common line of said Sayers street and said Anchor Equities "Tract 1", over and across said Sayers street the following two (2) courses and distances:


- 1) **S22°16'54"W**, a distance of **20.07** feet to a calculated point for the southeast corner hereof,
- 2) **N67°43'45"W**, a distance of **112.90** feet to a calculated point in the east line of Lot 19, of said Block 1, Laura P. Duval's Subdivision and the west right-of-way line of said Sayers street for the southwest corner hereof,

THENCE, in part with the east lines of said Lot 18 and said Lot 19, Block 1, Laura P. Duval's Subdivision, and the west right-of-way line of said Sayers street **N24°45'13"E**, a distance of **20.02** feet to the **POINT OF BEGINNING** and containing 0.0517 Acre (2,253 Square Feet) of land, more or less.

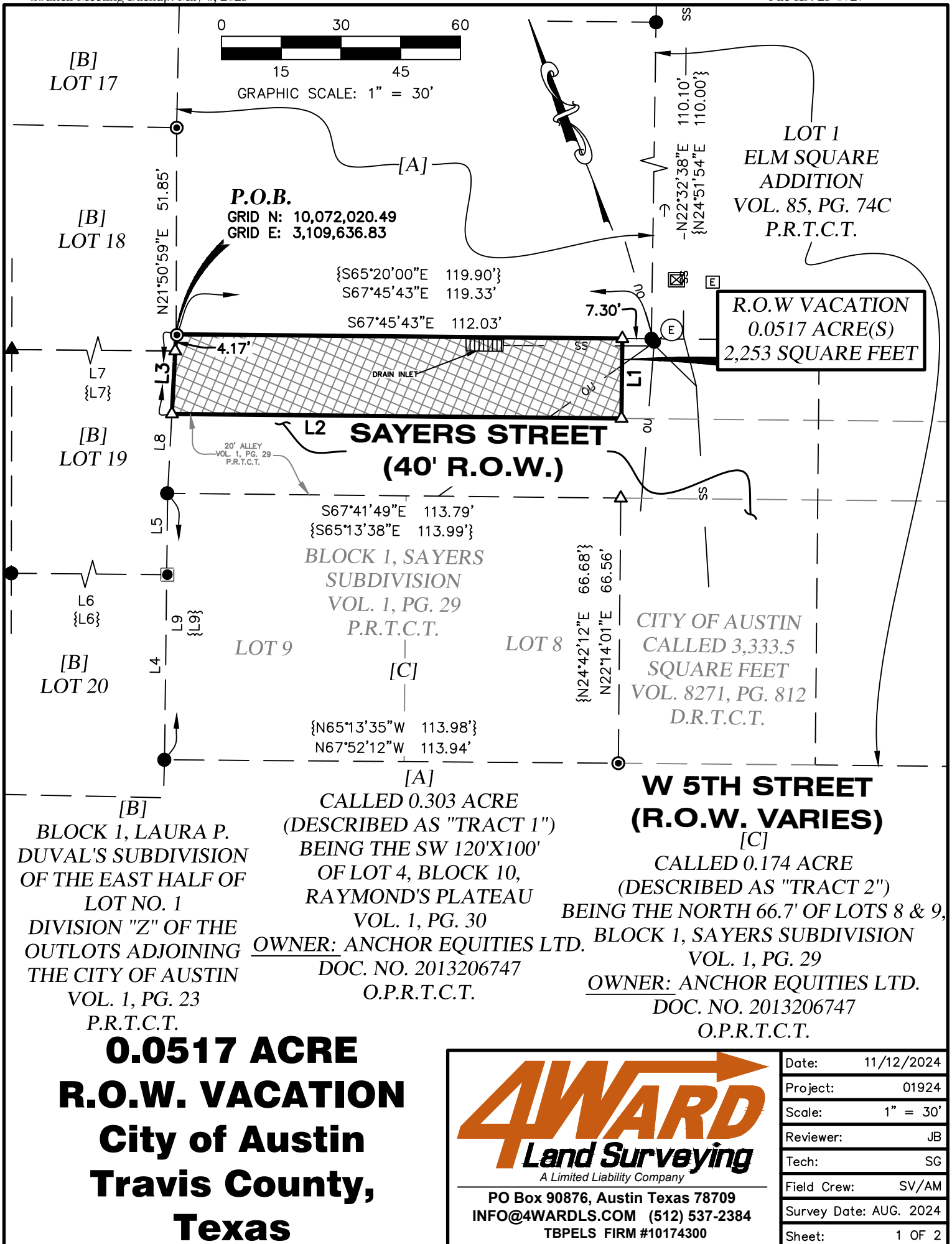
Notes:

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 1.000060558237. See attached sketch (reference drawing: 01924_NORTH.dwg.)



