EXHIBIT “___”
(PARTIAL VACATION OF ALLEY)
(PAGE 1 OF 4)

LEGAL DESCRIPTION

FIELDNOTES for a 0.021 of an acre (±914 square feet) tract situated in a portion of an alley (20 feet wide), evidenced by found monumentation and DRISKILL’S AND RAINEY’S SUBDIVISION OF PART OF OUTLOTS 72 & 73, DIVISION E, AUSTIN TEXAS, an addition in the City of Austin, Travis County, Texas, according to the plat recorded in Volume 1, Page 22, of the Plat Records of Travis County, Texas (P.R.T.C.T.); the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found in the apparent north right of way (ROW) of River Street, a 60 feet wide right-of-way evidenced by found monumentation, (River Street cited as having been relocated by City Council Ordinance recorded in Volume 85, Page 62, of the Deed Records of Travis County, Texas (document illegible), and as referenced by Instrument Numbers 2011169769 and 20100134909, of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.)), and being at the southwest corner of a tract of land described in a Special Warranty Deed with Vendor’s Lien to River Street Partners, LLC, a Texas limited liability company, as recorded under Instrument Numbers 2020009096 and 2020009097, of said O.P.R.T.C.T. (hereinafter referred to as River Partners tract), having Texas State Plane Grid (Texas Central Zone, NAD83) coordinate values of N=10,067,041.46, E=3,115,746.04;

THENCE NORTH 73° 39’ 44” WEST, along the north right-of-way line of said River Street and the south line of said alley, a distance of 10.00 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set;

THENCE through the interior of said alley, the following bearings and distances:

1. NORTH 16° 10’ 31” EAST, a distance of 91.40 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set;

---
2. SOUTH 73° 49' 29" EAST, a distance of 10.00 feet to a 1/2 rebar found on the east line of said alley, at the northwest corner of said River Partners tract;

THENCE SOUTH 16° 10’ 31” WEST, along the east line of said alley and the west line of said River Partners tract, a distance of 91.43 feet to the POINT OF BEGINNING enclosing 0.021 of an acre (±914 square feet).

BEARING BASIS NOTE
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83)

Sketch to accompany this legal description

Witness my hand this (To the City of Austin):

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

Witness my hand and seal this date January 12, 2021.
EXHIBIT "___"  
PAGE 3 OF 4  
SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

EXHIBIT SHOWING  
914 SQUARE FEET  
BEING A PORTION OF  
AN ALLEY (20' WIDE)  
DRISKILL'S AND RAINEY'S  
SUBDIVISION OF PART OF  
OUTLOTS 72 & 73  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

LEGEND OF ABBREVIATIONS

P.R.T.C.T.  Plat Records of Travis County, Texas
O.P.R.T.C.T.  Official Public Records of Travis County, Texas
D.R.T.C.T.  Deed Records of Travis County, Texas
POB/POC  Point of Beginning/Point of Commencing
AC./S.F.  Acres/Square feet
INST.#  Instrument Number

MONUMENTS / BEARING BASIS

MNS  Mag nail & washer stamped "JPH Land Surveying" set
Found monuments are as noted
The bearings shown hereon are Texas State Plane Grid bearings
(Texas Central Zone, NAD83).

EXHIBIT SHOWING  
914 SQUARE FEET  
BEING A PORTION OF  
AN ALLEY (20' WIDE)  
DRISKILL'S AND RAINEY'S  
SUBDIVISION OF PART OF  
OUTLOTS 72 & 73  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

SCALE: 1" = 30'

Line Data Table

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Cole Strevey  
Registered Professional 
Land Surveyor No. 6731  
colec@jphls.com  
January 12, 2021

JPH Job No.  
2016.069.006 60 East Avenue, Austin, Travis County, TX - 914  
SF Boundary.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved  
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphland surveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene

EXHIBIT "___"  
PAGE 3 OF 4  
SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

EXHIBIT SHOWING  
914 SQUARE FEET  
BEING A PORTION OF  
AN ALLEY (20' WIDE)  
DRISKILL'S AND RAINEY'S  
SUBDIVISION OF PART OF  
OUTLOTS 72 & 73  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS
LEGAL DESCRIPTION

