

CITY OF AUSTIN - R.O.W. VACATION

MASTER COMMENT REPORT

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street

LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM AT&T (SWBT)				

Approved	Lucy Cabading		11/16/2020	11/16/2020
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Comments: Approved
Thank you,
Rikki Benevides
she/her/hers
MGR OSP PLNG & ENGRG DESIGN
NETWORK ENGINEERING & OPERATIONS
Austin-South
M: 512.771.4961

LM ATD Review

Approved	Ravi Dhamrat	512-974-1217	11/17/2020	11/17/2020
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Comments: After reviewing this request with the Director of the Austin Transportation Department, ATD approves of the alley right-of-way vacation.

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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Austin Resource Recovery Review				
Approved	Michael Zavala	(512) 974-1837	11/18/2020	11/18/2020
Comments:	Do not see any issues with this vacation that would hinder any ARR services in this area.			

LM AW Infrastructure Management

Approved With Conditions	Eric Sermeno	512-972-0497	11/13/2020	11/13/2020
Comments:	Austin Water (AW) has no objections to the requested 4,357 square-feet, Alley (ROW) Vacation as long the water and wastewater service(s) to adjacent properties are verified and re-routed if needed; and, which is more particularly described as being a portion of a thirteen foot (13-ft) wide alley located in Block 2, South Extension of Bouldin Addition, a subdivision recorded in volume 1, page 94 of the plat records of Travis County, Texas and with an address of 2209 S. 1st Street, Austin, Texas, 78704.			

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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Drainage Engineering Review				
Approved	Jennifer Back	512-974-6361	11/18/2020	11/18/2020
Comments:	Defer to WPD			

LM Electric Review

Rejected	Rosario Navarro	512-322-6754	11/10/2020	
Comments:	Austin Energy has facilities in the proposed vacation area, this alley must be retained as a PUE as long as the facilities remain.			
Approved With Conditions	Rosario Navarro	512-322-6754	11/12/2020	11/12/2020
Comments:	Conditionally approved as long as a PUE is retained in place of the alley, to cover the existing electric facilities.			

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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM EMS Review				
Approved	Milissa Warren	(512)972-7234	11/16/2020	11/16/2020
Comments:	EMS will support staff recommendation on this request.			

LM Fire For Site Plan Review

Approved	Tom Migl	512-974-0164	11/05/2020	11/05/2020
Comments:	None			

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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM GAATN Review				
Approved	Carlos DeMatos	(512) 974-6513	11/02/2020	11/02/2020
Comments:	None			

LM Google Fiber Texas

Approved	Fredric Ritter	11/19/2020	11/19/2020
Comments:	Google Fiber approves this Easement Release. Thank you! Lorena Veldañez Engineering Technician (Provided for by Adecco) veldanezgaspar@google.com (512) 230-2385		

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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Grande Communications				
Approved	Daniel Pina		11/04/2020	11/04/2020
Comments:	Grande has no objections Daniel Piña Utility Coordinator- Austin/San Marcos Grande Communications® Cell:737-346-7155 daniel.pina@mygrande.com grandecom			

LM PARD / Planning & Design Review

Approved	Robynne Heymans	512-974-9549	11/19/2020	11/19/2020
Comments:	None			

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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PAZ Long Range Planning Review				
Approved	Jeffrey Engstrom	512.974.1621	11/10/2020	11/10/2020
Comments:	None			

LM PAZ Zoning Review

Approved	Wendy Rhoades	512-974-7719	10/28/2020	10/28/2020
Comments:	No comments; Approved			

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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PWD Sidewalks & Special Projects Review				
Approved	Eric Dusza	512-974-6504	11/10/2020	11/10/2020
Comments:	None			

LM PWD Urban Trails Review

Approved	Katie Wettick	512-974-3529	10/29/2020	10/29/2020
Comments:	No urban trails nearby. No comments.			

