

## DESCRIPTION FOR PARCEL 4548.03.2T DE

DESCRIPTION OF 0.0787 OF ONE ACRE OR 3,429 SQUARE FEET OF LAND, MORE OR LESS, OUT OF BLOCK 92, DIVISION "E", CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND SAID 0.0787 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED AS TRACT NO. ONE IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 5723, PAGE 369, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.0787 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the north corner of this tract, and said City of Austin tract and the northerly southeast corner of that tract described as 0.4796 of one acre in a deed to Stubb's Austin Restaurant Company, LC, of record in Document Number 2007005284, Official Public Records, Travis County, Texas, same being in the east line of said Block 92 and in the west line of the vacated Sabine Street from which a bolt found at the northeast corner of said Block 92 and said Stubb's tract and the northwest corner of said vacated Sabine Street bears N16°22'37"E 47.23 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, US Feet, combined Scale Factor of 1.00005) grid value of N=10,071,071.52, E=3,116,686.65;

THENCE, with the east line of this tract, said Block 92, and said City of Austin tract and the west line of said vacated Sabine Street, **S16°22'37"W 81.35 feet** to a calculated point at the southeast corner of this tract and said City of Austin tract, same being in the north line of the vacated 20 foot wide alley across said Block 92;

THENCE, with the south line of this tract and said City of Austin tract and the north line of said vacated 20 foot wide alley, crossing said Block 92, **N73°29'31"W 84.30 feet** to a calculated point at the west corner of this tract and said City of Austin tract and the southerly southeast corner of said Stubb's tract;

THENCE, with the northwest line of this tract and said City of Austin tract and the southeast line of said Stubb's tract, crossing said Block 92, **N62°27'52"E 117.02 feet** to the POINT OF BEGINNING and containing 0.0787 of one acre, more or less, within these metes and bounds:

0.0787 AC.

Bearing Basis Note

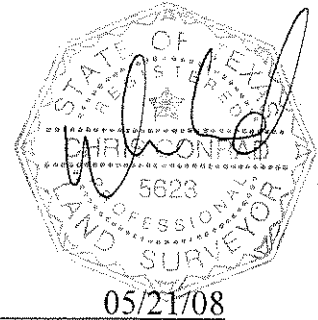
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.XX DE (0.0787 of one acre)

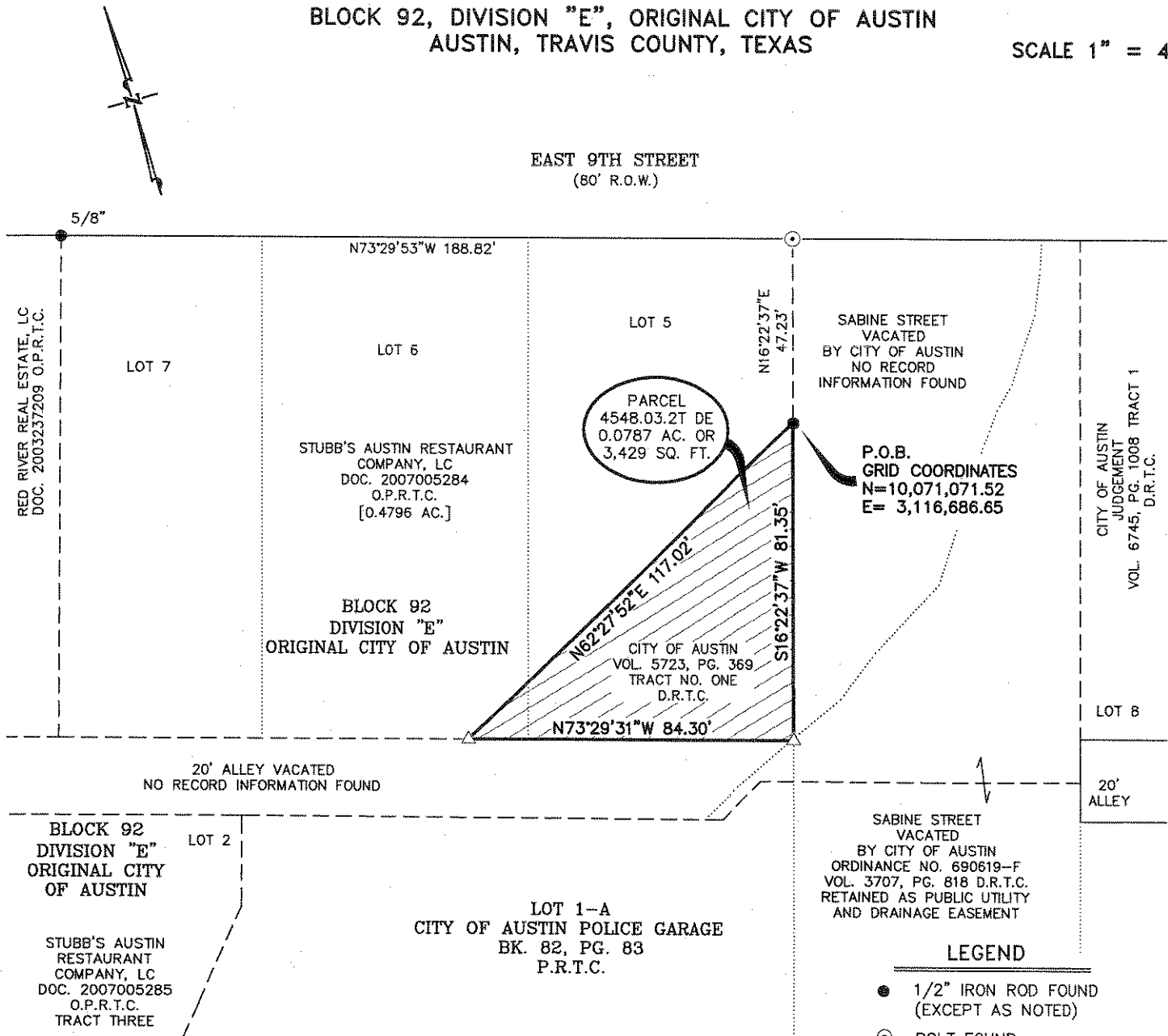
Issued 5/21/08

AUSTIN GRID J-22  
TCAD# 02-0604-13-16

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0787 AC. OR 3,429 SQ. FT. OF LAND OUT OF  
BLOCK 92, DIVISION "E", ORIGINAL CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 40'



NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053, HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

- LEGEND**
- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
  - ⊙ BOLT FOUND
  - △ COMPUTED POINT
  - 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY  
O.P.R.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY  
P.R.T.C. PLAT PROPERTY RECORDS, TRAVIS COUNTY  
P.O.B. POINT OF BEGINNING

**RECORD INFORMATION**  
[xxx] DOC. 2007005284

ISSUED: 05/21/08  
PAGE 3 OF 3

SURVEYED BY:

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-22

JOB NO.: 08-041

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 05/21/08  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0604-13-16  
CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\COA\_DE2.DWG

## DESCRIPTION FOR PARCEL 4548.01 DE

DESCRIPTION OF 2.0114 ACRES OR 87,615 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE “RIVER WALK” THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND SAID “RIVER WALK” BEING FURTHER DESCRIBED IN HOUSE BILL NO. 13, BY 1917 LEGISLATIVE SESSION TO THE CITY OF AUSTIN, A PORTION OF SAID 2.0114 ACRE TRACT BEING PARTIALLY SUBMERGED BY THE WATERS OF LADY BIRD LAKE; SAID 2.0114 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the easterly north corner of this tract, from which a 1/2” iron rod found in a north line of the remaining portion of said “River Walk” and at the south corner of Lot 2, San Jacinto Center, a subdivision of record in Book 89, Page 21, Plat Records, Travis County, Texas and the south corner of that tract described in a deed to Austin Hotel MM, L.P. ET AL, of record in Document Number 2006029622, Official Public Records, Travis County, Texas, bears N45°34’42”W 183.97 feet also from said point of beginning a 5/8” iron rod found in a north line of the remaining portion of said “River Walk”, at a south corner of said Lot 2 and said Austin Hotel tract bears N45°34’42”W 183.97 feet and N76°19’16”W 59.48 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,068,013.72 E=3,114,877.84;

THENCE, with the east line of this tract, across said “River Walk”, the following four (4) courses, numbered 1 through 4;

- 1) **S45°44’24”E 44.00 feet** to a 1/2” iron rod set with a plastic cap;
- 2) **S17°53’22”E 55.76 feet** to a 1/2” iron rod set with a plastic cap;
- 3) **S01°13’11”W 49.26 feet** to a 1/2” iron rod set with a plastic cap; and
- 4) **S10°31’43”W 22.81 feet** to a calculated point on the approximate west top-of-bank of Waller Creek as claimed by the General Land Office of Texas;

THENCE, with the east line of this tract and the approximate west top-of-bank of Waller Creek, the following three (3) courses, numbered 1 through 3;

- 1) **S51°38'37"W 7.83 feet** to a calculated point;
- 2) **S25°16'57"W 26.59 feet** to a calculated point; and
- 3) **S38°48'02"W 31.37 feet** to a calculated point;

THENCE, with the southeast line of this tract across said "River Walk", the following six (6) courses, numbered 1 through 6;

- 1) **S43°59'47"W 31.24 feet** to a 1/2" iron rod set with a plastic cap;
- 2) **S60°59'44"W 214.18 feet** crossing into said Lady Bird Lake, to a calculated point;
- 3) **S06°27'17"E 12.84 feet** to a calculated point;
- 4) **S58°12'21"W 12.13 feet** to a calculated point;
- 5) **N86°50'20"W 60.77 feet** to a calculated point; and
- 6) **S65°37'06"W 13.58 feet** to a calculated point at the south corner of this tract;

THENCE, with the southwest line of this tract, across said "River Walk", and said Lady Bird Lake, **N23°16'38"W 221.11 feet** to a calculated point at the west corner of this tract;

THENCE, with the north line of this tract, across said "River Walk", the following twelve (12) courses, numbered 1 through 12;

- 1) **N61°00'17"E 190.14 feet** to a 1/2" iron rod set with a plastic cap;
- 2) **N14°13'21"E 60.43 feet** to a 1/2" iron rod set with a plastic cap;
- 3) **N47°27'01"W 10.00 feet** to a 1/2" iron rod set with a plastic cap;
- 4) **N41°53'19"E 9.69 feet** to a 1/2" iron rod set with a plastic cap;

- 5) S49°15'24"E 10.00 feet to a 1/2" iron rod set with a plastic cap;
- 6) N43°12'39"E 10.00 feet to a 1/2" iron rod set with a plastic cap;
- 7) S47°27'01"E 11.94 feet to a 1/2" iron rod set with a plastic cap;
- 8) S14°13'21"W 63.32 feet to a 1/2" iron rod set with a plastic cap;
- 9) S29°00'14"E 9.92 feet to a 1/2" iron rod set with a plastic cap;
- 10) N88°51'15"E 140.00 feet to a 1/2" iron rod set with a plastic cap;
- 11) N12°51'17"W 32.16 feet to a 1/2" iron rod set with a plastic cap;
- 12) N55°32'19"E 56.39 feet to the POINT OF BEGINNING and containing 2.0114 acres, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591




6/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

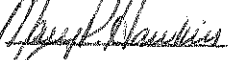
Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.01 DE

Issued 5/21/08

Revised 6/23/08

AUSTIN GRID J-21  
TCAD # 02-0302-04-01

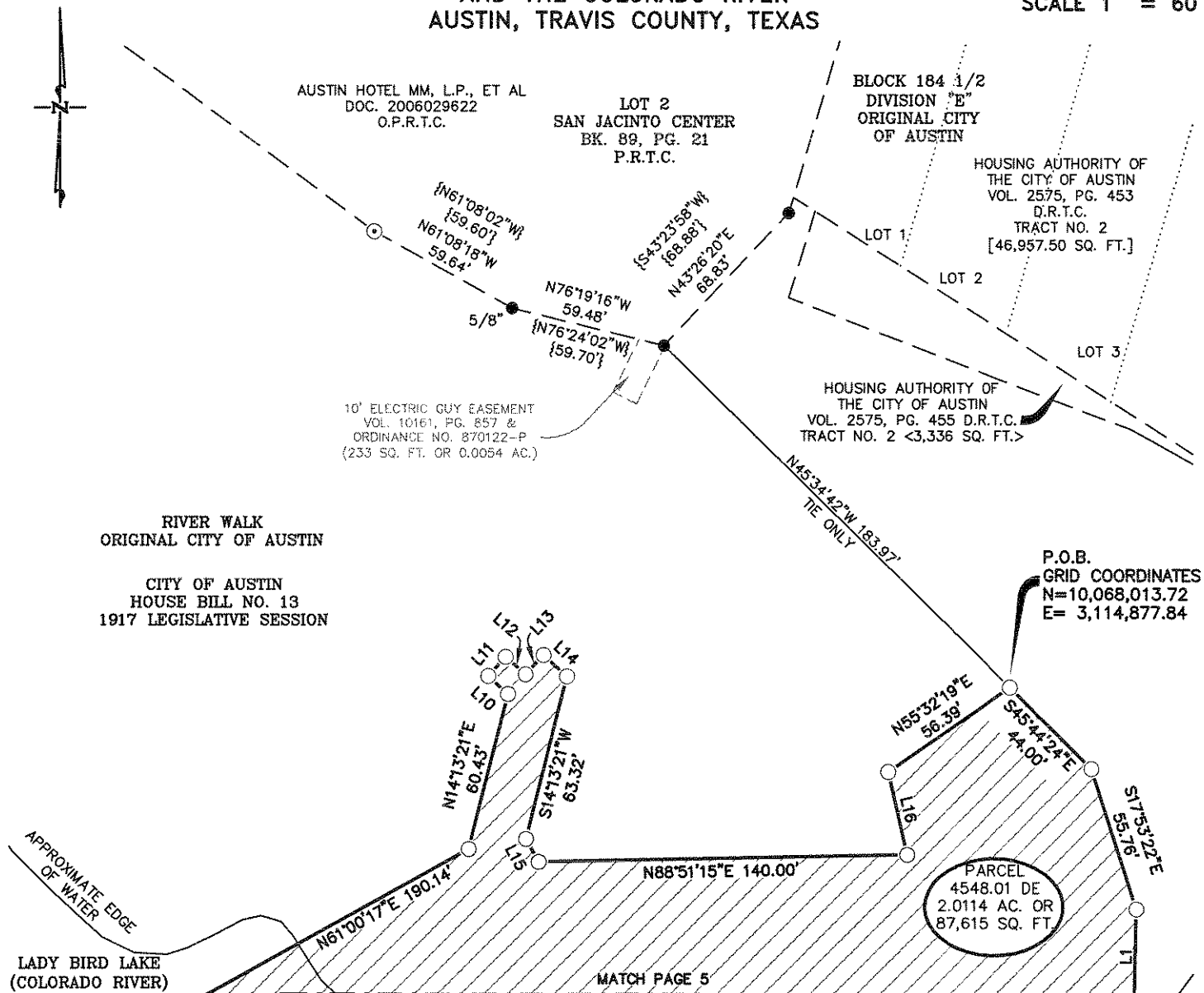
FIELD NOTES REVIEWED

By:  Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 2.0114 AC. OR 87,615 SQ. FT. OF LAND OUT OF  
RIVER WALK, ORIGINAL CITY OF AUSTIN  
AND THE COLORADO RIVER  
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 60'



LINE TABLE

LINE	BEARING	LENGTH
L1	S01°13'11"W	49.26
L2	S10°31'43"W	22.81
L3	S51°38'37"W	7.83
L4	S25°16'57"W	26.59
L5	S38°48'02"W	31.37
L6	S43°59'47"W	31.24
L7	S06°27'17"E	12.84
L8	S58°12'21"W	12.13
L9	S65°37'06"W	13.58
L10	N47°27'01"W	10.00
L11	N41°53'19"E	9.69
L12	S49°15'24"E	10.00
L13	N43°12'39"E	10.00
L14	S47°27'01"E	11.94
L15	S29°00'14"E	9.92
L16	N12°51'17"W	32.16

