

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 (501 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:



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Austin, TX 78709
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BEGINNING, 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, for the southeast corner and **POINT OF BEGINNING** hereof, 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 set for the southwest corner hereof, from which a 1/2-inch iron rod with "4Ward-Boundary" cap set 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 bears, N62°54'24"W, a distance of 10.00 feet;

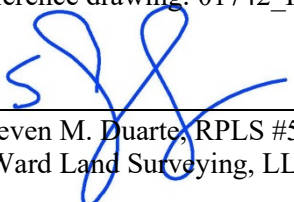
THENCE, leaving the north right-of-way line of said Gibson Street and the south terminus line of said 20' Alley, over and across said 20' Alley, the following two (2) courses and distances:

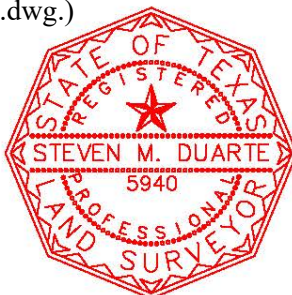
- 1) **N27°41'08"E**, a distance of **50.13** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northwest corner hereof, and
- 2) **S62°08'44"E**, a distance of **10.00** feet to a calculated point for the northeast corner hereof, said point being in the east right-of-way line of said 20' Alley, and being the common west corner of Lots 14 and 15, both of Block 18 of said South Heights subdivision, from which an iron rod with "Holt Carson" cap found in the west right-of-way line of said South 8th Street, and being the common east corner of said Lots 14 and 15 bears, S62°08'44"E, a distance of 125.00 feet;

THENCE, with the east right-of-way line of said 20' Alley and the west line of said Lots 15 and 16, **S27°41'08"W**, a distance of **50.00** feet to the **POINT OF BEGINNING** and containing 0.0115 Acre (501 Square Feet) of land, more or less.


Notes:

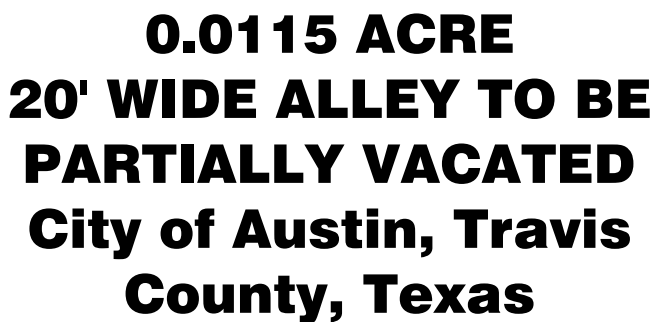
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000057798437. See attached sketch (reference drawing: 01742_Row vacation-2.dwg.)


5/8/2025
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC



References:
TCAD #100029
COA Grid #H-21

FIELD NOTES REVIEWED
BY:  DATE: 05/08/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



Date:	5/8/2025
Project:	01742
Scale:	1" = 20'
Reviewer:	FP
Tech:	JG
Field Crew:	JC/BM
Survey Date:	SEP. 2023
Sheet:	1 OF 2

[A]
LOT 15-16, BLOCK "18"
SOUTH HEIGHTS
VOL. 1, PG. 112
P.R.T.C.T.
OWNER: SAME BUT
DIFFERENT, LLC
DOC. NO. 2023094559
O.P.R.T.C.T.
(CORRECTED IN
DOC. NO. 2024048401
O.P.R.T.C.T.)

[B]
LOT 12-14, BLOCK "18"
SOUTH HEIGHTS
VOL. 1, PG. 112
P.R.T.C.T.
OWNER: WCS CAPITAL, LLC
DOC. NO. 2013165158
O.P.R.T.C.T.

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

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'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	IRON ROD WITH "HOLT-CARSON" CAP FOUND (UNLESS NOTED)
	1/2" IRON ROD WITH "4WARD-BOUNDARY" CAP SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
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
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 1 PG. 112

CITY GRID # H21
TCAD PARCEL # 100029

5/8/2025



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:	5/8/2025
	Project:	01742
	Scale:	N/A
	Reviewer:	FP
	Tech:	JG
	Field Crew:	JC/BM
	Survey Date:	SEP. 2023
PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Sheet:	2 OF 2