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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PWD-OCE Review				
Approved	Jose Ramos	512-974-8763	11/10/2020	11/10/2020
Comments:	None			

LM Texas Gas Services

Approved	Aaron Diaz	10/29/2020	10/29/2020
Comments:	Approved- No conflicts expected. Aaron Diaz Engineer I P: 512-465-1132 C: 512-348-4650 Aaron.Diaz@onegas.com		

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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Time Warner Cable / Charter

Rejected	Timothy White		11/20/2020	
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Comments:	Charter Communications does have a need for an easement on the property Thanks, Troy Smith			
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Approved	Timothy White		11/23/2020	11/23/2020
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Comments:	Charter Communications does not have a need for an easement on the property as described Troy Smith			
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LM Transportation Planning

Approved	Adam Fiss	512-974-1684	11/18/2020	11/18/2020
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Comments:	None			
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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Urban Design Review				
No Comment	Aaron Jenkins	512-974-1243	11/04/2020	11/04/2020
Comments:	Address is outside of reviewing district for Urban Design			

LM Watershed Engineering Review

Approved With Conditions	Sofia Reyes	512-974-7792	11/18/2020	11/18/2020
Comments:	WPD will approve the release of the ROW vacation with the following conditions: being that there is floodplain in the vicinity, the alley vacation will be approved so long as a new easement is dedicated that fully encompasses the fully-developed 100-year floodplain as part of the concept site plan this easement release case is the child of (SP-2020-0351C.CP)			

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<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
Mobility Bond Review				
No Review Required	Gregory Pepper	512-974-7282	10/29/2020	10/29/2020
Comments:	This does not fall within the Corridor Construction Program Limits.			



APPLICATION FOR STREET OR ALLEY VACATION

File No. 10350-2010
Department Use Only

DATE: 10/28/2020
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: X ; ROW _____ Hundred Block: 2200
Name of Street/Alley/ROW: Paper Alley Is it constructed: Yes No
Property address: 2209 S 1st St, 501 W Live Oak St
Purpose of vacation: Allow multi-family building and amenities to use this area.

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0403010231 & 0403010233
Survey & Abstract No.: _____
Lot(s): 7, 10, 12, & 14 Block: 2 Outlot: _____
Subdivision Name: South Extension of Bouldin Addition
Plat Book 1 Page Number 94 Document Number _____

Neighborhood Association Name: Bouldin Creek NA
Address including zip code: _____

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): <u>YES</u> / NO	<u>SP-2020-0351C.CP</u>
Subdivision: Case (circle one): YES / NO	_____
Zoning Case (circle one): YES / NO	_____

PROJECT NAME, if applicable:

Name of Development Project: 2209 South First
Is this a S.M.A.R.T. Housing Project (circle one): YES / NO
Is this within the Downtown Austin Plan Boundaries (circle one): ~~YES~~ / NO

OWNER INFORMATION

Name: RPC South First St LLC (as shown on Deed)
Address: 1705 Captl of Tx Hwy, Suite 400 Phone: () _____ Fax No.: () _____
City: Austin County: Travis State: TX Zip Code: 78746
Contact Person/Title: _____ Cell Phone: () _____
Email Address: _____
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: James M. Schissler
Firm Name: Civiltude, LLC
Address: 5110 Lancaster Ct
City: Austin State: TX Zip Code: 78723
Office No.: (512) 7616-6161 Cell No.: (512) 569-9830 Fax No.: () _____
EMAIL ADDRESS: jim@civiltude.com

The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) **All documents** related to this transaction and a **certified check** for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: James M. Schissler
Landowner/Applicant



5110 Lancaster Court
Austin, Texas 78723
Firm Registration #12469

Phone 512 761 6161
Fax 512 761 6167
info@civiltitude.co
www.civiltitude.com

October 19, 2020

Ms. Mashell Smith
City of Austin Office of Real Estate Services
505 Barton Spring Road, 13th Floor
Austin, Texas 78704

Re: Alley Vacation Application for 2209 S 1st St and 501 W Live Oak St
2209 South First
Austin, Texas 78704

Dear Mashell,

Enclosed is the alley vacation application package for 2209 S 1st St and 501 W Live Oak St. The project proposes to vacate the undeveloped 13-foot wide alley between the tracts that make up the development to allow construction of a mixed-use building with structured parking and ancillary improvements. The adjoining lots are were platted in the South Extension of Bouldin Addition Subdivision recorded in Plat Book 1, Page 94 filed on December 8, 1893. The owners of Lots 1-6 have agreed to file quit-claim deeds for the alley vacation.

