

FIELD NOTES FOR PARCEL 4024.03 WLEFST TRACT 4

DESCRIPTION OF 1.5941 ACRES OF LAND, MORE OR LESS, OUT OF OUTLOT 66, DIVISION "O", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE, SAME BEING OUT OF A PORTION OF "RIVER VIEW ONE ACRE GARDENS" TRACTS 1-12, OF THE BERGMAN VALLEY VIEW ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, OF RECORD IN BOOK 3, PAGE 101, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID "RIVER VIEW ONE ACRE GARDENS" TRACTS 1-12 BEING DESCRIBED IN A WARRANTY DEED TO THE CITY OF AUSTIN, DATED DECEMBER 28, 1941 OF RECORD IN VOLUME 2402, PAGE 28, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 1.5941 ACRE TRACT ALSO BEING OUT OF THAT PORTION OF CHICON STREET VACATED BY THE CITY OF AUSTIN AND DESCRIBED AS 0.83 OF ONE ACRE (EXHIBIT J), AND THAT PORTION OF CANADIAN STREET VACATED BY THE CITY OF AUSTIN AND DESCRIBED AS 1.04 ACRES (EXHIBIT D), BOTH IN CITY OF AUSTIN ORDINANCE NO. 770915-E, IN A DEED TO THE CITY OF AUSTIN, FILED FOR RECORD JANUARY 27, 1978, IN VOLUME 6058, PAGE 1152, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 1.5941 ACRES BEING A FIFTY (50) FOOT WIDE STRIP, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the west line of said vacated portion of Chicon Street, and the east line of Outlot 67, Division "O", of said Government Outlots, also being the east line of that certain tract of land described as 1.336 acres in a deed to the City of Austin, of record in Volume 2896, Page 383, Deed Records, Travis County, Texas, from which point a 1/2" iron rod found at the northeast corner of Lot 27, Town Lake Addition, a subdivision in the City of Austin, of record in Book 12, Page 31, Plat Records, Travis County, Texas, and the southeast corner of Lot 26 of said Town Lake Addition, same being in the west right-of-way (ROW) line of Chicon Street bears N20°03'06"E 515.22 feet, and from which point an axle found in the south ROW line of Haskell Street and the west ROW line of Chicon Street bears N20°03'06"E 515.22 feet and N20°03'06"E 588.78, 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=10,064,186.56, E=3,119,103.21;

THENCE, with the north line of this tract, crossing said vacated portion of Chicon Street, said "River View One Acre Gardens" Tracts 1-12, and said vacated portion of Canadian Street, **S69°39'49"E 1388.98 feet** to 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 vacated portion of Canadian Street, and the west line of that certain tract of land described as the "Reserve" of said Government Outlots, said "Reserve" being described as Second Tract (67 acres) in a deed to the City of Austin, of record in Volume 769, Page 57, Deed Records, Travis County, Texas, from which point a 1/2" iron rod found at the southwest corner of Lot 17, Block B, Driving Park Addition No. 2, a subdivision in the City of Austin, of record in Book 2, Page 240, Plat Records, Travis County, Texas, same being in the east ROW line of Robert T. Martinez Jr. Street (formerly Canadian Street) bears N20°25'19"E 796.90 feet, and from which point a 1/2" iron rod found at the southwest corner of Lot 8, Block C, Bensons Subdivision, a

subdivision in the City of Austin, of record in Book 3, Page 29, same being in the east ROW line of Robert T. Martinez Jr. Street bears N20°25'19"E 796.90 feet and N20°25'19"E 869.42 feet;

THENCE, with the east line of this tract and of said vacated portion of Canadian Street, same being the west line of said City of Austin Second Tract (67 acres), S20°25'19"W 50.00 feet to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract;

THENCE, with the south line this tract, crossing said vacated portion of Canadian Street, said "River View One Acre Gardens" Tracts 1-12, and said vacated portion of Chicon Street, N69°39'49"W 1388.66 feet to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the west line of said vacated portion of Chicon Street, and being in the east line of said Outlot 67 and said 1.336 acre City of Austin tract;

THENCE, with the west line of this tract and of said vacated portion of Chicon Street, and the east line of said Outlot 67 and said 1.336 acre City of Austin tract, N20°03'06"E 50.00 feet to the POINT OF BEGINNING and containing 1.5941 acres, more or less, within these metes and bounds.

Bearing Basis Note

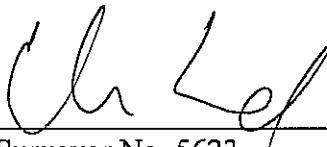
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (93HARN). The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

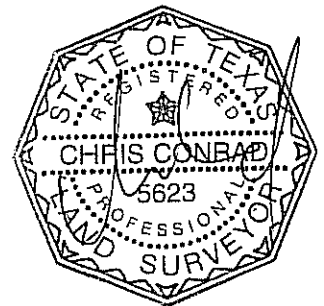
McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



2/22/08



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. Downtown Tunnel/4024.03-4-River View

