

JPH Land Surveying, Inc.

Dallas-Fort Worth ★ Austin ★ Abilene



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;

Dallas-Fort Worth

785 Lonesome Dove Trail
Hurst, Texas 76054
(817)431-4971
Firm #10019500

Austin

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(512)778-5688
Firm #10194073

Abilene

500 Chestnut Street, Suite 702
Abilene, Texas 79602
(325)672-7420
Firm #10193867

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(PAGE 2 OF 4)

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 (\pm 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.



FIELD NOTES REVIEWED
BY: [Signature] DATE: 03/02/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

REFERENCES
AUSTIN GRID J-21

Dallas-Fort Worth
785 Lonesome Dove Trail
Hurst, Texas 76054
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Firm #10019500

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1516 E. Palm Valley Blvd., Ste. A4
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(512)778-5688
Firm #10194073

Abilene
500 Chestnut Street, Suite 702
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(325)672-7420
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EXHIBIT " " "

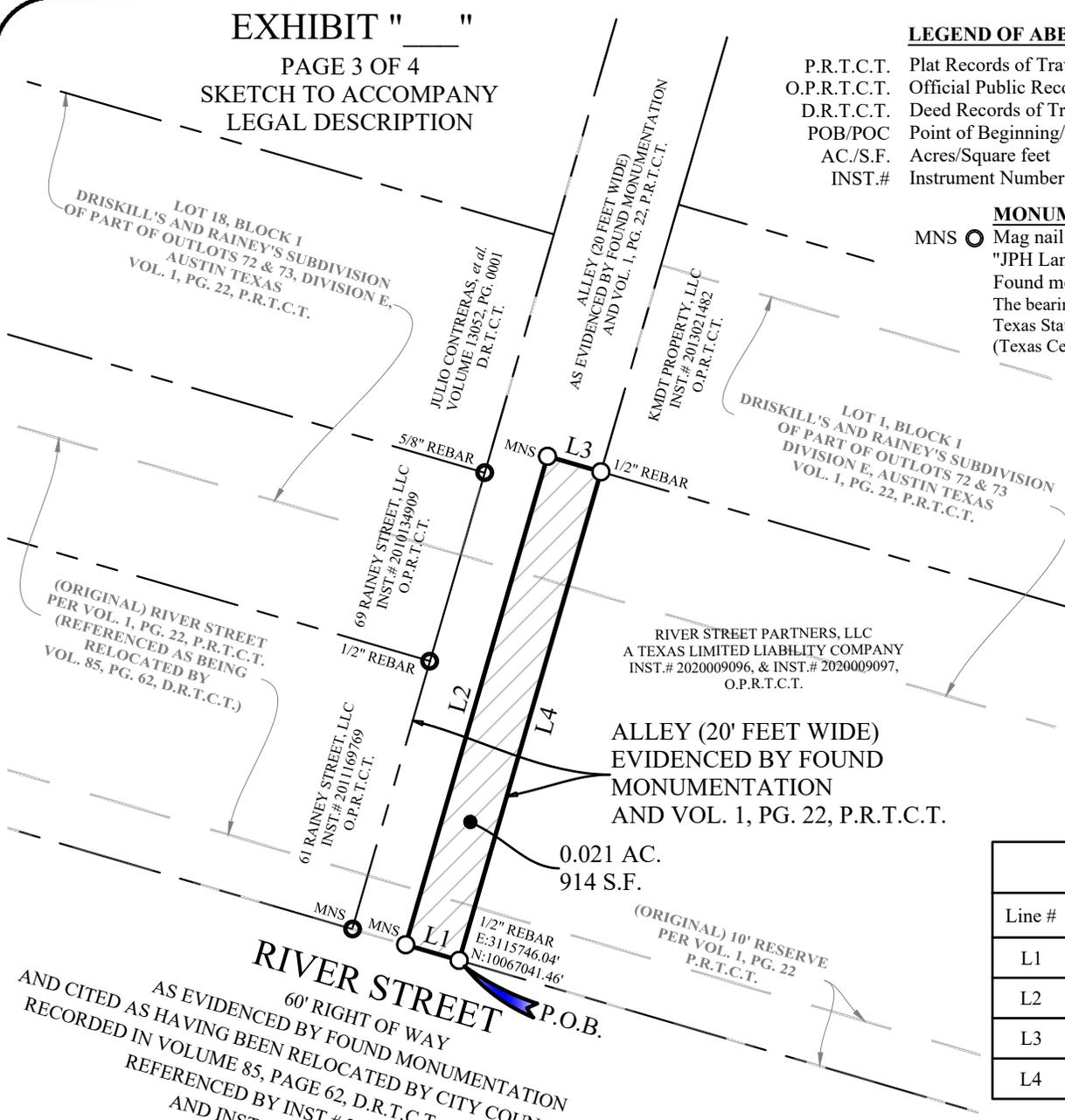
PAGE 3 OF 4
 SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION

