

**LEGAL DESCRIPTION OF A 0.0143 ACRE (622 Sq. Ft.) TRACT OF LAND LOCATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 16' WIDE ALLEY WITHIN BLOCK 9, AND DEDICATED BY GAMMEL & TAYLOR'S SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 77, OF THE TRAVIS COUNTY PLAT RECORDS TRAVIS COUNTY, TEXAS (P.R.T.C.,TX); SAID 0.0143 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a Cut "X" found at the intersection of the southern right-of-way line of Manor Road with the western right-of-way line of said Comal Street and marking the northeasterly corner of a called 4.331 acre tract of land conveyed to the Board of Regents of the University of Texas System as recorded in Volume 4589, Page 2347 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

**THENCE** S 04°33'00" W, a distance of 1473.77 feet to a mag nail with washer found in concrete being in the south line of a called 467,849 square foot tract conveyed to the Board of Regents of the University of Texas System by Warranty Deed as recorded in Volume 4589, Page 2342 of the D.R.T.C.T., for the southwest corner of a vacated portion of said Alley as described in Item No. 32 of Ordinance No. 72 0330-D of record in the City Clerk's Records of Austin, Texas and also recorded in Volume 4336, Page 2367 of the D.R.T.C.T. for corner and marking the **POINT OF BEGINNING** of the herein described tract (N=232,272.55; E=2,822,861.45), as based on the University of Texas Coordinate System;

**THENCE**, N 78°42'58" E, a distance of 20.74 feet, along the south right-of-way line of said portion of the vacated Alley, and south line of said 467,849 square foot tract, to a mag nail with washer found for corner and marking the northeast corner of the herein described tract;

**THENCE**, S 28°13'58" W, a distance of 38.89 feet, along the east line of the subject tract, same being the east line of said alley, to a mag nail with washer found in concrete marking the southeast corner of the subject tract, and being in said north right-of-way line of Martin Luther King (MLK) Boulevard (60' wide right-of-way) and marking the southeasterly corner of the herein described tract;

**THENCE**, S 78°44'02" W, along the north right-of-way line of MLK Boulevard and south line of the subject tract, a distance of 20.73 feet to a Cut "X" found in concrete marking the southwest corner of the herein described tract, from which an iron rod with cap found in said north right-of-way line bears, S 78°42'50" W, a distance of 165.93 feet;

**THENCE**, along the west line of the subject tract, same being the west line of said alley, N 28°13'58" E, a distance of 38.88 feet to the **POINT OF BEGINNING**, containing a 0.0143 of an acre of land, more or less.

This Metes & Bounds was prepared by Joe D. Webber, Jr., RPLS No. 4552 from a survey made on the ground April, 2016 and all bearings are reference to the University of Texas System control as provided by the University of Texas Facilities Department.

Control Point No. 43 (Brass Disk)

Grid Coordinate Values: N=2,822,788.3510; E=232,174.5870: Elevation: 582.87'

Control Point No. 116 (Brass Disk)

Grid Coordinate Values: N=2,822,404.5560; E=232,846.1830: Elevation: 595.48'

REFERENCE  
Austin Grid K-23



Joe D. Webber, Jr., RPLS No. 4552  
Project Manager / Senior Staff  
Surveying And Mapping, LLC (SAM)

5/25/2016

Date







MANOR ROAD  
(60' WIDE RIGHT-OF-WAY)