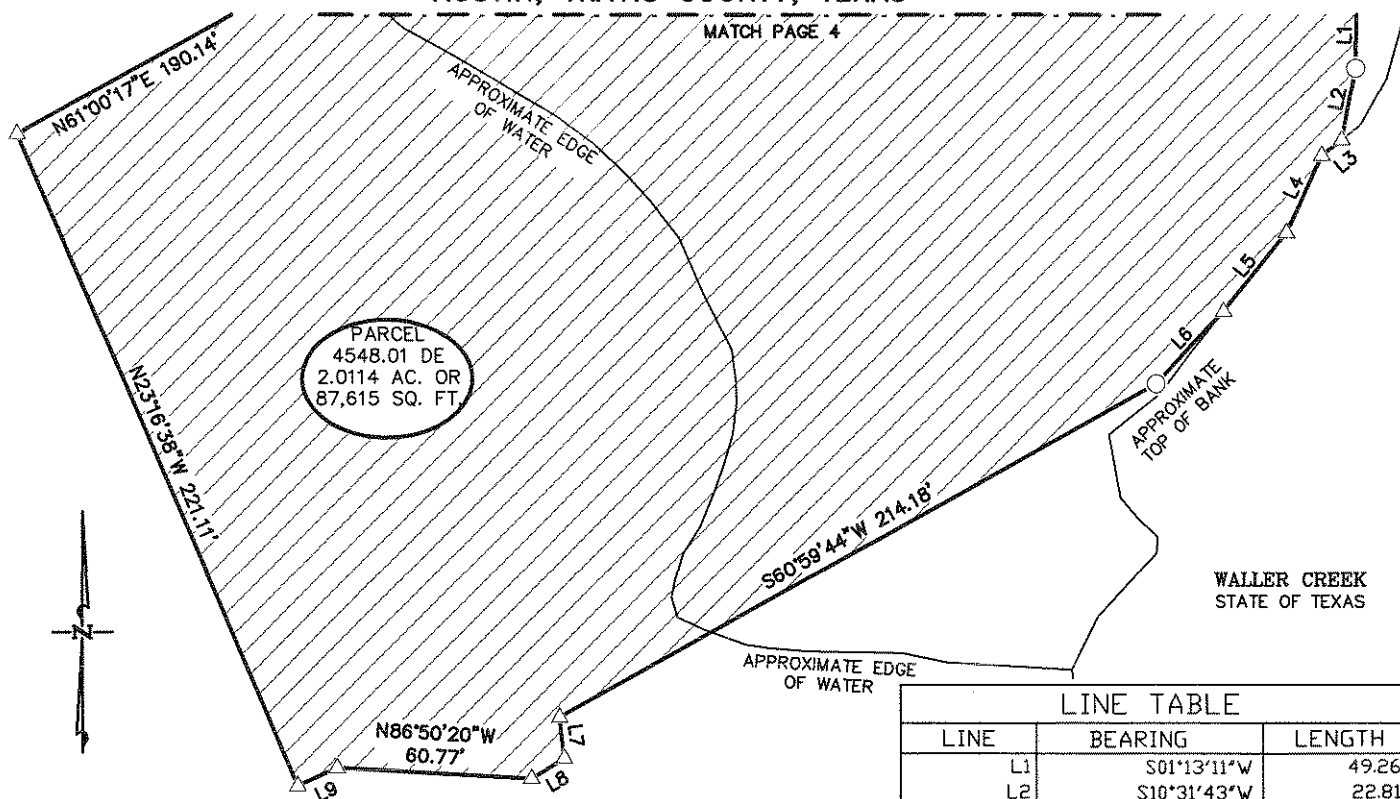
## RECORD INFORMATION

{xxx} BK. 89, PG. 21  
<xxx> VOL. 2575, PG. 455  
(xxx) OTHER RECORD INFORMATION

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 2.0114 AC. OR 87,615 SQ. FT. OF LAND OUT OF  
RIVER WALK, ORIGINAL CITY OF AUSTIN  
AND THE COLORADO RIVER  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 60'



LADY BIRD LAKE  
(COLORADO RIVER)

RECORD INFORMATION

{xxx} BK. 89, PG. 21  
<xxx> VOL. 2575, PG. 455  
(xxx) OTHER RECORD INFORMATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°13'11\"W	49.26
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L12	S49°15'24\"E	10.00
L13	N43°12'39\"E	10.00
L14	S47°27'01\"E	11.94
L15	S29°00'14\"E	9.92
L16	N12°51'17\"W	32.16

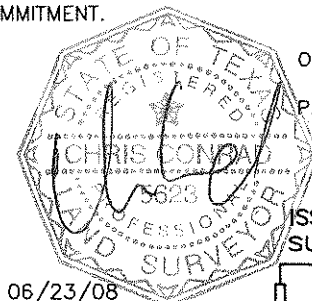
NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59\"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

LEGEND

- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ COMPUTED POINT
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE

ISSUED: 05/21/08 REVISED: 06/23/08  
SURVEYED BY: PAGE 5 OF 5



06/23/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0302-04-01  
CIP# 4971-827-7000

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8591



## DESCRIPTION FOR PARCEL 4548.19 DE

DESCRIPTION OF 0.5543 OF ONE ACRE OR 24,146 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 2, WATERLOO PARK SECTION 1, A SUBDIVISION OF RECORD IN BOOK 79, PAGE 201, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.5543 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED AS 10.74 ACRES IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 6370, PAGE 1342, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.5543 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the south line of said Lot 2 and said City of Austin tract and the north right-of-way (ROW) line of East 12<sup>th</sup> Street, from which a 5/8" iron rod found at the southwest corner of said Lot 2 and said City of Austin tract bears N73°39'06"W 125.35 feet and from said point of beginning a 1/2" iron rod found at the northwest corner of Lot 1 of said Waterloo Park Section 1 bears N73°39'06"W 125.35 feet and N16°31'54"E 1054.36 feet, said point of beginning having a Texas State Plane Coordinate ( Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N= 10,072,563.89 E= 3,116,224.83;

THENCE, with the west line of this tract, crossing said Lot 2 and said City of Austin tract, **N16°20'45"E 160.00 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the south line of that vacated 20 foot wide alley, with drainage and public utility easements retained, by the City of Austin Ordinance 730823-B and recorded in Volume 4737, Page 1293, Deed Records, Travis County, Texas;

THENCE, with the north line of this tract and the south line of said vacated 20 foot alley, crossing said Lot 2 and said City of Austin tract, **S73°39'06"E 151.17 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, same being in the west line of vacated Neches Street, with drainage and public utility easements retained, by City of Austin Ordinance 730201-H and recorded in Volume 4575, Page 951, Deed Records, Travis County, Texas;

THENCE, with the east line of this tract and the west line of said vacated Neches Street, crossing said Lot 2 and said City of Austin tract, **S16°31'54"W 160.00 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract, same being in the south line of said Lot 2 and said City of Austin Tract and the north right-of-way (ROW) line of East 12<sup>th</sup> Street;

THENCE, with the south line of this tract, said Lot 2, and said City of Austin tract and the north right-of-way (ROW) line of East 12<sup>th</sup> Street, **N73°39'06"W 150.65 feet** to the POINT OF BEGINNING and containing 0.5543 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

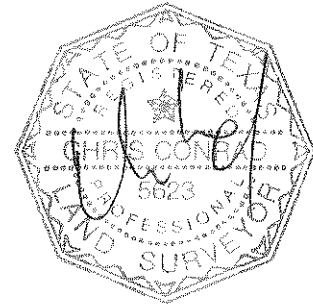
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



06/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.19 DE (0.5543 of one acre)

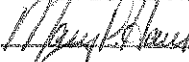
Issued 5/21/08

Revised 6/23/08

Austin Grid # J-22 and J-23

TCAD # 02-0805-17-02

FIELD NOTES REVIEWED

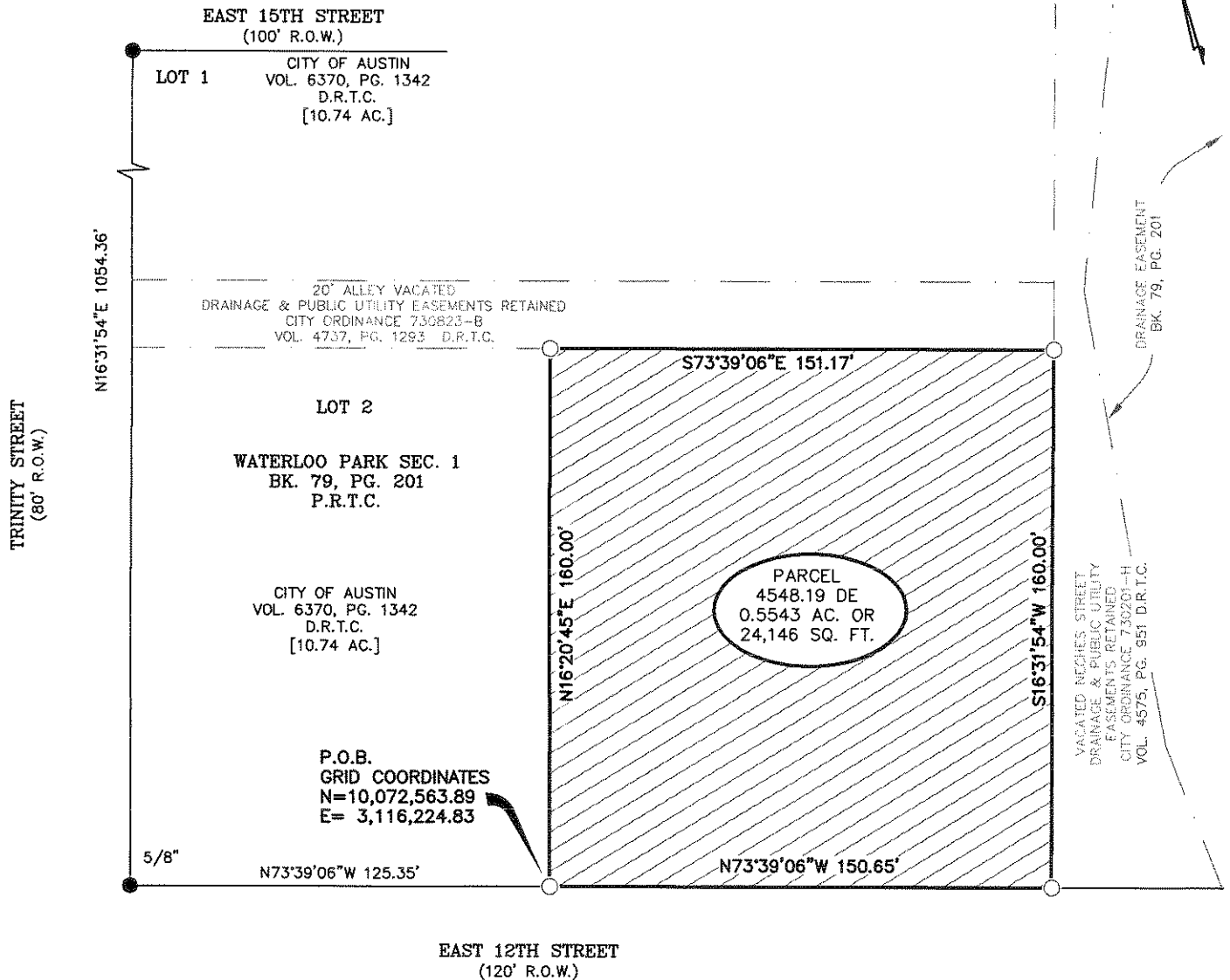
By:  Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.5543 AC. OR 24,146 SQ. FT. OF LAND OUT OF  
LOT 2, WATERLOO PARK SEC. 1  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 50'



NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

LEGEND

- 1/2" IRON ROD FOUND EXCEPT AS NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

[xxx] VOL. 6370, PG. 1342

ISSUED: 05/21/08  
REVISED: 06/23/08  
PAGE 3 OF 3

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 06/23/08  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0805-17-02  
CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\COA\_WATERLOO\_DE1\_REV1.DWG

AUSTIN GRID#: J-22 & J-23

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.19 DE

DESCRIPTION OF 0.0815 OF ONE ACRE OR 3,550 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 2, WATERLOO PARK SECTION 1, A SUBDIVISION OF RECORD IN BOOK 79, PAGE 201, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.0815 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED AS 10.74 ACRES IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 6370, PAGE 1342, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0815 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod set with a plastic cap at the southwest corner of this tract same being in the north line of that vacated 20 foot wide alley, with drainage and public utility easements retained, by City of Austin Ordinance 730823-B and recorded in Volume 4737, Page 1293, Deed Records, Travis County, Texas, from which a 5/8" iron rod found at the southwest corner of said Lot 2 and said City of Austin tract bears S69°20'43"W 299.07 feet and from said point of beginning a 1/2" iron rod found at the northwest corner of Lot 1 of said Waterloo Park Section 1 bears S69°20'43"W 299.07 feet and N16°31'54"E 1054.36 feet, said point of beginning having a Texas State Plane Coordinate ( Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N= 10,072,704.67 E= 3,116,384.40;

THENCE, with the west line of this tract, crossing said Lot 2 and said City of Austin tract, **N16°31'54"E 64.76 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract;

THENCE, with the northwest line of this tract, crossing said Lot 2 and said City of Austin tract, **N49°14'57"E 69.82 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract, same being in the west line of vacated Neches Street, with drainage and public utility easements retained, by City of Austin Ordinance 730201-H and recorded in Volume 4575, Page 951, Deed Records, Travis County, Texas;

THENCE, with the east line of this tract and the west line of said vacated Neches Street, crossing said Lot 2 and said City of Austin tract, **S16°31'54"W 123.38 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract same being in the north line of said vacated 20 foot alley;

THENCE, with the south line of this tract and the north line of said vacated 20 foot alley, crossing said Lot 2 and said City of Austin tract, **N73°39'06"W 37.74 feet** to the POINT OF BEGINNING and containing 0.0815 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

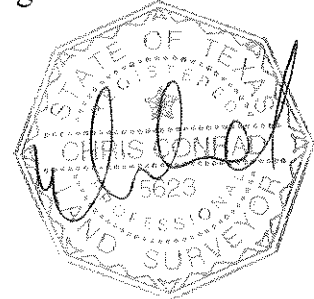
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



06/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623


Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.19 DE (0.0815 of one acre)

Issued 5/21/08  
Revised 6/23/08

Austin Grid # J-22 and J-23  
TCAD # 02-0805-17-02

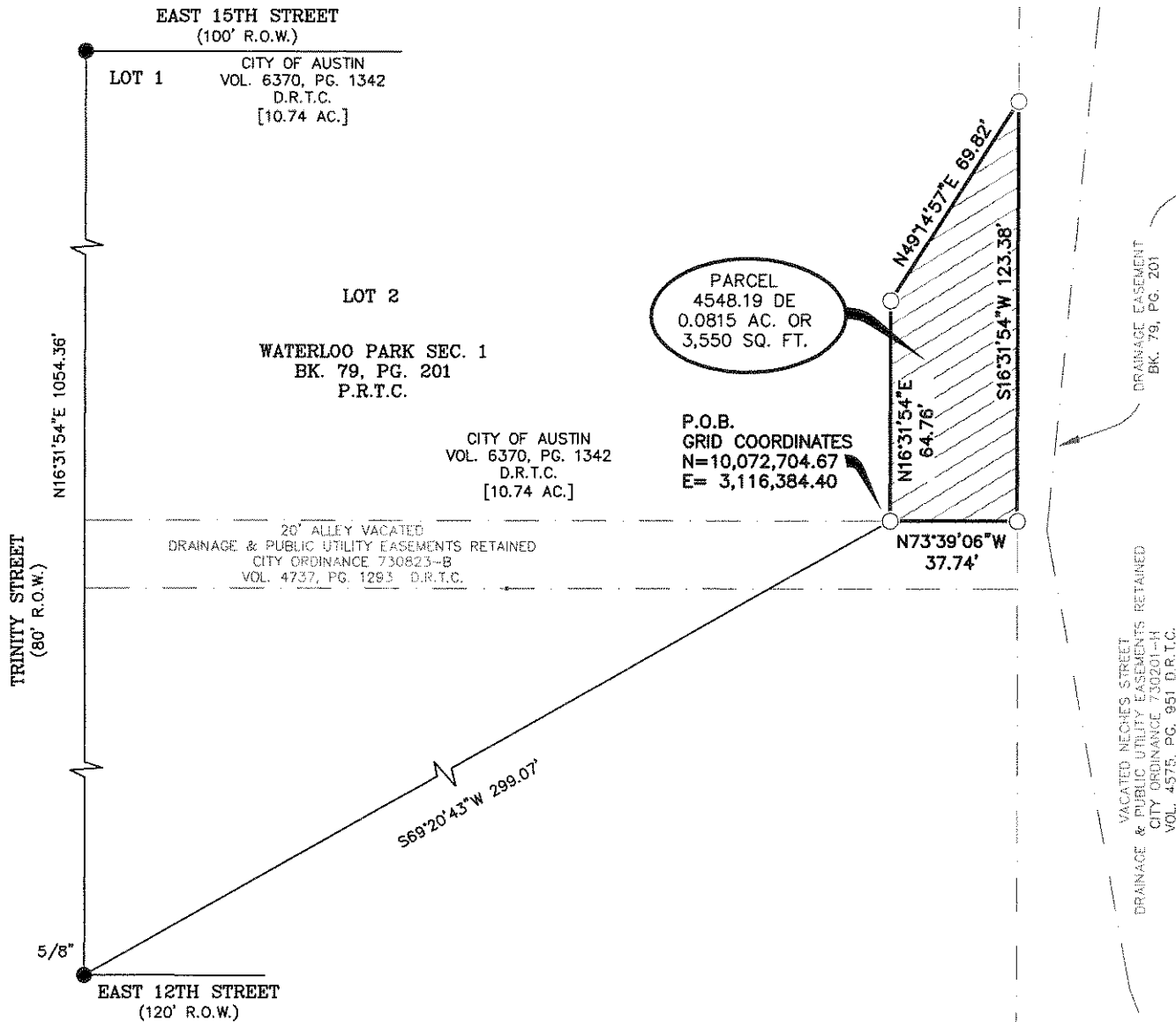
FIELD NOTES REVIEWED

By:  Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0815 AC. OR 3,550 SQ. FT. OF LAND OUT OF  
LOT 2, WATERLOO PARK SEC. 1  
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 50'

**NOTES:**

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

**LEGEND**

- 1/2" IRON ROD FOUND EXCEPT AS NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

**RECORD INFORMATION**

[xxx] VOL. 6370, PG. 1342

ISSUED: 05/21/08

REVISED: 06/23/08

PAGE 3 OF 3

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

06/23/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0805-17-02

CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\COA\_WATERLOO\_DE2\_REV1.DWG

AUSTIN GRID#: J-22 &amp; J-23

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.18 SWEFST

DESCRIPTION OF 0.2266 OF ONE ACRE OR 9,872 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1 LUNG'S LANDING, A SUBDIVISION OF RECORD IN BOOK 79, PAGE 191, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.2266 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 7752, PAGE 36, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.2266 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, same being in the north line of said Lot 1, and said City of Austin tract, and the south right of way (ROW) line of East 12th Street from which a 1/2" iron rod found at the northeast corner of that tract described in a deed to the Austin Symphony Orchestra Society, Inc., of record in Document Number 2001032601, Official Public Records, Travis County, Texas bears S73°39'06"E 230.83 feet and from said point of beginning a 1/2" iron rod found at the centerline intersection of Red River Street and East 12th Street bears S73°39'06"E 88.39 feet and N16°20'54"E 59.77 feet, said point of beginning having a Texas State Plane coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N=10,072,319.87 E=3,116,630.39;

THENCE, with the northeast line of this tract, crossing said Lot 1 and said City of Austin tract, **S13°06'16"E 94.47 feet** to a 1/2" iron rod set with a plastic cap at the east corner of this tract, same being in the east line of said Lot 1 and said City of Austin tract and the west ROW line of Red River Street;