1. Is this a residential or commercial project? MIXED USE WITH LIVE-WORK UNITS AND MULTI-FAMILY UNITS.
2. How was the area to be vacated dedicated? By plat or by separate instrument? BY PLAT, ATTACHED.
3. Did the City purchase the area to be vacated? (i.e., by Street Deed) NO.
4. Are both the area to be vacated and your property in the same "subdivision"? (They must both be in the same subdivision to be eligible.) YES, SOUTH EXTENSION OF BOULDIN ADDITION.
5. Is the area to be vacated functional right-of-way, or is it only dedicated on paper? UNDEVELOPED (PAPER) ALLEY.
6. Are there any utility lines within the area to be vacated? If yes, what are your plans for the utilities? Applicants should be advised that easements will be retained to protect existing utilities, even if utility relocation is proposed. Also be advised that no structures may be built on, over or under the easements without a license agreement, insurance, and annual fee. YES, THERE ARE UTILITIES SERVING EXISTING BUILDINGS THAT WILL BE REMOVED.
7. How do you plan to develop the area to be vacated? A 4-STORY MIXED USE BLDG. WILL BE BUILT WHERE ALLEY IS LOCATED/
8. Has a site plan been submitted on your project? YES, A CONCEPT SITE PLAN, SP-2020-0351C
9. Is your project a Unified Development? YES, THERE ARE 13 LOTS THAT ARE PART OF THE RE-DEVELOPMENT AGREEMENT.
10. Is your project a S.M.A.R.T. Housing Project? NO.,
11. When do you anticipate starting construction of the development? SPRING, 2021.
12. What is the current zoning on the adjacent properties? ZONED CS-MIU-CO-NP AND CS-MU-V-CO-NP.
13. What is the current status of the adjacent properties? PROPERTIES ARE DEVELOPED.
14. What type of parking facilities currently exist? MINIMAL OFF-STREET SURFACE PARKING.
15. Will your parking requirements increase with the expansion? PARKING REQUIREMENTS WILL INCREASE.
16. How will the increase be handled? STRUCTURED PARKING UNDER THE BUILDING.
17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form? If yes, please include this in your letter and provide us with a copy. NO SEPARATE AGREEMENTS OR EASEMENTS; THERE ARE NO ADJACENT LAND OWNERS THAT SHARE PROPERTY LINE WITH THE PAPER ALLEY.
18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? NO Does it meet DAP criteria? N/A
19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH-35, north of Martin Luther King Boulevard, and south of 45th Street? IT DOES NOT.

20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how? VACATION WOULD ALLOW MAXIMUM RESIDENTIAL DENSITY ON CORE TRANSIT CORRIDOR TRACTS AND REDUCE PRESSURE FOR SUBURBAN SPRAWL. DESING WOULD FOLLOW SUBCHAPTER E GUIDELINES AND ALSO REDUCE 10 CURB CUTS ALONG S 1ST ST AND WEST LIVE OAK ST DOWN TO TWO CURB CUTS.

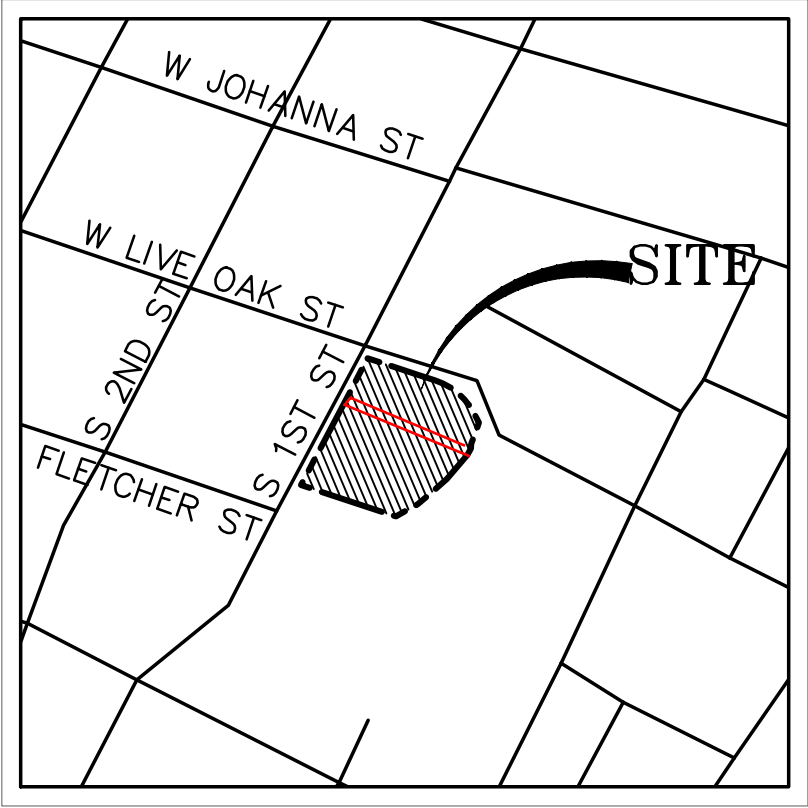
If you have any questions, please do not hesitate to contact us and inquire at 512-761-6161.