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

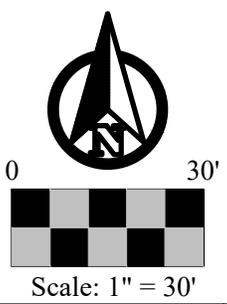
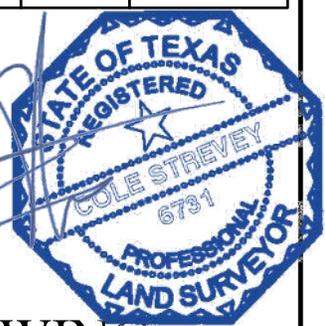
- MNS  Mag nail & washer stamped "JPH Land Surveying" set
- Found monuments are as noted
- The bearings shown hereon are Texas State Plane Grid bearings (Texas Central Zone, NAD83).



Line Data Table		
Line #	Distance	Bearing
L1	10.00'	N73°39'44"W
L2	91.40'	N16°10'31"E
L3	10.00'	S73°49'29"E
L4	91.43'	S16°10'31"W

RIVER STREET
 60' RIGHT OF WAY
 AS EVIDENCED BY FOUND MONUMENTATION
 AND CITED AS HAVING BEEN RELOCATED BY CITY COUNCIL ORDINANCE
 RECORDED IN VOLUME 85, PAGE 62, D.R.T.C.T. (DOCUMENT ILLEGIBLE)
 REFERENCED BY INST.# 2011169769, O.P.R.T.C.T.
 AND INST.# 20100134909, O.P.R.T.C.T.

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



**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

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

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 AND INST.# 20100134909, O.P.R.T.C.T.

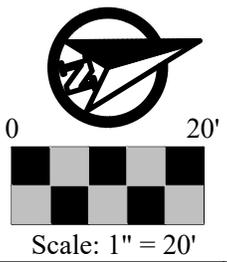
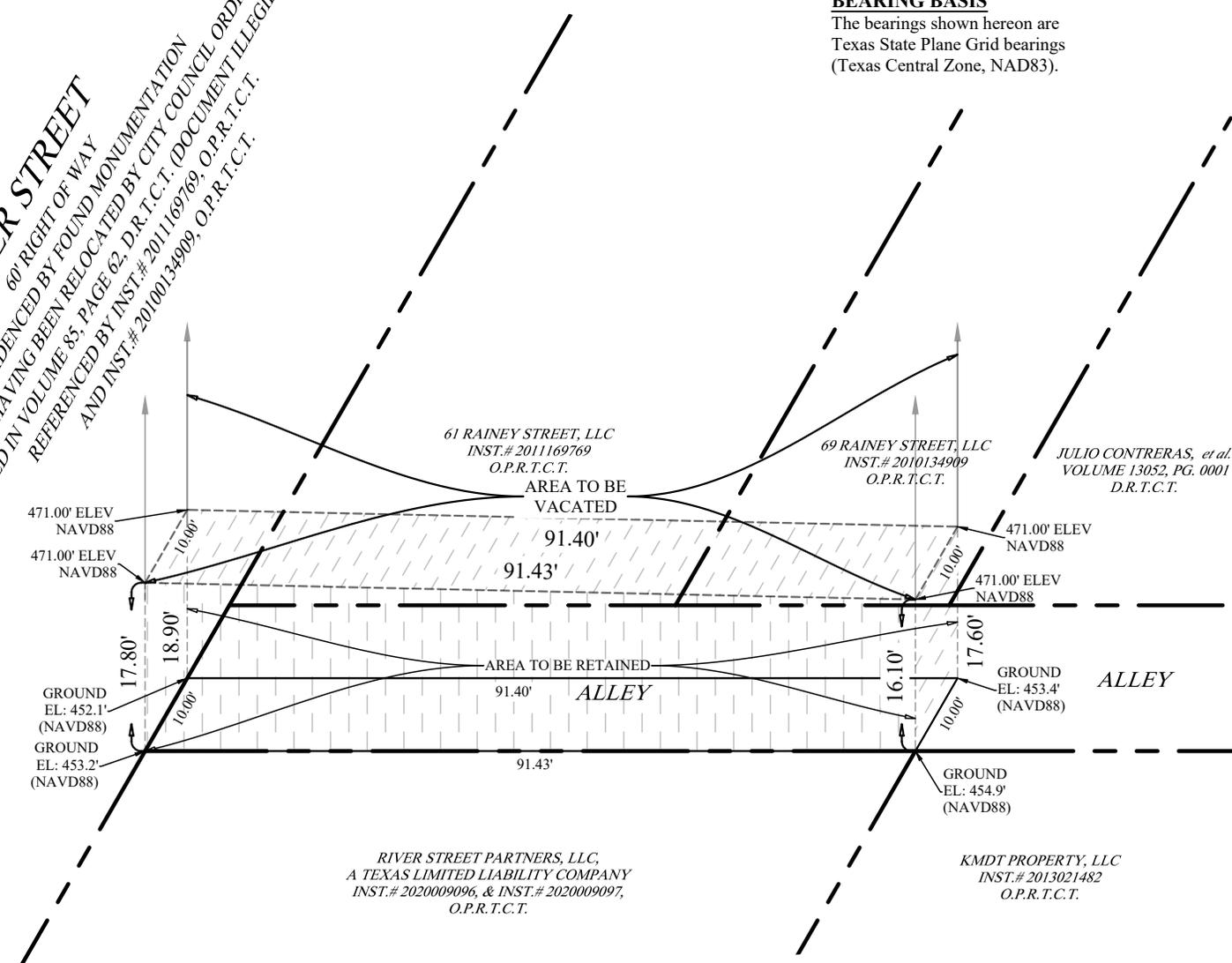