THENCE, with the east line of this tract, said Lot 1, and said City of Austin tract and the west ROW line of Red River Street, **S16°20'54"W 122.02 feet** to a 1/2" iron rod set with a plastic cap at the south corner of this tract;

THENCE, with the southwest line of this tract, crossing said Lot 1 and said City of Austin tract and the east ROW line of Red River Street, **N13°06'16"W 234.61 feet** to a 1/2" iron rod set with a plastic cap at the west corner of this tract, same being in the north line of said Lot 1 and said City of Austin tract and the south ROW line of East 12th Street;

0.2266 AC.

THENCE, with the north line of this tract, said Lot 1, and said City of Austin tract and the south ROW line of East 12th Street, **S73°39'06"E 68.91 feet** to the POINT OF BEGINNING and containing 0.2266 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

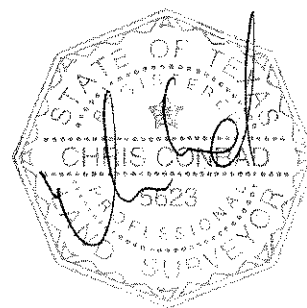
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



05/09/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

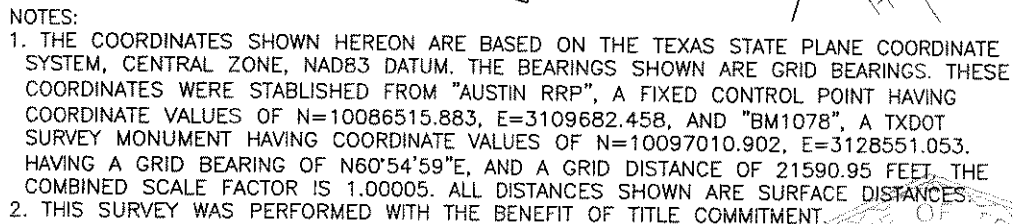
Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.18 SWEFST (0.2266 of one acre)

Issued 5/9/08

AUSTIN GRID J-22  
TCAD# 02-0805-06-17



SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2266 AC. OR 9,872 SQ. FT. OF LAND OUT OF  
LOT 1, LUNG'S LANDING, (WATERLOO PARK SECTION TWO)  
AUSTIN, TRAVIS COUNTY, TEXAS



- 1/2" IRON ROD FOUND
- △ COMPUTED POINT
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"

R.T.C. DEED RECORDS,  
TRAVIS COUNTY

R.T.C. OFFICIAL PUBLIC RECORDS,  
TRAVIS COUNTY

R.T.C. REAL PROPERTY RECORDS  
TRAVIS COUNTY

R.T.C. PLAT PROPERTY RECORDS  
TRAVIS COUNTY

O.B. POINT OF BEGINNING

ISSUED: 05/09/08  
PAGE 3 OF 3

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-22

JOB NO.: 08-041

05/09/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623      DATE \_\_\_\_\_  
Note: This copy of this plat is not valid unless an original signature  
through an original seal appears on its face. There is a description to  
accompany this plat. TCAD# 02-0805-06-17  
CIP # 4971-827-7000

CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\COA\_SWE9.DWG

## DESCRIPTION FOR PARCEL 4548.25 SWEFST

DESCRIPTION OF 0.3235 OF ONE ACRE OR 14,091 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1 SYMPHONY PLAZA, A SUBDIVISION OF RECORD IN BOOK 79, PAGE 192, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.3235 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 7752, PAGE 36, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.3235 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the south corner of this tract, same being in the east line of said Lot 1 and said City of Austin tract and the west line of that tract described in a deed to HEI Austin Hotel, L.P., of record in Document Number 2007015365, Official Public Records, Travis County, Texas, from which a 5/8" iron rod found at the southeast corner of said Lot 1 and said City of Austin tract and the southwest corner of said HEI Austin Hotel tract, same being in the north ROW line of East 10<sup>th</sup> Street bears S16°27'04"W 9.18 feet and from said point of beginning a 1/2" iron rod found at the southwest corner of said Lot 1 and said City of Austin tract, same being at the intersection of the north ROW line of East 10th Street and the east ROW line of Red River Street bears S16°27'04"W 9.18 feet and N73°36'54"W 192.67 feet, said point of beginning having a Texas State Plane coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N=10,071,569.51 E=3,116,742.01;

THENCE, with the southwest line of this tract, crossing said Lot 1 and said City of Austin tract, the following two (2) courses, numbered 1 and 2;

- 1) with a curve to the left, whose intersection angle is **03°05'16"**, radius is **970.00 feet**, an arc distance of **52.28 feet**, the chord of which bears **N11°33'37"W 52.27 feet** to a 1/2" iron rod set with a plastic cap; and
- 2) **N13°06'16"W 254.55 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the north line of said Lot 1 and said City of Austin tract and the south ROW line of East 11<sup>th</sup> Street;

THENCE, with the north line of this tract, said Lot 1, and said City of Austin tract and the south ROW line of East 11<sup>th</sup> Street, **S73°38'42"E 68.91 feet** to a 1/2" iron rod set with a plastic cap at the northerly northeast corner of this tract;

0.3235 AC.

THENCE, with the northeast line of this tract, crossing said Lot 1 and said City of Austin tract, **S13°06'16"E 164.62 feet** to a 1/2" iron rod set with a plastic cap at the east corner of this tract, same being in the east line of said Lot 1 and said City of Austin tract and the west line of said HEI Austin Hotel tract;

THENCE, with the east line of this tract, said Lot 1, and said City of Austin tract and the west line of said HEI Austin Hotel tract, **S16°27'04"W 124.49 feet** to the POINT OF BEGINNING and containing 0.3235 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

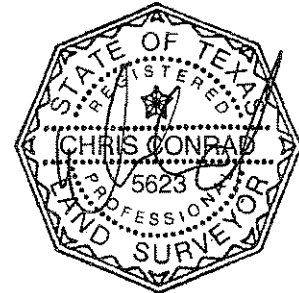
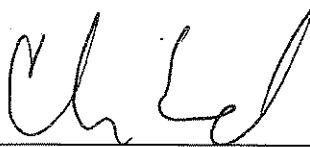
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



06/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.25 SWEFST (0.3235 of one acre)

Issued 5/9/08  
Revised 6/23/08

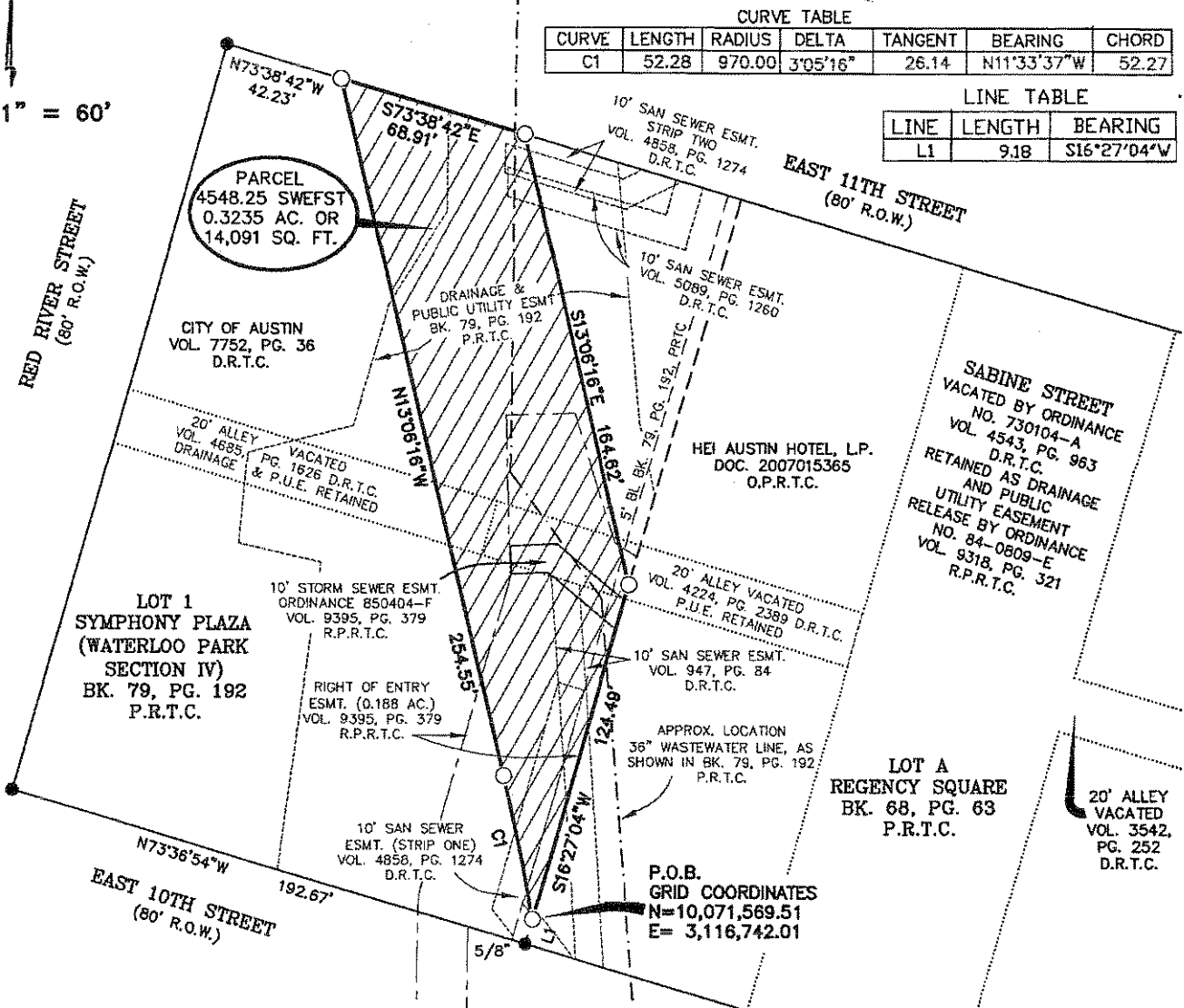
AUSTIN GRID J-22  
TCAD# 02-0805-13-02

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.3235 AC. OR 14,091 SQ. FT. OF LAND OUT OF  
LOT 1, SYMPHONY PLAZA (WATERLOO PARK SECTION IV)  
AUSTIN, TRAVIS COUNTY, TEXAS



SCALE 1" = 60'



NOTES:

- THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

LEGEND

- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT PROPERTY RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

ISSUED: 05/09/08  
REVISED: 06/23/08  
PAGE 3 OF 3

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

06/23/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0805-13-02

CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\COA\_SWE7\_REV1.DWG

AUSTIN GRID# J-22

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.30 SWEFST

DESCRIPTION OF 0.0879 OF ONE ACRE OR 3,828 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1 SYMPHONY SQUARE, A SUBDIVISION OF RECORD IN BOOK 62, PAGE 46, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.0879 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 7752, PAGE 36, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0879 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, said Lot 1, and said City of Austin tract, same being at the intersection of the north right of way (ROW) line of East 11th Street and the east ROW line of Red River Street from which point a 1/2" iron rod found at the northwest corner of Block 118, Division "E", City Of Austin, Travis County, Texas according to the map on file in the General Land Office of Texas, same being at the intersection of the south ROW line of East 11th Street and the east ROW line of Red River Street bears S16°20'54"W 80.38 feet, said point of beginning having a Texas State Plane coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N=10,071,957.67 E=3,116,655.92;

THENCE, with the west line of this tract, said Lot 1, and said City of Austin tract and the east ROW line of Red River Street, **N16°20'54"E 116.44 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract from which a 1/2" iron rod found at the northeast corner of that tract described in a deed to the Austin Symphony Orchestra Society, Inc., of record in Document Number 2001032601, Official Public Records, Travis County, Texas bears N16°20'54"E 223.94 feet and S73°39'06"E 104.38 feet;

THENCE, with the east line of this tract, crossing said Lot 1 and said City of Austin tract, **S13°06'16"E 133.72 feet** to a 1/2" iron rod set with a plastic cap at the east corner of this tract, same being in the south line of said Lot 1 and said City of Austin tract and the north ROW line of East 11th Street;

THENCE, with the south line of this tract, said Lot 1, and said City of Austin tract and the north ROW line of East 11th Street, **N73°39'06"W 65.75 feet** to the POINT OF BEGINNING and containing 0.0879 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

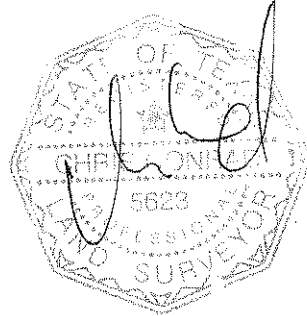
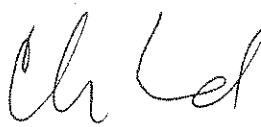
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SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



05/09/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

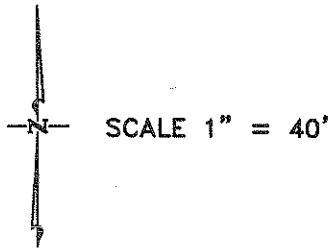
Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.30 SWEFST (0.0879 of one acre)

Issued 5/9/08

AUSTIN GRID J-22  
TCAD# 02-0805-10-13

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0879 AC. OR  
3828 SQ. FT. OF LAND OUT OF LOT 1, SYMPHONY SQUARE  
AUSTIN, TRAVIS COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD FOUND
- △ COMPUTED POINT
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT PROPERTY RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

{xxx} VOL. 7109, PG. 344  
{xxx} DOC. 2001032601  
{xxx} OTHER RECORD INFORMATION

P.O.B.  
GRID COORDINATES  
N=10,071,957.67  
E= 3,116,655.92

NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

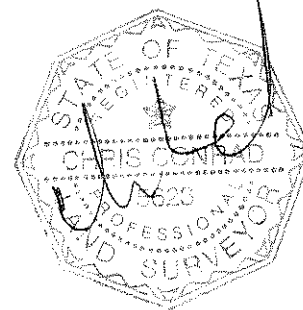
05/09/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0805-10-13

CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\COA\_SWE8.DWG



SURVEYED BY:

ISSUED: 05/09/08

PAGE 3 OF 3

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-22

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.26 SWEFST

DESCRIPTION OF 0.0797 OF ONE ACRE OR 3,472 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THAT TRACT DESCRIBED AS 0.645 OF ONE ACRE IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 6498, PAGE 1032, DEED RECORDS, TRAVIS COUNTY, TEXAS AND SAID 0.0797 OF ONE ACRE TRACT ALSO BEING OUT OF, AND IN CONFLICT WITH WALLER CREEK AS CLAIMED BY THE GENERAL LAND OFFICE OF TEXAS, THAT PORTION OF NECHES STREET AS VACATED BY CITY OF AUSTIN ORDINANCE NO. 64 0730-B NUMBER TWO, AND THAT 20 FOOT WIDE STRIP OF LAND RESERVED FOR THE STATE OF TEXAS AS DESCRIBED IN THE PATENT TO GEORGE OATMEAL, DATED APRIL 23, 1841 ON FILE AT THE GENERAL LAND OFFICE OF TEXAS; SAID 0.0797 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the east corner of this tract, same being in the northeast line of said 0.645 of one acre City of Austin tract, from which a 5/8" iron rod found at an angle point in the east line of said 0.645 of one acre City of Austin tract and the west line of the Villas on Town Lake Condominiums Amended, as recorded in Volume 8023, Page 980, and Volume 8266, Page 667, both of the Deed Records, Travis County, Texas bears S73°34'21"E 127.86 feet and S77°51'39"W 119.84 feet and from said point of beginning a 1/2" iron rod found at an angle point in the east line of said 0.645 of one acre City of Austin tract and the west line of said Villas on Town Lake bears S73°34'21"E 127.86 feet, S77°51'39"W 119.84 feet, and S38°40'46"W 25.81 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,068,057.39, E=3,115,139.64;

THENCE, with the southeast line of this tract, crossing said 0.645 of one acre City of Austin tract, said Waller Creek, and said 20 foot wide strip, with a curve to the right whose intersection angle is **14°26'12"**, radius is **530.00 feet**, an arc distance of **133.54 feet**, the chord of which bears **S42°33'08"W 133.19 feet** to a calculated point at the south corner of this tract, same being in the west line of said 0.645 of one acre City of Austin tract;

THENCE, with the west line of this tract and said 0.645 of one acre City of Austin tract, crossing said Waller Creek and said vacated portion of Neches Street, **N16°21'39"E 79.84 feet** to a calculated point;

THENCE, with the northwest line of this tract and said 0.645 of one acre City of Austin tract, continuing across said Waller Creek and said vacated portion of



0.0797 AC.

Neches Street, **N44°11'39"E 44.92 feet** to a calculated point at the northwest corner of this tract and said 0.645 of one acre City of Austin tract;

THENCE, with the north line of this tract and said 0.645 of one acre City of Austin, continuing across said Waller Creek, **S73°34'21"E 37.81 feet** to the POINT OF BEGINNING and containing 0.0797 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

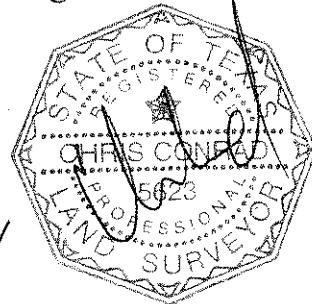
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



