

PARTIAL ALLEY VACATION

EXHIBIT " "

1708 GUADALUPE STREET

BEING 689 SQUARE FEET OF LAND, MORE OR LESS, BEING A PORTION OF THE EXISTING 20 FOOT WIDE ALLEY AS DEDICATED IN A PLAT OF AUSTIN BY LOUIS KLAPPENBACH DATED JULY 1876, OF OUTLOT 33 DIVISION "E", AND FOUND AT PLAT # L-0033 AT THE AUSTIN HISTORY CENTER IN THE CITY OF AUSTIN, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at an iron pipe found at the point of intersection of the northerly right-of-way line of West 17<sup>th</sup> Street (60' ROW) with the westerly right-of-way line of Guadalupe Street (80' ROW) for the southeast corner of that certain called 0.409 of an acre tract of land, being Lot A, of the Mitzi Davis Subdivision as recorded in Volume 46, Page 56, of the Plat Records of Travis County, Texas, said lot A being conveyed by deed to Travis Hotel Group LLC as recorded in Document Number 2015000329 of the Official Public Records of Travis County, Texas;

**THENCE** N 18° 46' 57" E, along the westerly right-of-way line of Guadalupe Street, a distance of 128.48 feet to a set spindle for the northeast corner of said Lot A;

**THENCE** N 71° 01' 10" W, along the common dividing line between said alley and said Lot A, a distance of 139.36 feet to a ½" iron rod found for the northwest corner of said Lot A same being the northeast corner of that certain called E. 25' of W 138' of S 128' of Outlot 3, Division "E" as conveyed by deed to Stephen McNally as recorded in Volume 10331, Page 486 of the Real Property Records of Travis County, Texas, and being the **TRUE POINT OF BEGINNING** for this partial alley vacation;

**THENCE** N 18° 11' 51" E, through said alley, along a prolongation of the common dividing line between said tracts of land, a distance of 10.00 feet to a calculated point in the centerline of said alley;

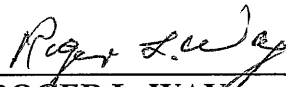
**THENCE** N 71° 01' 10" W, along the centerline of said alley, a distance of 68.86 feet to a calculated point for a re-entrant corner of this partial alley vacation said point being on the prolongation of the common dividing line between the west line of that certain called the center 44' of the W 138' of the south 128' of Outlot 33, Division "E", as conveyed to Stephen McNally as recorded in Volume 10031, Page 486, of the Official Public Records of Travis County, Texas, with the east line of that certain called the W 69' of the S 128' of Outlot 33, Division "E" as conveyed to the Travis Hotel Group LLC as recorded in Document Number 2015000330 of the Official Public Records of Travis County, Texas;

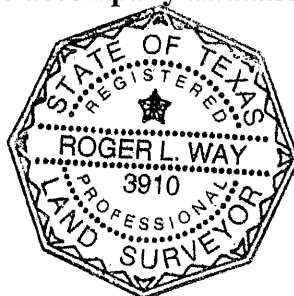
**THENCE** S 18° 44' 47" W, through said alley, along the prolongation of said common dividing line a distance of 10.00 feet to a ½" iron rod found for the northwest corner of said McNally tract of land, same being same being the northeast corner of said Travis Hotel Group LLC tract of land;

**THENCE** S 71° 01' 10" E, along the common dividing line between said McNally tracts of land and said alley, for a distance of 68.96 feet to **THE POINT OF BEGINNING**, and containing 689 square feet of land, more or less.

This description is based upon an on the ground survey of the above said tracts of land by All Points Surveying dated September 03<sup>rd</sup>, 2015.

This metes and bounds description is to accompany an illustration map of same date.