FIELDNOTES for a 0.012 of an acre (±502 square feet) tract situated in a portion of an alley (20 feet wide), evidenced by found monumentation and DRISKILL’S AND RAINEY’S SUBDIVISION OF PART OF OUTLOTS 72 & 73, DIVISION E, AUSTIN TEXAS, an addition in the City of Austin, Travis County, Texas, according to the plat recorded in Volume 1, Page 22, of the Plat Records of Travis County, Texas (P.R.T.C.T.); the subject tract being more particularly described as follows:

COMMENCING at a 1/2 inch rebar found in the apparent north right of way (ROW) of River Street, a 60 feet wide right-of-way evidenced by found monumentation, (River Street cited as having been relocated by City Council Ordinance recorded in Volume 85, Page 62, of the Deed Records of Travis County, Texas (document illegible), and as referenced by Instrument Numbers 2011169769 and 20100134909, of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.)), and being at the southwest corner of a tract of land described in a Special Warranty Deed with Vendor’s Lien to River Street Partners, LLC, a Texas limited liability company, as recorded under Instrument Numbers 2020009096 and 2020009097, of said O.P.R.T.C.T. (hereinafter referred to as River Partners tract), having Texas State Plane Grid (Texas Central Zone, NAD83) coordinate values of N=10,067,041.46, E=3,115,746.04, THENCE NORTH 73° 39’ 44” WEST, along the north right-of-way line of said River Street and the south line of said alley, a distance of 10.00 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the POINT OF BEGINNING;

THENCE NORTH 73° 39’ 44” WEST, continuing with the north right-of-way line of said River Street and the south line of said alley, a distance of 10.00 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the southeast corner of a tract of land described in a General Warranty Deed Correction Affidavit to 61 Rainey Street, LLC (hereinafter referred to as 61 Rainey tract), as recorded under Instrument Number 2011169769, said O.P.R.T.C.T.;
THENCE NORTH 16° 10’ 31” EAST, along the east line of said 61 Rainey tract and the west line of said alley, a distance of 50.15 feet to a 1/2 inch rebar found at the easterly common corner of said 61 Rainey tract and a tract of land described in a General Warranty Deed with Vendor’s Lien to 69 Rainey Street, LLC (hereinafter referred to as 69 Rainey tract), as recorded in Instrument Number 2010134909, said O.P.R.T.C.T;

THENCE through the interior of said alley, the following bearings and distances:

1. SOUTH 73° 47’ 44” EAST, a distance of 10.00 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set;

2. SOUTH 16° 10’ 31” WEST, a distance of 50.17 feet to the POINT OF BEGINNING enclosing 0.012 of an acre (±502 square feet).

BEARING BASIS NOTE
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83)

Legal description to accompany a sketch

Witness my hand this (To the City of Austin):

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

Witness my hand and seal this date January 12, 2021.
EXHIBIT "___"  
PAGE 3 OF 4  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT SHOWING 502 SQUARE FEET
BEING A PORTION OF AN ALLEY (20' WIDE)

DRISKILL'S AND RAINNEY'S SUBDIVISION OF PART OF OUTLOTS 72 & 73

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

MONUMENTS / BEARING BASIS
MNS  Mag nail & washer stamped "JPH Land Surveying" set
Found monuments are as noted
The bearings shown hereon are Texas State Plane Grid bearings
(Texas Central Zone, NAD83).

MONUMENTS / BEARING BASIS

LEGEND OF ABBREVIATIONS
P.R.T.C.T. Plat Records of Travis County, Texas
O.P.R.T.C.T. Official Public Records of Travis County, Texas
D.R.T.C.T. Deed Records of Travis County, Texas
POB/POC Point of Beginning/Point of Commencing
AC./S.F. Acres/Square feet
INST.# Instrument Number

EXHIBIT "___"  
PAGE 3 OF 4  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT SHOWING 502 SQUARE FEET
BEING A PORTION OF AN ALLEY (20' WIDE)

DRISKILL'S AND RAINNEY'S SUBDIVISION OF PART OF OUTLOTS 72 & 73

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

MONUMENTS / BEARING BASIS
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EXHIBIT SHOWING 502 SQUARE FEET
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DRISKILL'S AND RAINNEY'S SUBDIVISION OF PART OF OUTLOTS 72 & 73

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

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CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

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CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

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DRISKILL'S AND RAINNEY'S SUBDIVISION OF PART OF OUTLOTS 72 & 73

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

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BEING A PORTION OF AN ALLEY (20' WIDE)