06/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

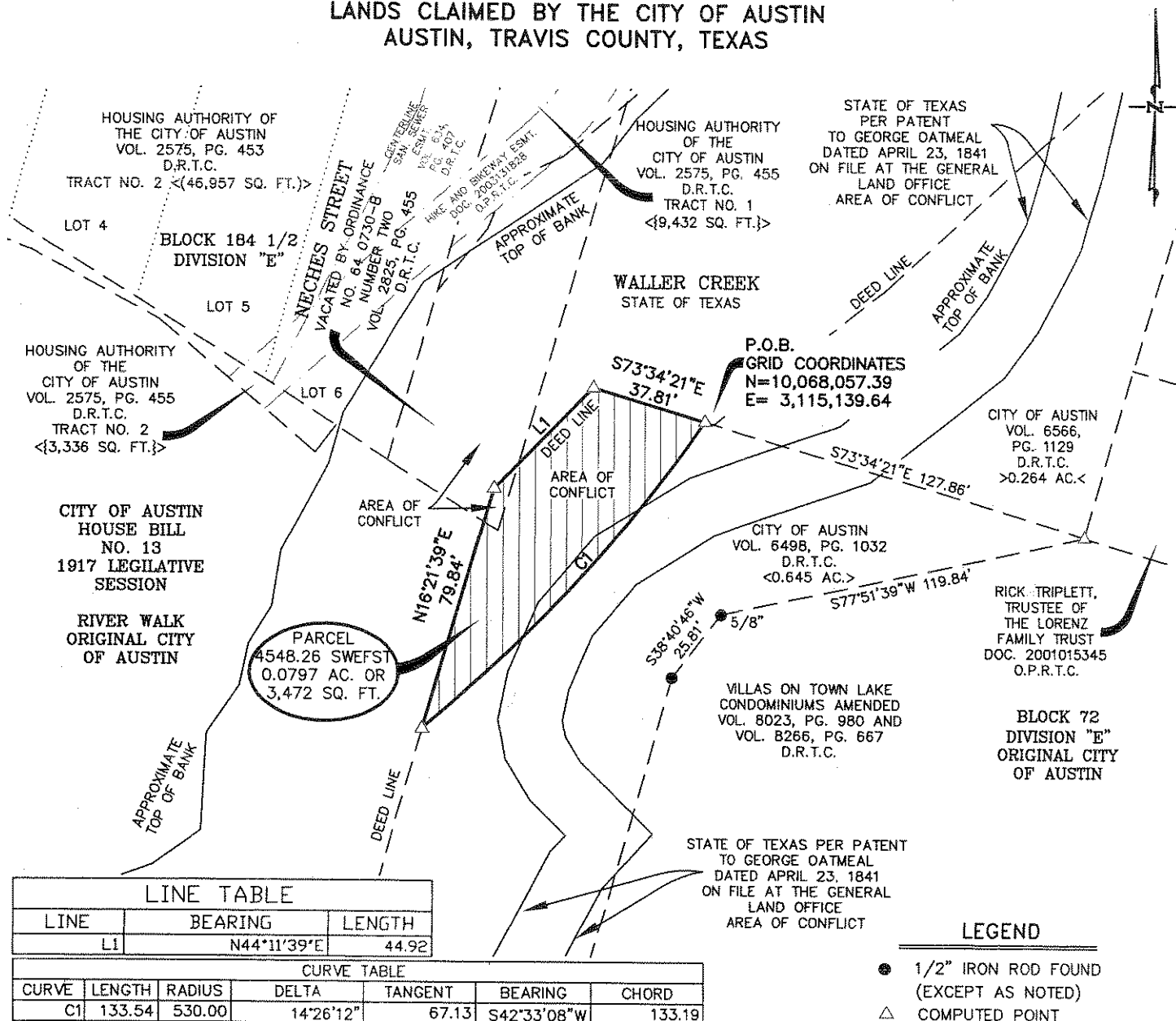
Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.26 SWEFST (0.0797 of one acre)

Issued 5/9/08  
Revised 6/23/08

AUSTIN GRID J-21  
TCAD# 02-0303-06-07

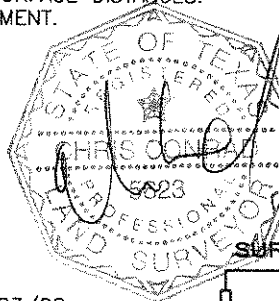
**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0797 AC. OR 3,472 SQ. FT. OF LAND OUT OF  
LANDS CLAIMED BY THE CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 50'



## NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.



SURVEYED BY:

ISSUED: 05/09/08  
REVISED: 06/23/08  
PAGE 3 OF 3

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 06/23/08  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0303-06-27  
CIP# 4971-827-7000

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-21

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.24 SWEFST

DESCRIPTION OF 0.0024 OF ONE ACRE OR 103 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 115, DIVISION "E", CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND SAID 0.0024 OF ONE ACRE TRACT ALSO BEING OUT THAT TRACT DESCRIBED AS TRACT NO. TWO IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 5723, PAGE 369, DEED RECORDS, TRAVIS COUNTY TEXAS AND SAID 0.0024 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the west corner of this tract, same being in the north line of Lot 4 and said City of Austin tract and the south line of that portion of the 20 foot wide alley across said Block 115 as vacated by City of Austin Ordinance No. 720622-E and a south line of that tract described as 1.256 acres in a deed to GS Red River L.P., of record in Document No. 2005204353, Official Public Records, Travis County, Texas from which a 1/2" iron rod found at the west corner of said GS Red River tract bears N73°25'52"W 73.89 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,071,318.18, E=3,116,753.27;

THENCE, with the north line of this tract, said Lot 4, and said City of Austin tract, and the south line of said vacated alley and said GS Red River tract, **S73°25'52"E 6.32 feet** to a calculated point at the northeast corner of this tract and said City of Austin tract and the southeast corner of said GS Red River tract same being in the west line of Sabine Street as vacated by City of Austin Ordinance Number 811007-6 and described in a deed to the City of Austin in Volume 7674, Page 933, Deed Records, Travis County, Texas.

THENCE, with the east line of this tract and said City of Austin tract, and the west line said vacated Sabine Street, **S16°29'40"W 33.80 feet** to a calculated point at the south corner of this tract from which a 1/2" iron rod found in an angle point in the west line of that tract described as 1,708 square feet, in a deed to the City of Austin, of record in Volume 7677, Page 659, Deed Records, Travis County, Texas and in the east line of said GS Red River tract bears **S16°29'40"W 45.52 feet** and **S17°23'24"W 4.95 feet**;

THENCE, with the west line of this tract, crossing said City of Austin tract, and said Lot 4, with a curve to the left, whose intersection angle **02°01'53"**, radius is **970.00 feet**, an arc distance of **34.39 feet**, the chord of which bears **N05°54'06"E**

0.0024 AC.

34.39 feet to the POINT OF BEGINNING and containing 0.0024 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

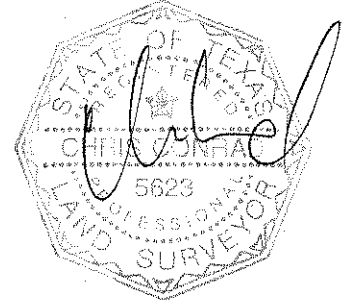
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



05/21/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.24 SWEFST (0.0024 of one acre)

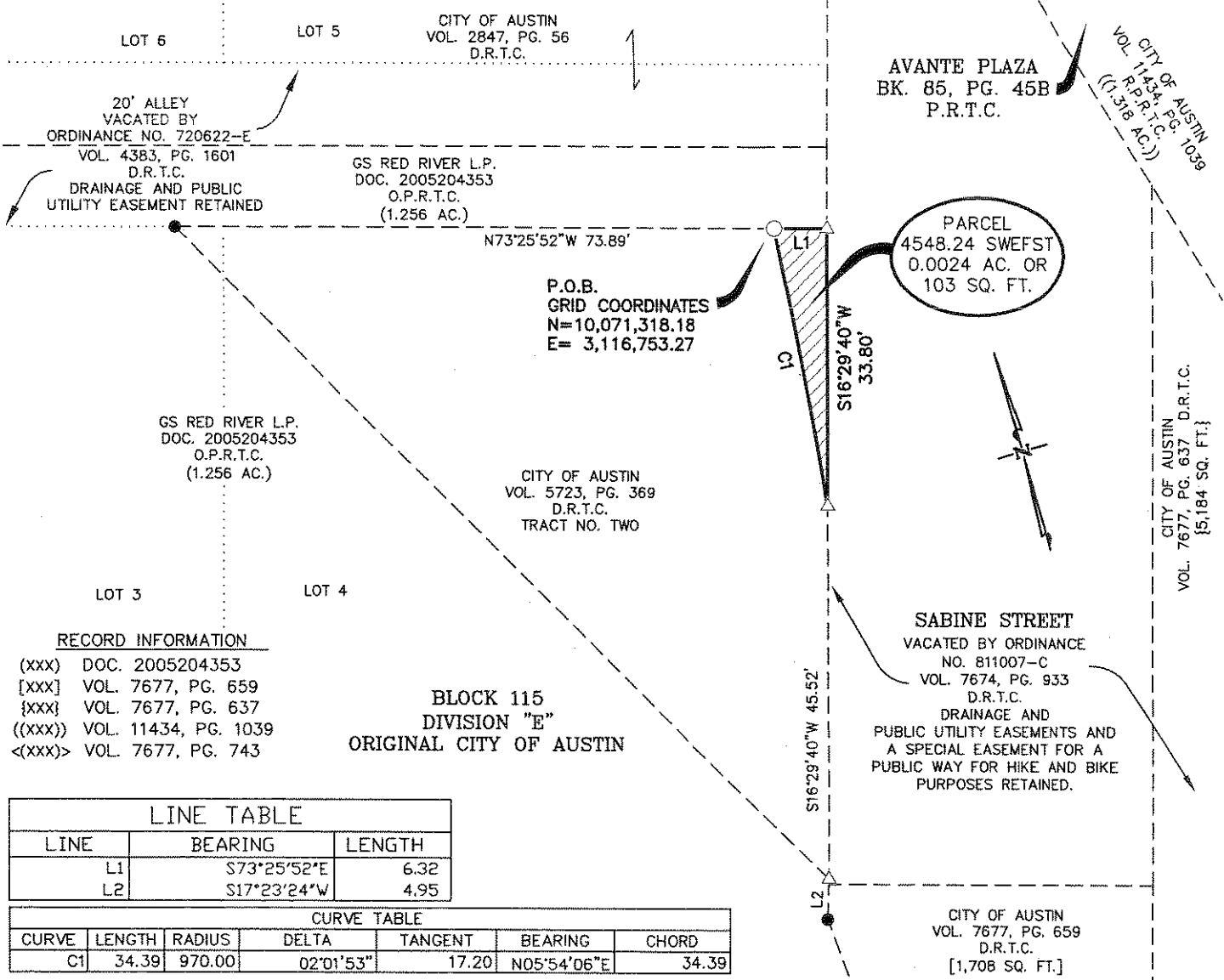
Issued 5/21/08

AUSTIN GRID J-22  
TCAD# 02-0604-14-13

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0024 AC. OR 103 SQ. FT. OF LAND OUT OF  
BLOCK 115, DIVISION "E", ORIGINAL CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 20'



**RECORD INFORMATION**  
(xxx) DOC. 2005204353  
[xxx] VOL. 7677, PG. 659  
[xxx] VOL. 7677, PG. 637  
{xxx} VOL. 11434, PG. 1039  
<(xxx)> VOL. 7677, PG. 743

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°25'52"E	6.32
L2	S17°23'24"W	4.95

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	34.39	970.00	02°01'53"	17.20	N05°54'06"E	34.39

- NOTES:
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
  2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

**LEGEND**

- 1/2" IRON ROD FOUND
- △ COMPUTED POINT
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

ISSUED: 05/21/08

SURVEYED BY: PAGE 3 OF 3

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-22

JOB NO.: 08-041

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 05/21/08  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0604-14-13

CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\COA\_SWE6B.DWG

## DESCRIPTION FOR PARCEL 4548.01 SWEFST

DESCRIPTION OF 0.0767 OF ONE ACRE OR 3,339 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE “RIVER WALK” THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND SAID “RIVER WALK” BEING FURTHER DESCRIBED IN HOUSE BILL NO. 13, BY 1917 LEGISLATIVE SESSION TO THE CITY OF AUSTIN; SAID 0.0767 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the west corner of this tract, from which a 1/2” iron rod found in a north line of the remaining portion of said “River Walk” and at the south corner of Lot 2, San Jacinto Center, a subdivision of record in Book 89, Page 21, Plat Records, Travis County, Texas and the south corner of that tract described in a deed to Austin Hotel MM, L.P. ET AL, of record in Document Number 2006029622, Official Public Records, Travis County, Texas, bears N41°37’28”W 263.46 feet also from said point of beginning a 5/8” iron rod found in a north line of the remaining portion of said “River Walk”, at a south corner of said Lot 2 and said Austin Hotel tract bears N41°37’28”W 263.46 feet and N76°19’16”W 59.48 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,067,945.55 E=3,114,921.45;

THENCE, with the northwest line of this tract, across said “River Walk”, with a curve to the left where intersection angle is 11°10’33”, radius is **470.00 feet** an acre distance of **91.68 feet**, the chord of which bears **N57°18’06”E 91.53 feet** to a calculated point on the approximate west top-of-bank of Waller Creek as claimed by the General Land Office of Texas;

THENCE, with the east line of this tract and the approximate west top-of-bank of Waller Creek, the following eight (8) courses, numbered 1 through 8;

- 1) **S31°24’51”W 10.68 feet** to a calculated point;
- 2) **S12°13’09”W 13.72 feet** to a calculated point;
- 3) **S34°30’56”W 18.57 feet** to a calculated point;
- 4) **S03°05’42”W 30.85 feet** to a calculated point;

- 5) **S54°24'27"W 18.82 feet** to a calculated point;
- 6) **S69°33'56"W 9.99 feet** to a calculated point;
- 7) **S37°02'58"W 21.42 feet** to a calculated point; and
- 8) **S16°08'20"W 8.44 feet** to a calculated point;

THENCE, with the southwest line of this tract, across said "River Walk", the following three (3) courses, numbered 1 through 3;

- 1) with a curve to the right, whose intersection angle is **01°29'11"**, radius is **530.00 feet**, an arc distance of **13.75 feet**, the chord of which bears **S64°56'54"W 13.75 feet** to a calculated point to a 1/2" iron rod set with a plastic cap;
- 2) **N01°13'11"E 49.06 feet** to a 1/2" iron rod set with a plastic cap; and
- 3) **N17°53'22"W 16.39 feet** to the POINT OF BEGINNING and containing 0.0767 of one acre, more or less, within these metes and bounds.

#### Bearing Basis Note

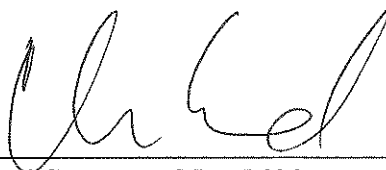
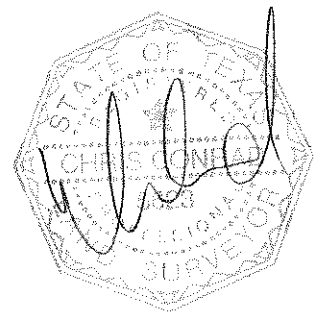
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

5/21/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.01 SWEFST

Issued 5/21/08

FIELD NOTES REVIEWED

By: Mary L. Bowlin Date 6/25/08

AUSTIN GRID J-21  
TCAD # 02-0302-04-01

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0767 AC. OR 3,339 SQ. FT. OF LAND OUT OF  
RIVER WALK, ORIGINAL CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 30'

LOT 2  
SAN JACINTO CENTER  
BK. 89, PG. 21, P.R.T.C.

AUSTIN HOTEL MM, L.P., ET AL  
DOC. 2006029622  
O.P.R.T.C.

LOT 2  
SAN JACINTO CENTER  
BK. 89, PG. 21  
P.R.T.C.

AUSTIN HOTEL MM, L.P., ET AL  
DOC. 2006029622  
O.P.R.T.C.

10' ELECTRIC GUY EASEMENT  
VOL. 10161, PG. 857 &  
ORDINANCE NO. 870122-P  
(233 SQ. FT. OR 0.0054 AC.)

P.O.B.  
GRID COORDINATES  
N=10,067,945.55  
E= 3,114,921.45

RIVER WALK  
ORIGINAL CITY OF AUSTIN

CITY OF AUSTIN  
HOUSE BILL NO. 13  
1917 LEGISLATIVE SESSION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°24'51"W	10.68
L2	S12°13'09"W	13.72
L3	S69°33'56"W	9.99
L4	S16°08'20"W	8.44
L5	N76°19'16"W	59.48
(L5)	(N76°24'02"W)	(59.70)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	91.68	470.00	11°10'33"	45.98	N57°18'06"E	91.53
C2	13.75	530.00	01°29'11"	6.88	S64°56'54"W	13.75

NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053, HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

LEGEND

- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ COMPUTED POINT
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE

RECORD INFORMATION

{xxx} BK. 89, PG. 21  
<xxx> VOL. 2575, PG. 455  
(xxx) OTHER RECORD INFORMATION

ISSUED: 05/21/08

PAGE 3 OF 3

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-21

JOB NO.: 08-041

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0302-04-01  
CIP# 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\RIVER\_WALK\_SWE-2.DWG



## DESCRIPTION FOR PARCEL 4548.01 AE

DESCRIPTION OF 0.0895 OF ONE ACRE OR 3,898 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE “RIVER WALK” THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND SAID “RIVER WALK” BEING FURTHER DESCRIBED IN HOUSE BILL NO. 13, BY 1917 LEGISLATIVE SESSION TO THE CITY OF AUSTIN; SAID 0.0895 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the west corner of this tract, same being in the south line of Lot 2, San Jacinto Center, a subdivision of record in Book 89, Page 21, Plat Records, Travis County, Texas and the south line of that tract described in a deed to Austin Hotel MM, L.P. ET AL, of record in Document Number 2006029622, Official Public Records, Travis County, Texas, from which a 1/2” iron rod found in the north line of the remaining portion of said “River Walk” and the south corner of said Lot 2 and said Austin Hotel tract bears S43°26’20”W 26.36 feet also from said point of beginning a 5/8” iron rod found in a north line of the remaining portion of said “River Walk”, at a south corner of said Lot 2 and said Austin Hotel tract bears S43°26’20”W 26.36 feet and N76°19’16”W 59.48 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,068,161.63 E=3,114,764.57;

THENCE, with the northwest line of this tract and the north line of the remaining portion of said “River Walk” and the south line of said Lot 2 and said Austin Hotel tract, **N43°26’20”E 28.46 feet** to a 1/2” iron rod set with a plastic cap at the north corner of this tract, from which a 1/2” iron rod found in a west line of the remaining portion of said “River Walk” and the east line of said Lot 2 and said Austin Hotel tract bears N43°26’20”E 14.01 feet;

THENCE, with the perimeter of this tract, across said “River Walk”, the following five (5) courses, numbered 1 through 5;

- 1) with a curve to the left whose intersection angle is **38°21’13”**, radius is **192.11 feet** an arc distance of **128.60 feet**, the chord of which bears **S17°30’19”E 126.21 feet** to a 1/2” iron rod set with a plastic cap;
- 2) **S33°29’37”E 71.30 feet** to a 1/2” iron rod set with a plastic cap;
- 3) **S55°32’19”W 20.03 feet** to a 1/2” iron rod set with a plastic cap;

0.0895 AC.

- 4) **N33°26'33"W 77.64 feet** to a 1/2" iron rod set with a plastic cap; and
- 5) with a curve to the right, whose intersection angle is **31°00'36"**, radius is **209.84 feet**, an arc distance of **113.57 feet**, the chord of which bears **N19°34'12"W 112.19 feet** to the POINT OF BEGINNING and containing 0.0895 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

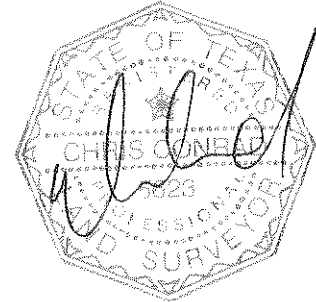
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



A handwritten signature in black ink, appearing to read "Chris Conrad", written over a horizontal line.

