

APPLICATION FOR STREET OR ALLEY VACATION

File No. 2024-011813 LM
Department Use Only

DATE: 12/17/2024
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: ^x _____; ROW _____ Hundred Block: _____
 Name of Street/Alley/ROW: N/S alleyway between 20th Street & MLK between Comal & Leona Street, E/W alleyway between Comal and Leona between E 20th and MLK Is it constructed: Yes No
 Property address: 1909 Comal, 1503, 1505, 1507, 1509, 1511, 1513, 1601, 1603 E 20th, 1902 Concho St, 1906 Leona St, & 1500, 1504, 1506, 1508, 1510, 1600, 1602, 1604, 1606 E. MLK
 Purpose of vacation: Clearing title for future University of Texas use as Graduate Student Housing

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 202172, 202173, 202174, 202175, 202176, 20177, 20178, 20179, 202180, 202181, 202182, 202183, 202184, 202185, 202186, 202187, 202191, 202192, 202193, 202194, 202195
 Survey & Abstract No.: See attached
 Lot(s): _____ Block: _____ Outlot: _____
 Subdivision Name: Out-lot No. 45 Division B EJ Hoffeinz Subdivision, Out-lot No. 45 Division B CR Johns & Co. Subdivision, Amended Plat of Lots 10 & 11, Out-lot No. 45 Division B EJ Hoffeinz Subdivision
 Plat Book _____ Page Number _____ Document Number _____

Neighborhood Association Name: Blackland Neighborhood Association
 Address including zip code: 2112 E. 21ST STREET AUSTIN, TX 78722

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES <u>(NO)</u>	_____
Subdivision: Case (circle one): YES <u>(NO)</u>	_____
Zoning Case (circle one): YES <u>(NO)</u>	_____

PROJECT NAME, if applicable:

Name of Development Project: N/A
 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: Board of Regents of the University of Texas System (as shown on Deed)
 Address: c/o Brailsford & Dunlavy, Inc, 701 Brazos St, Suite 780 Phone: (____) 512-640-6064 Fax No.: (____) _____
 City: Austin County: Travis State: Texas Zip Code: 78701
 Contact Person/Title: Leo Stella, Brailsford & Dunlavy, Inc. Cell Phone: (____) _____
 Email Address: lstella@bdconnect.com
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: Richard T. Suttle
 Firm Name: Armbrust & Brown, PLLC
 Address: 100 Congress Avenue, Suite 1300
 City: Austin State: Texas Zip Code: 78701
 Office No.: (____) 512-435-2100 Cell No.: (____) _____ Fax No.: (____) 512-435-2360
 EMAIL ADDRESS: rsuttle@abaustin.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: 
 Landowner Applicant

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Andrew Linseisen
(512) 435-2358
alinseisen@abaustin.com

April 9, 2024

Mr. Joseph Fotinos
Land Management Division
Transportation and Public Works
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Request for Alley Vacation for property located between E. 20th Street and E. Martin Luther King Jr. Boulevard, and between Comal and Leona Streets, Austin, Texas 78722, also known as TCAD Parcel No.'s 0211071501, 0211071502, 0211071503, 0211071504, 0211071505, 0211071506, and 0211071507 ("Tract 1"); 0211071508, 0211071509, 0211071510, 0211071511, 0211071512, and 0211071515 ("Tract 2"); 0211071601, 0211071602, 0211071603, 0211071607, 0211071608, 0211071609, 0211071610 and 0211071611 ("Tract 3") (collectively the "Property")

Dear Mr. Fotinos:

Please accept this as an amended Alley Vacation Application for the above referenced Property (the "Application"). This Application is submitted to request approval of the vacation of the alley while retaining existing easements to the City to accommodate the existing infrastructure that exists in the alley. As part of the future development of the surrounding properties, the University of Texas ("UT") plans to relocate the existing utility infrastructure and following the relocations may request release of the retained easements to allow future development on and over the alley. The following information is being provided to detail the reasons for the alley vacation.