Jason Ward, RPLS #5811
4Ward Land Surveying, LLC
FIELD NOTES REVIEWED
BY  DATE: 12/09/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT





LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S22°16'54"W	20.07'
L2	N67°43'45"W	112.90'
L3	N24°45'13"E	20.02'
L4	S22°21'52"W	46.47'
L5	S22°21'52"W	20.43'
L6	N67°46'51"W	140.34'
L7	N67°51'35"W	142.13'
L8	N24°45'13"E	19.95'
L9	S22°21'52"W	66.91'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
{L6}	N67°46'51"W	140.34'
{L7}	N67°51'35"W	142.12'
{L9}	S24°41'20"W	66.68'

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "SURVEYOR" CAP FOUND (UNLESS NOTED)
	NAIL FOUND AS NOTED
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE
	GUY ANCHOR
	OVERHEAD UTILITY
	STORM SEWER LINE
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
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 FOR ADJACENT PROPERTIES



Jason Ward

11/11/2024

BEARING BASIS:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000060558237.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.0517 ACRE
R.O.W. VACATION
EASEMENT Travis
County, Texas**



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	11/12/2024
Project:	01924
Scale:	1" = 30'
Reviewer:	JB
Tech:	SG
Field Crew:	SV/AM
Survey Date:	AUG. 2024
Sheet:	1 OF 2

EXHIBIT “ A ”

(Right-Of-Way Vacation)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0520 ACRE (2,263 SQUARE FEET), BEING A PORTION OF SAYERS STREET, A 40' RIGHT-OF-WAY, THE SOUTH 20' BEING DEDICATED AND SHOWN AS A 20' ALLEY IN BLOCK 10, SAYERS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 29 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.0520 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



TBPLS Firm #10174300
PO Box 90876
Austin, TX 78709
512.537.2384
www.4wardls.com

COMMENCING, at a 1/2-inch iron pipe found in the north right-of-way line of W. 5th street (right-of-way varies), for the southeast corner of a called 0.174 acre tract described as “Tract 2” also being the north 66.7 feet of Lots 8 and 9, Block 1, Sayers Subdivision, a subdivision of Travis County, Texas, recorded in Volume 1 Page 29 (P.R.T.C.T.) and conveyed to Anchor Equities, LTD. In Document No. 2013206747, of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), for the southwest corner of a called 3,333.5 square feet tract of land to be dedicated as Sayers street, conveyed to the City of Austin in Volume 8271, Page 812, of the Deed Records of Travis County, Texas (D.R.T.C.T), from which a 1/2-inch iron rod found for an angle point in the north line of said W. 5th street, also being in the east line of Lot 20, Block 1, Laura P. Duval’s Subdivision of the east half of Lot No. 1, Division “Z” of the Outlots Adjoining the City of Austin, a subdivision of Travis County, Texas recorded in Volume 1, Page 23 (P.R.T.C.T.) and being the southwest corner of said Anchor Equities “Tract 2” bears, N67°52’12”W, a distance of 113.94 feet;

THENCE, with the common line of said Anchor Equities “Tract 2” and said City of Austin tract, N22°14’01”E, a distance of 66.56 feet to a calculated point for the common north corner of said Anchor Equities “Tract 2” and said City of Austin tract, for an angle point in the south right-of-way line of said Sayers street, for the **POINT OF BEGINNING** hereof,

THENCE, with the common line of said Sayers street and said Anchor Equities “Tract 2”, **N67°41’49”W**, a distance of **113.79** feet to a 1/2-inch iron rod found in the east line of Lot 19, of said Block 1, Laura P. Duval’s subdivision, for the southwest terminus of said Sayers street and for the northwest corner of said Anchor Equities “Tract 2” for the southwest corner hereof,

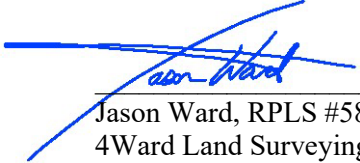
THENCE, with the common line of said Lot 19, and said Sayers street, **N24°45’13”E**, a distance of **19.95** feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron pipe found in the east line of Lot 18, of said Block 1, Laura P. Duval’s Subdivision, for the southwest corner of a called 0.303 acre tract described as “Tract 1” also being the southwest 120 feet x 100 feet of Lot 4, Block 10, Raymond’s Plateau, a subdivision of Travis county, Texas, recorded in Volume 1, Page 30, (P.R.T.C.T.) conveyed to Anchor Equities, LTD. In Document No. 2013206747 (O.P.R.T.C.T.), being the northwest terminus of said Sayers street bears, N24°45’13”E, a distance of 20.02 feet,

THENCE, leaving the east line of said Lot 19, over and across said Sayers street the following two (2) courses and distances:


- 1) **S67°43'45"E**, a distance of **112.90** feet to a calculated point for the northeast corner hereof,
- 2) **S22°11'23"W**, a distance of **20.00** feet to the **POINT OF BEGINNING** and containing 0.0520 Acre (2,263 Square Feet) of land, more or less.