EXHIBIT
 BEING A PORTION OF
 AN ALLEY (20' WIDE)
DRISKILL'S AND RAINEY'S
SUBDIVISION OF PART OF
OUTLOTS 72 & 73
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

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Dallas-Fort Worth ★ Austin ★ Abilene



EXHIBIT “ ___ ”

(PARTIAL VACATION OF ALLEY)

(PAGE 1 OF 4)

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.;

Dallas-Fort Worth

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Firm #10019500

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Firm #10194073

Abilene

500 Chestnut Street, Suite 702
Abilene, Texas 79602
(325)672-7420
Firm #10193867

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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.



FIELD NOTES REVIEWED
BY: [Signature] DATE: 03/02/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

REFERENCES
AUSTIN GRID J-21

<u>Dallas-Fort Worth</u> 785 Lonesome Dove Trail Hurst, Texas 76054 (817)431-4971 Firm #10019500	<u>Austin</u> 1516 E. Palm Valley Blvd., Ste. A4 Round Rock, Texas 78664 (512)778-5688 Firm #10194073	<u>Abilene</u> 500 Chestnut Street, Suite 702 Abilene, Texas 79602 (325)672-7420 Firm #10193867
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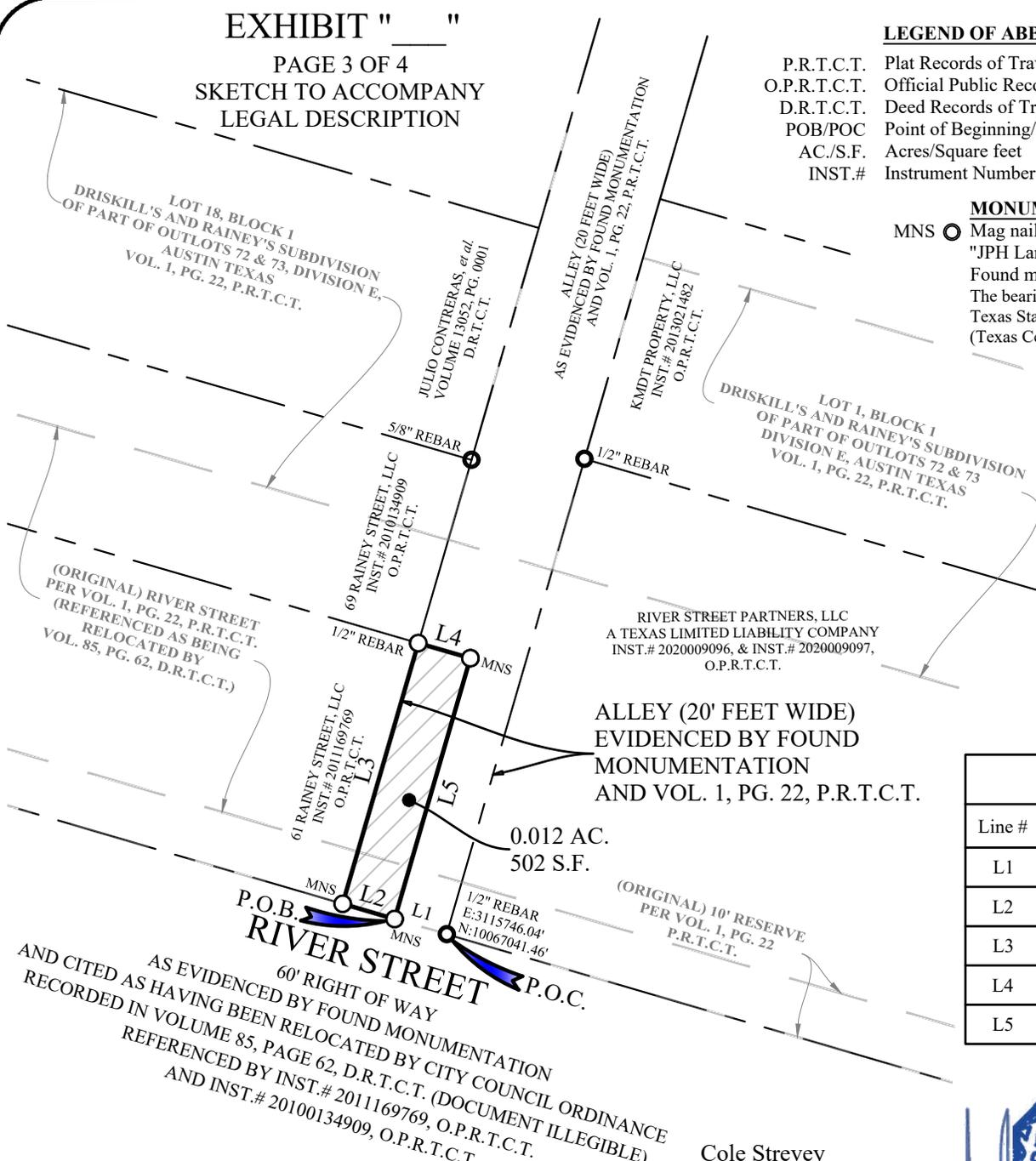
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- INST.# Instrument Number

MONUMENTS / BEARING BASIS

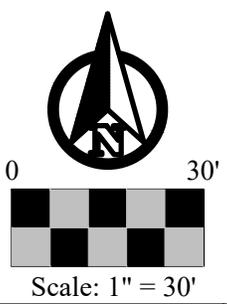
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Line Data Table		
Line #	Distance	Bearing
L1	10.00'	N73°39'44"W
L2	10.00'	N73°39'44"W
L3	50.15'	N16°10'31"E
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RIVER STREET
 60' RIGHT OF WAY
 AS EVIDENCED BY FOUND MONUMENTATION
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**EXHIBIT SHOWING
 502 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

EXHIBIT " " "

PAGE 4 OF 4
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LEGAL DESCRIPTION