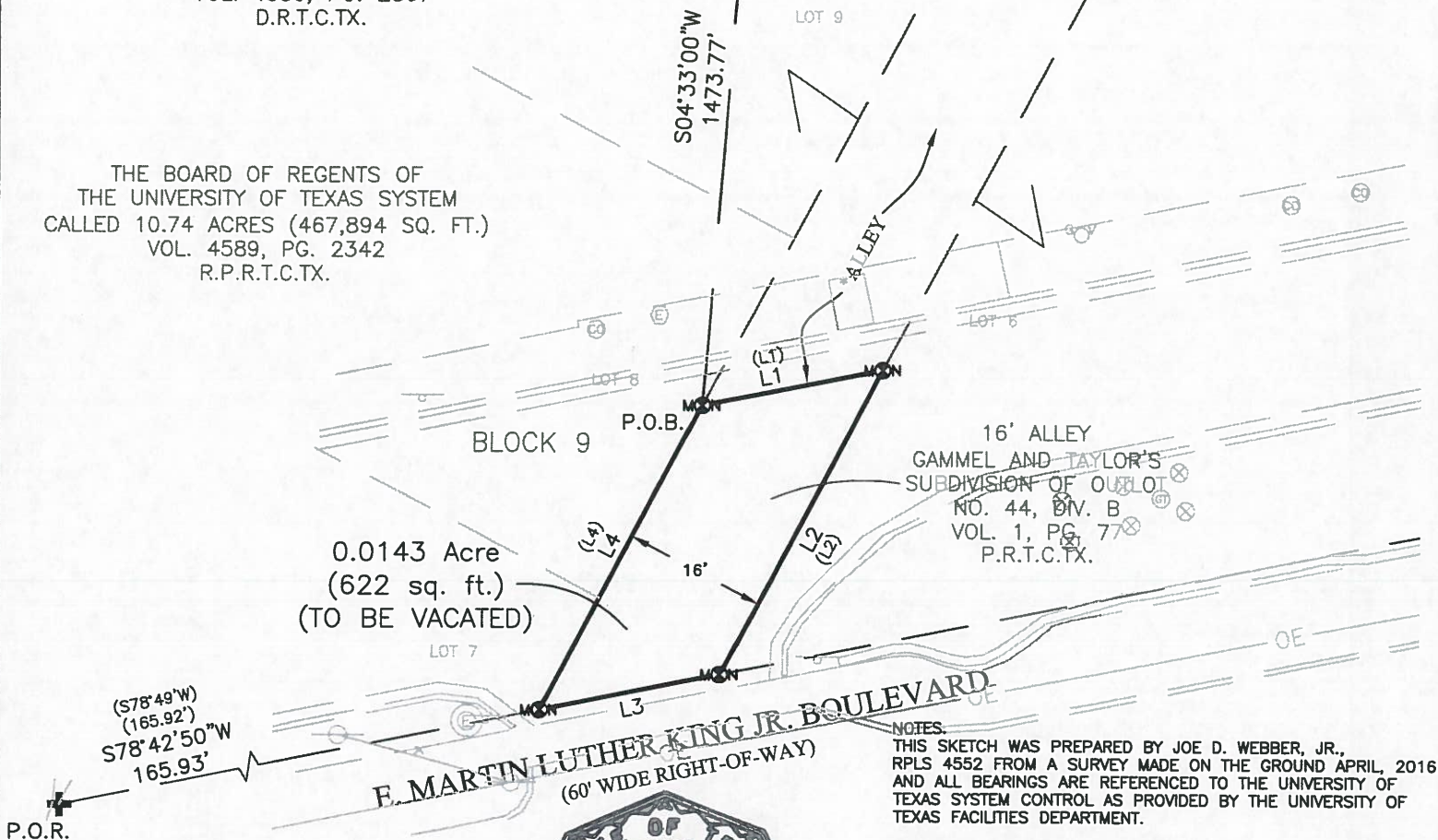
P.O.C.  
(60' WIDE RIGHT-OF-WAY)  
COMAL STREET

THE BOARD OF REGENTS OF  
THE UNIVERSITY OF TEXAS SYSTEM  
REMAINDER OF A  
CALLED 4.331 ACRES (188,638 SQ. FT.)  
VOL. 4589, PG. 2347  
R.P.R.T.C.TX.

\*VACATED BY  
ORDINANCE No. 720330-D  
VOL. 4336, PG. 2367  
D.R.T.C.TX.

THE BOARD OF REGENTS OF  
THE UNIVERSITY OF TEXAS SYSTEM  
CALLED 10.74 ACRES (467,894 SQ. FT.)  
VOL. 4589, PG. 2342  
R.P.R.T.C.TX.

