

Exhibit "A"

(Right-of-way Vacation)
Julieanna Cove

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2391 ACRE (10,414 SQUARE FEET) OF LAND MORE OR LESS, OUT OF THE JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS, BEING A PORTION OF JULIEANNA COVE (80' RIGHT-OF-WAY) DEDICATED IN BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 77, PAGES 361-363 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.2391 ACRE BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
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Part 1 – 0.1428 Acre(s) (6,221 Square Feet)

BEGINNING, at a 5/8-inch iron rod found at the intersection of the southwest right-of-way line of Levander Loop (Right-of-way varies) with the westerly right-of-way line of said Julieanna Cove, being a point of curvature in the easterly line of Lot 7 of said Bridgeview Business and Industrial Plaza, for the northerly most corner and **POINT OF BEGINNING** hereof, from which an iron rod with "Brittain & Crawford" cap found for an angle point in the southwest right-of-way line of said Levander Loop, and being an angle point in the northerly line of said Lot 7 bears, along the arc of a curve to the left, whose radius is 1,102.09 feet, whose arc length is 78.53 feet and whose chord bears N44°25'23"W, a distance of 78.51 feet;

THENCE, with the southwest right-of-way line of said Levander Loop and the northerly terminus line of said Julieanna Cove, along the arc of a curve to the right, whose radius is **1,102.09**, whose arc length is **12.68** feet and whose chord bears **S42°01'48"E**, a distance of **12.68** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a point of compound curvature hereof, from which a 5/8-inch iron rod found at the intersection of the southwest right-of-way line of said Levander Loop with the easterly right-of-way line of said Julieanna Cove, and being an angle point in the northerly line of Lot 6, Bridgeview Business and Industrial Plaza Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86, Pages 163B-163D (P.R.T.C.T.) bears, along the arc of a curve to the right, whose radius is 1,102.09 feet, whose arc length is 98.95 feet and whose chord bears **S39°07'41"E**, a distance of 98.92 feet;

THENCE, leaving the southwest right-of-way line of said Levander Loop and the northerly terminus line of said Julieanna Cove, over and across said Julieanna Cove, the following four (4) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **15.00** feet, whose arc length is **24.12** feet and whose chord bears **S06°32'51"W**, a distance of **21.60** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **S52°36'37"W**, a distance of **129.47** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a point of curvature hereof,
- 3) Along the arc of a curve to the right, whose radius is **64.16** feet, whose arc length is **10.83** feet and whose chord bears **S57°27'08"W**, a distance of **10.82** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a point of tangency hereof, and

- 4) **S62°15'11"W**, a distance of **55.23** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a non-tangent point of curvature and the southerly most corner hereof, said point being in the southerly right-of-way line of said Julieanna Cove, and being in the northeast line of Lot 4 of said Bridgeview Business and Industrial Plaza Section Two;

THENCE, with the common line of said Julieanna Cove and said Lot 4 of said Bridgeview Business and Industrial Plaza Section Two, and with the common line of said Julieanna Cove and Lots 7 and 8, both of said Bridgeview Business and Industrial Plaza, the following four (4) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **80.00** feet, passing at an arc length of 6.29 feet a 5/8-inch iron rod found for the common east corner of said Lots 4 and 8, passing at an arc length of 84.19 feet a 5/8-inch iron rod found for the common east corner of said Lots 7 and 8, and continuing for a total arc length of **156.80** feet, whose chord bears **N47°03'11"E**, a distance of **132.88** feet to a 1/2-inch iron rod found for a point of reverse curvature hereof,
- 2) Along the arc of a curve to the left, whose radius is **30.00** feet, whose arc length is **26.32** feet and whose chord bears **N78°17'52"E**, a distance of **25.48** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **N52°27'18"E**, a distance of **38.30** feet to a 1/2-inch iron rod found for a point of curvature hereof, and
- 4) Along the arc of a curve to the left, whose radius is **15.00** feet, whose arc length is **24.85** feet and whose chord bears **N05°50'03"E**, a distance of **22.11** feet to the **POINT OF BEGINNING** and containing 0.1428 Acre (6,221 Square Feet) of land, more or less.

Part 2 – 0.0963 Acre(s) (4,193 Square Feet)

BEGINNING, at a 1/2-inch iron rod found for a point of curvature in the easterly right-of-way line of said Julieanna Cove, and being a point of curvature in the northwest line of said Lot 6 of said Bridgeview Business and Industrial Plaza Section Two, for the northerly most corner and **POINT OF BEGINNING** hereof, from which a 5/8-inch iron rod found at the beginning of a right-of-way transition between the easterly right-of-way line of said Julieanna Cove with the southwesterly right-of-way line of said Levander Loop, and being a point of curvature in the northwest line of said Lot 6 bears, **N52°36'32"E**, a distance of 42.64 feet;

THENCE, with the common line of said Julieanna Cove and Lots 4-6, all of said Bridgeview Business and Industrial Plaza Section Two, the following two (2) courses and distances:

- 1) Along the arc of a curve to the left, whose radius is **30.00** feet, whose arc length is **26.25** feet and whose chord bears **S27°22'07"W**, a distance of **25.42** feet to a 5/8-inch iron rod found for a point of reverse curvature hereof, and
- 2) Along the arc of a curve to the right, whose radius is **80.00** feet, passing at an arc length of 73.17 feet a 1/2-inch iron rod found for the common north corner of said Lots 5 and 6, passing at an arc length of 160.12 feet a 1/2-inch iron rod found for the common north corner of said Lots 4 and 5, and continuing for a total arc length of **164.69** feet, whose chord bears **S61°16'23"W**, a distance of **137.11** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the southwest corner hereof, said point being in the north line of said Lot 4;

THENCE, leaving the southerly right-of-way line of said Julieanna Cove and the north line of said Lot 4, over and across said Julieanna Cove, the following three (3) courses and distances:

- 1) **N62°16'32"E**, a distance of **47.28** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a point of curvature hereof,

- 2) Along the arc of a curve to the left, whose radius is **132.00** feet, whose arc length is **22.28** feet and whose chord bears **N57°26'25"E**, a distance of **22.25** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a point of tangency hereof, and
- 3) **N52°36'41"E**, a distance of **89.76** feet to the **POINT OF BEGINNING** and containing 0.0963 Acre (4,193 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 1.000054689149. See attached sketch (reference drawing: 01489_ROW Vacation-Rev.dwg).

 /10/2025
Fernando Perez, RPES #7041
4Ward Land Surveying, LLC



FIELD NOTES REVIEWED
BY:  DATE: 01/13/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22

P.O.B.

PART 1
 GRID N: 10,064,268.38
 GRID E: 3,130,173.53

P.O.B.

PART 2
 GRID N: 10,064,159.37
 GRID E: 3,130,189.31

JULIEANNA COVE
 (80' R.O.W.) TO BE PARTIALLY
 VACATED (PART 1)
 0.1428 ACRE(S)
 6,221 SQUARE FEET

JULIEANNA COVE
 (80' R.O.W.) TO BE PARTIALLY
 VACATED (PART 2)
 0.0963 ACRE(S)
 4,193 SQUARE FEET

OWNER:
 PROJECT ELSIE
 LAND, LTD.
 DOC. NO. 2023089777
 O.P.R.T.C.T.

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[A]
 BRIDGEVIEW BUSINESS
 AND INDUSTRIAL PLAZA
 VOL. 77, PGS. 361-363, P.R.T.C.T.

[B]
 BRIDGEVIEW BUSINESS AND
 INDUSTRIAL PLAZA SECTION TWO
 VOL. 86, PGS. 163B-163D, P.R.T.C.T.

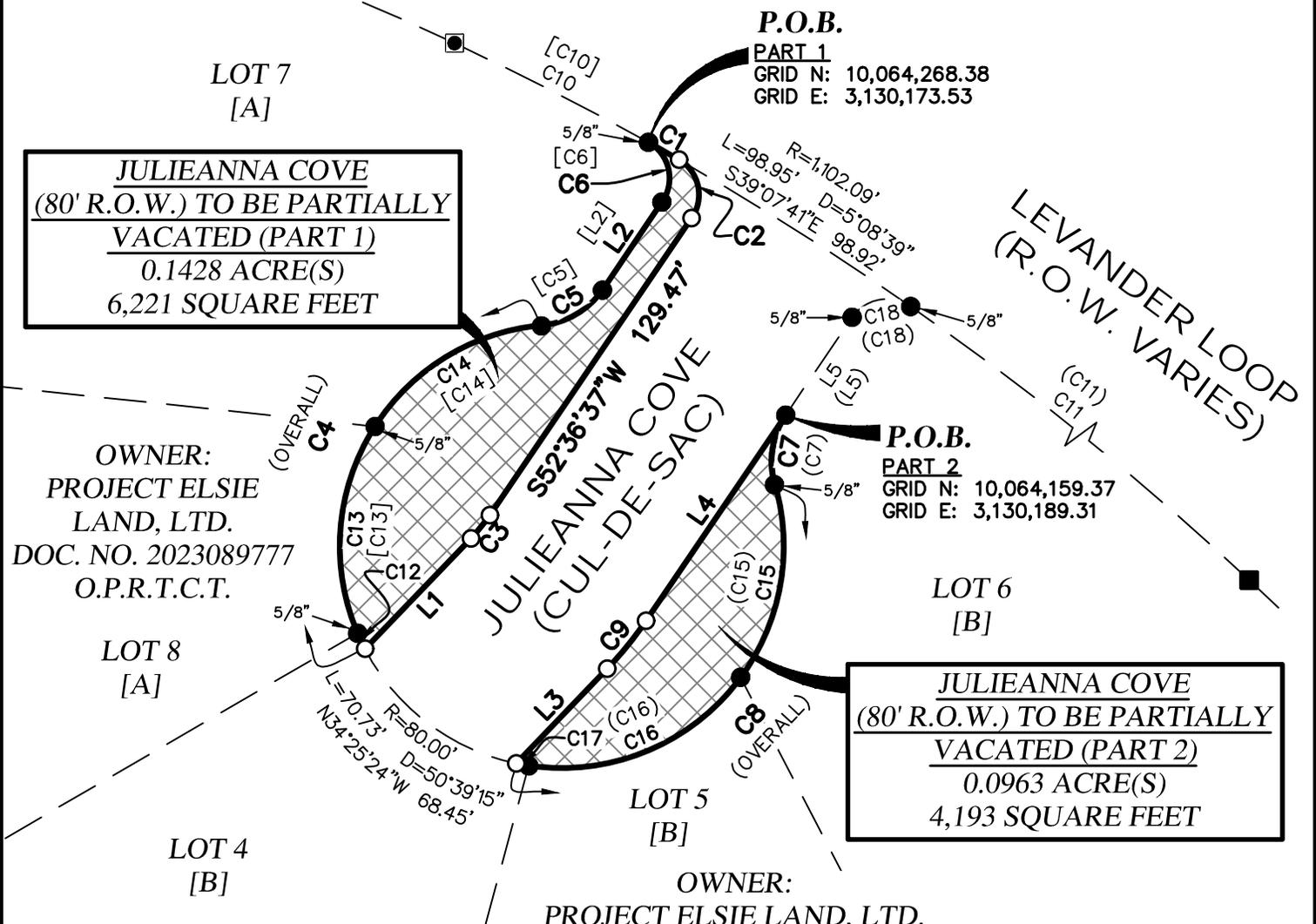
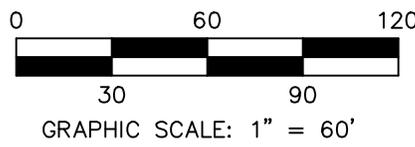
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 JULIEANNA COVE
 TO BE VACATED
 City of Austin, Travis
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 Land Surveying
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 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	1/10/2025
Project:	01489
Scale:	1" = 60'
Reviewer:	FP
Tech:	JG
Field Crew:	JC/FH
Survey Date:	JULY 2022
Sheet:	1 OF 3