Issued 2/25/08 Revised 7/12/2008

TCAD# 03-0007-01-01
AUSTIN GRID K-20

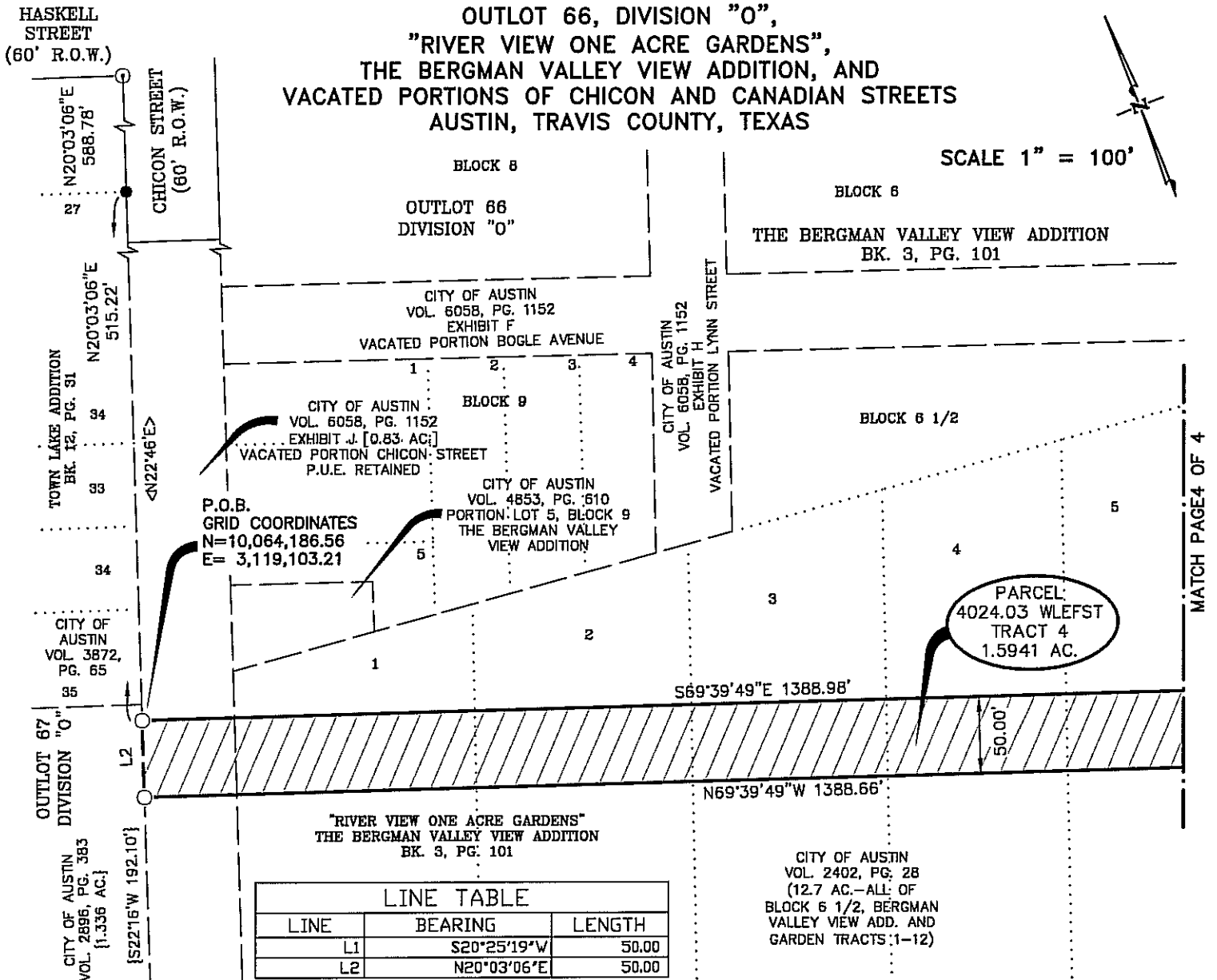
FIELD NOTES REVIEWED

By: Walter Hawkins Date 7/18/08

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION
OF 1.5941 AC. OF LAND OUT OF
OUTLOT 66, DIVISION "O",
"RIVER VIEW ONE ACRE GARDENS",
THE BERGMAN VALLEY VIEW ADDITION, AND
VACATED PORTIONS OF CHICON AND CANADIAN STREETS
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 100'



ISSUED: 02/25/08

REVISED: 07/12/08

SURVEYED BY:

PAGE 3 OF 4



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LAND SURVEYORS, INC.

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

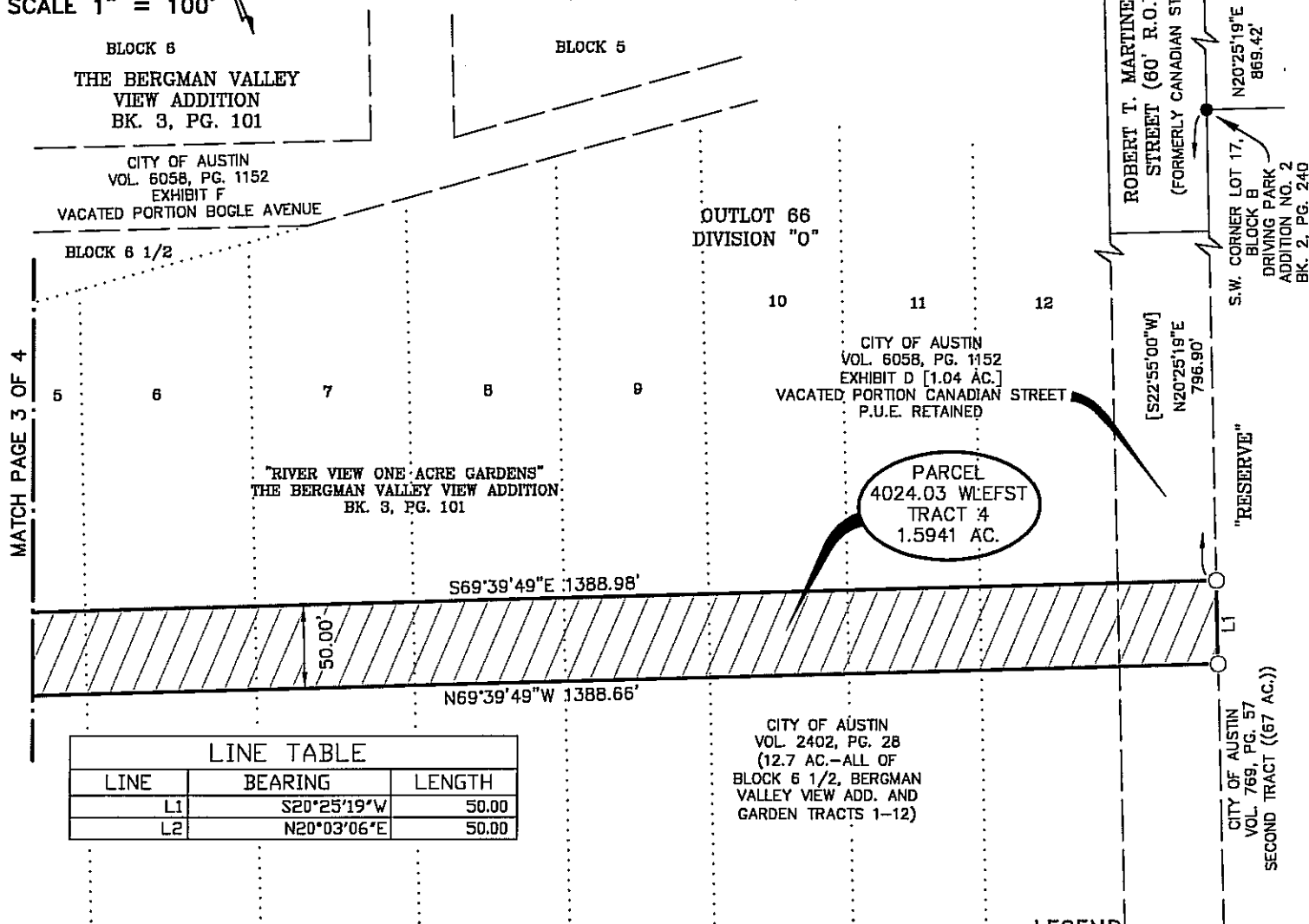
AUSTIN GRID# K-21 & K-20 JOB NO.: 07-110