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N78°42'58"E	20.74'
(L1)	(S78°49'W)	(20.74')
L2	S28°13'58"W	38.89'
(L2)	(N28°20'E)	(38.89')
L3	N78°44'02"W	20.73'
L4	N28°13'58"E	38.88'
(L4)	(S28°20'W)	(38.89')



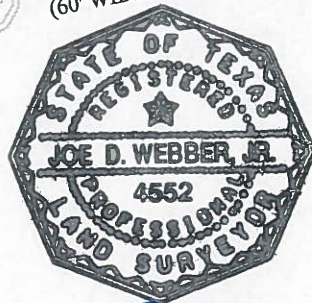
NOTES:  
THIS SKETCH WAS PREPARED BY JOE D. WEBBER, JR.,  
RPLS 4552 FROM A SURVEY MADE ON THE GROUND APRIL, 2016  
AND ALL BEARINGS ARE REFERENCED TO THE UNIVERSITY OF  
TEXAS SYSTEM CONTROL AS PROVIDED BY THE UNIVERSITY OF  
TEXAS FACILITIES DEPARTMENT.

CONTROL POINT No. 43 (BRASS DISC)  
GRID COORDINATE VALUES: N=2,822,788.3510 E=232,174.5870  
EL=582.87'

CONTROL POINT No. 116 (BRASS DISC)  
GRID COORDINATE VALUES: N=2,822,404.5560 E=232,846.1830  
EL=595.48'

# LEGEND

- ✚ - CHISELED X FOUND
- MN - MAG NAIL FOUND
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.R. - POINT OF REFERENCE
- ( ) - RECORD INFORMATION
- P.R.T.C.TX. - PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. - DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS



*Joe D. Webber, Jr.*  
JOE D. WEBBER, JR. RPLS NO. 4552  
PROJECT MANAGER/SENIOR STAFF  
SURVEYING AND MAPPING, LLC (SAM)

5/25/2016  
DATE

JOB NUMBER: 36828  
DATE: 04/20/16  
SCALE: 1" = 20'  
SURVEYOR: J. Webber  
TECHNICIAN: T. Nelson  
DRAWING: 36828 PLAT - Vacate SK32000  
TRACT ID: N/A  
PARTY CHIEF: B. Roy  
FIELD BOOKS: 18448



4801 Southwest Parkway  
Building Two, Suite 100  
Austin Texas, 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz

PROJECT: University of Texas System  
East Campus Garage

SHEET 2  
OF 2

FN# 32000

Texas Firm Registration No. 10064300

**LEGAL DESCRIPTION OF A 0.0143 ACRE (622 Sq. Ft.) TRACT OF LAND LOCATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 16' ALLEY WITHIN BLOCK 8, AND DEDICATED BY GAMMEL & TAYLOR'S SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 77, OF THE TRAVIS COUNTY PLAT RECORDS TRAVIS COUNTY, TEXAS (P.R.T.C.,TX); SAID 0.0143 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a Cut "X" found at the intersection of the southern right-of-way line of Manor Road with the western right-of-way line of said Comal Street and marking the northeasterly corner of a called 4.331 acre tract of land conveyed to the Board of Regents of the University of Texas System as recorded in Volume 4589, Page 2347 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

**THENCE**, S 18°30'27" W, a distance of 1633.78 feet to the intersection of the south line of a called 467,849 square foot tract as recorded in Volume 4589, Page 2342 of the D.R.T.C.T., same being the southwest corner of a vacated portion of said Alley in Item #28, Ordinance No. 720330-D of the Recorded Minutes of the City of Austin City Clerk and also recorded in Volume 4336, Page 2367 of the D.R.T.C.T., and the east line of a 16 foot wide alley out of Block 8 to a chiseled "X" found in concrete for corner and marking the **POINT OF BEGINNING** of the herein described tract (N=232,192.39; E=2,822,459.75), as based on the University of Texas Coordinate System;

**THENCE**, S 28°13'58" W, a distance of 38.89 feet, continuing along said east right-of-way line to an iron rod found (with cap stamped "SAM") for corner and marking the southeast corner of the herein described tract, same being said north right-of-way line of East Martin Luther King (MLK) Boulevard (60' wide);

**THENCE**, along said north right-of-way line, S 78°44'02" W, a distance of 20.73 feet, along the south line of the subject tract, to an iron rod found (with cap stamped "SAM") marking the southeast corner of a called 0.0913 acre, (3,975.5 sq. ft.) tract described in a deed to the State of Texas Controlled Access Highway Facility, recorded in Volume 4613, Page 1641, Real Property Records Travis County, Texas (R.P.R.T.C.TX), same being the southwest corner of the tract described herein, same being the west right-of-way line of aforesaid 16' wide alley;