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	1,102.09'	12.68'	0°39'34"	S42°01'48"E	12.68'
C2	15.00'	24.12'	92°07'37"	S06°32'51"W	21.60'
C3	64.16'	10.83'	9°40'13"	S57°27'08"W	10.82'
C4	80.00'	156.80'	112°17'56"	N47°03'11"E	132.88'
C5	30.00'	26.32'	50°16'32"	N78°17'52"E	25.48'
C6	15.00'	24.85'	94°55'54"	N05°50'03"E	22.11'
C7	30.00'	26.25'	50°07'47"	S27°22'07"W	25.42'
C8	80.00'	164.69'	117°57'09"	S61°16'23"W	137.11'
C9	132.00'	22.28'	9°40'13"	N57°26'25"E	22.25'
C10	1,102.09'	78.53'	4°04'57"	N44°25'23"W	78.51'
C11	1,102.09'	531.50'	27°37'55"	S22°51'06"E	526.37'
C12	80.00'	6.29'	4°30'12"	N06°50'41"W	6.29'
C13	80.00'	77.90'	55°47'18"	N23°18'04"E	74.85'
C14	80.00'	72.62'	52°00'26"	N77°11'56"E	70.15'
C15	80.00'	73.17'	52°24'19"	S28°29'58"W	70.65'
C16	80.00'	86.95'	62°16'30"	N85°50'23"E	82.74'
C17	80.00'	4.57'	3°16'20"	N61°23'12"W	4.57'
C18	15.00'	23.93'	91°23'17"	N81°53'10"W	21.47'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
[C5]	30.00'	26.43'	50°28'40"	N80°24'00"E	25.58'
[C6]	15.00'	24.90'	95°06'00"	N07°37'00"E	22.14'
(C7)	30.00'	26.43'	50°28'40"	S29°56'00"W	25.58'
[C10]	1,102.09'	78.56'	-----	N41°58'00"W	78.55'
(C11)	1,102.09'	531.35'	-----	S20°24'05"E	526.22'
[C13]	80.00'	78.05'	-----	N25°48'00"E	74.99'
[C14]	80.00'	72.47'	-----	N79°42'00"E	70.01'
(C15)	80.00'	73.01'	-----	S30°50'00"W	70.50'
(C16)	80.00'	87.27'	-----	N88°14'00"E	83.00'
(C18)	15.00'	23.75'	90°43'00"	N79°29'00"W	21.34'

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Sheet:	2 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S62°15'11"W	55.23'
L2	N52°27'18"E	38.30'
L3	N62°16'32"E	47.28'
L4	N52°36'41"E	89.76'
L5	N52°36'32"E	42.64'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L2]	N55°10'00"E	38.38'
(L5)	S55°10'00"W	42.60'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "BRITAIN AND CRAWFORD" CAP FOUND
	TXDOT TYPE I CONCRETE MONUMENT FOUND
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
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 PER PLAT VOL. 86 PG. 163B-163D
[.....]	RECORD INFORMATION PER PLAT VOL. 77, PGS. 361-363

COA GRID #L20

11/21/2024



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 1.000054689149.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

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 City of Austin, Travis
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Sheet:	3 OF 3	