MATCH PAGE 4 OF 4

SKETCH TO ACCOMPANY DESCRIPTION
OF 1.5941 AC. OF LAND OUT OF
OUTLOT 66, DIVISION "O",
"RIVER VIEW ONE ACRE GARDENS",
THE BERGMAN VALLEY VIEW ADDITION, AND
VACATED PORTIONS OF CHICON AND CANADIAN STREETS
AUSTIN, TRAVIS COUNTY, TEXAS

S.W. CORNER LOT 8,
BLOCK C
BENSON'S SUBDIVISION
BK. 3, PG. 29

SCALE 1" = 100'



LINE TABLE

LINE	BEARING	LENGTH
L1	S20°25'19"W	50.00
L2	N20°03'06"E	50.00

LEGEND

- IRON ROD FOUND
1/2" UNLESS NOTED
- ⊙ AXLE FOUND
- 1/2" IRON ROD SET WITH
PLASTIC CAP "MCGRAY MCGRAY"
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

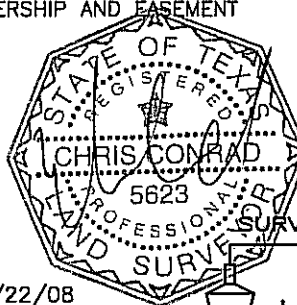
(xxx) VOL. 2402, PG. 28
[xxx] VOL. 6058, PG. 1152
{xxx} VOL. 2896, PG. 383
((xxx)) VOL. 769, PG. 57
<xxx> BK. 12, PG. 31

ISSUED: 02/25/08
REVISED: 07/12/08
PAGE 4 OF 4

McGRAY & McGRAY
LAND SURVEYORS, INC.

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

02/22/08



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# 03-0007-01-01

M:\SDSKPROJ\DOWNTOWN_TUNNEL\DWG\Revised_7-12-08\RIVER_VIEW-2rev1.DWG

AUSTIN GRID# K-21 & K-20 JOB NO.: 07-110

FIELD NOTES FOR PARCEL 4024.03 WLEFST TRACT 5

DESCRIPTION OF 3.6861 ACRES OF LAND, MORE OR LESS, OUT OF THE "RESERVE", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE, AND OUT OF THE COLORADO RIVER, SAME BEING OUT OF THOSE TRACTS DESCRIBED AS SECOND TRACT (67 ACRES) AND THIRD TRACT IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED JULY 3, 1945, OF RECORD IN VOLUME 769, PAGE 57, DEED RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 23.28 ACRES IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED JANUARY 27, 1976, OF RECORD IN VOLUME 5374, PAGE 359, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND THAT TRACT DESCRIBED AS 5 ACRES IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED OCTOBER 18, 1960, OF RECORD IN VOLUME 2302, PAGE 526, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND THAT TRACT DESCRIBED AS TRACT NO. 2 (18.65 ACRES) IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED DECEMBER 30, 1958, OF RECORD IN VOLUME 2040, PAGE 391, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND THAT TRACT DESCRIBED IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED FEBRUARY 22, 1959, OF RECORD IN VOLUME 2022, PAGE 88, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 3.6861 ACRES BEING A FIFTY (50) FOOT WIDE STRIP, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the west line of said "Reserve" and said City of Austin Second Tract (67 acres), also being in the east line of that portion of Canadian Street vacated by the City of Austin, described as 1.04 acres (Exhibit D) in a deed to the City of Austin, of record in Volume 6058, Page 1152, Deed Records, Travis County, Texas, from which point a 1/2" iron rod found at the southwest corner of Lot 17, Block B, Driving Park Addition No. 2, a subdivision in the City of Austin, of record in Book 2, Page 240, Plat Records, Travis County, Texas, same being in the east ROW line of Robert T. Martinez Jr. Street (formerly Canadian Street) bears N20°25'19"E 796.90 feet, and from which point a 1/2" iron rod found at the southwest corner of Lot 8, Block C, Bensons Subdivision, a subdivision in the City of Austin, of record in Book 3, Page 29, Plat Records, Travis County, Texas, same being in the east ROW line of Robert T. Martinez Jr. Drive bears N20°25'19"E 796.90 feet and N20°25'19"E 869.42 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=10,063,703.84, E=3,120,405.62;

THENCE, with the north line of this tract, crossing said "Reserve" tract and said City of Austin Second Tract (67 acres), said Colorado River, said City of Austin Third Tract, said Santiago Del Valle Grant, said City of Austin 23.28 acre tract, said City of Austin 5 acre tract, said City of Austin Tract No. 2 (18.65 acres), and said City of Austin tract described in Volume 2022, Page 88, the following three (3) courses;

- 1) **S69°39'49"E 79.34 feet** to a 1/2" iron rod set with a plastic cap at the beginning of a curve:
- 2) with said curve to the left, having an intersection angle of **26°55'53"**, a radius of **2475.00 feet**, an arc distance of **1163.35 feet**, the chord of which bears **S83°07'45"E 1152.67 feet** to a calculated point at the end of said curve; and

- 3) **N83°24'18"E 1965.45 feet** to a 1/2 iron rod set with a plastic cap at the northeast corner of this tract, same being in the curving west ROW line of Pleasant Valley Road;