1. *Is this a residential or commercial project?*

The lots adjacent to the alley subject to the Application are owned by UT. Subject to the approval of the Application, and the UT Board of Regents, the property owned by the University of Texas is proposed for redevelopment as Graduate Student Housing.

2. *How was the area to be vacated dedicated? By plat or by separate instrument?*

The alleyway was dedicated by plat. Copies of the plats are included with this Application.

ARMBRUST & BROWN, PLLC

Page 2

3. *Did the City purchase the area to be vacated? (i.e., by Street Deed)?*
No, the City of Austin did not purchase the area.
4. *Are both the area to be vacated and your property in the same "subdivision"?*
No, but per email from Joseph Fotinos dated February 9, 2024, we have been granted an exception to allow these requests to be submitted under one application. Tract 1 is located in the E. J. Hofheinz Re-subdivision of Outlot 45, Division B, a subdivision recorded in Volume 251, Page 103 of the Deed Records of Travis County, Texas. Tract 2 is located in the E. J. Hofheinz Re-subdivision of Outlot 45, Division B, a subdivision recorded in Volume 278, Page 175 of the Deed Records of Travis County, Texas. Tract 3 is located in C.R. Johns and Co. Subdivision of Outlot No's 57, 36, 37 and 46, Division B, a subdivision recorded in Volume 1, Page 3 of the Plat Records of Travis County, Texas.
5. *Is the area to be vacated functional right-of-way, or is it only dedicated on paper?*
The alleyways are functional right-of-way.
6. *Are there any utility lines within the area to be vacated? If yes, what are your plans for the utilities?*
Preliminary analysis indicates that the existing facilities in the alleyways exist only to serve the adjacent properties. It is anticipated that any existing facilities located within the alleyways will be abandoned and the easements will be retained.
7. *How do you plan to develop the area to be vacated?*
Subject to the approval of the Application, and the UT Board of Regents, the property owned by the University of Texas will be redeveloped as Graduate Student Housing supporting the students of the University of Texas at Austin.
8. *Has a site plan been submitted on your project?*
No
9. *Is your project a Unified Development?*
No
10. *Is your project a S.M.A.R.T. Housing Project?*
No
11. *When do you anticipate starting construction of the development?*
A firm timeline for the start of the future development has not been established at this time.
12. *What is the current zoning on the adjacent properties?*
The adjacent properties are zoned Family Residence – Neighborhood Plan (SF-3-NP).
13. *What is the current status of the adjacent properties?*
The adjacent properties were previously developed primarily as residential uses that have been removed.
14. *What type of parking facilities currently exist?*

ARMBRUST & BROWN, PLLC

Page 3

There are no formalized parking facilities located on the Property.

15. *Will your parking requirements increase with the expansion?*

N/A

16. *How will the increase be handled?*

N/A

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.*

N/A –The lots adjacent to the alley subject to the Application are owned by UT

18. *Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Does it meet DAP criteria?*

The area to be vacated is not within the Downtown Austin Plan.

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?*

The area to be vacated does not lie within UT boundaries as defined by the City.

20. *Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how?*

The proposed Graduate Student Housing project promotes a compact and connected Austin by creating additional housing opportunities for students adjacent to the University. The proximity of the housing to UT will reduce the need to drive to attend classes.

The construction of the Graduate Student Housing project is an investment by UT in Austin's education system that helps to continue to grow Austin's economy.

Should you require additional information to process this application request, please do not hesitate to contact me at 512-435-2358.

Sincerely,

ARMBRUST & BROWN, PLLC



Andrew J. Linseisen, P.E.

Land Development Consultant

cc: Richard T. Suttle, Jr.
Amy Wanamaker, University of Texas
Leo Stella, Brailsford & Dunlavey, Inc.