Sincerely,

James M Schissler

James M. Schissler, P.E.

Vice President

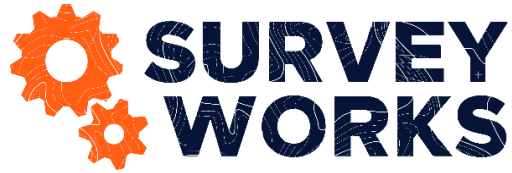


0' 250' 500' 1000'

SCALE: 1:500'

LOCATION MAP

GRID: H20
MAPSCO: 614R

**FIELD NOTE DESCRIPTION**

DESCRIPTION OF A 4,357 SQUARE FOOT TRACT OR PARCEL OF LAND, BEING A PORTION OF A THIRTEEN (13) FOOT WIDE ALLEY LOCATED IN BLOCK 2, SOUTH EXTENSION OF BOULDIN ADDITION AS RECORDED IN VOLUME 1, PAGE 94, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 4,357 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found (1/2-Inch diameter), being the north corner of Lot 10, Block 2 of said South Extension of Bouldin Addition, being a point in the east right of way line of South 1st Street, being the west corner of said 13 foot wide alley;

Thence, N 27°43'33" E a distance of 12.64 feet, along the west line of said 13 foot wide alley, common with the east right of way line of South 1st Street, to an iron rod found (1/2-Inch diameter), being the west corner of Lot 1, Block 2 of said South Extension of Bouldin Addition, and the north corner of said 13 foot wide alley;

Thence, S 71°40'05" E for a total distance of 346.99 feet departing the east right of way line of South 1st Street along the south line of Lots 1-7 of said South Extension of Bouldin Addition, common with the north line of said 13 foot wide alley passing at a distance of 46.06 feet an iron rod found (1/2-Inch diameter), at 92.12 feet an iron rod set (1/2" diameter with pink cap stamped "Survey Works 6356) at 138.18 feet an iron rod found (1/2-Inch diameter), at 184.01 feet an iron pipe found (1/2-Inch diameter), at 276.00 feet an iron pipe found (1/2-Inch diameter) to a calculated point being the south corner of Lot 7 of said South Extension of Bouldin Addition, for the northeast corner of said 13 foot wide alley;

Thence, S 06°08'23" W a distance of 12.76 feet, along the east line of said 13 foot wide alley to a calculated point, being a point on a Boundary Line Agreement as recorded in Volume 9320, Page 996, Real Property Records, Travis County, Texas, for the southeast corner of the 13 foot wide alley, from which an iron pipe found in Bouldin Creek bears, N 27°32'21" E a distance of 10.36 feet;

Thence, N 71°40'05" W a distance of 351.75 feet along the south line of said 13 foot wide alley, common with the north line Lots 10, 12 and 14 of said South Extension of Bouldin Addition to the **POINT OF BEGINNING**, in all containing **4,357 square feet** of land, more or less.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

I, Derek Kinsaul, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and accompanying sketch were based on an on the ground survey.