THENCE, with the east line of this tract, and the curving west ROW line of Pleasant Valley Road, crossing said City of Austin tract described in Volume 2022, Page 88, with said curve to the right, having an intersection angle of **01°34'31"**, a radius of **1927.31 feet**, an arc distance of **52.99 feet**, the chord of which bears **S12°44'36"W 52.99 feet** to a 1/2 iron rod set with a plastic cap at the southeast corner of this tract, from which point a bolt found in the west ROW line of Pleasant Valley Road bears **S20°46'47"W 486.36 feet**, and from which point a bolt found in the west ROW line of Pleasant Valley Road bears **S20°46'47"W 486.36 feet** and **S28°01'43"W 795.19 feet**;

THENCE, with the south line this tract, crossing said Santiago Del Valle Grant, said City of Austin tract described in Volume 2022, Page 88, said City of Austin Tract No. 2 (18.65 acres), said City of Austin 5 acre tract, said City of Austin 23.28 acre tract, said Colorado River, said City of Austin Third Tract, said "Reserve" and said City of Austin Second Tract (67 acres), the following three (3) courses;

- 1) **S83°24'18"W 1947.91 feet** to a calculated point at the beginning of a curve;
- 2) with said curve to the right, having an intersection angle of **26°55'53"**, a radius of **2525.00 feet**, an arc distance of **1186.85 feet**, the chord of which bears **N83°07'45"W 1175.96 feet** to a 1/2" iron rod set with a plastic cap at the end of said curve; and
- 3) **N69°39'49"W 79.42 feet** to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the west line of said "Reserve" and said City of Austin Second Tract (67 acres), and the east line of said vacated portion of Canadian Street;

THENCE, with the west line of this tract, said "Reserve", and said City of Austin Second Tract (67 acres), same being in the east line of said vacated portion of Canadian Street, **N20°25'19"E 50.00 feet** to the POINT OF BEGINNING and containing 3.6861 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 (93HARN). 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.

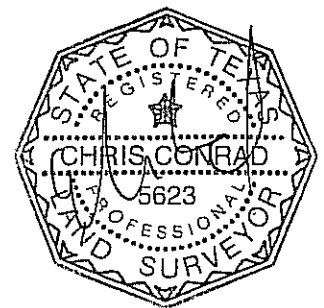
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591



2/22/08



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. Downtown Tunnel/4024.03-5-Pleasant Valley West
Issued 2/25/08 Rev. 7/12/08

TCAD# 03-0108-01-01, #03-0110-02-01, #03-0110-02-03 AND #02-0010-09-01

AUSTIN GRID K-20

FIELD NOTES REVIEWED

By:  Date 7/18/08

Page 2 of 7

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION
OF 3.6861 AC. OF LAND OUT OF
THE "RESERVE", THE COLORADO RIVIER,
AND THE SANTIAGO DEL VALLE GRANT
AUSTIN, TRAVIS COUNTY, TEXAS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	1163.35	2475.00	26°55'53"	592.63	S83°07'45"E	1152.67
C2	52.99	1927.31	01°34'31"	26.50	S12°44'36"W	52.99
C3	487.66	1927.31	14°29'51"	245.14	S20°46'47"W	486.36
C4	1186.85	2525.00	26°55'53"	604.60	N83°07'45"W	1175.96



SCALE 1" = 100'

CITY OF AUSTIN
VOL. 2402, PG. 28
(12.7 AC.-ALL OF
BLOCK 6 1/2, BERGMAN
VALLEY VIEW ADD. AND
GARDEN TRACTS 1-12)

"RIVER VIEW ONE
ACRE GARDENS"
THE BERGMAN VALLEY
VIEW ADDITION
BK. 3, PG. 101

P.O.B.
GRID COORDINATES
N=10,063,703.84
E= 3,120,405.62

OUTLOT 66
DIVISION "O"

CITY OF AUSTIN
VOL. 6058, PG. 1152
[VACATED PORTION
EXHIBIT D [1.04 AC.]
P.U.E. RETAINED
[S22°55'00"W]

ROBERT T. MARTINEZ JR.
STREET (60' R.O.W.)
(FORMERLY CANADIAN STREET)

S.W. CORNER LOT 8,
BLOCK C
BENSONS SUBDIVISION
BK. 3, PG. 29

S.W. CORNER
LOT 17, BLOCK B
DRIVING PARK
ADDITION NO. 2
BK. 2, PG. 240

"RESERVE"

CITY OF AUSTIN
VOL. 769, PG. 57
SECOND TRACT (67 AC.)

PARCEL
4024.03 WLEFST
TRACT 5
3.6861 AC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°25'19"E	50.00

LEGEND

- IRON ROD FOUND
- 1/2" UNLESS NOTED
- BOLT FOUND
- △ CALCULATED POINT
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

- (xxx) VOL. 769, PG. 57
- [xxx] VOL. 6058, PG. 1152
- {xxx} VOL. 5374 PG. 359
- ((xxx)) VOL. 2302, PG. 526
- <xxx> VOL. 2040, PG. 391
- {|xxx|} VOL. 2022, PG. 88
- <{xxx}> CITY OF AUSTIN, DEPT. OF PUBLIC WORKS
CAB. 2, DRAW. 1, NUMBER 247

