

RELEASE DESCRIPTION

BEING 0.080 ACRE, (3470 SQUARE FEET) OF LAND OUT OF THE TWENTY (20) FEET WIDE ALLEY IN BLOCK 92 OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS AND BEING THE ALLEY BETWEEN EAST 8TH STREET AND EAST NINTH STREET, EAST OF RED RIVER STREET AND WEST OF THE VACATED R.O.W. OF SABINE STREET; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a P.K. nail found in concrete on the common east R.O.W. of Red River Street and the north R.O.W. of a twenty (20) feet wide alley at the S.W. corner of Lot 8, Block 92, Original City of Austin, for the N.W. corner hereof;

THENCE the following two (2) courses and distances along the north R.O.W. of said alley and the south line of Lots 6, 7 and 8, Block 92, as occupied and monumented on the ground:

1. S70°23'19"E for a distance of 92.77 feet to a P.K. nail found in stone;
2. S71°05'33"E for a distance of 105.65 feet to a 60d nail found in tree root for the N.E. corner hereof;

THENCE S72°47'50"W, crossing said alley for a distance of 32.95 feet to an iron rod set on the south R.O.W. of said alley, same being on the north line of Lot 1-A, City of Austin Police Garage, recorded in Volume 82, Page 83, Plat Records, Travis County, Texas, for the S.E. corner hereof;

THENCE N70°24'58"W along the south R.O.W. of said alley as occupied and monumented on the ground, at 32.77 feet passing an iron rod found at the N.E. corner of Lot 2, Block 92, at 101.76 feet passing an iron rod found at the N.E. corner of Lot 1, Block 92, and in all 171.37 feet to an iron rod found at the common N.W. corner of Lot 1 and the east R.O.W. of Red River Street for the S.W. corner hereof:

THENCE N17°35'00"E crossing the west end of said alley along the east R.O.W. of Red River Street for a distance of 18.54 feet to the **POINT OF BEGINNING**, containing 0.080 acres of land.

REFERENCES

TCAD Parcel Map No. 02-0604
AUSTIN GRID J-22

EXHIBIT "A"
Page 2 of 2
J10042D


City of Austin
to
Stubbs Austin Restaurant
Company LC
0.080 ac. 8th St. Alley Vacation

RELEASE DESCRIPTION

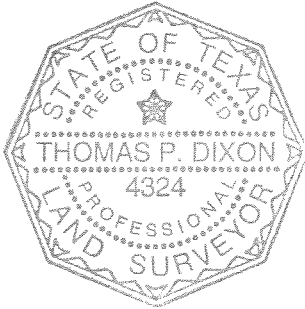
BEARING BASE:

The common north line of lots 5, 6 and 7, Block 92, Original City of Austin, and the south R.O.W. of East 9th Street as called for in that certain 0.479 acre tract recorded in Volume 12353, Page 323, Real Property Records, Travis County, Texas;

Found bolt at the N.E. corner of lot 5, Block 92, at the intersection of the south R.O.W. of East 9th Street and iron rod found on the south R.O.W. of East 9th Street at the N.W. corner of said 0.479 acre tract; bearing N71°05'59"W



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Reviewed: 04-24-08
Jenny Glover

REFERENCES

TCAD Parcel Map No. 02-0604
AUSTIN GRID J-22

8TH STREET ALLEY VACATION

J10042D

sketch to accompany field notes
EXHIBIT "B"

RED RIVER STREET

LEGEND
RECORD CALL ()

SCALE
1"=30'

N

LOT 5

POINT OF BEGINNING

Found P.K. Nail in Concrete

DOC#2003237209

DOC#2003242922

LOT 8

(69')

LOT 7

(23')

Found P.K. Nail in stone

(46')

LOT 6

Found 60d Nail in tree root

S 70°23'19" E 92.77'

20' Alley

0.080 ACRE

3470 SQUARE FEET

105.65' S 71°05'33" E

N 70°24'58" W 69.61' (69.0')

Found Iron Rod

Found Iron Rod

68.99' (69') N 70°24'58" W

Found Iron Rod

32.77' N 70°24'58" W

Set Iron Rod

32.95' S 72°47'50" W

LOT 1

12449/815

LOT 2

S 20°00'02" W 24.64'

Found Iron Rod

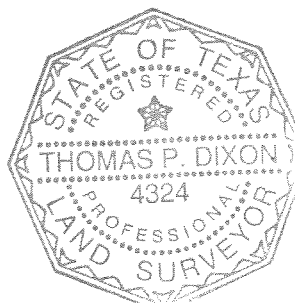
City of Austin Police Garage Lot 1-A Bk 82/Pg 83

BEARING BASE:

THE COMMON NORTH LINE OF LOTS 5, 6 AND 7, BLOCK 92 AND THE SOUTH R.O.W. OF EAST 9TH STREET AS CALLED FOR IN THAT CERTAIN 0.479 ACRE TRACT RECORDED IN VOLUME 12353, PAGE 323, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;
FOUND BOLT AT THE N.E. CORNER OF LOT 5, BLOCK 92 AT THE INTERSECTION OF THE SOUTH R.O.W. OF EAST 9TH STREET AND IRON ROD FOUND ON THE SOUTH R.O.W. OF EAST 9TH STREET AT THE N.W. CORNER OF SAID 0.479 ACRE TRACT BEARING N71°05'59"W

LEGAL DESCRIPTION:

BEING 0.080 ACRE (3470 SQUARE FEET) OF LAND OUT OF THE 20 FOOT ALLEY IN BLOCK 92 OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS AND BEING THE ALLEY BETWEEN EAST EIGHTH STREET AND EAST NINTH STREET, EAST OF RED RIVER STREET, AND WEST OF THE VACATED R.O.W. OF SABINE STREET.



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