  
\_\_\_\_\_  
ROGER L. WAY  
R.P.L.S. No. 3910  
JOB No. 01B23918












9/20/15  
Date

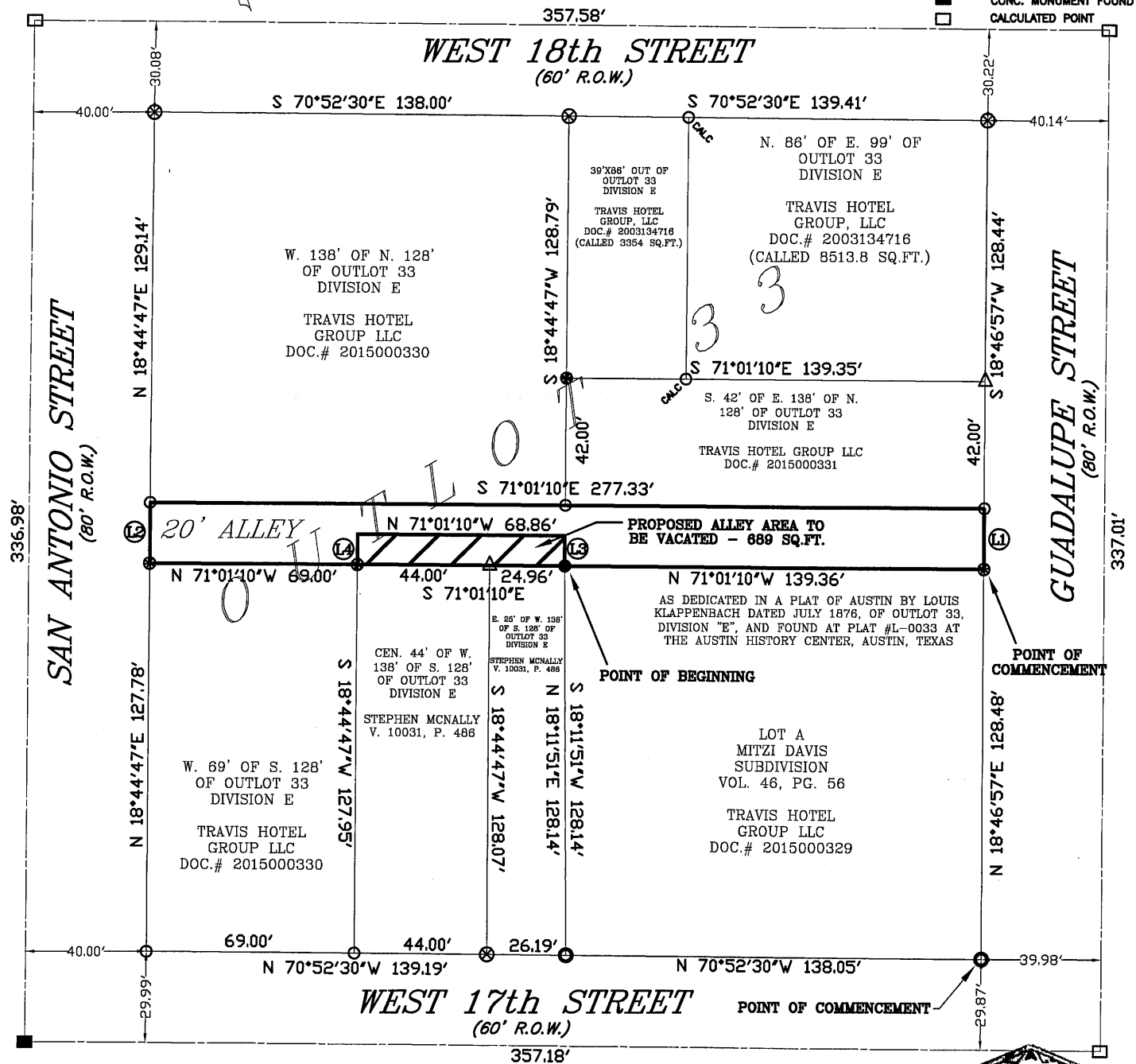
TCAD PARCEL ID:  
AUSTIN GRID:

ALL POINTS SURVEYING  
1714 Fortview Road, Suite 200, Austin, TX 78704  
Telephone: (512) 440-0071 Fax: (512) 440-0199

SCALE: 1"=50'

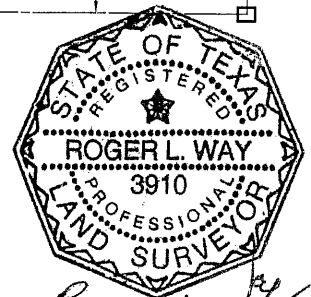
### LEGEND

- |   |                      |
|---|----------------------|
|  | IRON ROD SET         |
|  | IRON ROD FND.        |
|  | PIPE FND.            |
|  | SPINDLE SET          |
|  | SPINDLE FND.         |
|  | NAIL SET             |
|  | X SET                |
|  | CONC. MONUMENT FOUND |
|  | CALCULATED POINT     |

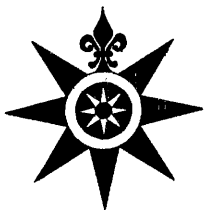


### LINE TABLE

(1)  
 L=S 18°48'57"W 20.00'  
 (2)  
 L=N18°44'47"E 20.00'  
 (3)  
 L=N 18°11'51"E 10.00'  
 (4)  
 L=S 18°44'47"W 10.00'



Date: 02-13-19  
Job No. 09B23918



1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199  
FIRM REGISTRATION # 10118900

F#:  
EXHIBIT “ “

# ALLEY VACATION

## 1708 GUADALUPE STREET

**BEING 4857 SQUARE FEET OF LAND, MORE OR LESS, BEING A PORTION OF THE EXISTING 20 FOOT WIDE ALLEY AS DEDICATED IN A PLAT OF AUSTIN BY LOUIS KLAPPENBACH, DATED JULY 1876, OF OUTLOT 33, DIVISION “E”, AND FOUND AT PLAT # L-0033 AT THE , AUSTIN HISTORY CENTER, IN THE CITY OF AUSTIN, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** for reference at an iron pipe found at the point of intersection of the northerly right-of-way line of West 17<sup>th</sup> Street (60' ROW) with the westerly right-of-way line of Guadalupe Street (80' ROW) for the southeast corner of that certain called 0.409 of an acre tract of land, being Lot A, of the Mitzi Davis Subdivision as recorded in Volume 46, Page 56, of the Plat Records of Travis County, Texas, said lot A being conveyed by deed to Travis Hotel Group LLC as recorded in Document Number 2015000329 of the Official Public Records of Travis County, Texas;