SITE LOCATION MAP

ALLEYWAY VACATIONS
1513 E 20TH AND 2001 COMAL STREET



F# _____

EXHIBIT “ _____ ”

(Right-of-way Vacation)

C. R. Johns & Co. Subdivision of Outlot No's 57, 36, 37 and 46, Division B

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2399 ACRES (10,449 SQUARE FEET) BEING ALL OF A 20' ALLEY AND AN ALLEY OF VARIABLE WIDTH OUT OF BLOCK 2, OF OUTLOT 45, DIVISION B OF THE C.R. JOHNS AND CO. SUBDIVISION OF OUTLOT NO'S 57, 36, 37 AND 46, DIVISION B, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.2399 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371

BEGINNING, at an iron rod with “SAM” cap found at the northeast corner of said 20’ alley being in the west right-of-way line of Leona Street (53.33’ right-of-way) and being the southeast corner of the south 37.25’ of Lots 5 & 6, Block 2, of Outlot 45, Division B of said C. R. Johns & Co. Subdivision, conveyed to the Board of Regents of the University of Texas Systems in Volume 8114, Page 404 (D.R.T.C.T.), from which an iron rod with “SAM” cap found for the northeast corner of said Board of Regents of the University of Texas Systems tract being the southeast corner of the north 1/2 of the south 1/2 of Lots 5 & 6, Block 2 of Outlot 45, Division B of said C. R. Johns & Co. Subdivision conveyed to Elwood Domaschk in Document No. 2003046193 (O.P.R.T.C.T.) and being in the west right-of-way line of said Leona Street bears, N12°01'21"W, a distance of 37.21 feet;

THENCE, leaving the south line of said Lot 5 with the east right-of-way line of said 20’ alley and the west right-of-way line of said Leona Street, **S12°01'21"E**, a distance of **20.05** feet to an iron rod with “Sam” cap found for the most northerly southeast corner hereof, being the northeast corner of Lot 4, Block 2 of Outlot 45, Division B of said C. R. Johns & Co. Subdivision, conveyed to the Board of Regents of the University of Texas Systems in Document No. 2009135353 (O.P.R.T.C.T.) and being the intersection of the south right-of-way line of said 20’ Alley and the west right-of-way line of said Leona Street, from which an iron rod with “Sam” cap found for the southeast corner of said Lot 4, being the intersection of the west right-of-way line of said Leona Street and the north right-of-way line of East Martin Luther King Jr. Boulevard (60’ right-of-way) bears, S12°01'21"E, a distance of 162.21 feet;

THENCE, leaving the west right-of-way line of said Leona Street, with the north line of Lots 4 through 1, Block 2 of Outlot 45, Division B of said C. R. Johns & Co. Subdivision, and with the south right-of-way line of said 20’ Alley, **S77°49'46"W**, a distance of **260.02** feet to an iron rod with “Sam” cap found for an angle point hereof, being the northwest corner of said Lot 1, C. R. Johns & Co. Subdivision, and being the intersection of the south right-of-way line of said 20’ Alley and the east right-of-way line of said Variable Width Alley;

THENCE, leaving the south right-of-way line of said 20’ Alley, with the west line of said Lot 1, C. R. Johns & Co. Subdivision and the east right-of-way line of said Variable Width Alley, **S12°01'32"E**, a distance of **167.91** feet to an iron rod with “Sam” cap found for the most southerly southeast corner hereof, being the southwest corner of said Lot 1, C. R. Johns & Co. Subdivision and being the intersection of the east right-of-way line of said Variable Width Alley and the north right-of-way line of said East Martin Luther King Jr. Boulevard;

THENCE, leaving the west line of said Lot 1, C. R. Johns & Co. Subdivision, with the north right-of-way line of said East Martin Luther King Jr. Boulevard, **S75°08'25"W**, a distance of **14.48** feet to a 1/2-inch iron rod found for the southwest corner hereof, being the southeast corner of Lot 7 of E. J. Hofheinz Re-Subdivision of Outlot 45, Division B, a subdivision recorded in Volume 287, Pg. 175 (D.R.T.C.T.),

