

EXHIBIT "A"

ALLEY VACATION

DESCRIPTION OF 5525 SQUARE FEET, MORE OR LESS, OF LAND AREA, BEING THE ALLEY LOCATED IN BLOCK NO. 56, OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

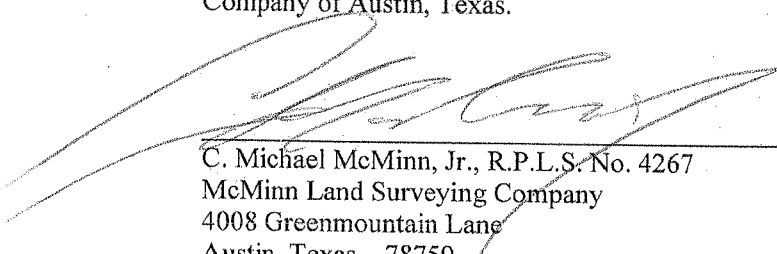
BEGINNING at P.K. Nail found in granite in the south line of East 6th Street, for the northeast corner of Lot 6 of the aforementioned Block No. 56, same being the northwest corner of the subject Alley and being the northwest corner of the herein described tract of land;

THENCE leaving the PLACE OF BEGINNING and said Lot 6, with the common line of East 6th Street and the Alley, S 71°06'30"E 20.00 feet to a hole found drilled in concrete for the northwest corner of Lot 7 of Block No. 56, same being the northeast corner of the subject Alley and being the northeast corner of the herein described tract of land;

THENCE leaving East 6th Street, with the common line of the Alley and Lots 7-12, Block No. 56, S 19°00'00"W 276.43 feet to a spindle found in the north line of East 5th Street for the southwest corner of Lot 12 of Block No. 56, same being the southeast corner of the subject Alley and being the southeast corner of the herein described tract of land;

THENCE leaving Lot 12, with the common line of East 5th Street and the Alley, N 71°03'45"W 20.00 feet to a concrete nail found for the southeast corner of Lot 1 of Block No. 56, same being the southwest corner of the subject Alley and being the southwest corner of the herein described tract of land;


THENCE leaving East 5th Street, with the common line of the Alley and Lots 1-6, Block No. 56, N 19°00'00"E 276.42 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 5525 square feet, more or less, of land area, as described from record information and measurements made on the ground on April 2, 2006 by McMinn Land Surveying Company of Austin, Texas.



C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
4008 Greenmountain Lane
Austin, Texas 78759

DATE : January 28, 2008
SUBDIVISION : Original City of Austin
COUNTY : Travis, Texas.

J.O. No. : 010508
JND0316

Reviewed: 05-22-08


PLAT OF A SURVEY
OF THE ALLEY IN
BLOCK NO. 56,
ORIGINAL CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS.

CALCULATED POINT
FROM WHICH AN "X"
BEARS
S 19°00'00"W 0.25'

CONGRESS AVENUE

EAST 6TH STREET

BLOCK

ALLEY

NO. 56

BRAZOS STREET

N 71°03'45"W
160.09'
CONC. NAIL FOUND

EAST 5TH STREET

N 71°05'15"W
160.05'
SPINDLE FOUND

P.K. NAIL FOUND
IN GRANITE
S 71°06'30"E
160.09'

DRILLED HOLE IN CONC.
S 71°06'30"E
160.08'

DUMPSTERS

CONC. ALLEY

5525 SQ.FT. ±
0.126 ACRE ±

CMM

McMinn

Land Surveying Company

4008 GREENMOUNTAIN LANE
AUSTIN, TEXAS 78759
(512) 343-1970
FAX (512) 346-1005

CMM

SCALE 1" = 40'

NOTE: THIS SURVEY WAS MADE ON THE GROUND WITHOUT THE BENEFIT
OF A CURRENT TITLE COMMITMENT. THEREFORE, CERTAIN EASEMENTS
MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

PLAT PREPARED FROM RECORD INFORMATION AND MEASUREMENTS
MADE ON THE GROUND ON APRIL 2, 2006, AND IS CORRECT TO
THE BEST OF MY KNOWLEDGE.

DATE April 3, 2006

SCALE 1" = 40'

FB/PG 290/37-41

J. O. # 031606

C. MICHAEL McMINN, JR., R.P.L.S. NO. 4267

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS
THE ORIGINAL SIGNATURE IN GREEN INK AND THE
IMPRESSION SEAL OF THE ABOVE SURVEYOR.

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