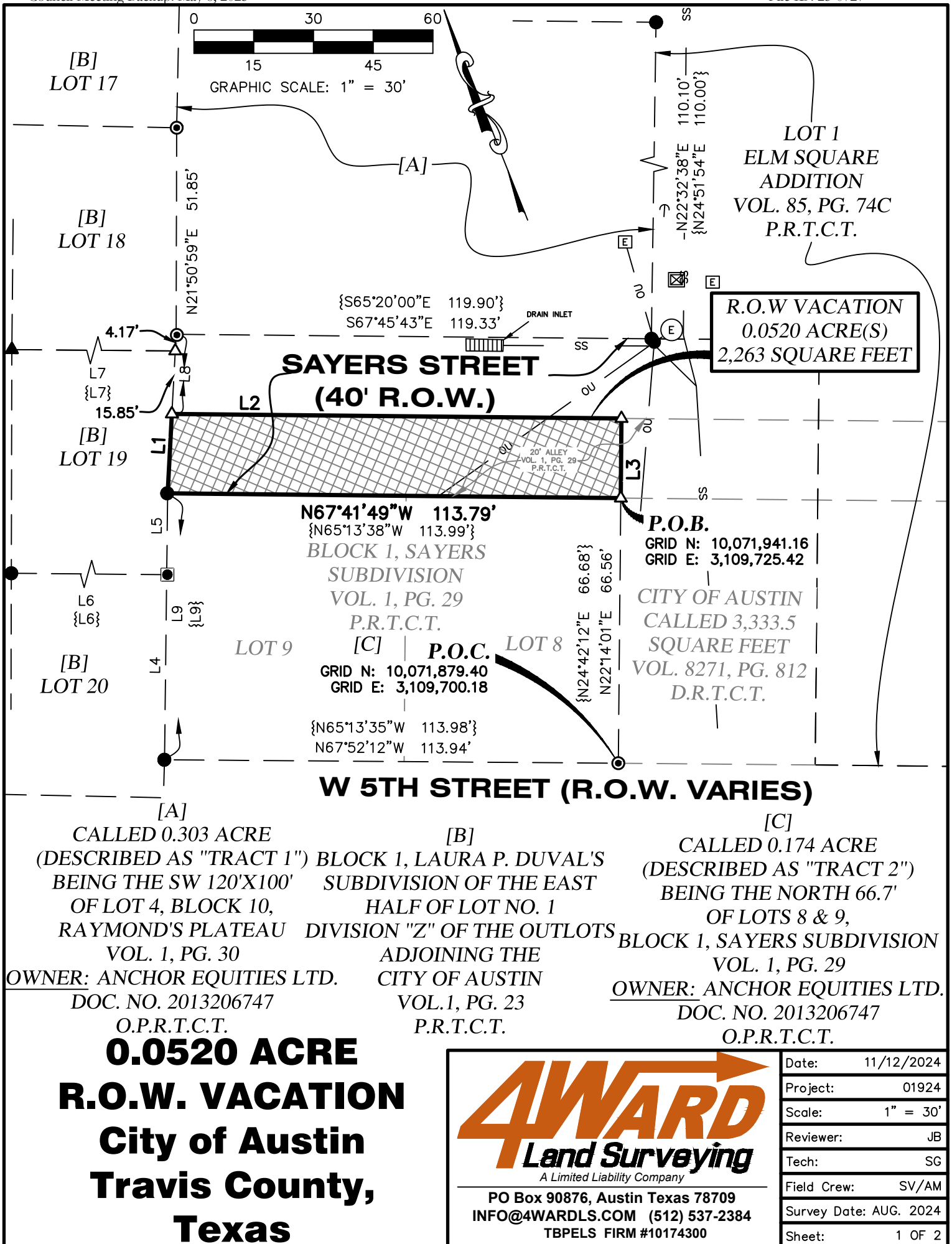
Notes:

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 1.000060558237. See attached sketch (reference drawing: 01924_SOUTH.dwg.)


9/26/24
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



FIELD NOTES REVIEWED
BY:  DATE: 12/09/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N24°45'13"E	19.95'
L2	S67°43'45"E	112.90'
L3	S22°11'23"W	20.00'
L4	S22°21'52"W	46.47'
L5	S22°21'52"W	20.43'
L6	N67°46'51"W	140.34'
L7	N67°51'35"W	142.13'
L8	N24°45'13"E	20.02'
L9	S22°21'52"W	66.91'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
{L6}	N67°46'51"W	140.34'
{L7}	N67°51'35"W	142.12'
{L9}	S24°41'20"W	66.68'

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "SURVEYOR" CAP FOUND (UNLESS NOTED)
	NAIL FOUND AS NOTED
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE
	GUY ANCHOR
	OVERHEAD UTILITY
	STORM SEWER LINE
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
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 FOR ADJACENT PROPERTIES



Jason Ward

11/11/2024

BEARING BASIS:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000060558237.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.0520 ACRE
R.O.W. VACATION
City of Austin
Travis County,
Texas**



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	11/12/2024
Project:	01924
Scale:	1" = 30'
Reviewer:	JB
Tech:	SG
Field Crew:	SV/AM
Survey Date:	AUG. 2024
Sheet:	1 OF 2