F# _____

conveyed to the Board of Regents of the University of Texas Systems in Document No. 2016001739 (O.P.R.T.C.T.) and being the intersection of the north right-of-way line of said East Martin Luther King Jr. Boulevard and the east right-of-way line of said Variable Width Alley;

THENCE, leaving the north right-of-way line of said East Martin Luther King Jr. Boulevard, with the east line of said Lot 7, E. J. Hofheinz Re-Subdivision of Outlot 45, Division B (Vol. 278, Pg. 175), and with the east right-of-way line of said Variable Width Alley, **N12°14'31"W**, a distance of **191.54** feet to an iron rod with "Terra Firma" cap found for an angle point hereof, being the northeast corner of said Lot 7, E. J. Hofheinz Re-Subdivision of Outlot 45, Division B (Vol. 278, Pg. 175), being the intersection of the east right-of-way line of said Variable Width Alley and the south right-of-way line of a called 20' Private Passage dedicated in Volume 278, Page 175-176 and Volume 251, Page 103, both of the (D.R.T.C.T.);

THENCE, leaving the north line of said Lot 7, E. J. Hofheinz Re-Subdivision with the east right-of-way line of said 20' Private Passage, in part with the west right-of-way line of said Variable Width Alley and in part with the west line of said Lot 12-1/2, in part with the west line of a Portion of Block 1 of said Portion of Block 1, E. J. Hofheinz Re-Subdivision of Outlot 45, Division B, **N12°14'31"W**, passing at a distance of 20.21 feet an iron rod with "SAM" cap found for the northeast corner of said 20' Private Passage and being the southeast corner of a portion of Block 1, E. J. Hofheinz resubdivision of outlot 45, Division B, a subdivision a subdivision recorded in Volume 278, Pages 175-176 (D.R.T.C.T.) conveyed to the Board of Regents of the University of Texas Systems in Volume 10727, Page 366 (R.P.R.T.C.T.) and passing at a distance of 48.71 feet a 1/2-inch iron rod for the common east corner of Lot 12-1/2 and said Portion of Block 1, in all a distance of **156.40** feet to a calculated point for the most northerly northwest corner hereof, being the northeast corner of said Portion of Block 1, being the intersection of the west right-of-way line of said Variable Width Alley and the south right-of-way line of said East 20th Street;

THENCE, leaving the east line of said Portion of Block 1, in part over and across East 20th Street (right-of-way varies), in part with the east right-of-way line of said Variable Width Alley and the west line of Lot 8, Block 2, of Outlot 45, Division B of said C. R. Johns & Co. Subdivision conveyed to the Board of Regents of the University of Texas Systems in Document No. 2009135353 (O.P.R.T.C.T.) the following two (2) courses and distances:

- 1) **N77°47'22"E**, a distance of **15.77** feet to a calculated point for the most northerly northeast corner hereof,
- 2) **S12°01'32"E**, passing at a distance of 10.38 feet a 1/2-inch iron rod found for the northeast corner of said Lot 8, C. R. Johns & Co. Subdivision, being the intersection of the south right-of-way line of said East 20th Street and the east right-of-way line of said Variable Width Alley, in all a distance of **159.46** feet to a 1/2-inch iron rod found for an angle point hereof, being the southwest corner of said Lot 8, C. R. Johns & Co. Subdivision, being the intersection of the east right-of-way line of said Variable Width Alley and the north right-of-way line of said 20' Alley;

F# _____


THENCE, leaving the east right-of-way line of said Variable Width Alley, with the north right-of-way line of said 20' Alley, with the south line of Lots 8 through 5, Block 2, of Outlot 45, Division B of said C. R. Johns & Co. Subdivision, **N77°47'47"E**, passing at a distance of 15.05 feet an iron rod with "Sam" cap found, in all a distance of **260.02** feet to the **POINT OF BEGINNING** and containing 0.2399 Acres (10,449 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000067340107. See attached sketch (reference drawing: 01734-Alley Vacation_3.dwg.)