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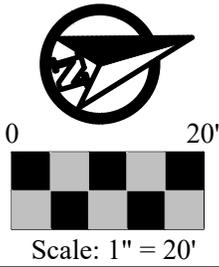
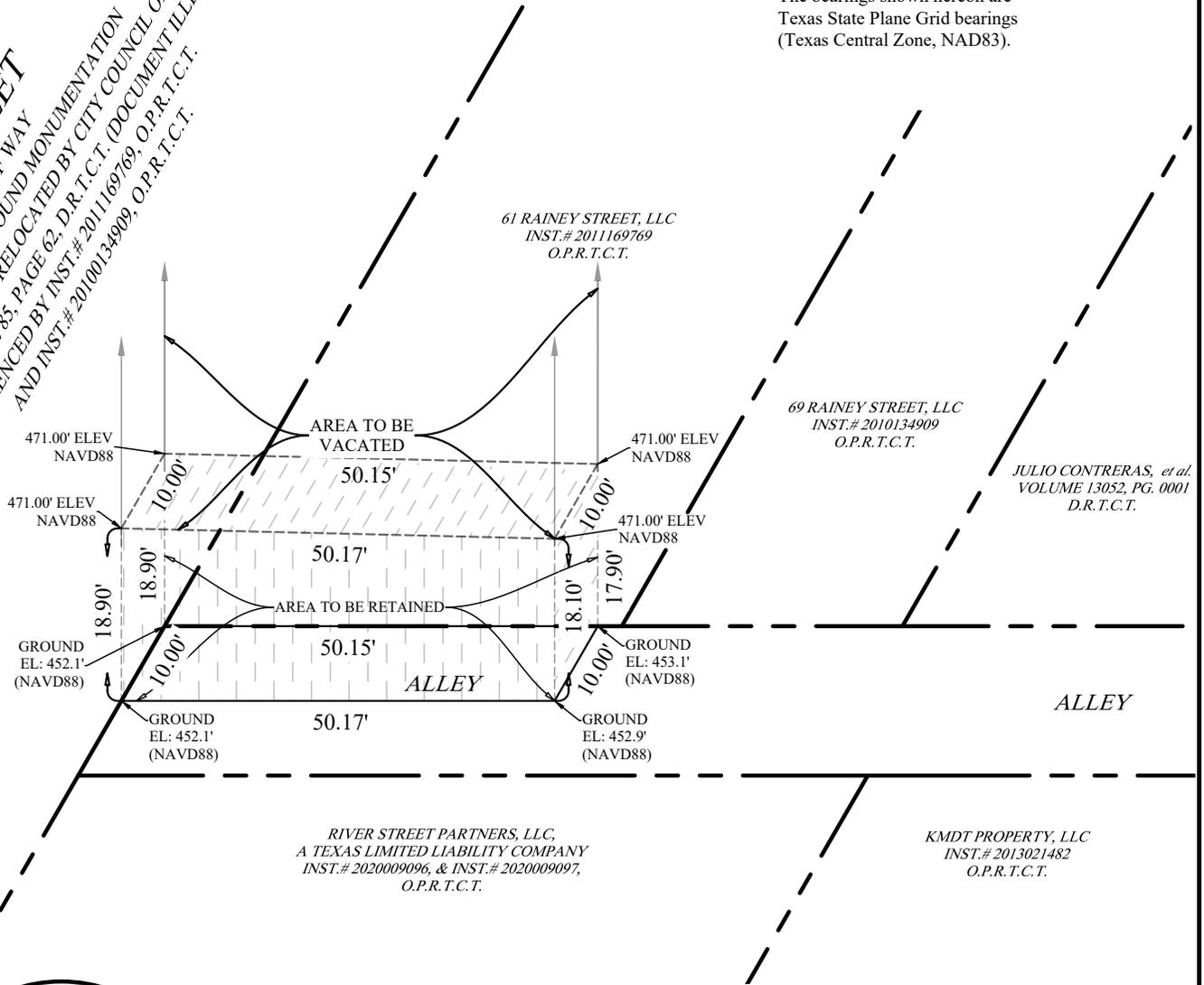


EXHIBIT
BEING A PORTION OF
AN ALLEY (20' WIDE)
DRISKILL'S AND RAINEY'S
SUBDIVISION OF PART OF
OUTLOTS 72 & 73
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

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Dallas-Fort Worth ★ Austin ★ Abilene



EXHIBIT “ ___ ”

(PARTIAL VACATION OF ALLEY)

(PAGE 1 OF 4)

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 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:

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Dallas-Fort Worth

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Firm #10193867

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(PAGE 2 OF 4)

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

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Sketch to accompany this legal description