**THENCE**, N 28°13'58" E, along the east line of said 0.0913 acre tract, and west right-of-way line of said 16' wide alley, passing at a distance of 12.03 feet an iron rod found (with cap stamped "SAM") marking the northeast corner of said 0.0913 acre tract, and continuing for a total distance of 38.88 feet to a chiseled "X" found in concrete marking the northwest corner of the herein described tract, and south line of the aforementioned 467,849 square foot tract as recorded in Volume 4589, Page 2342 of the D.R.T.C.T., same being the southwest corner of a vacated portion of said Alley in Item #28, Ordinance No. 72 0330-D;



**THENCE**, N 78°42'45" E, along the south line of said 467,849 square foot tract as recorded in Volume 4589, Page 2342 of the D.R.T.C.T., same being the southwest corner of a vacated portion of said Alley in Item #28, Ordinance No. 720330-D, a distance of 20.74 feet to the **POINT OF BEGINNING**, containing a 0.0143 of an acre of land, more or less.

This Metes & Bounds was prepared by Joe D. Webber, Jr., RPLS No. 4552 from a survey made on the ground April, 2016 and all bearings are reference to the University of Texas System control as provided by the University of Texas Facilities Department.

Control Point No. 43 (Brass Disk)

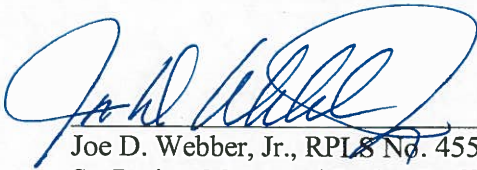
Grid Coordinate Values: N=2,822,788.3510; E=232,174.5870: Elevation: 582.87'

Control Point No. 116 (Brass Disk)

Grid Coordinate Values: N=2,822,404.5560; E=232,846.1830: Elevation: 595.48'

REFERENCE

Austin Grid K-23

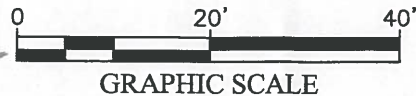


Joe D. Webber, Jr., RPLS No. 4552  
Sr. Project Manager / Senior Staff  
Surveying And Mapping, LLC (SAM)

6-6-16

Date





MANOR ROAD  
(60' WIDE RIGHT-OF-WAY)

P.O.C.  
(60' WIDE RIGHT-OF-WAY)  
COMAL STREET

THE BOARD OF REGENTS OF  
THE UNIVERSITY OF TEXAS SYSTEM  
REMAINDER OF A  
CALLED 4.331 ACRES (188,638 SQ. FT.)  
VOL. 4589, PG. 2347  
D.R.T.C.TX.

\*VACATED BY  
ORDINANCE No. 720330-D  
VOL. 4336, PG. 2367  
D.R.T.C.TX.

THE BOARD OF REGENTS OF  
THE UNIVERSITY OF TEXAS SYSTEM  
CALLED 10.74 ACRES (467,894 SQ. FT.)  
VOL. 4589, PG. 2342  
D.R.T.C.TX.

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S28°13'58"W	38.89'
(L1)	(N28°20'E)	(38.89')
L2	S78°44'02"W	20.73'
L3	N28°13'58"E	38.88'
(L3)	(S28°20'W)	(26.85')
L4	N78°42'45"W	20.74'
(L4)	(S78°49'W)	(20.74')

BLOCK 8

REGATE SIDEWALK LOT 3

P.O.B. LOT 1  
0.0143 Acre  
(622 sq. ft.)  
(TO BE VACATED)

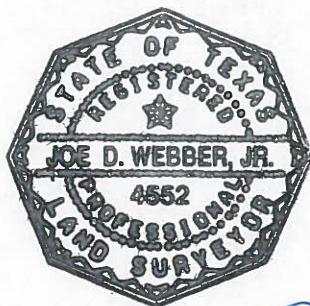
BLOCK 8

16' ALLEY  
GAMMEL AND TAYLOR'S  
SUBDIVISION OF OUTLOT  
NO. 44, DIV. B  
VOL. 1, PG. 77  
P.R.T.C.TX.