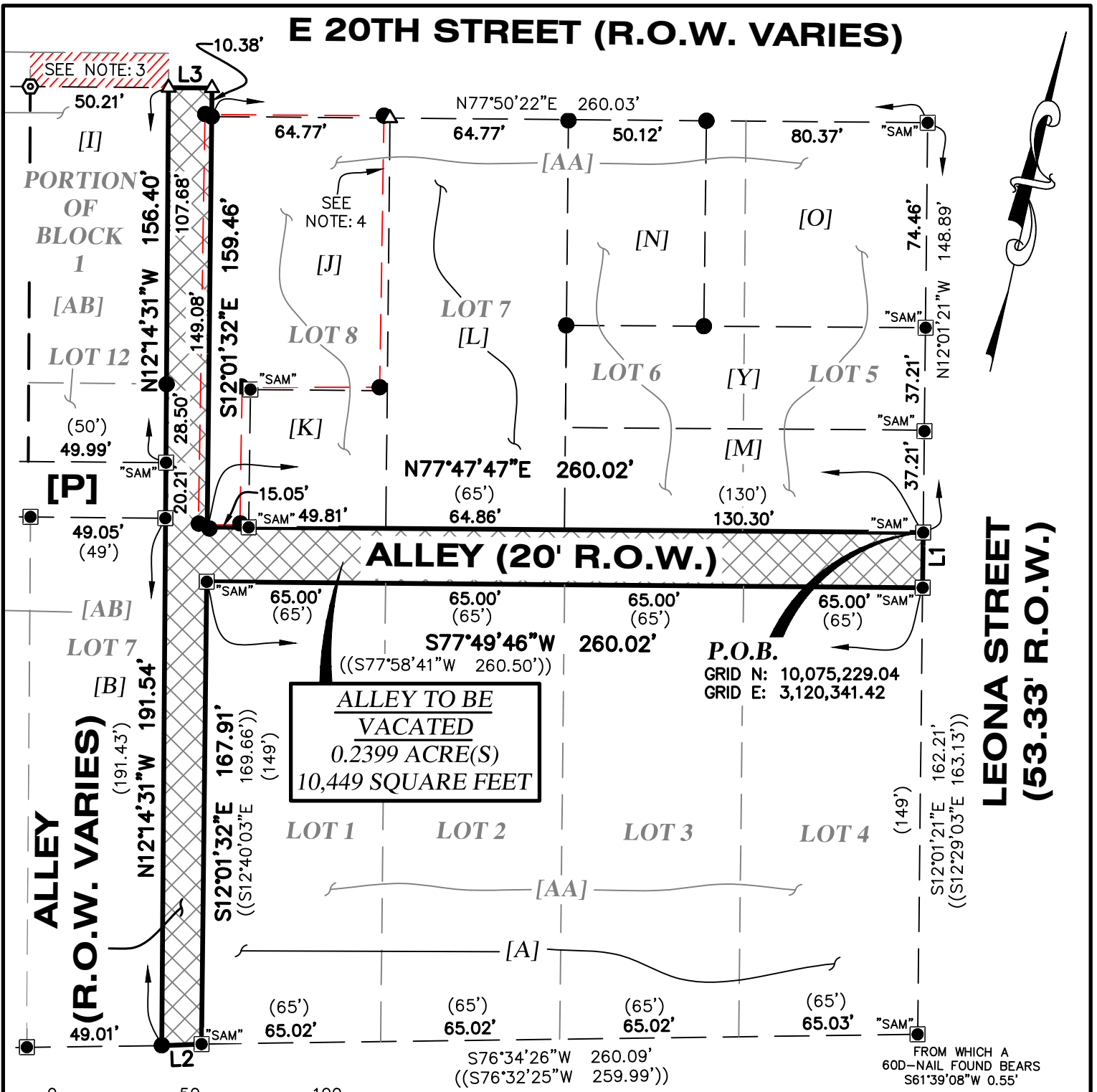

12/15/2025

Paul N. Guerrero, RPLS #5992
4Ward Land Surveying, LLC
TBPELS Firm #10174300

FIELD NOTES REVIEWED
BY  DATE: 01/14/26
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