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PUBLIC WORKS DEPARTMENT

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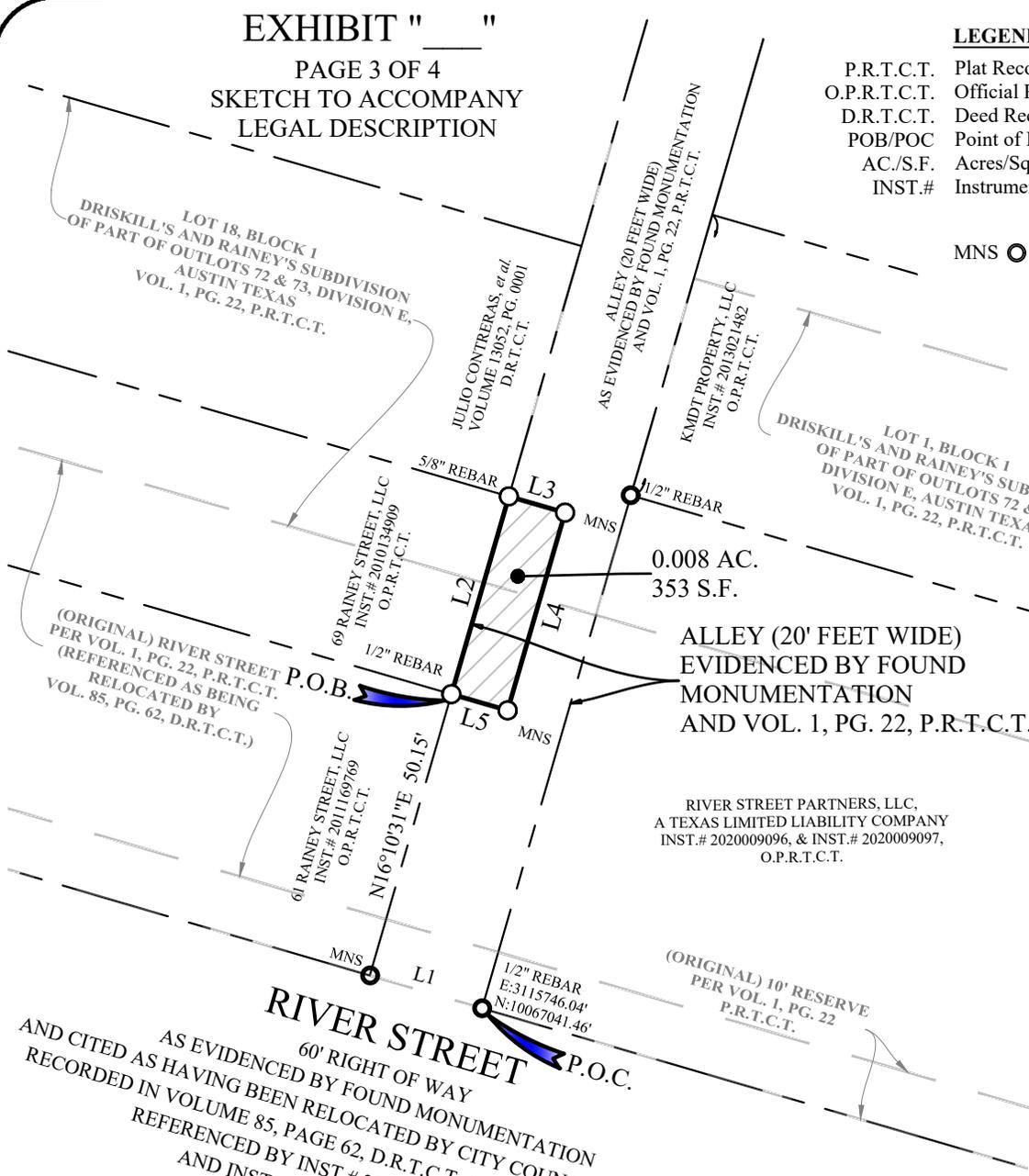
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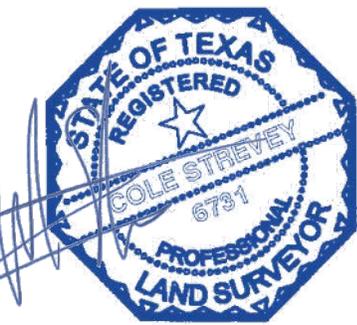
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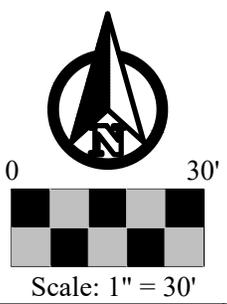


Line Data Table		
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L3	10.00'	S73°47'44\"E
L4	35.25'	S16°10'31\"W
L5	10.00'	N73°47'44\"W

RIVER STREET PARTNERS, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 INST.# 2020009096, & INST.# 2020009097,
 O.P.R.T.C.T.



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



JPH Job No.
 2016.069.006 60 East Avenue, Austin, Travis County, TX - 353
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**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

EXHIBIT " _ " "

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

BEARING BASIS

The bearings shown hereon are Texas State Plane Grid bearings (Texas Central Zone, NAD83).