6/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.01 AE

Issued 5/21/08

Revised 6/23/08

AUSTIN GRID J-21  
TCAD # 02-0302-04-01

FIELD NOTES REVIEWED

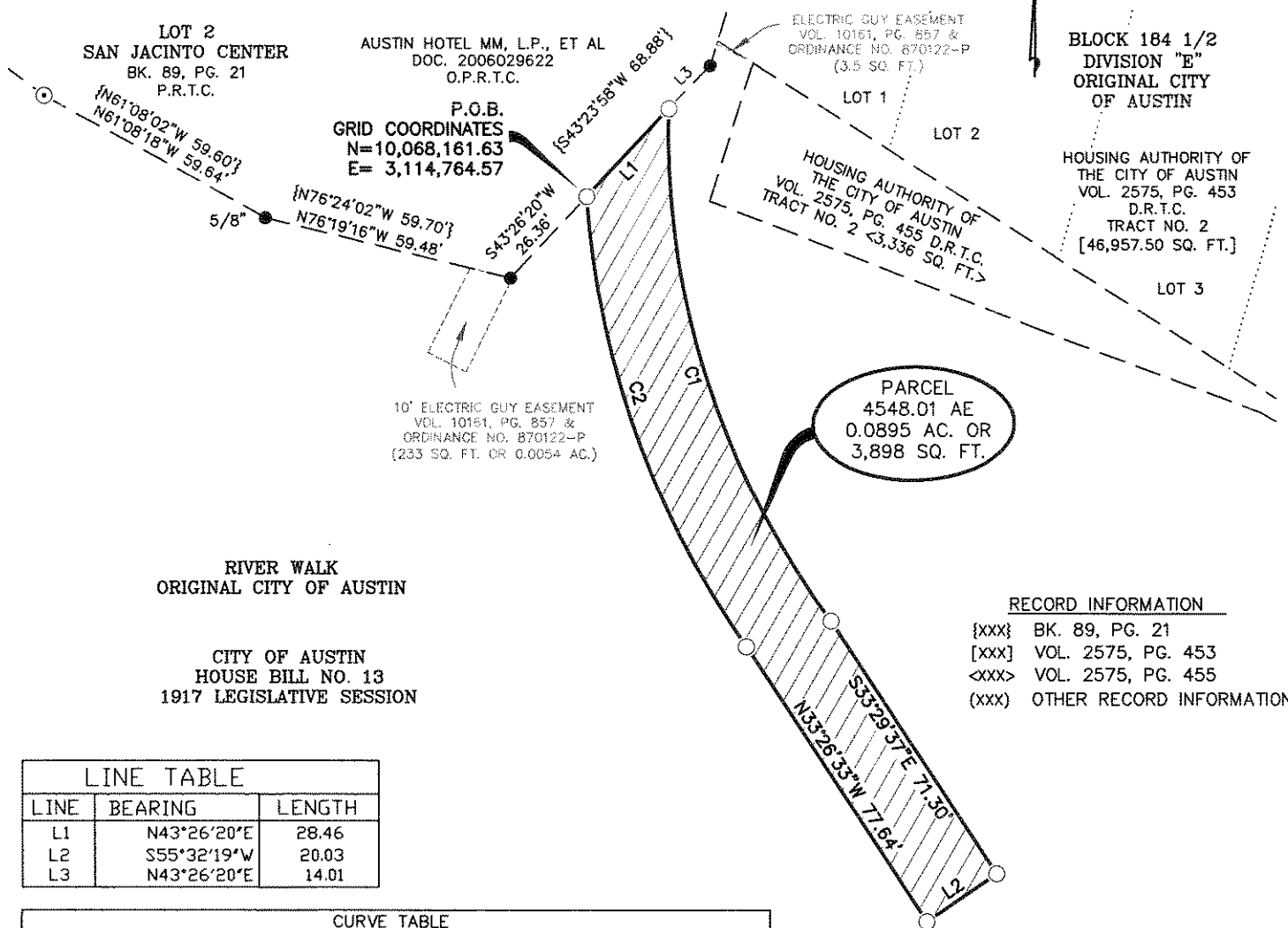
By: [Signature] Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0895 AC. OR 3,898 SQ. FT. OF LAND OUT OF  
RIVER WALK, ORIGINAL CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 40'



NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

ISSUED: 05/21/08  
REVISED: 06/23/08  
PAGE 3 OF 3

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

06/23/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0302-04-01

CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\RIVER\_WALK\_ACCESS-2\_REV1.DWG

AUSTIN GRID# J-21

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.26 TWSE

DESCRIPTION OF 0.2949 OF ONE ACRE OR 12,847 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THAT TRACT DESCRIBED AS 0.645 OF ONE ACRE, IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 6498, PAGE 1032, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND OUT OF THAT TRACT TO THE CITY OF AUSTIN, AS SHOWN ON THE MAP ON FILE AT THE TRAVIS COUNTY APPRAISAL DISTRICT, A PORTION OF SAID 0.2949 OF ONE ACRE BEING OUT OF BLOCK 72, DIVISION “E”, ORIGINAL CITY OF AUSTIN ACCORDING TO THE MAP ON FILE AT THE GENERAL LAND OFFICE OF TEXAS, AND SAID 0.2949 OF ONE ACRE ALSO BEING OUT OF THOSE TRACTS IN CONFLICT WITH SAID CITY OF AUSTIN TRACT BEING WALLER CREEK AS CLAIMED BY THE GENERAL LAND OFFICE OF THE STATE OF TEXAS AND THAT 20 FOOT WIDE STRIP OF LAND AS SET ASIDE FOR THE STATE OF TEXAS AS DESCRIBED IN THAT PATENT TO GEORGE OATMEAL, DATED APRIL 23, 1841 AS ON FILE AT THE GENERAL LAND OFFICE OF TEXAS; SAID 0.2949 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the northeast corner of this tract, same being in the east line of said City of Austin tract and the west line of the Villas on Town Lake Condominiums Amended, of record in Volume 8023, Page 980, and Volume 8266, Page 667, both of the Deed Records, Travis County, Texas from which a 1/2” iron rod found at an angle point in the east line of said City of Austin tract and the west line of said Villas on Town Lake bears N16°07’39”E 133.64 feet and from said point of beginning a 5/8” iron rod found at an angle point in the east line of said City of Austin tract and the west line of said Villas on Town Lake bears N16°07’39”E 133.64 feet and N38°40’46”E 25.81 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,067,847.51 E=3,115,091.86;

THENCE, with the east line of this tract and said City of Austin tract in Volume 6498, Page 1032 and the west line of said Villas on Town Lake, crossing said Block 72, passing into said City of Austin tract per Travis County Appraisal District, **S16°07’39”W 120.34 feet** to a 1/2” iron rod set with a plastic cap;

THENCE, continuing with the east line of this tract, crossing said City of Austin tract per Travis County Appraisal District and said Block 72, the following two (2) courses, numbered 1 and 2;

- 1) **S29°43'13"W 57.01 feet** to a 1/2" iron rod set with a plastic cap; and
- 2) **S53°33'35"W 19.49 feet** to a 1/2" iron rod set with a plastic cap for the south corner of this tract;

THENCE, with the southwest line of this tract, continuing across said Block 72 and said City of Austin tract per Travis County Appraisal District and passing a portion of said 20 foot wide strip in conflict, **N53°36'00"W 54.33 feet** to a calculated point at the west corner of this tract;

THENCE, with the west line of this tract, crossing said City of Austin tract, in Volume 6498, Page 1032 and said City of Austin tract per Travis County Appraisal District, said Block 72, and across said Waller Creek and said 20 foot wide strip in conflict, the following two (2) courses, numbered 1 and 2;

- 1) **N24°47'44"E 151.96 feet** to a calculated point; and
- 2) **N46°59'44"W 21.09 feet** to a calculated point in the west line of said City of Austin tract in Volume 6498, Page 1032;

THENCE, with a west line of this tract and the west line of said City of Austin tract in Volume 6498, Page 1032, continuing across said Waller Creek in conflict, **N16°21'39"E 49.41 feet** to a calculated point at the northwest corner of this tract;

THENCE, with the northeast line of this tract, crossing said City of Austin tract in Volume 6498, Page 1032, continuing across said Waller Creek and said 20 foot wide strip in conflict, **S46°47'51"E 80.77 feet** to the point to the POINT OF BEGINNING and containing 0.2949 acres, more or less, within these metes and bounds.

#### Bearing Basis Note

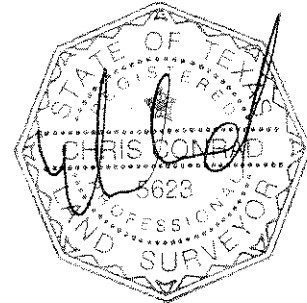
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



A handwritten signature in cursive script, appearing to read "Chris Conrad", written over a horizontal line.

6/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.26 TWSE

Issued 5/21/08

Revised 6/23/08

AUSTIN GRID J-21

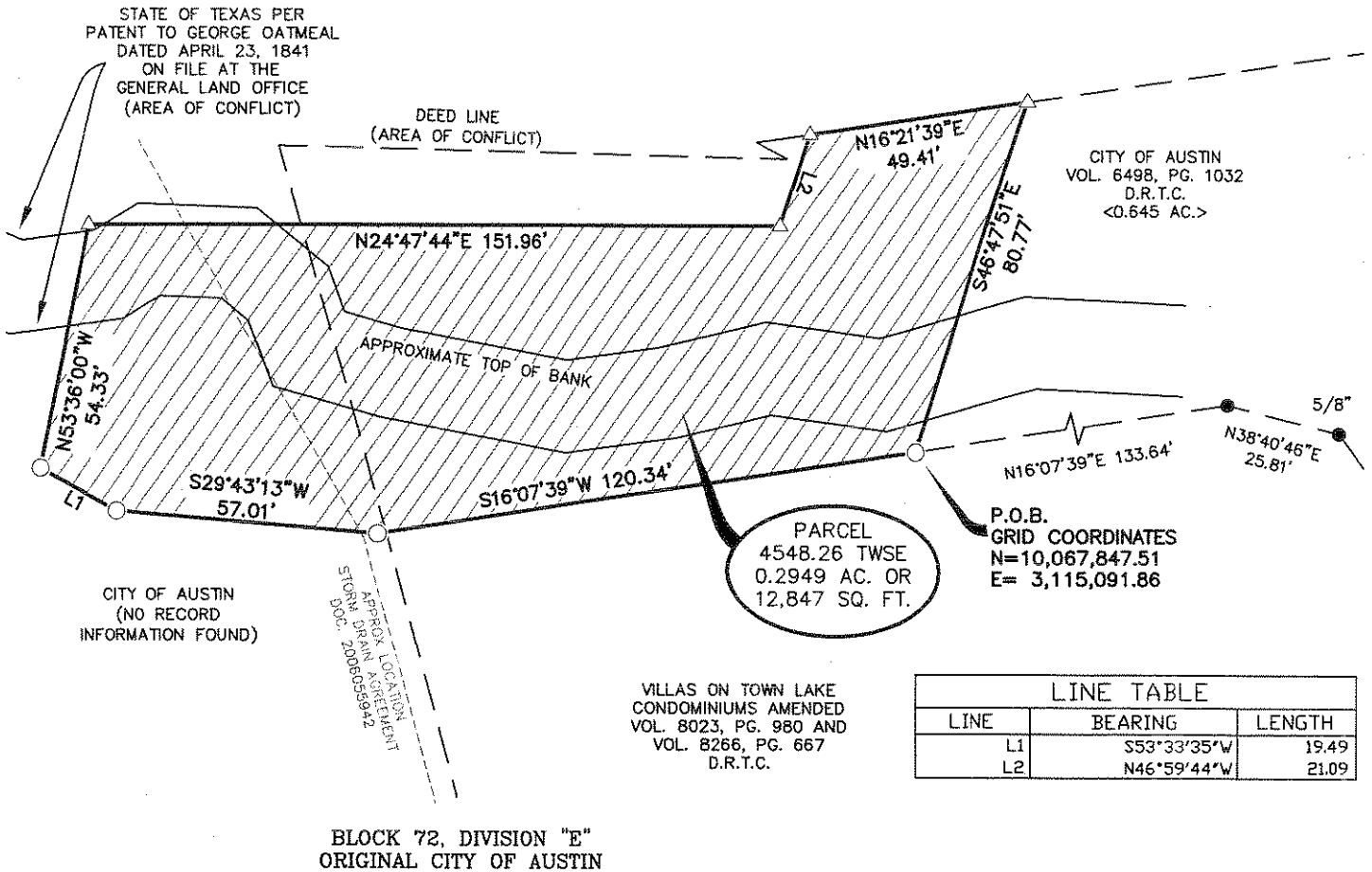
TCAD # 02-0303-06-01 & 02-0303-06-27

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2949 AC. OR 12,847 SQ. FT. OF LAND OUT OF  
LANDS CLAIMED BY THE CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 40'

WALLER CREEK  
STATE OF TEXAS



NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

LEGEND

- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
  - △ COMPUTED POINT
  - 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS,  
TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

<XXX> VOL. 6498, PG., 1032

ISSUED: 05/21/08  
REVISED: 06/23/08  
PAGE 3 OF 3

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

06/23/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0303-06-01 & 02-0303-06-27

CIP# 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\CITY\_OF\_AUSTIN\_TWS-2\_REV1.DWG

AUSTIN GRID#: J-21

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.19 TWSE

DESCRIPTION OF 0.4749 OF ONE ACRE OR 20,689 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 2, WATERLOO PARK SECTION 1, A SUBDIVISION OF RECORD IN BOOK 79, PAGE 201, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.4749 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED AS 10.74 ACRES IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 6370, PAGE 1342, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.4749 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the north line of that vacated 20 foot wide alley, with drainage and public utility easements retained, by City of Austin Ordinance 730823-B and recorded in Volume 4737, Page 1293, Deed Records, Travis County, Texas, from which a 5/8" iron rod found at the southwest corner of said Lot 2 and said City of Austin tract bears S51°12'00"W 219.34 feet and from said point of beginning a 1/2" iron rod found at the northwest corner of Lot 1 of said Waterloo Park Section 1 bears S51°12'00"W 219.34 feet and N16°31'54"E 1054.36 feet, said point of beginning having a Texas State Plane Coordinate ( Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N= 10,072,736.61 E= 3,116,275.49;

THENCE, with the west line of this tract, crossing said Lot 2 and said City of Austin tract, **N16°20'45"E 160.00 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the south line of vacated East 13th Street, with drainage and public utility easements retained, by said City of Austin Ordinance 730823-B and recorded in Volume 4737, Page 1293;

THENCE, with the north line of this tract and the south line of said vacated East 13th Street, crossing said Lot 2 and said City of Austin tract, **S73°39'06"E 151.75 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, same being in the west line of vacated Neches Street, with drainage and public utility easements retained, by City of Austin Ordinance 730201-H and recorded in Volume 4575, Page 951, Deed Records, Travis County, Texas;

THENCE, with the east line of this tract and the west line of said vacated Neches Street, crossing said Lot 2 and said City of Austin tract, **S16°31'54"W 36.62 feet** to a 1/2" iron rod set with a plastic cap;



THENCE, with the east line of this tract, crossing said Lot 2 and said City of Austin tract, the following two (2) courses, numbered 1 and 2;

- 1) **S49°14'57"W 69.82 feet** to a 1/2" iron rod set with a plastic cap; and
- 2) **S16°31'54"W 64.76 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract same being in the north line of said vacated 20 foot alley;

THENCE, with the south line of this tract and the north line of said vacated 20 foot alley, crossing said Lot 2 and said City of Austin tract, **N73°39'06"W 113.50 feet** to the POINT OF BEGINNING and containing 0.4749 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

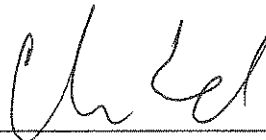
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



06/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623


Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.19 TWSE (0.4749 of one acre)