October 14th, 2020

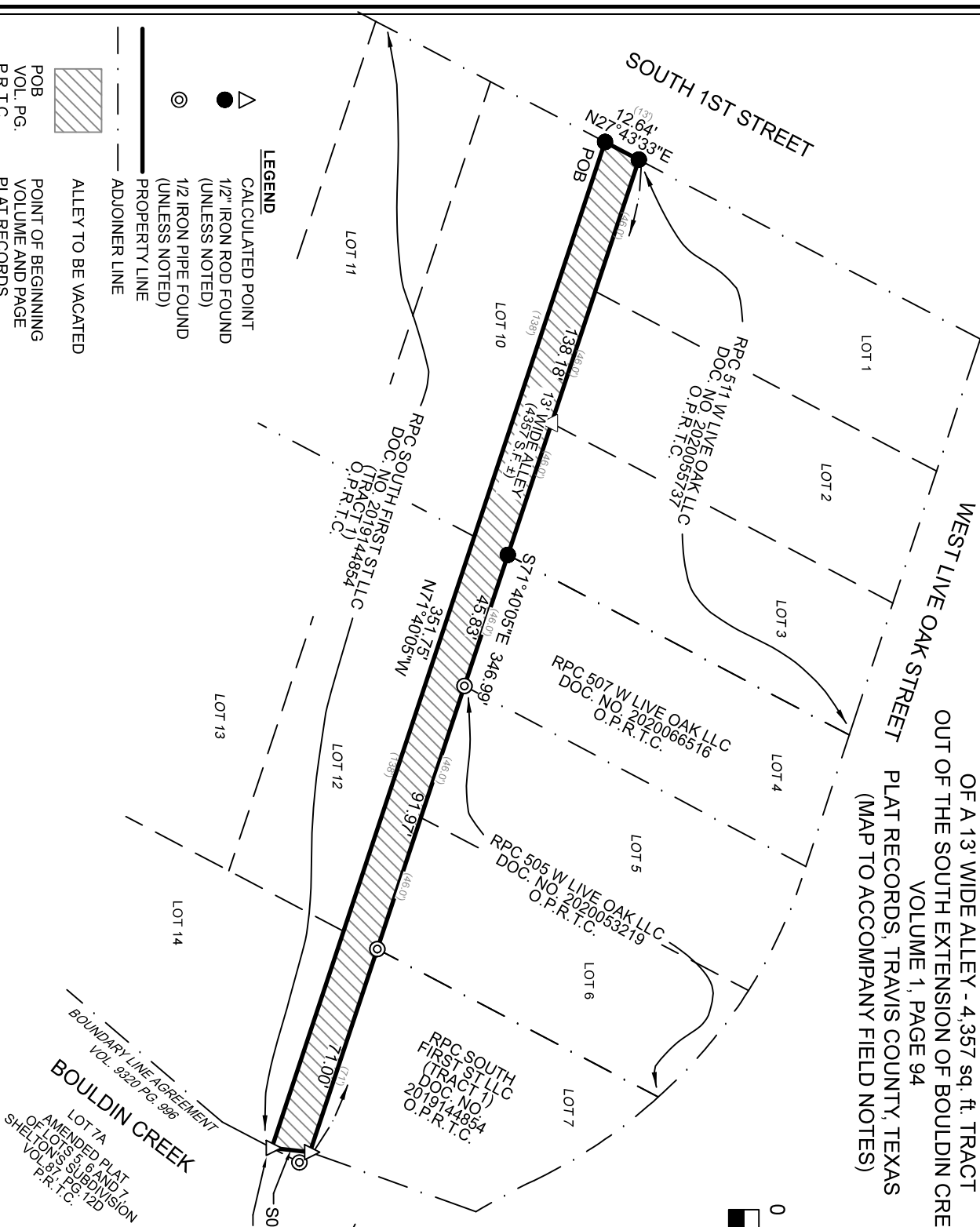
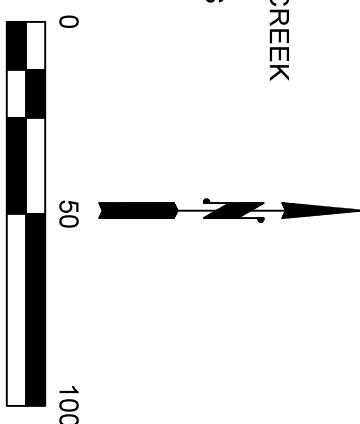


Derek Kinsaul
RPLS No. 6356
Job #19-0048.03
City Map Grid H-20



RIGHT OF WAY VACATION

OF A 13' WIDE ALLEY - 4,357 sq. ft. TRACT
OUT OF THE SOUTH EXTENSION OF BOULDIN CREEK
VOLUME 1, PAGE 94
PLAT RECORDS, TRAVIS COUNTY, TEXAS
(MAP TO ACCOMPANY FIELD NOTES)



- LEGEND**
- △ CALCULATED POINT
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
 - PROPERTY LINE
 - - - ADJOINER LINE
 - ▨ ALLEY TO BE VACATED
 - POB POINT OF BEGINNING
 - VOL. PG. VOLUME AND PAGE
 - P.R.T.C. PLAT RECORDS
 - DOC. NO. TRAVIS COUNTY
 - O.P.R.T.C. DOCUMENT NUMBER
 - () OFFICIAL PUBLIC RECORDS
 - () TRAVIS COUNTY
 - () RECORD INFORMATION

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83,
ELEVATION DATA NAVD 83, GEOID 12B,
DISTANCES IN US SURVEY FEET (GRID).