**THENCE** N 18° 46' 57" E, along the westerly right-of-way line of Guadalupe Street, a distance of 128.48 feet to a set spindle for the northeast corner of said Lot A, same being the southeast corner of and **THE TRUE POINT OF BEGINNING** for this alley vacation description;

**THENCE** N 71° 01' 10" W, along the common dividing line between said alley and said Lot A, a distance of 139.36 feet to a ½" iron rod found for the northwest corner of said Lot A same being the northeast corner of that certain called E. 25' of W 138' of S 128' of Outlot 3, Division E as conveyed by deed to Stephen McNally as recorded in Volume 10331, Page 486 of the Real Property Records of Travis County, Texas;

**THENCE** N 18° 11' 51" E, through said alley, along a prolongation of the common dividing line between said tracts of land, a distance of 10.00 feet to a calculated point in the centerline of said alley;

**THENCE** N 71° 01' 10" W, along the centerline of said alley, a distance of 68.86 feet to a calculated point for a re-entrant corner of this partial alley vacation said point being on the prolongation of the common dividing line between the west line of that certain called the center 44' of the W 138' of the south 128' of Outlot 33, Division E, as conveyed to Stephen McNally as recorded in Volume 10031, Page 486, of the Official Public Records of Travis County, Texas, with the east line of that certain called the W 69' of the S 128' of Outlot 33, Division E as conveyed to the Travis Hotel Group LLC as recorded in Document Number 2015000330 of the Official Public Records of Travis County, Texas;

**THENCE** S 18° 44' 47" W, through said alley, along the prolongation of said common dividing line a distance of 10.00 feet to a ½" iron rod found for the northwest corner of said McNally tract of land, same being same being the northeast corner of said Travis Hotel Group LLC tract of land;

**THENCE** N 71° 01' 10" W, along the common dividing line between said alley and said Travis Hotel Group LLC tract of land, a distance of 69.00 feet to a ½" iron rod found at the point of intersection with the easterly right-of-way line of San Antonio Street for the southwest corner of this partial alley vacation, same being the northwest corner of said Travis Hotel Group LLC tract of land;

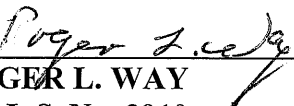
**THENCE** N 18° 44' 47" E, through said alley, along said right-of-way line, a distance of 20.00 feet to a ½" iron rod set with a plastic cap stamped “ALL POINTS” for the northwest corner of this alley vacation, same being the southwest corner of that certain called W 138' of N 128' of Outlot 3, Division E as conveyed by deed to Travis Hotel Group LLC as recorded in Document Number 2015000330 of the Official Public Records of Travis County, Texas,

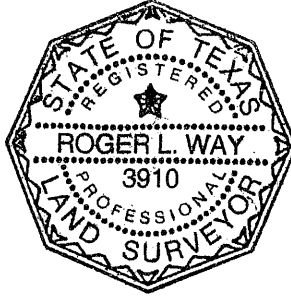
**THENCE** S 71° 01' 10" E, along the common dividing line between said tract of land and said alley, passing a ½" iron rod set for the southeast corner of said tract of land, same being the southwest corner of that certain called the S 42' of E 138' of N 128' of Outlot 3, Division E tract of land at a distance of 138.00 feet, continuing along the common dividing line of said tract and said alley, for a **TOTAL** distance of 277.33 feet to a ½" iron rod set with a plastic cap stamped “ALL POINTS” for the southeast corner of said tract of land, being on the west right-of-way line of said Guadalupe Street for the northeast corner of this alley vacation;

**THENCE** S 18° 46' 57" W, along said right-of-way line a distance of 20.00 feet to **THE POINT OF BEGINNING**, and containing 4857 square feet of land, more or less.

This description is based upon an on the ground title survey of the above said tracts of land by All Points Surveying dated September 03<sup>rd</sup>, 2015.

This metes and bounds description is to accompany an illustration map of same date.

  
\_\_\_\_\_  
**ROGER L. WAY**  
**R.P.L.S. No. 3910**  
**JOB No. 01B39016**



\_\_\_\_\_  
Date 7/20/18

TCAD PARCEL ID:  
AUSTIN GRID:

ALL POINTS SURVEYING  
1714 Fortview Road, Suite 200, Austin, TX 78704  
Telephone: (512) 440-0071 Fax: (512) 440-0199