DRISKILL'S AND RAINNEY'S SUBDIVISION OF PART OF OUTLOTS 72 & 73

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

MONUMENTS / BEARING BASIS
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D.R.T.C.T. Deed Records of Travis County, Texas
POB/POC Point of Beginning/Point of Commencing
AC./S.F. Acres/Square feet
INST.# Instrument Number
LEGAL DESCRIPTION

FIELDNOTES for a 0.008 of an acre (±353 square feet) tract situated in a portion of an alley (20 feet wide), evidenced by found monumentation and DRISKILL’S AND RAINERY’S SUBDIVISION OF PART OF OUTLOTS 72 & 73, DIVISION E, AUSTIN TEXAS, an addition in the City of Austin, Travis County, Texas, according to the plat recorded in Volume 1, Page 22, of the Plat Records of Travis County, Texas (P.R.T.C.T.); the subject tract being more particularly described as follows:

COMMENCING at a 1/2 inch rebar found in the apparent north right of way (ROW) of River Street, a 60 feet wide right-of-way evidenced by found monumentation, (River Street cited as having been relocated by City Council Ordinance recorded in Volume 85, Page 62, of the Deed Records of Travis County, Texas (document illegible), and as referenced by Instrument Numbers 2011169769 and 20100134909, of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.)), and being at the southwest corner of a tract of land described in a Special Warranty Deed with Vendor’s Lien to River Street Partners, LLC, a Texas limited liability company, as recorded under Instrument Numbers 2020009096 and 202009097, of said O.P.R.T.C.T. (hereinafter referred to as River Partners tract), having Texas State Plane Grid (Texas Central Zone, NAD83) coordinate values of  N=10,067,041.46, E=3,115,746.04; THENCE NORTH 73° 39’ 44” WEST, along the north right-of-way line of said River Street and the south line of said alley, a distance of 20.00 to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the southeast corner of a tract of land described in a General Warranty Deed Correction Affidavit to 61 Rainey Street, LLC (hereinafter referred to as 61 Rainey tract), as recorded under Instrument Number 2011169769, said O.P.R.T.C.T., THENCE NORTH 16° 10’ 31” EAST, along the east line of said 61 Rainey tract and the west line of said alley, a distance of 50.15 feet to a 1/2 inch rebar found at an easterly common corner of said 61 Rainey tract and a tract of land described in a General Warranty Deed with Vendor’s Lien to 69 Rainey Street, LLC (hereinafter referred to as 69 Rainey tract), as recorded in Instrument Number 2010134909, O.P.R.T.C.T., at the POINT OF BEGINNING;
THENCE NORTH 16° 10’ 31” EAST, along the east line of said 69 Rainey tract and the west line of said alley, a distance of 35.25 feet to a 5/8 inch rebar found;

THENCE through the interior of said alley, the following bearings and distances:

1. SOUTH 73° 47’ 44” EAST, a distance of 10.00 feet to a MAG nail with a washer stamped “JPH Land Surveying” set;
2. SOUTH 16° 10’ 31” WEST, a distance of 35.25 feet to a MAG nail with a washer stamped “JPH Land Surveying” set;
3. NORTH 73° 47’ 44” WEST, a distance of 10.00 feet to the POINT OF BEGINNING enclosing 0.008 of an acre (±353 square feet).

BEARING BASIS NOTE
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83)

Sketch to accompany this legal description

Witness my hand this (To the City of Austin):

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

Witness my hand and seal this date January 12, 2021.

REFERENCES

AUSTIN GRID J-21

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<th>Austin</th>
<th>Abilene</th>
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<td>1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664</td>
<td>500 Chestnut Street, Suite 702, Abilene, Texas 79602</td>
</tr>
<tr>
<td>(817)431-4971</td>
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EXHIBIT "___"  
PAGE 3 OF 4  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION  

EXHIBIT SHOWING 353 SQUARE FEET  
BEING A PORTION OF  
AN ALLEY (20' WIDE)  
DRISKILL'S AND RAINEY'S SUBDIVISION OF PART OF OUTLOTS 72 & 73  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS  

Line Data Table

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<tr>
<td>L5</td>
<td>10.00'</td>
<td>N73°47'44&quot;W</td>
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</tbody>
</table>

Cole Strevey  
Registered Professional Land Surveyor No. 6731  
cole@jphls.com  
January 12, 2021