E. MARTIN LUTHER KING JR. BOULEVARD  
(60' WIDE RIGHT-OF-WAY)

#### LEGEND

- - IRON ROD FOUND
- ⊙ - IRON PIPE FOUND (SIZE NOTED)
- △ - CALCULATED POINT
- ⊕ - CHISELED X FOUND
- ⊙ - MONUMENT FOUND
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.R. - POINT OF REFERENCE
- ( ) - RECORD INFORMATION
- P.R.T.C.TX. - PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. - DEED RECORDS TRAVIS COUNTY, TEXAS
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NOTES:  
THIS SKETCH WAS PREPARED BY JOE D. WEBBER, JR.,  
RPLS 4552 FROM A SURVEY MADE ON THE GROUND APRIL, 2016  
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TEXAS FACILITIES DEPARTMENT.

CONTROL POINT No. 43 (BRASS DISC)  
GRID COORDINATE VALUES: N=2,822,788.3510 E=232,174.5870  
EL=582.87'

CONTROL POINT No. 116 (BRASS DISC)  
GRID COORDINATE VALUES: N=2,822,404.5560 E=232,846.1830  
EL=595.48'

*Joe D. Webber, Jr.*  
JOE D. WEBBER, JR. RPLS NO. 4552  
PROJECT MANAGER/SENIOR STAFF  
SURVEYING AND MAPPING, LLC (SAM)

5/25/2016  
DATE

JOB NUMBER: 36828  
DATE: 04/20/16  
SCALE: 1" = 20'  
SURVEYOR: J. Webber  
TECHNICIAN: T. Nelson  
DRAWING: 36828 PLAT - Vacate SK31998  
TRACT ID: N/A  
PARTY CHIEF: B. Roy  
FIELD BOOKS: 18448



4801 Southwest Parkway  
Building Two, Suite 100  
Austin Texas, 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz

PROJECT: University of Texas System  
East Campus Garage

SHEET 2  
OF 2

FN# 31998

Texas Firm Registration No. 10064300



(Street Vacation)  
Portion of Whittier Street  
& Lowell Street  
Gammel & Taylor's  
Subdivision

**LEGAL DESCRIPTION OF A 0.0542 ACRE (2,361 Sq. Ft.) TRACT OF LAND LOCATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF WHITTIER STREET & LOWELL STREET, BOTH DEDICATED BY PLAT IN THE GAMMEL & TAYLOR'S SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 77, OF THE TRAVIS COUNTY PLAT RECORDS TRAVIS COUNTY, TEXAS (P.R.T.C.,TX); SAID 0.0542 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a Cut "X" found at the intersection of the southern right-of-way line of Manor Road with the western right-of-way line of said Comal Street and marking the northeasterly corner of a called 4.331 acre tract of land conveyed to the Board of Regents of the University of Texas System as recorded in Volume 4589, Page 2347 of the R.P.R.T.C.TX);

**THENCE**, S 10°32'55" W, a distance of 1527.40 feet to a mag nail with washer found in concrete marking the **POINT OF BEGINNING** (N=232,240.08; E=2,822,698.73, as based on the University of Texas Coordinate System ), and northeast corner of the herein described tract, and being the southeast corner of Ordinance No. 720330-D, Tract Twenty-Two of the Recorded Minutes of the City of Austin City Clerk and also recorded in Volume 4336, Page 2367 of the D.R.T.C.T., also being the south line of a called 467,894 square foot tract as recorded in Volume 4589, Page 2342 of the Deed Records of Travis County, Texas (D.R.T.C.T.) and east right-of-way line of Whittier Street (50' wide);

**THENCE**, along said east right-of-way line of Whittier Street, S 28°13'58" W, a distance of 38.89 feet, along the east line of the subject tract, to a chiseled "X" found in concrete marking the southeast corner of the subject tract, same being a point in said north right-of-way line of East Martin Luther King (MLK) Boulevard (60' wide);

**THENCE**, S 78°42'58" W, along the south line of the subject tract, a distance of 77.77 feet to an iron rod with cap found (with cap stamped "SAM") marking the southwest corner of the herein described tract, from which an iron rod found (with cap stamped "SAM") in said north right-of-way line bears, S 78°42'50" W, a distance of 165.93 feet;