BOUNDARY LINE AGREEMENT
Vol. 9320 Pg. 986

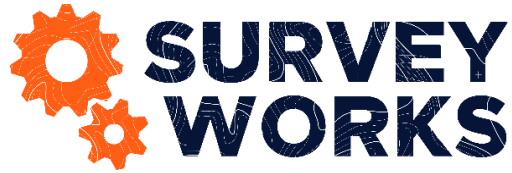
LOT 7A
AMENDED PLAT
OF LOT 13, 14, 15, 16 AND 17
SHELTON SUBDIVISION
Vol. 9320 Pg. 120
P.R.T.C.



INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM

1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

PROJECT NO. 19-0048.03
AUSTIN, TEXAS
TRAVIS COUNTY

**FIELD NOTE DESCRIPTION**

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October 14th, 2020

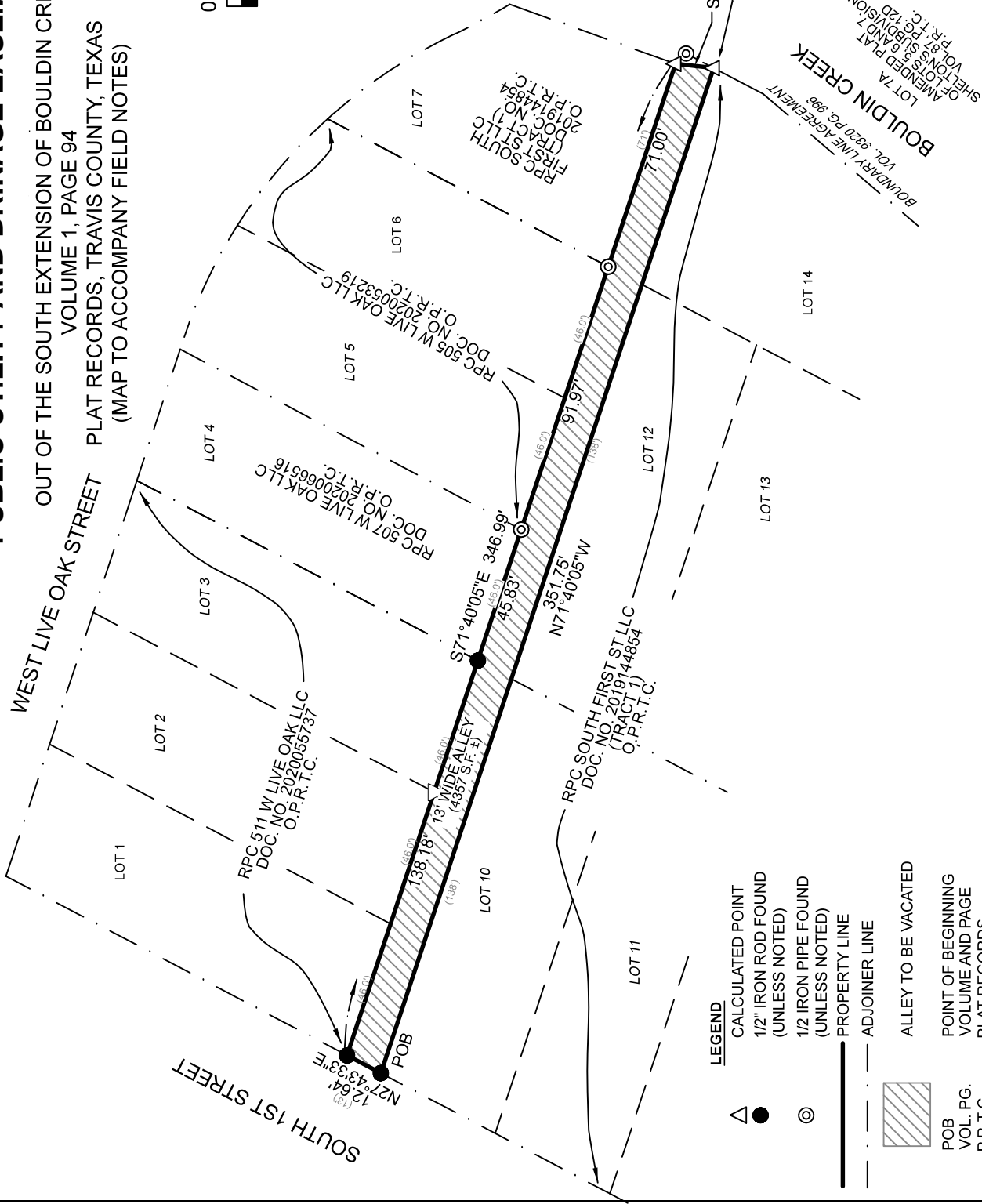
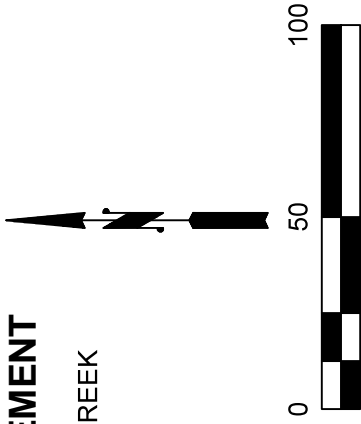