COA GRID # K-23



GRAPHIC SCALE: 1" = 50'

0.2399 ACRE
ALLEY TO BE
VACATED
City of Austin,
Travis County, Texas



PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	1/7/2026
Project:	01734
Scale:	1" = 50'
Reviewer:	PG
Tech:	CC
Field Crew:	JC
Survey Date:	OCT. 2023
Sheet:	1 OF 3

[A]

LOTS 1-4, BLOCK 2
OF OUTLOT 45, DIVISION B OF
CALLED 0.944 ACRE
OWNER: BOARD OF REGENTS
OF THE UNIVERSITY OF TEXAS SYSTEMS
(TRACT 1)
DOC. NO. 2009135353
O.P.R.T.C.T.

[B]

LOTS 7-9, BLOCK 1
OWNER: BOARD OF REGENTS
OF THE UNIVERSITY OF TEXAS SYSTEMS
DOC. NO. 2016001739
O.P.R.T.C.T.

[I]

PORTION OF BLOCK 1
E.J. HOFHEINZ RE-SUBDIVISION OF
OUTLOT 45, DIVISION B
VOL. 251, PG. 102
D.R.T.C.T.
AND LOT 12-1/2, BLOCK 1
VOL. 278, PG. 175
D.R.T.C.T.
OWNER: THE BOARD OF REGENTS
OF THE UNIVERSITY OF TEXAS SYSTEMS
VOL. 10727, PG. 366
R.P.R.T.C.T.

[J]

PORTION OF LOT 8, BLOCK 2
OF OUTLOT 45, DIVISION B
CALLED 0.164 ACRE
OWNER: BOARD OF REGENTS
OF THE UNIVERSITY OF TEXAS SYSTEMS
DOC. NO. 2009135353
O.P.R.T.C.T.

[K]

SOUTHEAST 50' X 50' OF LOT 8, BLOCK 2
OF OUTLOT 45, DIVISION B
OWNER: BOARD OF REGENTS
OF THE UNIVERSITY OF TEXAS SYSTEMS
DOC. NO. 2018081332, O.P.R.T.C.T.

[L]

LOT 7, BLOCK 2
OF OUTLOT 45, DIVISION B
OWNER: THE BOARD OF REGENTS
OF THE UNIVERSITY OF TEXAS SYSTEMS
VOL. 8310, PG. 911, D.R.T.C.T.

[M]

SOUTH 37.25' OF LOTS 5 & 6, BLOCK 2
OF OUTLOT 45, DIVISION B
OWNER: THE BOARD OF REGENTS
OF THE UNIVERSITY OF TEXAS SYSTEMS
VOL. 8114, PG. 404, D.R.T.C.T.

[N]

PORTION OF LOT 6, BLOCK 2
OF OUTLOT 45, DIVISION B
CALLED 0.09 ACRE
OWNER: THE BOARD OF REGENTS
OF THE UNIVERSITY OF TEXAS SYSTEMS
DOC. NO. 2006104579, O.P.R.T.C.T.

[O]

PORTION OF LOTS 5 & 6, BLOCK 2
OF OUTLOT 45, DIVISION B
OWNER: THE BOARD OF REGENTS
OF THE UNIVERSITY OF TEXAS SYSTEMS
VOL. 9685, PG. 226, D.R.T.C.T.

[Y]

THE NORTH 1/2 OF
THE SOUTH 1/2 OF
LOTS 5 & 6
BLOCK 2, OF OUTLOT 45, DIVISION B
ELWOOD DOMASCHK
DOC. NO. 2003046193, O.P.R.T.C.T.