**THENCE**, along the west line of the subject tract, same being the west right-of-way line of Whittier Street and Lowell Street, same being the east & north line of Block 8, the following two (2) courses and distances:

1. N 28°13'58" E, a distance of 32.10 feet to a chiseled "X" found for the northeast corner of Lot 1, Block 8;
2. N 61°46'02" W, a distance of 8.23 feet to an iron rod found (with cap stamped "SAM") marking the northwest corner of the tract described herein, being in the northeast line of said Block 8 and the south right-of-way line of Lowell Street, a 60 foot wide right-of-way, and located in the south line of Ordinance No. 72 0330-D, Tract Twenty-five as recorded in Volume 4336, Page 2367 of the D.R.T.C.T.;

**THENCE**, crossing said Lowell & Whittier Streets, same being the west and south lines of aforementioned Tracts Twenty-Two & Twenty-five, N 78°42'58" E, passing a mag nail with washer found in concrete at 81.87 feet, in all a distance of 88.44 feet to the **POINT OF BEGINNING**, containing a 0.0542 of an acre of land, more or less.

This Metes & Bounds was prepared by Joe D. Webber, Jr., RPLS No. 4552 from a survey made on the ground April, 2016 and all bearings are reference to the University of Texas System control as provided by the University of Texas Facilities Department.


Control Point No. 43 (Brass Disk)

Grid Coordinate Values: N=2,822,788.3510; E=232,174.5870: Elevation: 582.87'

Control Point No. 116 (Brass Disk)

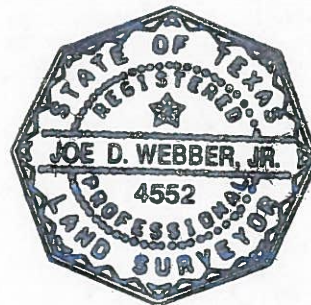
Grid Coordinate Values: N=2,822,404.5560; E=232,846.1830: Elevation: 595.48'

REFERENCE  
Austin Grid K-23

  
\_\_\_\_\_  
Joe D. Webber, Jr., RPLS No. 4552  
Sr. Project Manager / Senior Staff

Surveying And Mapping, LLC (SAM)