Issued 5/21/08  
Revised 6/23/08

Austin Grid # J-22 and J-23  
TCAD # 02-0805-17-02

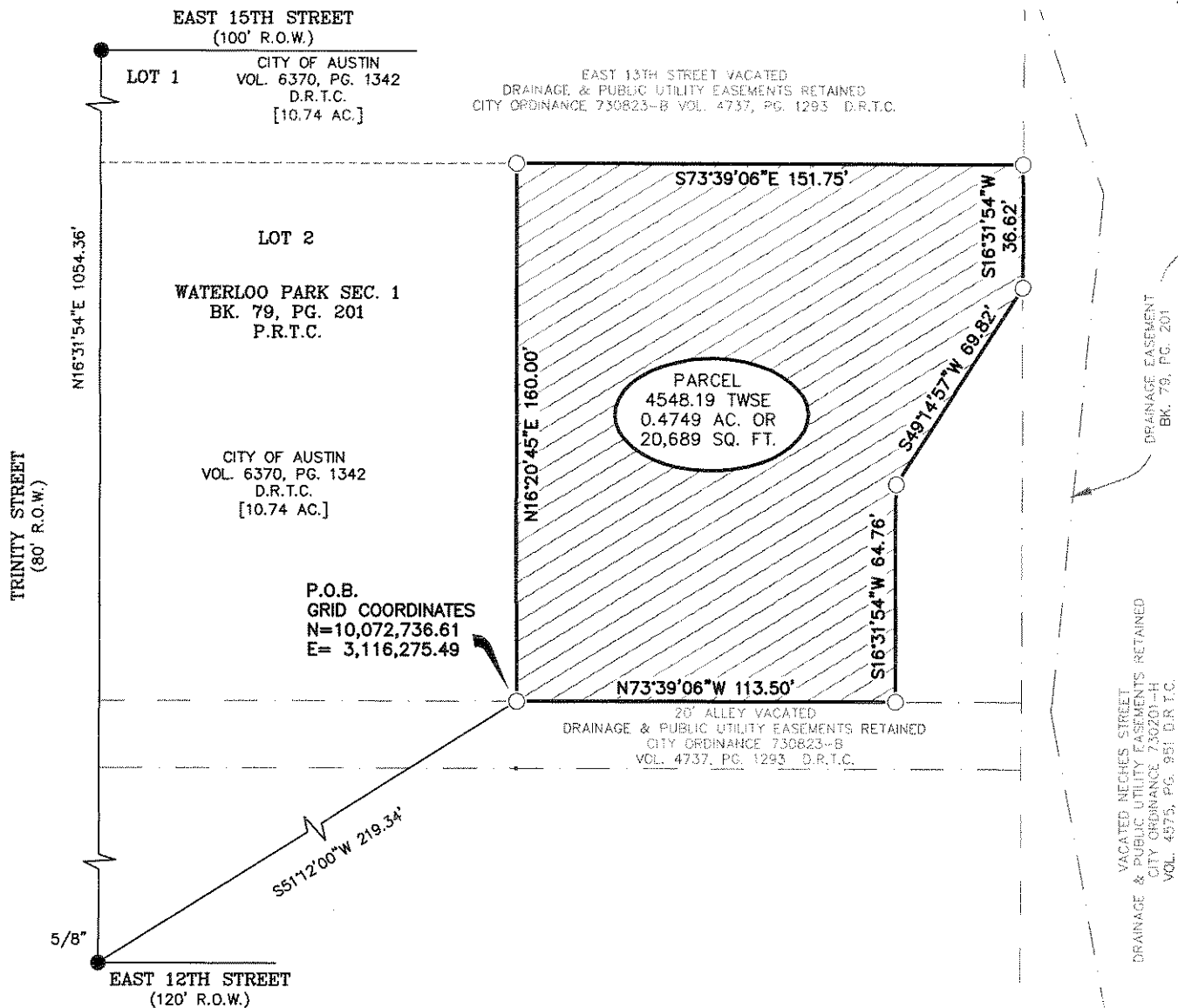
FIELD NOTES REVIEWED

By:  Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.4749 AC. OR 20,689 SQ. FT. OF LAND OUT OF  
LOT 2, WATERLOO PARK SEC. 1  
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 50'



## NOTES:

- THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

## LEGEND

- 1/2" IRON ROD FOUND EXCEPT AS NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

## RECORD INFORMATION

[xxx] VOL. 6370, PG. 1342

ISSUED: 05/21/08  
REVISED: 06/23/08  
PAGE 3 OF 3

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8591

06/23/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0805-17-02  
CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\COA\_WATERLOO\_TWS1\_REV1.DWG

AUSTIN GRID#: J-22 &amp; J-23

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.19 TWSE

DESCRIPTION OF 0.2152 OF ONE ACRE OR 9,375 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 2, WATERLOO PARK SECTION 1, A SUBDIVISION OF RECORD IN BOOK 79, PAGE 201, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.2152 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED AS 10.74 ACRES IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 6370, PAGE 1342, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.2152 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the north line of vacated East 13<sup>th</sup> Street, with drainage and public utility easements retained, by City of Austin Ordinance 730823-B and recorded in Volume 4737, Page 1293, Deed Records, Travis County, Texas, from which a 5/8" iron rod found at the southwest corner of said Lot 2 and said City of Austin tract bears S34°42'11"W 442.51 feet and from said point of beginning a 1/2" iron rod found at the northwest corner of Lot 1 of said Waterloo Park Section 1 bears S34°42'11"W 442.51 feet and N16°31'54"E 1054.36 feet, said point of beginning having a Texas State Plane Coordinate ( Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N= 10,072,962.97 E= 3,116,356.48;

THENCE, with the west line of this tract, crossing said Lot 2 and said City of Austin tract, **N16°31'54"E 128.00 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the south line of that vacated 20 foot wide alley, with drainage and public utility easements retained, by said City of Austin Ordinance 730823-B and recorded in Volume 4737, Page 1293;

THENCE, with the north line of this tract and the south line of said vacated 20 foot alley, crossing said Lot 2 and said City of Austin tract, **S73°39'06"E 65.68 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, same being in the west line of that drainage easement as dedicated per plat of said Waterloo Park Section 1;

THENCE, with the east line of this tract and the west line of said drainage easement, crossing said Lot 2 and said City of Austin tract, the following three (3) courses, numbered 1 through 3;

- 1) **S18°23'54"W 50.38 feet** to a 1/2" iron rod set with a plastic cap;
- 2) **S02°57'06"E 68.95 feet** to a 1/2" iron rod set with a plastic cap; and
- 3) **S34°48'06"E 20.06 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract same being in the north line of said vacated East 13th Street;

THENCE, with the south line of this tract and the north line of the said vacated East 13th Street, crossing said Lot 2 and said City of Austin tract, **N73°39'06"W 102.70 feet** to the POINT OF BEGINNING and containing 0.2152 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

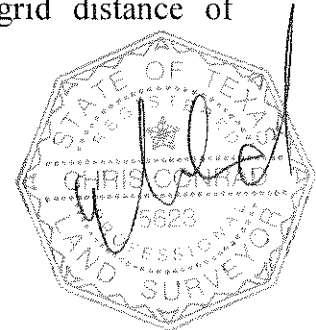
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



06/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.19 TWSE (0.2152 of one acre)

Issued 5/21/08  
Revised 6/23/08

Austin Grid # J-22 and J-23  
TCAD # 02-0805-17-02

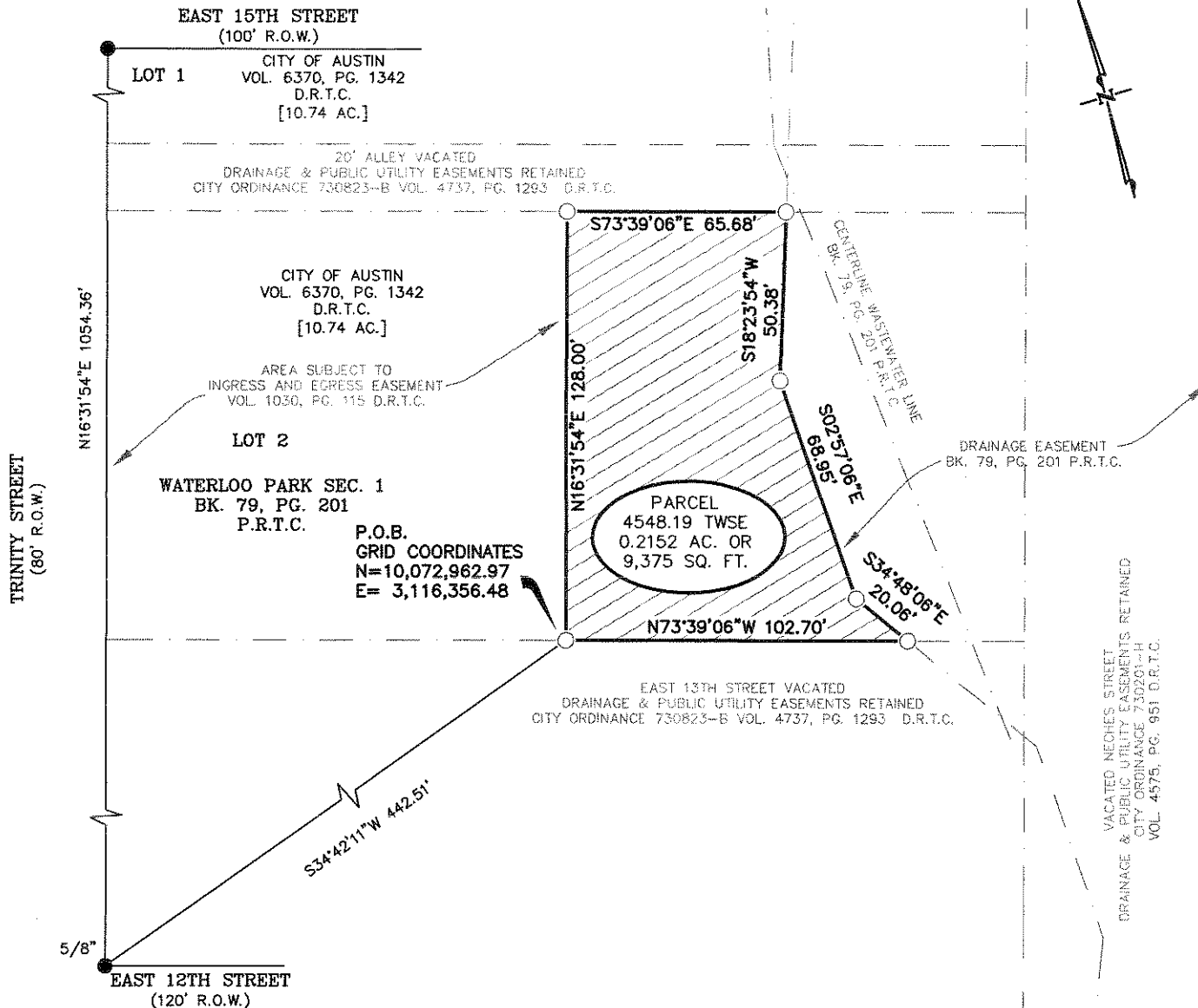
FIELD NOTES REVIEWED

By:  Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2152 AC. OR 9,375 SQ. FT. OF LAND OUT OF  
LOT 2, WATERLOO PARK SEC. 1  
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 50'

**NOTES:**

- THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

**LEGEND**

- 1/2" IRON ROD FOUND EXCEPT AS NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

**RECORD INFORMATION**

[xxx] VOL. 6370, PG. 1342

ISSUED: 05/21/08  
REVISED: 06/23/08  
PAGE 3 OF 3

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

06/23/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0805-17-02

CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\COA\_WATERLOO\_TWS2\_REV1.DWG

AUSTIN GRID# J-22 &amp; J-23

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.19 TWSE

DESCRIPTION OF 0.2079 OF ONE ACRE OR 9,057 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 2, WATERLOO PARK SECTION 1, A SUBDIVISION OF RECORD IN BOOK 79, PAGE 201, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.2079 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED AS 10.74 ACRES IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 6370, PAGE 1342, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.2079 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the north line of that vacated 20 foot wide alley, with drainage and public utility easements retained, by City of Austin Ordinance 730823-B and recorded in Volume 4737, Page 1293, Deed Records, Travis County, Texas, from which a 5/8" iron rod found at the southwest corner of said Lot 2 and said City of Austin tract bears S28°47'27"W 581.66 feet and from said point of beginning a 1/2" iron rod found at the northwest corner of Lot 1 of said Waterloo Park Section 1 bears S28°47'27"W 581.66 feet and N16°31'54"E 1054.36 feet, said point of beginning having a Texas State Plane Coordinate ( Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N= 10,073,108.93 E= 3,116,384.69;

THENCE, with the west line of this tract, crossing said Lot 2 and said City of Austin tract, **N16°20'45"E 128.00 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract same being in the south line of vacated East 14th Street, with drainage and public utility easements retained,, by said City of Austin Ordinance 730823-B and recorded in Volume 4737, Page 1293;

THENCE, with the north line of this tract and the south line of said vacated East 14th Street, crossing said Lot 2 and said City of Austin tract, **S73°38'39"E 45.44 feet** to a 1/2" iron rod set with a plastic cap at the northerly northeast corner of this tract;

THENCE, with the northeast line of this tract, crossing said Lot 2 and said City of Austin tract, **S34°32'29"E 31.44 feet** to a 1/2" iron rod set with a plastic cap at a southerly northeast corner of this tract, same being in the centerline of that wastewater line as shown on the plat of said Waterloo Park Section 1;

THENCE, with the east line of this tract and the centerline of said wastewater line as shown on said plat, crossing said Lot 2 and said City of Austin tract,

**S12°49'15"W 108.37 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract, same being in the north line of said vacated 20 foot alley;

THENCE, with the south line of this tract and the north line of said vacated 20 foot alley, crossing said Lot 2 and said City of Austin tract, **N73°39'06"W 76.49 feet** to the POINT OF BEGINNING and containing 0.2079 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

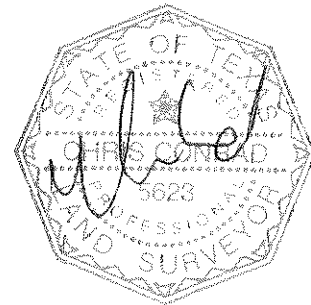
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



06/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.19 TWSE (0.2079 of one acre)

Issued 5/21/08  
Revised 6/23/08

Austin Grid # J-22 and J-23

TCAD # 02-0805-17-02

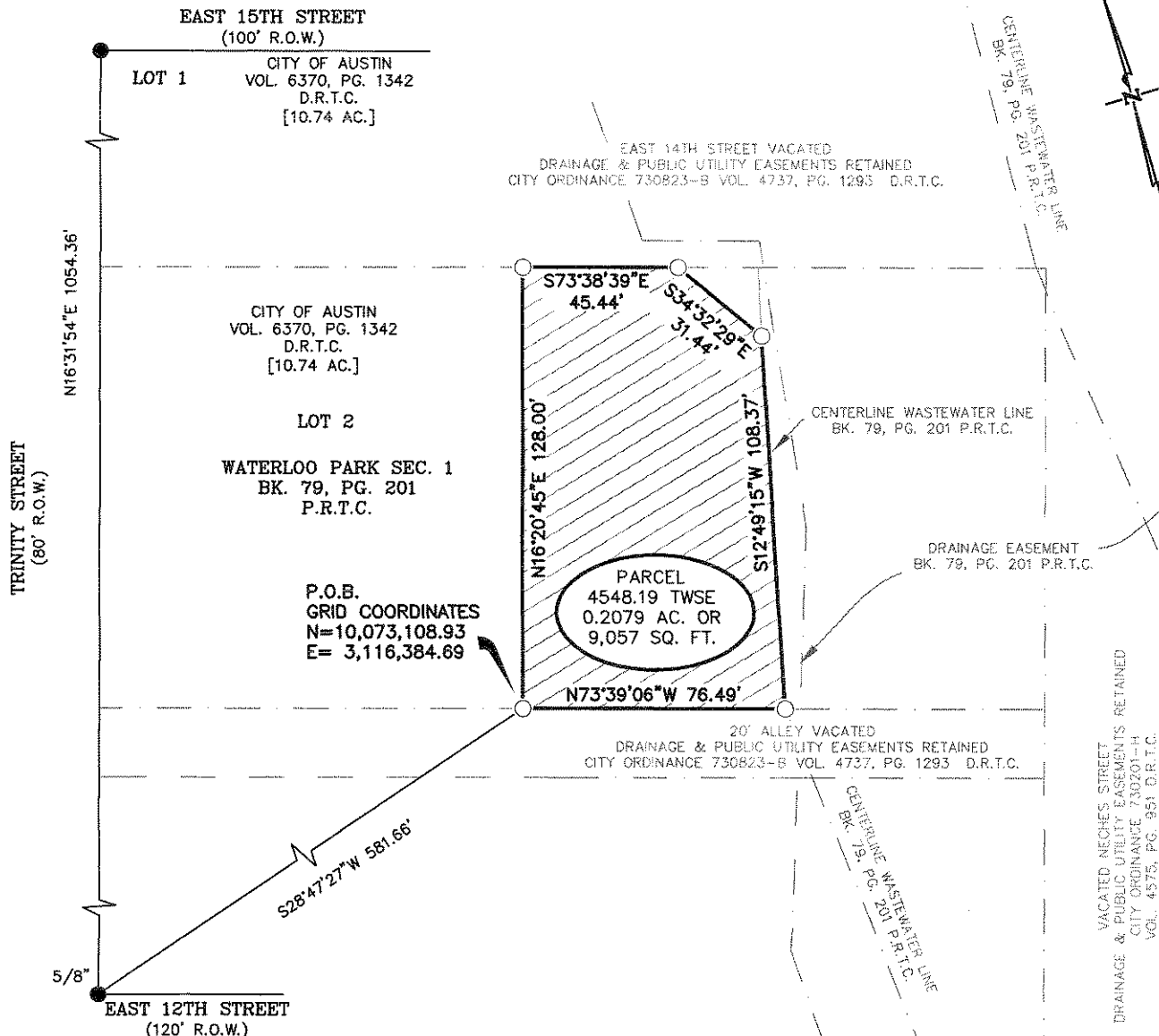
FIELD NOTES REVIEWED

By:  Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2079 AC. OR 9,057 SQ. FT. OF LAND OUT OF  
LOT 2, WATERLOO PARK SEC. 1  
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 50'

