

**METES & BOUNDS DESCRIPTION
OF WALLER CREEK
TAX INCREMENT FINANCING REINVESTMENT ZONE (TIF)
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

Being a boundary of a political subdivision in the City of Austin, Travis County, Texas, generally located in the downtown area of the City of Austin, being bounded on the North by the centerline of East 12th Street, on the East by the West right-of-way line of Interstate Highway 35 and the West right-of-way line of East Avenue, on the South by the centerline of Cummings Street and on the Southwest by the Northeast limits of Town Lake also known as the Colorado River said limits being defined by the normal pool elevation contour line of 429.00 mean sea level, and on the West by the centerlines of Trinity Street and Red River Street, said political boundary being described by metes and bounds as follows:

BEGINNING at a found "PK" nail being the centerline intersection of East 12th Street and Red River Street, for the most Northwesterly corner of the herein described tract;

Thence in an Easterly direction along the centerline of East 12th Street to a corner at the centerline intersection of Sabine Street and East 12th Street, for a corner of the herein described tract;

Thence in a Southerly direction along the centerline of Sabine Street to a corner at the centerline intersection of Sabine Street and East 11th Street, for an interior corner of the herein described tract;

Thence in an Easterly direction along the centerline of East 11th Street to a corner at the centerline intersection of East 11th Street and the West right-of-way line of Interstate Highway 35, for the most Northeasterly corner of the herein described tract;

Thence in a Southerly direction along the West right-of-way line of N. Interstate Highway 35 to a point at the intersection of the West right-of-way line of N. Interstate Highway 35 and the West right-way-line of East Avenue;

Thence continuing in a Southerly direction along the West right-of-way line of East Avenue to a corner at the intersection of the West right-of-way line of East Avenue and the centerline of Cummings Street for the most Southeasterly corner of the herein described tract;

Thence in a Westerly direction along the centerline of Cummings Street and the extension of the centerline of Cummings Street to the intersection of the normal pool elevation contour line of 429.00 mean sea level of Town Lake being on the Northeasterly side of Town Lake;



Thence in a Northwesterly direction along said normal pool elevation contour line of 429.00 mean sea level of Town Lake to a corner at the intersection of the centerline extension of Trinity Street with said 429.00 mean sea level contour line for the most Southwesterly corner of the herein described tract;

Thence in a Northerly direction along said extension of the centerline of Trinity Street to a corner on the South line of a 38,984 Square Foot tract of Land described in Ordinance Number 820513-G Vacating right-of-way in River Walk, recorded in Volume 7850, Page 44 of the Deed Records of Travis County, Texas;

Thence in an Easterly direction along the South line of said 38,984 Square Foot Tract to the southeast corner of said Tract;

Thence continuing along the east line of said 38,984 Square Foot Tract the record bearing of North 45°52'00" East, a record distance of 68.88 feet to a corner;

Thence continuing along the east line of said 38,984 Square Foot Tract the record bearing of North 19°02' East, a record distance of 5.90 feet to the Northeast corner of said 38,984 Square Foot tract and being the Southwest corner of a 46,957.50 Square Foot Tract of land described in Volume 2575, Page 453 of the Deed Records of Travis County, Texas, and the Southeast corner of Trinity Street right-of-way;

Thence along the East line of Trinity Street and the West line of said 46,957.50 Square Foot Tract the record bearing of North 19°00' East, a record distance of 131.00 feet to a corner, being the Northwestern corner of said 46,957.50 Square Foot Tract and being the Southwest corner of the vacated Willow Street as described in Ordinance Number 640730-B recorded in Volume 29, Page 741 of the Deed Records Travis County, Texas, also being an interior corner of the herein described tract;

Thence In a Westerly direction along the South right-of-way line of Willow Street to a corner at the intersection with the centerline of said Trinity Street;

Thence in a Northerly direction along the centerline of Trinity Street to a corner at the intersection with the centerline of East 3rd Street for an exterior corner of the herein described tract;

Thence in an Easterly direction along the centerline of East 3rd Street and vacated East 3rd Street as described in ordinance number 990715-19 recorded in the Official Public Records of Travis County, Texas, and through the existing Austin Convention Center to a corner at the centerline intersection of East 3rd Street and Red River Street for an interior corner of the herein described tract;



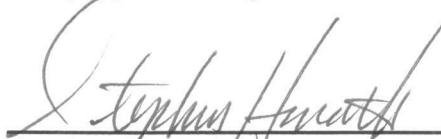
Thence in a Northerly direction along the centerline of Red River Street to the POINT OF BEGINNING.

NOTE:

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

V&A Job No. 1739-004-107
SH/CR/gm m&bTIF District(061407)
Revised: June 14, 2007
June 8, 2007

A separate drawing of even date accompanies this metes and bounds description


Stephen Horvath
Registered Professional Land Surveyor
Texas Registration Number 2811
Vickrey & Associates, Inc.

6/14/07