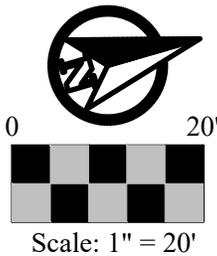
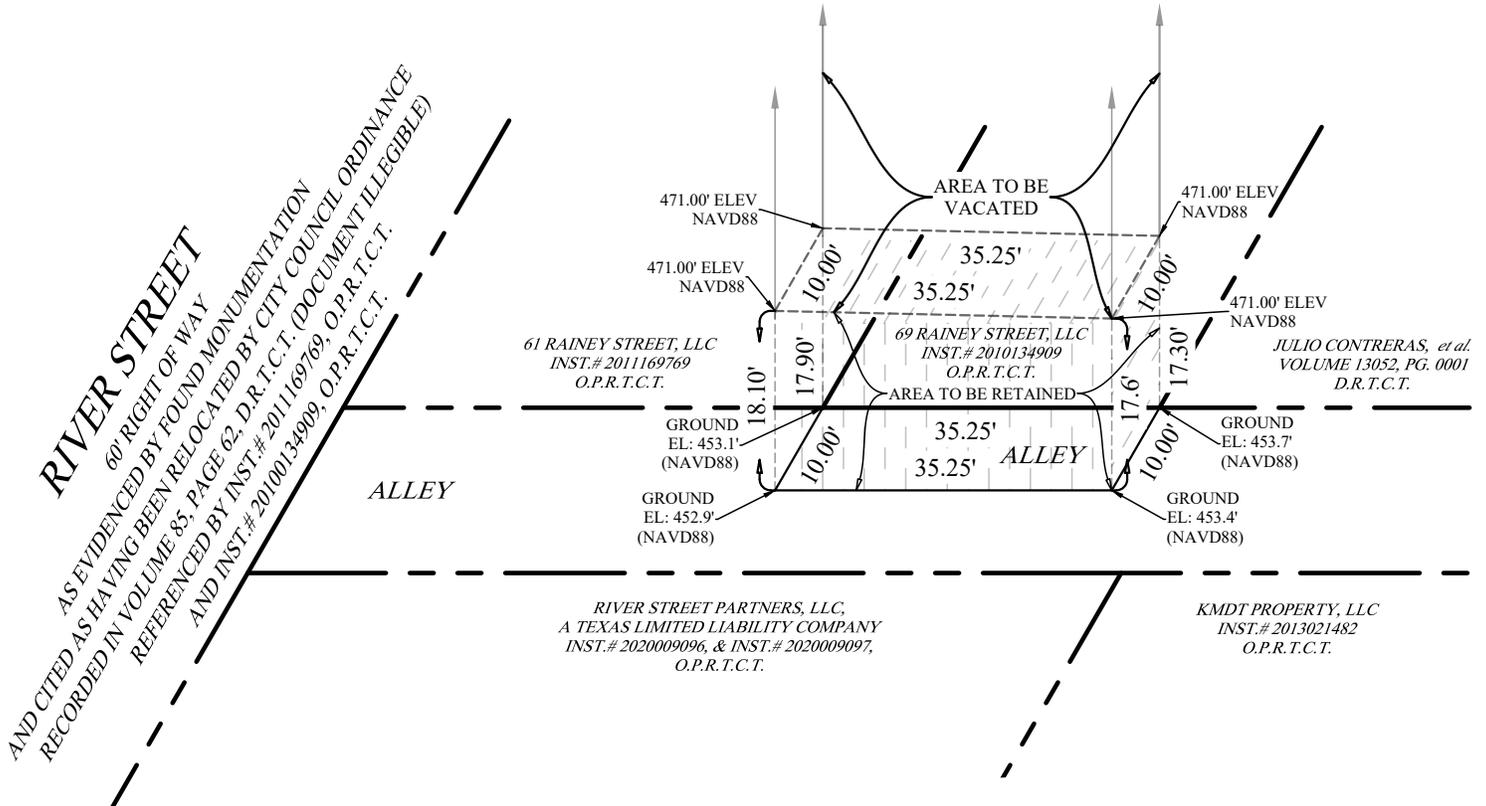


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 BEING A PORTION OF
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DRISKILL'S AND RAINEY'S
SUBDIVISION OF PART OF
OUTLOTS 72 & 73
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

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