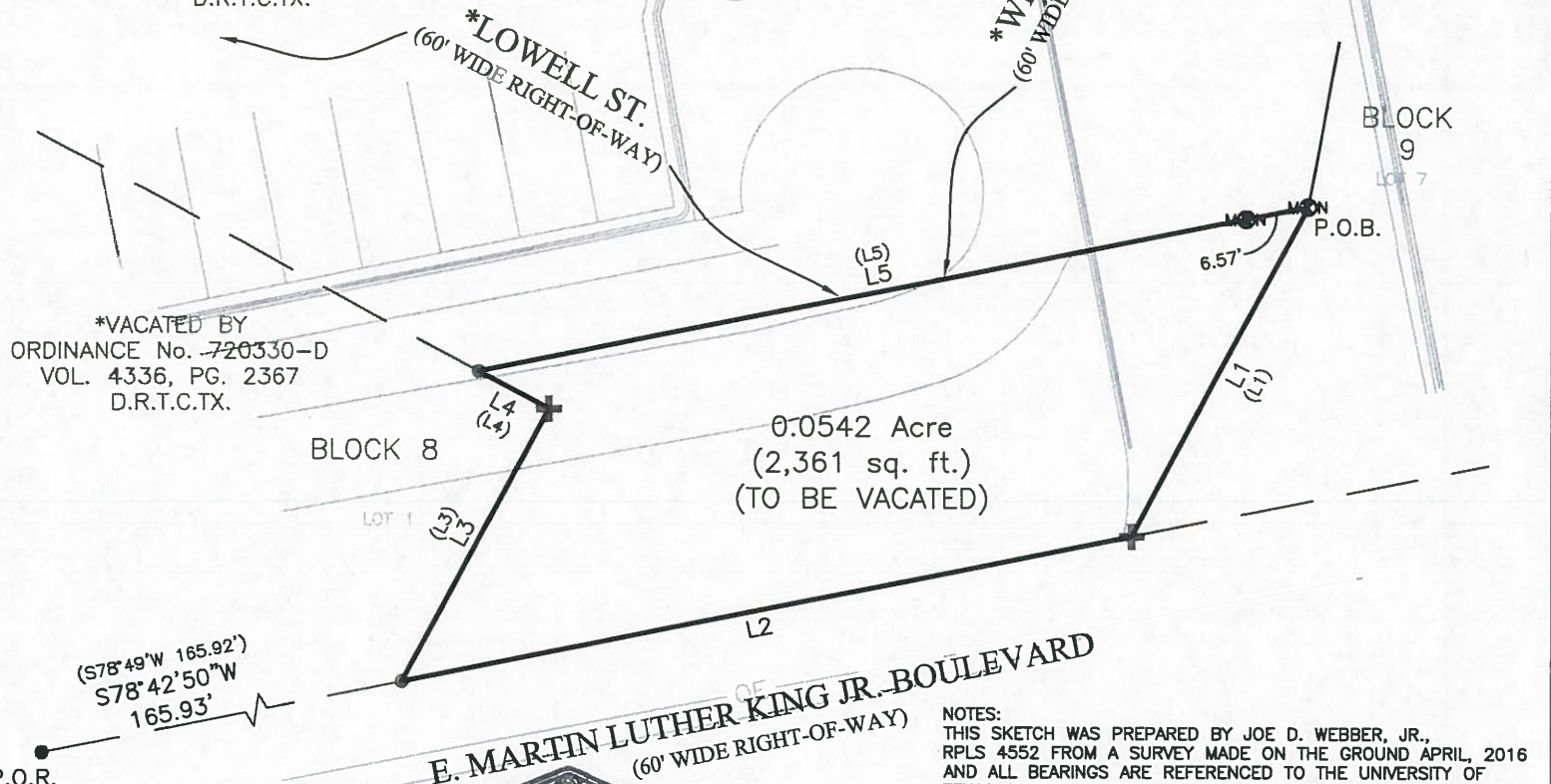
6-6-16  
Date





LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S28°13'58"W	38.89'
(L1)	(N28°20'E)	(38.89')
L2	S78°42'58"W	77.77'
L3	N28°13'58"E	32.10'
(L3)	(S28°20'W)	(32.11')
L4	N61°46'02"W	8.23'
(L4)	(S61°40'E)	(8.23')
L5	N78°42'58"E	88.44'
(L5)	(S78°49'W)	(88.44')

THE BOARD OF REGENTS OF  
THE UNIVERSITY OF TEXAS SYSTEM  
CALLED 10.74 ACRES (467,894 SQ. FT.)  
VOL. 4589, PG. 2342  
D.R.T.C.TX.

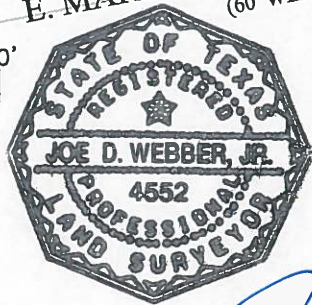


0 20' 40'

GRAPHIC SCALE

#### LEGEND

- - IRON ROD FOUND
- ⊕ - CHISELED X FOUND
- MON - MAG NAIL FOUND
- ( ) - RECORD INFORMATION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.R. - POINT OF REFERENCE
- D.R.T.C.TX - DEED RECORDS TRAVIS COUNTY, TEXAS



JOE D. WEBBER, JR. RPLS NO. 4552  
PROJECT MANAGER/SENIOR STAFF  
SURVEYING AND MAPPING, LLC (SAM)

5/25/2016  
DATE

JOB NUMBER: 36828  
DATE: 04/2016  
SCALE: 1"=20'  
SURVEYOR: JWebber  
TECHNICIAN: T Nelson  
DRAWING: 36828 PLAT-Vacate SK31999  
TRACT ID: N/A  
PARTY CHIEF: B Roy  
FIELD BOOKS: 18448



4801 Southwest Parkway  
Building Two, Suite 100  
Austin Texas, 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: Info@sam.biz

PROJECT: University of Texas System  
East Campus Garage

SHEET 2  
OF 2

Texas Firm Registration No. 10064300

FN# 31999