ISSUED: 02/25/08
REVISED: 07/12/08
PAGE 3 OF 7

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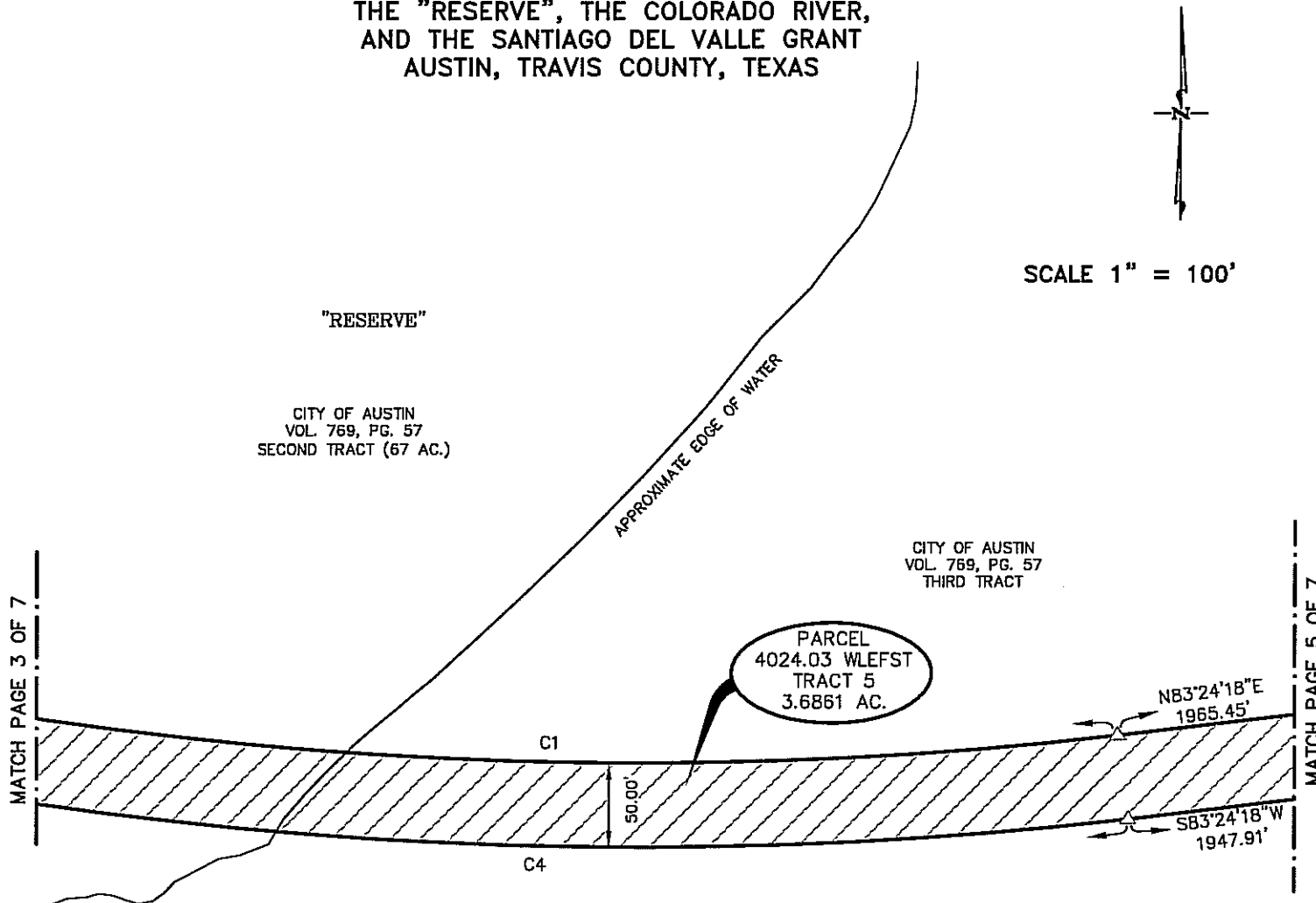
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

MATCH PAGE 4 OF 7

SKETCH TO ACCOMPANY DESCRIPTION
OF 3.6861 AC. OF LAND OUT OF
THE "RESERVE", THE COLORADO RIVER,
AND THE SANTIAGO DEL VALLE GRANT
AUSTIN, TRAVIS COUNTY, TEXAS



SCALE 1" = 100'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	1163.35	2475.00	26°55'53"	592.63	S83°07'45"E	1152.67
C2	52.99	1927.31	01°34'31"	26.50	S12°44'36"W	52.99
C3	487.66	1927.31	14°29'51"	245.14	S20°46'47"W	486.36
C4	1186.85	2525.00	26°55'53"	604.60	N83°07'45"W	1175.96

LEGEND


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1/2" UNLESS NOTED
- BOLT FOUND
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CAB. 2, DRAW. I, NUMBER 247

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PAGE 4 OF 7

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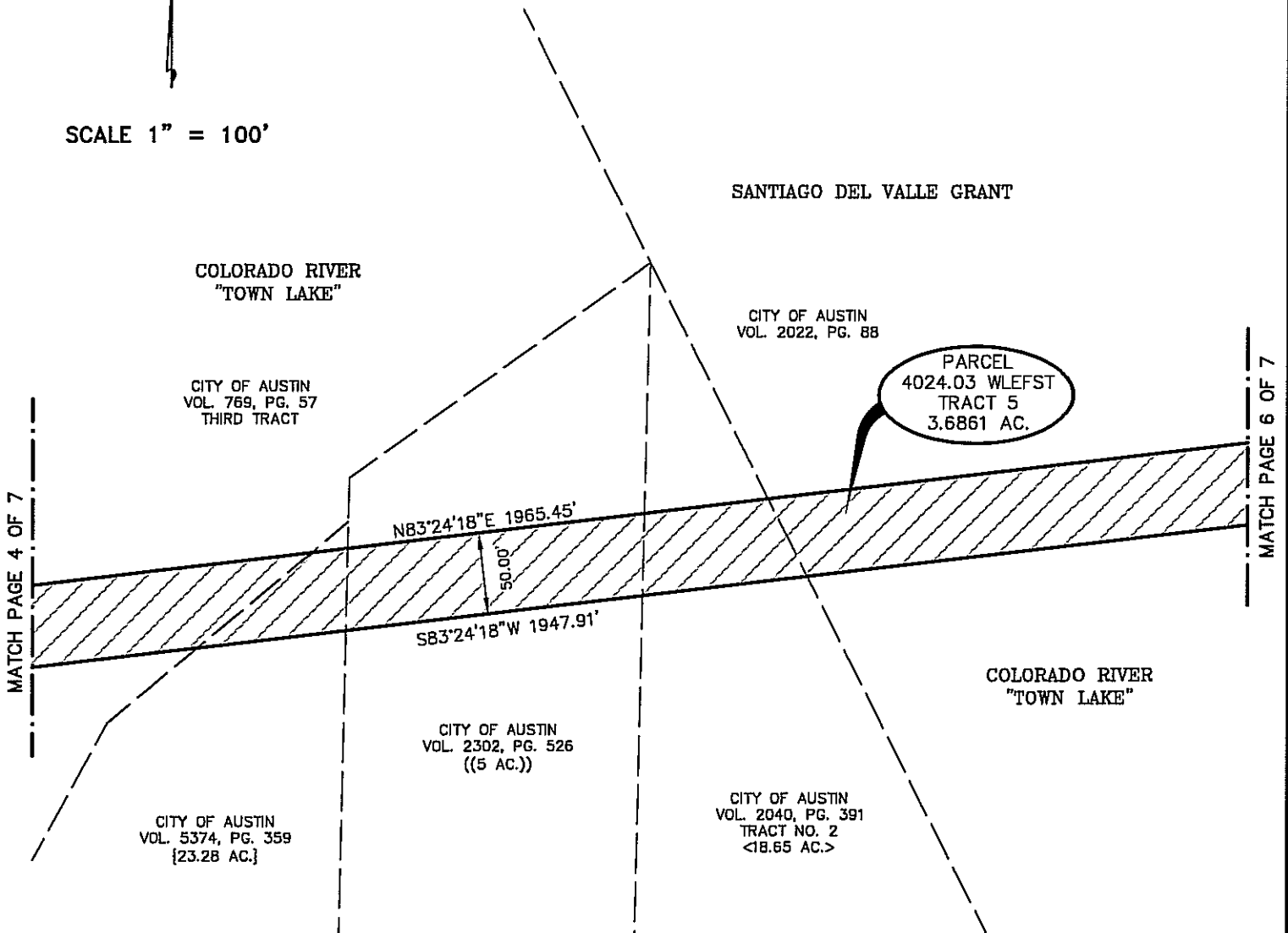