Derek Kinsaul
RPLS No. 6356
Job #19-0048.03
City Map Grid H-20



PUBLIC UTILITY AND DRAINAGE EASEMENT

OUT OF THE SOUTH EXTENSION OF BOULDIN CREEK
VOLUME 1, PAGE 94
PLAT RECORDS, TRAVIS COUNTY, TEXAS
(MAP TO ACCOMPANY FIELD NOTES)



LEGEND

- CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- PROPERTY LINE
- ADJOINER LINE
- ALLEY TO BE VACATED

POB
VOL. PG.
P.R.T.C.
DOC. NO.
O.P.R.T.C.
()

POINT OF BEGINNING
VOLUME AND PAGE
PLAT RECORDS
TRAVIS COUNTY
DOCUMENT NUMBER
OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY
RECORD INFORMATION

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 88, GEOID 12B.
DISTANCES IN US SURVEY FEET (GRID).

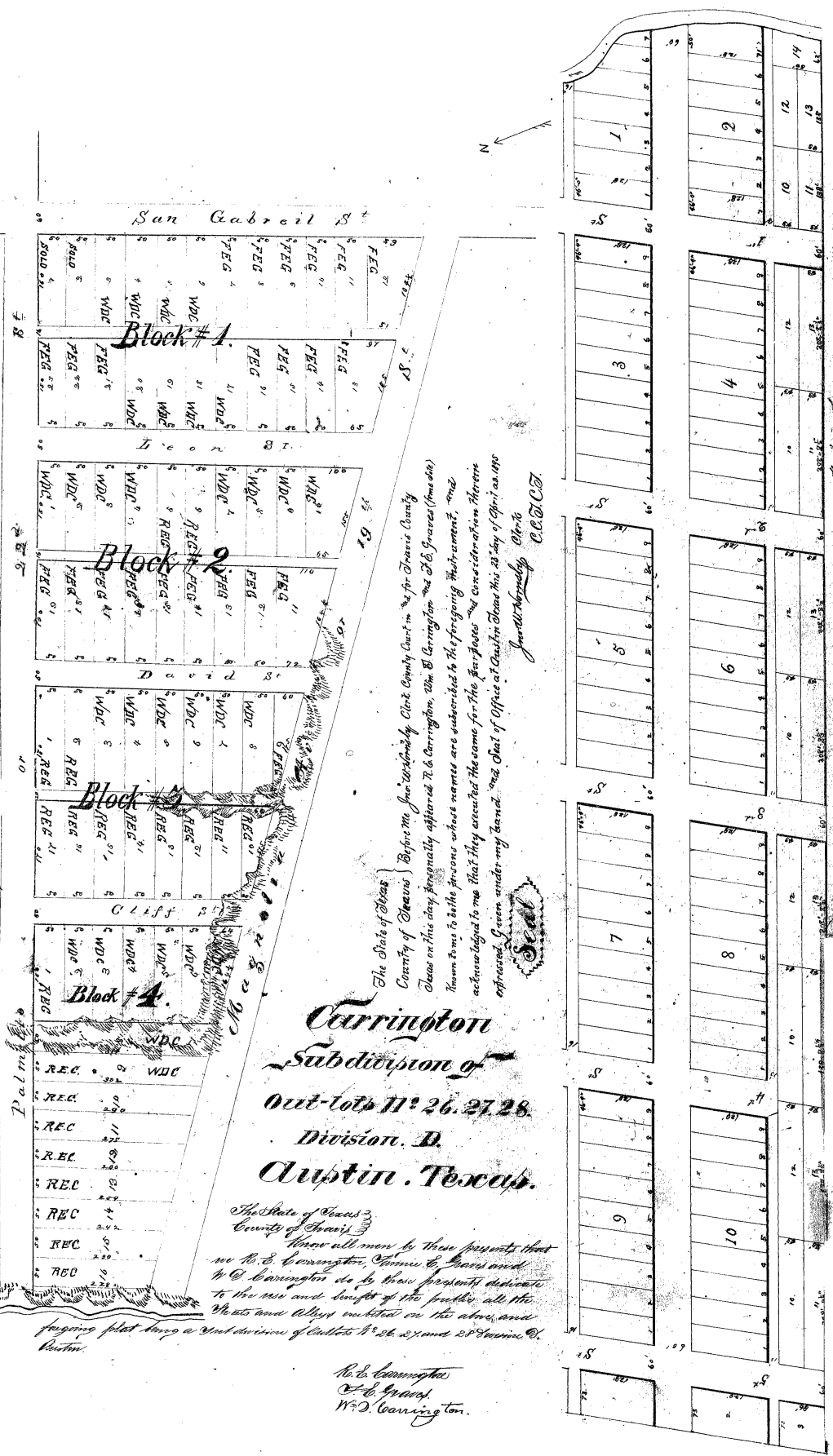
BOULDIN CREEK
AMENDED PLAT
VOL. 820 PG. 986
SHELTON PUGH & ASSOCIATES, L.P.
P.R.T.C. 12D