**0.2399 ACRE
ALLEY TO BE
VACATED
City of Austin,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	1/7/2026
Project:	01734
Scale:	N/A
Reviewer:	PG
Tech:	CC
Field Crew:	JC
Survey Date:	OCT. 2023
Sheet:	2 OF 3

[AA]
 C. R. JOHNS & CO. SUBDIVISION
 OF OUTLOT NO's
 57, 36, 37 AND 46, DIVISION B
 VOL. 1, PG. 3
 P.R.T.C.T.

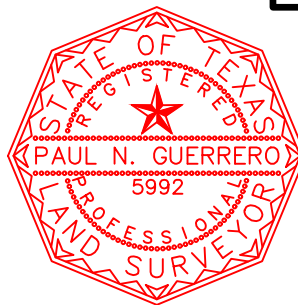
[AB]
 E. J. HOFHEINZ RE-SUBDIVISION
 OF OUTLOT 45, DIVISION B
 VOL. 278, PG. 175
 D.R.T.C.T.

[P]
PRIVATE PASSAGE
(20' R.O.W.)










VOL. 251, PG. 103 & VOL. 278, PG. 175
 D.R.T.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S12°01'21"E	20.05'
L2	S75°08'25"W	14.48'
L3	N77°47'22"E	15.77'

 12/15/2025



LEGEND

	ALLEY TO BE VACATED
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	IRON ROD WITH "TERRA FIRMA" CAP FOUND (UNLESS NOTED)
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	CHISELED "X" FOUND IN CONCRETE
	SQUARE BOLT FOUND UNLESS NOTED
	CALCULATED POINT
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
E & T	ELECTRIC & TELEPHONE EASEMENT
(.....)	RECORD INFORMATION PER PLAT VOL. 1 PG. 3
((.....))	RECORD INFORMATION PER AD-JOINER PROPERTY

COA GRID #K23

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.000067340107.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- 3) NO FOUND DEED FOR APPARENT RIGHT-OF-WAY DEDICATION OR STREET DEED FOR THIS LOCATION.
- 4) THE METES AND BOUNDS DESCRIPTION IN DOC. NO. 2009135353 O.P.R.T.C.T. IS DESCRIBED INCORRECTLY AND MONUMENTED ON THE GROUND.

0.2399 ACRE
ALLEY TO BE
VACATED
City of Austin,
Travis County, Texas



PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	1/7/2026
Project:	01734
Scale:	N/A
Reviewer:	PG
Tech:	CC
Field Crew:	JC
Survey Date:	OCT. 2023
Sheet:	3 OF 3

This was resub by Plats
251/103 & 278/175
(Tracts 1 & 2)

This is for Tract 3 (T shape alley)



I being the owner of Blocks 3, 4, 5, 6
in Outlet 46, Div. B, as here plotted
hereby cancel that portion of said
Outlet designating certain streets and
Alleys therein being the S. E. quarter
of said Outlet containing 10 acres of
land, Oct. 17, 1890.

L. J. Simpson

SUBDIVISION
OF

OUTLOTS Nos. 37, 36, 37 & 46

DIVISION

made by J. Peeter Assignee Incorporation

C. R. JOHNS & Co

Filed and Recorded August 27th 1897

Scale 300 ft to 1 inch

I being the owner of Blocks 3, 4, 5, 6
in Outlet 46, Div. B, as here plotted
hereby cancel that portion of said
Outlet designating certain streets and
Alleys therein being the S. E. quarter
of said Outlet containing 10 acres of
land, Oct. 17, 1890.

L. J. Simpson

This Certifies that the survey of which the above is a correct plat
was made by me and that in locating the principal lines and dimensions
of the property, I adopted and was guided by the plan of survey and
plats of the City of Austin as kept on file in the General Land Office

C. D. Anderson
City Engineer

Vol. 1 Page 3