**NOTES:**

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

**LEGEND**

- 1/2" IRON ROD FOUND EXCEPT AS NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

**RECORD INFORMATION**

[xxx] VOL. 6370, PG. 1342

ISSUED: 05/21/08  
REVISED: 06/23/08  
PAGE 3 OF 3

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

06/23/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0805-17-02

CIP # 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\COA\_WATERLOO\_TWS3\_REV1.DWG

AUSTIN GRID#: J-22 &amp; J-23

JOB NO.: 08-041



## DESCRIPTION FOR PARCEL 4548.01 TWSE

DESCRIPTION OF 0.2527 OF ONE ACRE OR 11,006 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE “RIVER WALK” THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND SAID “RIVER WALK” BEING FURTHER DESCRIBED IN HOUSE BILL NO. 13, BY 1917 LEGISLATIVE SESSION TO THE CITY OF AUSTIN; SAID 0.2527 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the most northerly corner of this tract, from which a 1/2” iron rod found in the north line of the remaining portion of said “River Walk” and at the south corner of Lot 2, San Jacinto Center, a subdivision of record in Book 89, Page 21, Plat Records, Travis County, Texas and the south corner of that tract described in a deed to Austin Hotel MM, L.P. ET AL, of record in Document Number 2006029622, Official Public Records, Travis County, Texas, bears N47°26’47”W 80.46 feet also from said point of beginning a 5/8” iron rod found in the north line of the remaining portion of said “River Walk” and a south corner of said Lot 2 and said Austin Hotel tract bears N47°26’47”W 80.46 feet and N43°26’20”E 42.48 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,068,088.08 E=3,114,805.71;

THENCE, with the northeast line of this tract, crossing said “River Walk”, the following five (5) courses, numbered 1 through 5;

- 1) **S88°30’37”E 25.59 feet** to a 1/2” iron rod set with a plastic cap;
- 2) with a curve to the right whose intersection angle is **65°50’31”**, radius is **112.00 feet**, an arc distance of **128.71 feet**, the chord of which bears **S55°34’47”E 121.74 feet**, to a 1/2” iron rod set with a plastic cap;
- 3) **S22°39’36”E 42.53 feet** to a 1/2” iron rod set with a plastic cap;
- 4) with a curve to the left whose intersection angle is **24°08’17”**, radius is **88.00 feet**, an arc distance of **37.07 feet**, the chord of which bears **S34°43’44”E 36.80 feet** to a 1/2” iron rod set with a plastic cap; and
- 5) **S46°47’51”E 13.02 feet**, to a calculated point for the east corner of this tract, same being in the southeast line of said “River Walk” and the

approximate west top-of-bank of Waller Creek, as claimed by the General Land Office of Texas;

THENCE, with the southeast line of said "River Walk" and the approximate west top-of-bank of Waller Creek, the following seven (7) courses, numbered 1 through 7;

- 1) **S03°05'42"W 13.85 feet** to a calculated point;
- 2) **S54°24'27"W 18.82 feet** to a calculated point;
- 3) **S69°33'56"W 9.99 feet** to a calculated point;
- 4) **S37°02'58"W 21.42 feet** to a calculated point;
- 5) **S16°08'20"W 18.43 feet** to a calculated point;
- 6) **S29°32'45"W 16.45 feet** to a calculated point; and
- 7) **S51°38'37"W 7.32 feet** to a calculated point for the south corner of this tract.

THENCE, with the southwest line of this tract, across said "River Walk", the following seven (7) courses, numbered 1 through 7;

- 1) **N10°31'43"E 22.81 feet** to a 1/2" iron rod set with a plastic cap;
- 2) **N01°13'11"E 49.26 feet** to a 1/2" iron rod set with a plastic cap;
- 3) **N17°53'22"W 55.76 feet** to a 1/2" iron rod set with a plastic cap;
- 4) **N45°44'24"W 44.00 feet** to a 1/2" iron rod set with a plastic cap;
- 5) **S55°32'19"W 19.88 feet** to a 1/2" iron rod set with a plastic cap;
- 6) **N33°29'37"W 71.30 feet** to a 1/2" iron rod set with a plastic cap; and
- 7) with a curve to the right, whose intersection angle is **09°12'50"**, radius is **192.11 feet**, an arc distance of **30.89 feet**, the chord of which bears **N32°04'30"W 30.86 feet** to the POINT OF BEGINNING and containing 0.2527 of one acre, more or less, within these metes and bounds.

0.2527 AC.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



6/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date


Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.01 TWSE

Issued 5/21/08

Revised 6/23/08

AUSTIN GRID J-21  
TCAD # 02-0302-04-01

FIELD NOTES REVIEWED

By:  Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2527 AC. OR 11,006 SQ. FT. OF LAND OUT OF  
RIVER WALK, ORIGINAL CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS

AUSTIN HOTEL MM, L.P., ET AL  
DOC. 2006029622  
O.P.R.T.C.

LOT 2  
SAN JACINTO CENTER  
BK. 89, PG. 21  
P.R.T.C.

HOUSING AUTHORITY OF  
THE CITY OF AUSTIN  
VOL. 2575, PG. 455 D.R.T.C.  
TRACT NO. 2 <3,336 SQ. FT.>

BLOCK 184 1/2  
DIVISION "E"  
ORIGINAL CITY  
OF AUSTIN

10' ELECTRIC GUY EASEMENT  
VOL. 10161, PG. 857 &  
ORDINANCE NO. 870122-P  
(233 SQ. FT. OR 0.0054 AC.)

P.O.B.  
GRID COORDINATES  
N=10,068,088.08  
E= 3,114,805.71

SCALE 1" = 50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°30'37"E	25.59
L2	S46°47'51"E	13.02
L3	S03°05'42"W	13.85
L4	S54°24'27"W	18.82
L5	S69°33'56"W	9.99
L6	S37°02'58"W	21.42
L7	S16°08'20"W	18.43
L8	S29°32'45"W	16.45
L9	S51°38'37"W	7.32
L10	N10°31'43"E	22.81
L11	S55°32'19"W	19.88

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	128.71	112.00	65°50'31"	72.51	S55°34'47"E	121.74
C2	37.07	88.00	24°08'17"	18.82	S34°43'44"E	36.80
C3	30.89	192.11	09°12'50"	15.48	N32°04'30"W	30.86

NOTES:

- THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053, HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

RIVER WALK  
ORIGINAL CITY OF AUSTIN

CITY OF AUSTIN  
HOUSE BILL NO. 13  
1917 LEGISLATIVE SESSION

WALLER CREEK  
STATE OF TEXAS

LEGEND

- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ COMPUTED POINT
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION  
[XXX] BK. 89, PG. 21

ISSUED: 05/21/08  
REVISED: 06/23/08  
PAGE 4 OF 4

SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0302-04-01

CIP# 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\RIVER\_WALK\_TWS3-2\_REV1.DWG

AUSTIN GRID# J-21

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.01 TWSE

DESCRIPTION OF 0.3158 OF ONE ACRE OR 13,758 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE “RIVER WALK” THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND SAID “RIVER WALK” BEING FURTHER DESCRIBED IN HOUSE BILL NO. 13, BY 1917 LEGISLATIVE SESSION TO THE CITY OF AUSTIN; SAID 0.3158 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the northeast corner of this tract, from which a 1/2” iron rod found in a north line of the remaining portion of said “River Walk” and at the south corner of Lot 2, San Jacinto Center, a subdivision of record in Book 89, Page 21, Plat Records, Travis County, Texas and the south corner of that tract described in a deed to Austin Hotel MM, L.P. ET AL, of record in Document Number 2006029622, Official Public Records, Travis County, Texas, bears N32°39’33”W 93.29 feet also from said point of beginning a 5/8” iron rod found in a north line of the remaining portion of said “River Walk”, at a south corner of said Lot 2 and said Austin Hotel tract bears N32°39’33”W 93.29 feet and N76°19’16”W 59.48 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,068,063.95 E=3,114,796.78;

THENCE, with the perimeter of this tract, across said “River Walk”, the following ten (10) courses, numbered 1 through 10;

- 1) with a curve to the left where intersection angle is **02°38’06”**, radius is **209.84** feet an arc distance of **9.65** feet, the chord of which bears **S33°45’25”E 9.65 feet** to a 1/2” iron rod set with a plastic cap;
- 2) **S33°26’33”E 77.64 feet** to a 1/2” iron rod set with a plastic cap;
- 3) **S55°32’19”W 16.48 feet** to a 1/2” iron rod set with a plastic cap;
- 4) **S12°51’17”E 32.16 feet** to a 1/2” iron rod set with a plastic cap;
- 5) **S88°51’15”W 140.00 feet** to a 1/2” iron rod set with a plastic cap;
- 6) **N29°00’14”W 9.92 feet** to a 1/2” iron rod set with a plastic cap;
- 7) **N14°13’21”E 63.32 feet** to a 1/2” iron rod set with a plastic cap;

0.3158 AC.

- 8) **N47°27'01"W 11.94 feet** to a 1/2" iron rod set with a plastic cap;
- 9) **N42°21'21"E 52.77 feet** to a 1/2" iron rod set with a plastic cap;  
and
- 10) **S89°12'45"E 60.77 feet** to a 1/2" iron rod set with a plastic cap to  
the POINT OF BEGINNING and containing 0.3158 of one acre,  
more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



6/23/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date


Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.01 TWSE

Issued 5/21/08

Revised 6/23/08

AUSTIN GRID J-21  
TCAD # 02-0302-04-01

**FIELD NOTES REVIEWED**

By:  Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.3158 AC. OR 13,757 SQ. FT. OF LAND OUT OF  
RIVER WALK, ORIGINAL CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 40'

AUSTIN HOTEL MM, L.P., ET AL  
DOC. 2006029622  
O.P.R.T.C.

LOT 2  
SAN JACINTO CENTER  
BK. 89, PG. 21  
P.R.T.C.

10' ELECTRIC GUY EASEMENT  
VOL. 10161, PG. 657 &  
ORDINANCE NO. 870122--P  
(233 SQ. FT. OR D.DG54 AC.)

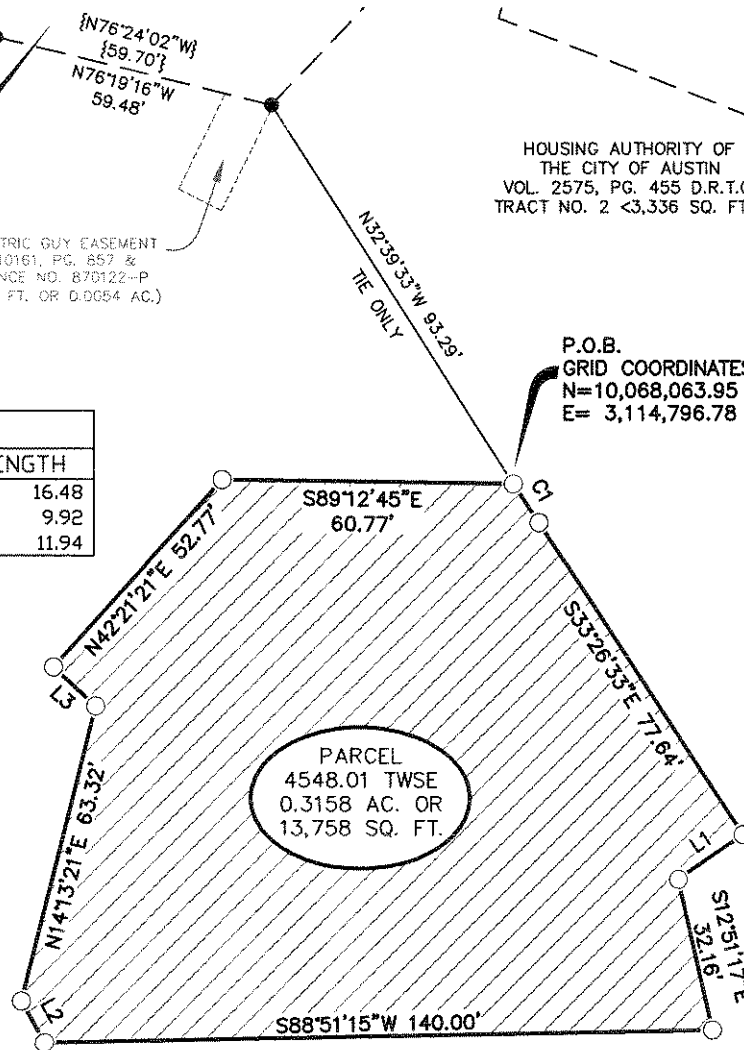
HOUSING AUTHORITY OF  
THE CITY OF AUSTIN  
VOL. 2575, PG. 455 D.R.T.C.  
TRACT NO. 2 <3,336 SQ. FT.>

P.O.B.  
GRID COORDINATES  
N=10,068,063.95  
E= 3,114,796.78

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°32'19"W	16.48
L2	N29°00'14"W	9.92
L3	N47°27'01"W	11.94

RIVER WALK  
ORIGINAL CITY OF AUSTIN

CITY OF AUSTIN  
HOUSE BILL NO. 13  
1917 LEGISLATIVE SESSION



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	9.65	209.84	02°38'06"	4.83	S33°45'25"E	9.65

NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

LEGEND

- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

{xxx} BK. 89, PG. 21

ISSUED: 05/21/08  
REVISED: 06/23/08  
PAGE 3 OF 3

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 06/23/08  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0302-04-01  
CIP# 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\RIVER\_WALK\_TWS1-2\_REV1.DWG

AUSTIN GRID# J-21

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.01 TWSE

DESCRIPTION OF 0.0049 OF ONE ACRE OR 215 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE “RIVER WALK” THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND SAID “RIVER WALK” BEING FURTHER DESCRIBED IN HOUSE BILL NO. 13, BY 1917 LEGISLATIVE SESSION TO THE CITY OF AUSTIN; SAID 0.0049 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the north corner of this tract, from which a 1/2” iron rod found in a north line of the remaining portion of said “River Walk” and at the south corner of Lot 2, San Jacinto Center, a subdivision of record in Book 89, Page 21, Plat Records, Travis County, Texas and the south corner of that tract described in a deed to Austin Hotel MM, L.P. ET AL, of record in Document Number 2006029622, Official Public Records, Travis County, Texas, bears N24°21’15”E 144.27 feet also from said point of beginning a 5/8” iron rod found in a north line of the remaining portion of said “River Walk”, at a south corner of said Lot 2 and said Austin Hotel tract bears N24°21’15”E 144.27 and N76°19’16”W 59.48 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,068,011.06 E=3,114,686.95;

THENCE, with the perimeter of this tract, across said “River Walk”, the following three (3) courses, numbered 1 through 3;

- 1) **S14°13’21”W 60.43 feet** to a 1/2” iron rod set with a plastic cap;
- 2) **N05°39’08”E 47.76 feet** to a 1/2” iron rod set with a plastic cap;  
and
- 3) **N42°32’59”E 15.00 feet** to the POINT OF BEGINNING and containing 0.0049 of one acre, more or less, within these metes and bounds.



Bearing Basis Note

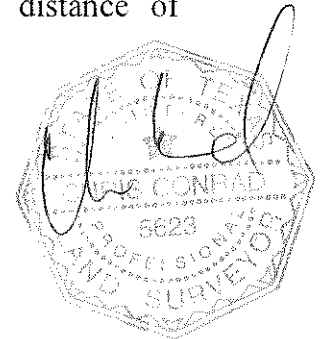
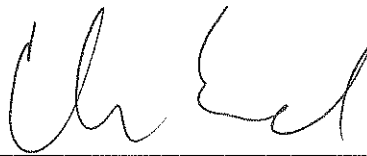
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



5/21/08

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.01 DE

Issued 5/21/08

AUSTIN GRID J-21  
TCAD # 02-0302-04-01

FIELD NOTES REVIEWED

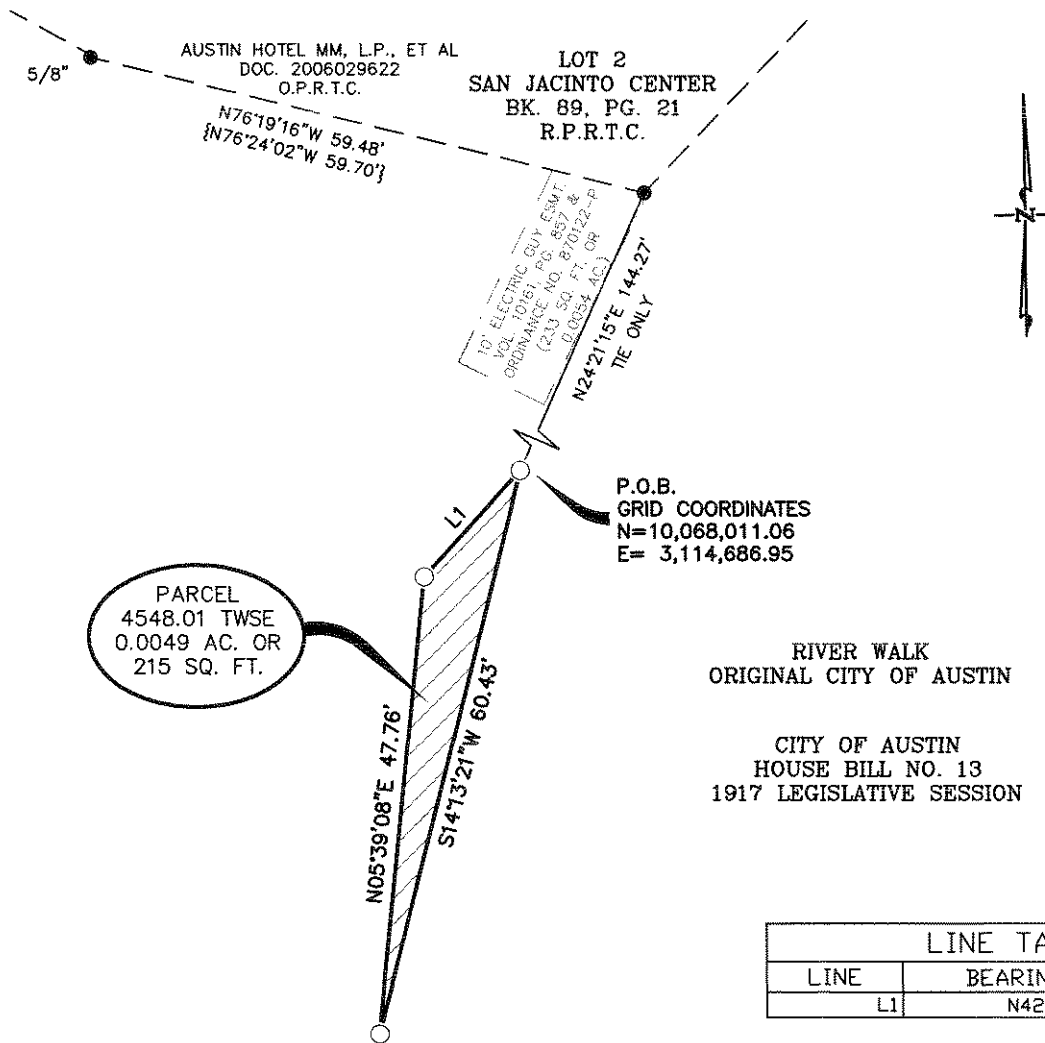
By:  Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0049 AC. OR 215 SQ. FT. OF LAND OUT OF  
RIVER WALK, ORIGINAL CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 20'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°32'59"E	15.00

NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.