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SKETCH TO ACCOMPANY DESCRIPTION
OF 3.6861 AC. OF LAND OUT OF
THE "RESERVE", THE COLORADO RIVER,
AND THE SANTIAGO DEL VALLE GRANT
AUSTIN, TRAVIS COUNTY, TEXAS



SCALE 1" = 100'

**LEGEND**

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- BOLT FOUND
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- [xxx] VOL. 6058, PG. 1152
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- <xxx> VOL. 2040, PG. 391
- [[xxx]] VOL. 2022, PG. 88
- <[xxx]> CITY OF AUSTIN, DEPT. OF PUBLIC WORKS CAB. 2, DRAW. I, NUMBER 247

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PAGE 5 OF 7

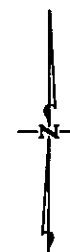


McGRAY & McGRAY
LAND SURVEYORS, INC.

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(512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION
OF 3.6861 AC. OF LAND OUT OF
THE "RESERVE", THE COLORADO RIVER,
AND THE SANTIAGO DEL VALLE GRANT
AUSTIN, TRAVIS COUNTY, TEXAS

RE: CITY OF AUSTIN



SANTIAGO DEL VALLE GRANT

SCALE 1" = 100'

MATCH PAGE 5 OF 7

MATCH PAGE 7 OF 7

PARCEL
4024.03 WLEFST
TRACT 5
3.6861 AC.

N83°24'18"E 1965.45'

50.00'

S83°24'18"W 1947.91'

CITY OF AUSTIN
VOL. 2022, PG. 88

COLORADO RIVER
"TOWN LAKE"

LEGEND

- IRON ROD FOUND
1/2" UNLESS NOTED
- BOLT FOUND
- △ CALCULATED POINT
- 1/2" IRON ROD SET WITH
PLASTIC CAP "MCGRAY MCGRAY"
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

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PAGE 6 OF 7

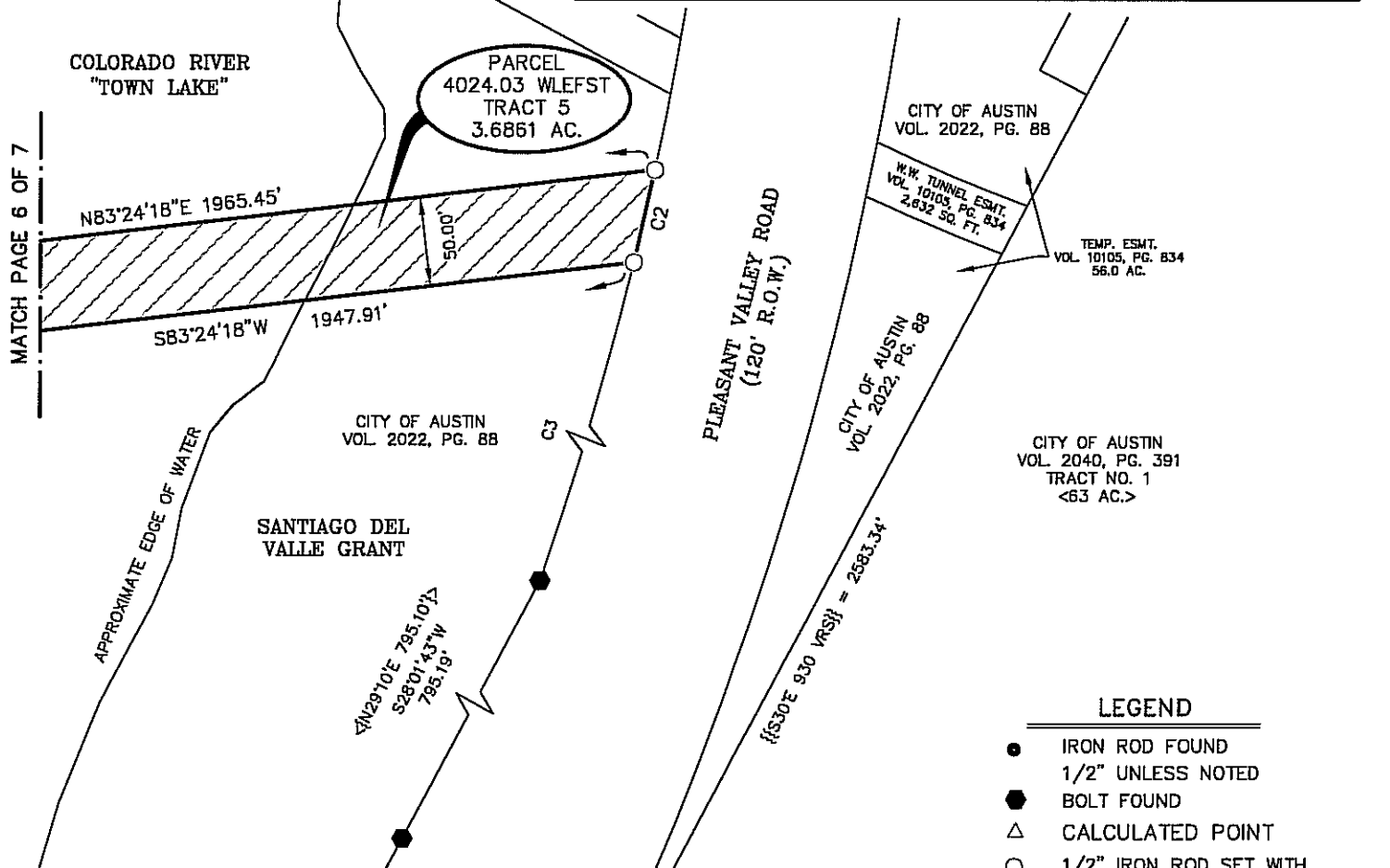
SURVEYED BY:

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AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 100'

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LEGEND

- IRON ROD FOUND
1/2" UNLESS NOTED
- BOLT FOUND
- △ CALCULATED POINT
- 1/2" IRON ROD SET WITH
PLASTIC CAP "MCGRAY MCGRAY"

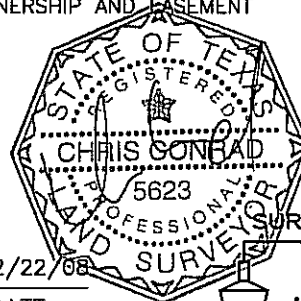
P.O.B. POINT OF BEGINNING

RECORD INFORMATION

(xxx) VOL. 769, PG. 57
 [xxx] VOL. 6058, PG. 1152
 {xxx} VOL. 5374 PG. 359
 ((xxx)) VOL. 2302, PG. 526
 <xxx> VOL. 2040, PG. 391
 {{{xxx}}} VOL. 2022, PG. 88
 <{xxx}> CITY OF AUSTIN,
 DEPT. OF PUBLIC WORKS
 CAB. 2, DRAW. I, NUMBER 247

NOTES:

- THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) 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 WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.



02/22/08

SURVEYED BY:

ISSUED: 02/25/08
 REVISED: 07/12/08
 PAGE 7 OF 7

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# 03-0108-01-01, 03-0110-02-01, 03-0110-02-03, AND 02-0010-09-01

M:\SDSKPROJ\DOWNTOWN_TUNNEL\DWG\Revised_7-12-08\PLEASANT_VALLEY_WEST-2rev1.DWG

AUSTIN GRID#: K-20

JOB NO.: 07-110

FIELD NOTES FOR PARCEL 4024.03 WLEFST TRACT 6

DESCRIPTION OF 0.2169 OF ONE ACRE OR 9,448 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, SAME BEING OUT OF THOSE TRACTS DESCRIBED IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED FEBRUARY 22, 1959, OF RECORD IN VOLUME 2022, PAGE 88, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED AS TRACT NO. 1 (63) ACRES IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED DECEMBER 30, 1958, OF RECORD IN VOLUME 2040, PAGE 391, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.2169 OF ONE ACRE BEING A FIFTY (50) FOOT WIDE STRIP, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the curving east line of Pleasant Valley Road, 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=10,063,778.59, E=3,123,702.18;

THENCE, with the north line of this tract, crossing said City of Austin tract described in Volume 2022, Page 88, and said City of Austin Tract No. 1 (63 acres) **N83°24'18"E 180.88 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract;

THENCE, with the east line of this tract, crossing said City of Austin Tract No. 1 (63 acres) **S06°35'42"E 50.00 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract;

THENCE, with the south line this tract, crossing said City of Austin Tract No. 1 (63 acres), and said City of Austin tract described in Volume 2022, Page 88 **S83°24'18"W 197.29 feet** to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the curving east line of Pleasant Valley Road, from which point an bolt found in the east line of Pleasant Valley Road and the west line of said City of Austin Tract No. 1 (63 acres) bears S20°10'00"W 560.07 feet, and from which point a 1/2" iron pipe found in the east line of Pleasant Valley Road, and the west line of said City of Austin Tract No. 1 (63 acres) bears S20°10'00"W 560.07 feet and S28°01'43"W 795.20 feet;

THENCE, with the west line of this tract, and the curving east line of Pleasant Valley Road, crossing said City of Austin tract described in Volume 2022, Page 88, with said curve to the left, having an intersection angle $01^{\circ}28'22''$, a radius of **2047.37 feet**, an arc distance of **52.62 feet**, the chord of which bears $N11^{\circ}34'08''E$ **52.62 feet**, to the POINT OF BEGINNING and containing 0.2169 of one acre, more or less, within these metes and bounds.

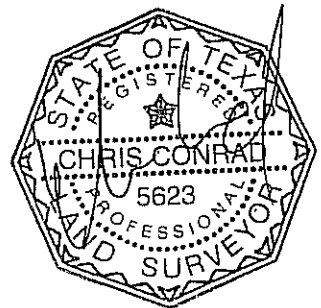
Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (93HARN). 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 $N60^{\circ}54'59''E$, 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



[Handwritten Signature]

2/22/08

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. Downtown Tunnel/4024.03-6-Krieg Field
Issued 2/25/08 Revised 7/12/2008