PROJECT NO. 19-0048.03
AUSTIN, TEXAS
TRAVIS COUNTY



INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

Index for Record April 2, 1893 at 10:30 A.M. and 5:00 P.M.
Recorded April 2, 1893 at 10:30 A.M. and 5:00 P.M.



Carrington
Subdivision of
Out-lots N: 26, 27, 28
Division B
Austin, Texas.

The State of Texas
County of Travis
Know all men by these presents that
we R. E. Carrington, J. J. Davis and
W. D. Carrington do by these presents dedicate
to the use and benefit of the public all the
streets and alleys marked on the above and
adjacent plat being a first division of Out-lots N: 26, 27, and 28 Austin,
Texas.

R. E. Carrington
J. J. Davis
W. D. Carrington.



South Extension of Boulton Addition
10
The City of Austin
April 10th 1893 at 3 P.M.
Book Two 1893 at 3 P.M.
J. J. Davis
Notary Public, Travis County, Texas

The State of Texas
County of Travis
Before me, M. C. Granberry, a Notary Public in and
for the County of Travis and State of Texas on this day personally known
names are subscribed to the foregoing instrument and acknowledged to me
that they executed the same for the purposes and consideration therein
expressed under my hand and seal of office this 8th day of December
A. D. 1893
M. C. Granberry
Notary Public, Travis County, Texas
Scale, 1 inch to 100 feet

The State of Texas
County of Travis
Know all men by these presents that we G. A. Dawson
and J. J. Davis both of the County of Travis and State of Texas, each
set forth do hereby dedicate to the free use and benefit of the public
forever the streets and alleys as exhibited by the plat hereon, the same
being a subdivision into lots and blocks of 4 5/10 acres of land now owned
by said J. J. Davis and being the same land conveyed to said J. J. Davis
to R. E. Carrington, J. J. Davis and W. D. Carrington by deed of record in
of Travis County, Texas, together with about 18 32/100 acres of land now
owned by said J. J. Davis and being the same land conveyed to said J. J. Davis
by deed of record in of Travis County, Texas, to said J. J. Davis, J. J. Davis
and W. D. Carrington, J. J. Davis and W. D. Carrington by deed of record in
Vol. 108 page 44. Given under my hand this 8th day of November, A. D. 1893

J. J. Davis
G. A. Dawson