LEGEND

- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

{xxx} BK. 89, PG. 21

ISSUED: 05/21/08

SURVEYED BY:

PAGE 3 OF 3

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

05/21/08

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0302-04-01

CIP# 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\RIVER\_WALK\_TWS2-2.DWG

AUSTIN GRID#: J-21

JOB NO.: 08-041

## DESCRIPTION FOR PARCEL 4548.01 TSAAMSS

DESCRIPTION OF 0.3940 OF ONE ACRE OR 17,162 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE “RIVER WALK” THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND SAID “RIVER WALK” BEING FURTHER DESCRIBED IN HOUSE BILL NO. 13, BY 1917 LEGISLATIVE SESSION TO THE CITY OF AUSTIN; SAID 0.3940 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the west corner of this tract, same being in the north line of the remaining portion of said “River Walk” and the southeast line of Lot 2, San Jacinto Center, a subdivision of record in Book 89, Page 21, Plat Records, Travis County, Texas and the southeast line of that tract described in a deed to Austin Hotel MM, L.P. ET AL, of record in Document Number 2006029622, Official Public Records, Travis County, Texas, from which a 1/2” iron rod found at the south corner of said Lot 2 and said Austin Hotel tract and at an angle point in the north line of the remaining portion of said “River Walk” bears S43°26’20”W 54.82 feet, said point of beginning having a State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,068,182.30 E=3,114,784.14;

THENCE, with the northwest line of this tract and the north line of the remaining portion of said “River Walk” and the southeast line of Lot 2 and said Austin Hotel tract, the following two (2) courses, numbered 1 and 2;

- 1) **N43°26’20”E 14.01 feet** to a 1/2” iron rod found; and
- 2) **N16°38’05”E 6.07 feet** to a 1/2” iron rod set with a plastic cap at the north corner of this tract, same being an angle point in the north line of said remaining portion of said “River Walk” and the southwest corner of Lot 1, Block 184½, Division “E”, City of Austin, according to the map on file at the General Land Office of Texas and the southwest corner of that tract described as 46,957.50 square feet, Tract No. 2, in a deed to the Housing Authority of the City of Austin, of record in Volume 2575, Page 453, Deed Records, Travis County, Texas, same being in the southeast line of said Lot 2 and said Austin Hotel tract;

THENCE, with the northeast line of this tract and the north line of said “River Walk” and the southwest line of said Lot 1 and said Housing Authority tract, in Volume 2575, Page 453, **S57°40’07”E 9.81 feet** to a calculated point, same being in the north line of the remaining portion of said “River Walk” and the north corner of that tract described as 3,336 square feet, Tract No. 2, in a deed to the

Housing Authority of the City of Austin, in Volume 2575, Page 455, Deed Records, Travis County, Texas;

THENCE, with an east line of this tract and the remaining portion of said "River Walk" and the west line of said 3,336 square feet Housing Authority tract, **S17°17'53"W 33.98 feet** to a calculated point for an interior ell corner of this tract and the west corner of said 3,336 square feet Housing Authority tract;

THENCE, with the northeast line of this tract and the remaining portion of said "River Walk" and of the southwest line of said 3,336 square foot Housing Authority tract, the following five (5) courses, numbered 1 through 5;

- 1) **S68°57'07"E 83.00 feet** to a calculated point;
- 2) **S69°41'07"E 56.50 feet** to a calculated point;
- 3) **S61°17'07"E 45.60 feet** to a calculated point;
- 4) **S49°46'07"E 65.50 feet** to a calculated point; and
- 5) **N38°21'53"E 11.00 feet** to a 1/2" iron rod set with a plastic cap at the easterly north corner of this tract and remaining portion of said "River Walk", same being in the southwest line of Lot 6, Block 184½, Division "E", Original City of Austin according to the map on file in the General Land Office of Texas and the southwest line of said Housing Authority tract in Volume 2575, Page 453;

THENCE, with the northeast line of this tract and said "River Walk" and the southwest line of said Lot 6 and said 46,957.50 square foot Housing Authority tract, **S57°40'07"E 1.11 feet** to a calculated point at the east corner of this tract and said "River Walk", same being in the approximate west top-of-bank of Waller Creek, as claimed by the General Land Office;

THENCE, with the east line of this tract and said "River Walk" and the approximate west top-of-bank of Waller Creek, the following seven (7) courses, numbered 1 through 7;

- 1) **S16°02'53"W 12.30 feet** to a calculated point;
- 2) **S29°06'16"W 31.51 feet** to a calculated point;
- 3) **S09°30'07"W 18.07 feet** to a calculated point;
- 4) **S31°24'51"W 13.99 feet** to a calculated point;

- 5) **S12°13'09"W 13.72 feet** to a calculated point;
- 6) **S34°30'56"W 18.57 feet** to a calculated point; and
- 7) **S03°05'42"W 17.00 feet** to a calculated point for the south corner of this tract;

THENCE, with the southwest line of this tract, crossing said "River Walk", the following six (6) courses, numbered 1 through 6;

- 1) **N46°47'51"W 13.02 feet** to a 1/2" iron rod set with a plastic cap;
- 2) with a curve to the right whose intersection angle is **24°08'17"**, radius is **88.00 feet**, an arc distance of **37.07 feet**, the chord of which bears **N34°43'44"W 36.80 feet** to a 1/2" iron rod set with a plastic cap;
- 3) **N22°39'36"W 42.53 feet** to a 1/2" iron rod set with a plastic cap;
- 4) with a curve to the left whose intersection angle is **65°50'31"**, radius is **112.00 feet**, an arc distance of **128.71 feet**, the chord of which bears **N55°34'47"W 121.74 feet** to a 1/2" iron rod set with a plastic cap;
- 5) **N88°30'37"W 25.59 feet** to a 1/2" iron rod set with a plastic cap, and
- 6) with a curve to the right whose intersection angle is **29°08'18"**, radius is **192.11 feet**, an arc distance of **97.70 feet**, the chord of which bears **N12°53'53"W 96.65 feet** to the POINT OF BEGINNING and containing 0.3940 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

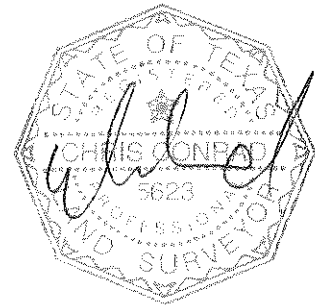
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



A handwritten signature in cursive script, likely reading "Chris Conrad".

6/23/2008

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description. 4548.01 TSAAMSS

Issued 5/02/08

Revised 6/23/08

AUSTIN GRID J-21  
TCAD # 02-0302-04-01

FIELD NOTES REVIEWED

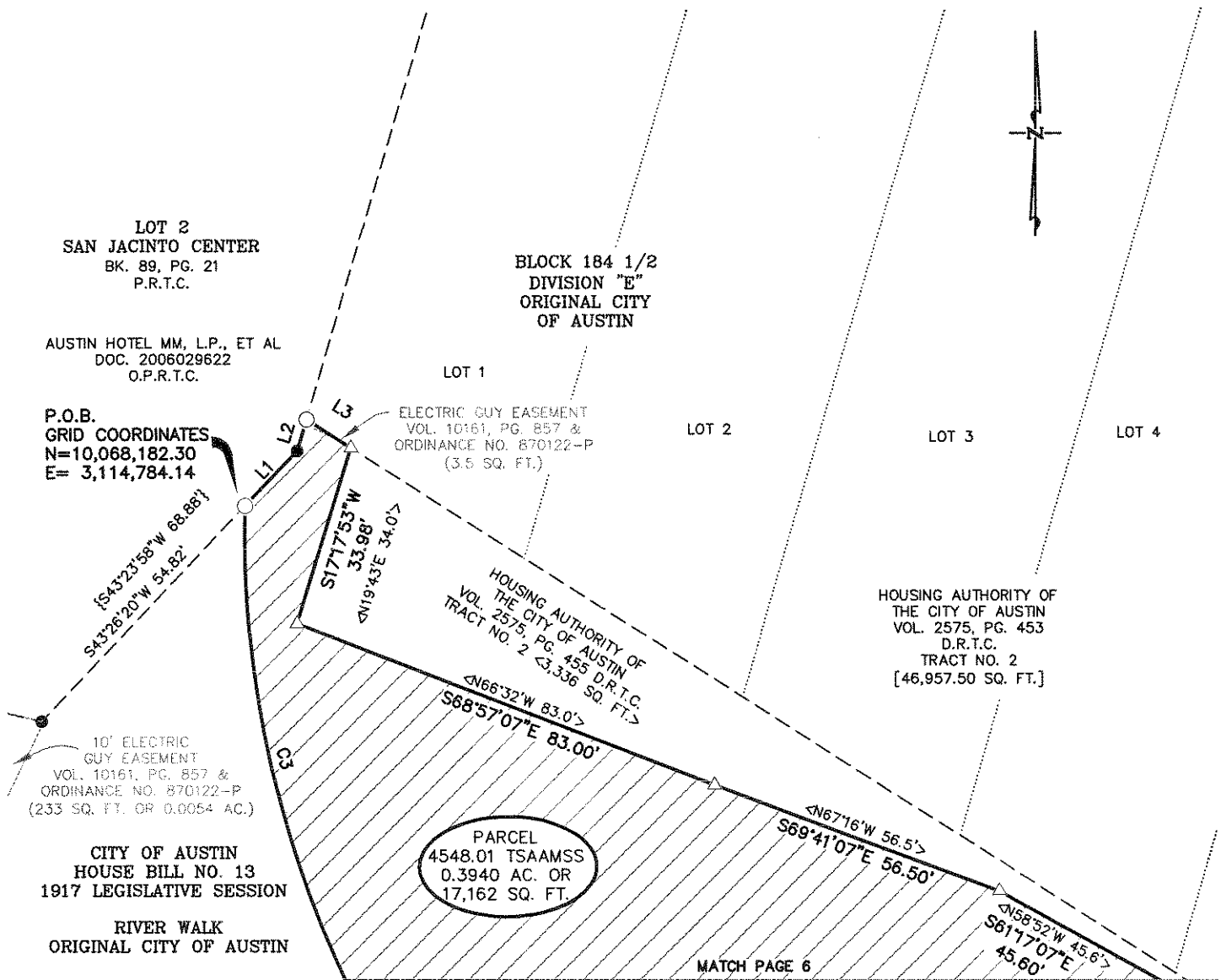
By: [Signature] Date 6/25/08

Engineering Support Section  
Department of Public Works  
and Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.3940 AC. OR 17,162 SQ. FT. OF LAND OUT OF  
RIVER WALK, ORIGINAL CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 30'



LEGEND

- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ COMPUTED POINT
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE

ISSUED: 05/02/08 REVISED: 06/23/08  
SURVEYED BY: PAGE 5 OF 6

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-21

JOB NO.: 08-041

LINE TABLE

LINE	BEARING	LENGTH
L1	S43°26'20"W	14.01
L2	S16°38'05"W	6.07
L3	S57°40'07"E	9.81
L4	S09°30'07"W	18.07
L5	S31°24'51"W	13.99
L6	S12°13'09"W	13.72
L7	S34°30'56"W	18.57
L8	S03°05'42"W	17.00
L9	N46°47'51"W	13.02

RECORD INFORMATION

{xxx} BK. 89, PG. 21  
[xxx] VOL. 2575, PG. 453  
<xxx> VOL. 2575, PG. 455  
(xxx) OTHER RECORD INFORMATION

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	37.07	88.00	24°08'17"	18.82	N34°43'44"W	36.80
C2	128.71	112.00	65°50'31"	72.51	N55°34'47"W	121.74
C3	97.70	192.11	29°08'18"	49.93	N12°53'53"W	96.65

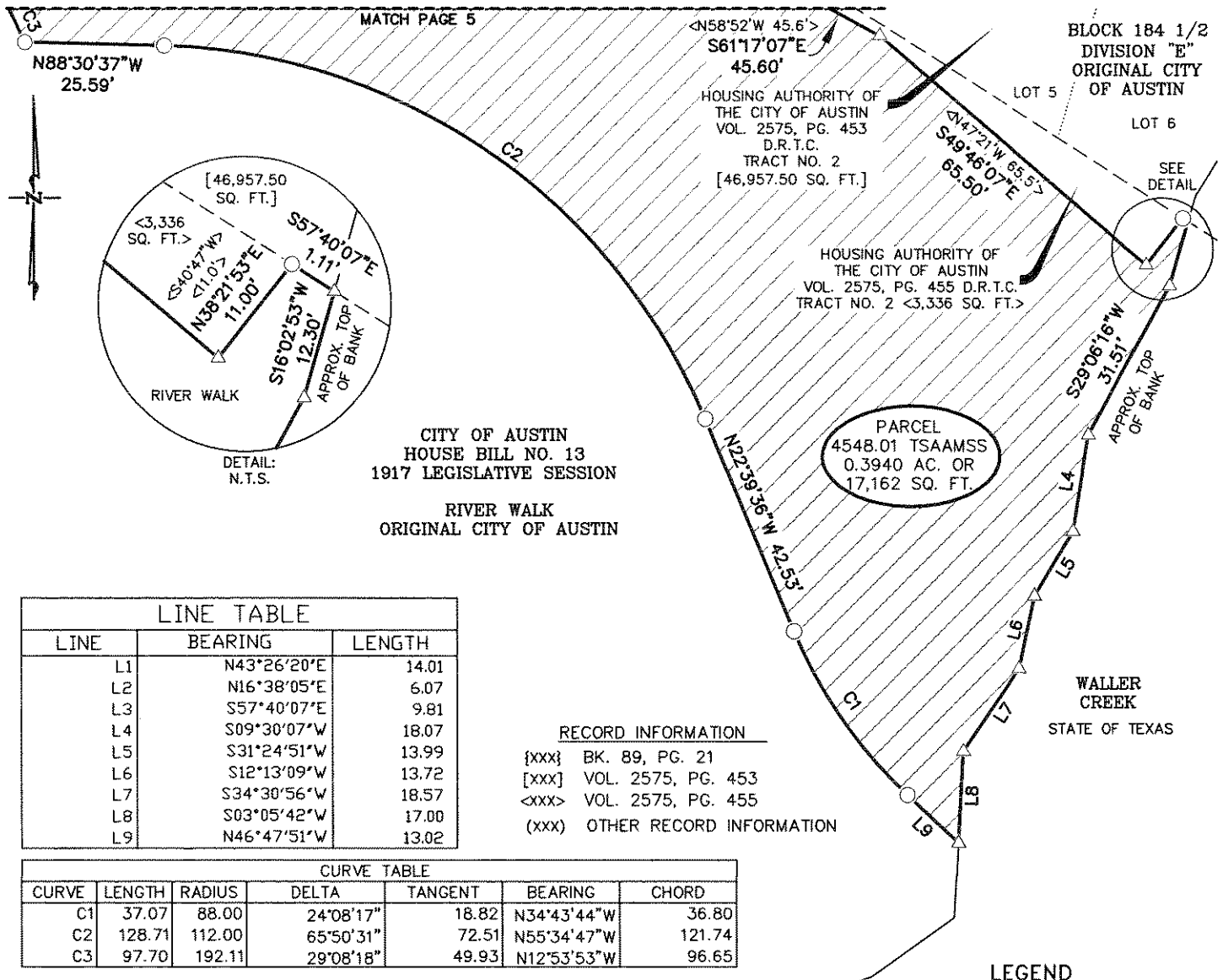
TCAD# 02-0302-04-01

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\RIVER\_WALK\_TSA\_REV1.DWG

RE: CITY OF AUSTIN

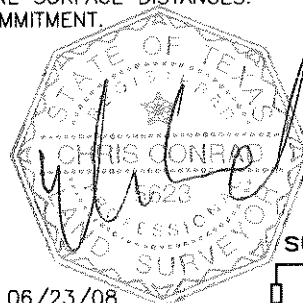
SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.3940 AC. OR 17,162 SQ. FT. OF LAND OUT OF  
RIVER WALK, ORIGINAL CITY OF AUSTIN  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 30'



NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT.



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 06/23/08

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat. TCAD# 02-0302-04-01  
CIP# 4971-827-7000

M:\SDSKPROJ\WALLER CREEK\DWG\PARCEL\RIVER\_WALK\_TSA\_REV1.DWG