TCAD# 02-0010-09-01
AND # 03-0112-01-01
AUSTIN GRID K-20

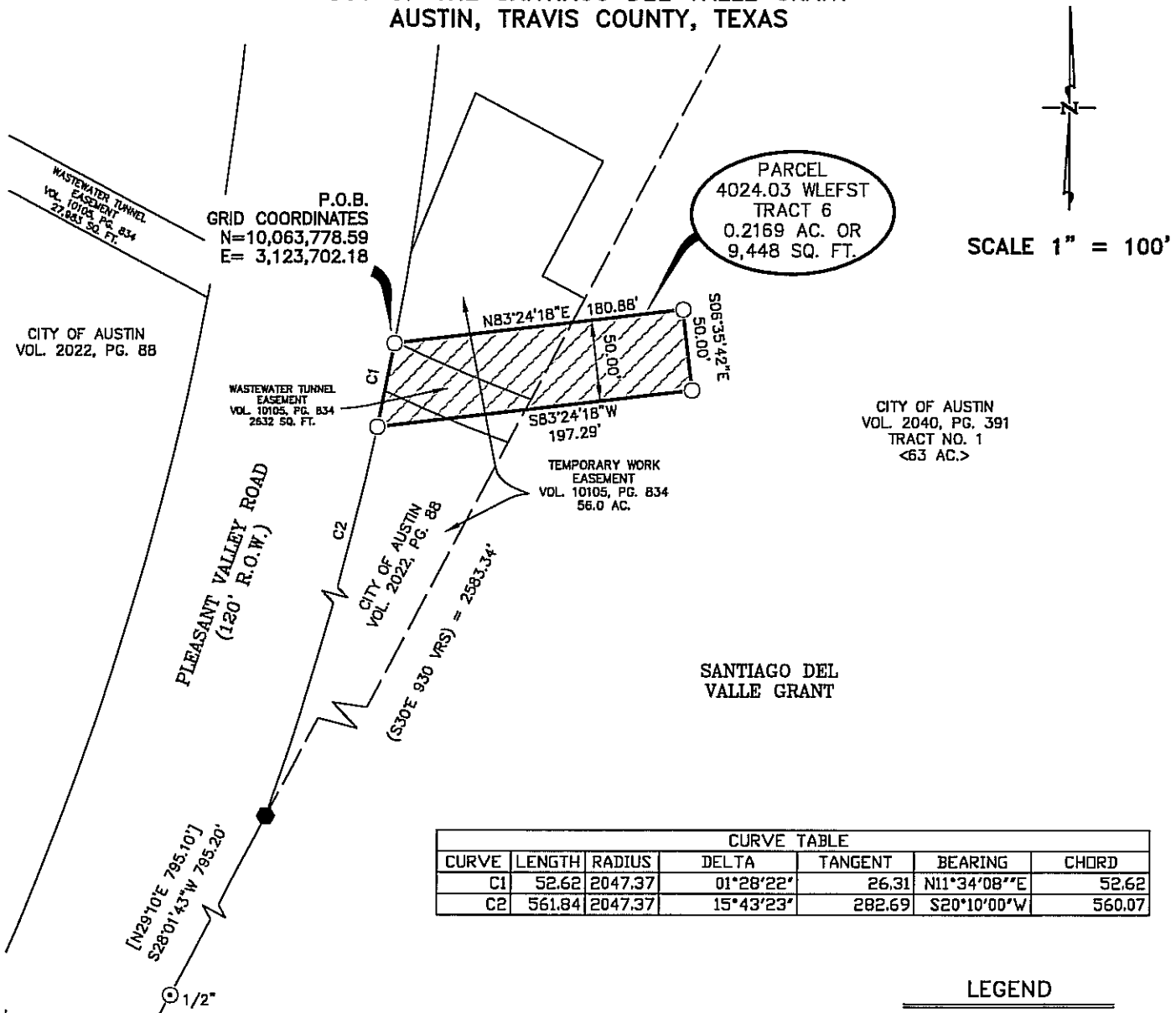
FIELD NOTES REVIEWED

By: *[Handwritten Signature]* Date 7/18/08

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2169 AC. OR 9448 SQ. FT. OF LAND
OUT OF THE SANTIAGO DEL VALLE GRANT
AUSTIN, TRAVIS COUNTY, TEXAS

RE: CITY OF AUSTIN



- NOTES:
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) 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 "BM107B", 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 WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.

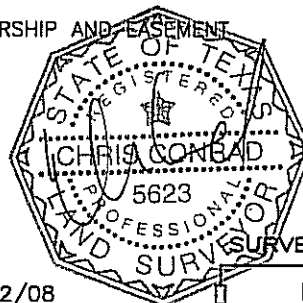
- LEGEND**
- BOLT FOUND
 - 1/2" IRON PIPE FOUND
 - △ CALCULATED POINT
 - 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

(xxx) VOL. 2022, PG. 88
<xxx> VOL. 2040, PG. 391
[xxx] CITY OF AUSTIN, DEPT. OF PUBLIC WORKS
CAB. 2, DRAW. 1, NO. 247

ISSUED: 02/25/08
REVISED: 07/12/08
PAGE 3 OF 3

02/22/08



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

AUSTIN GRID# K-20

JOB NO.: 07-110

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# 02-0010-09-01 AND 03-0112-01-01

M:\SDSKPROJ\DOWNTOWN_TUNNEL\DWG\Revised_7-12-08\KRIEG_FIELD_rev1.DWG

FIELD NOTES FOR PARCEL 4024.03 WLEFST TRACT 2

DESCRIPTION OF 0.8184 OF ONE ACRE OR 35,649 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE "RESERVE" AND OUTLOTS 70 AND 69, DIVISION "O", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE, SAME BEING OUT OF THOSE TRACTS DESCRIBED AS SECOND TRACT (67 ACRES) IN A WARRANTY DEED TO THE CITY OF AUSTIN, DATED JULY 3, 1945, OF RECORD IN VOLUME 769, PAGE 57, AND THAT TRACT DESCRIBED AS 7.02 ACRES IN A CORRECTION DEED TO THE CITY OF AUSTIN, DATED JANUARY 30, 1940, OF RECORD IN VOLUME 642, PAGE 334, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.8184 OF ONE ACRE BEING A FIFTY (50) FOOT WIDE STRIP, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the east right-of-way (ROW) line of Interstate Highway 35, from which point a 1/2" iron rod found in the northeast line of said "Reserve" and said City of Austin Second Tract (67 acres), same being in the southwest line of said Outlot 70 and said 7.02 acre City of Austin tract, also being in the east ROW line of Interstate Highway 35 bears N11°59'05"W 64.29 feet, and from which point a 5/8" iron rod found at an angle point in the east ROW line of Interstate Highway 35 bears N11°59'05"W 64.29 feet and N11°59'05"W 343.82 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=10,064,852.48, E=3,116,745.93;

THENCE, with the north line of this tract, crossing said "Reserve" and said City of Austin Second Tract (67 acres), said Outlots 70 and 69 and said 7.02 acre City of Austin tract, the following two (2) courses;

- 1) with a curve to the left having an intersection angle of **15°12'37"**, a radius of **975.00 feet**, an arc distance of **258.83 feet**, the chord of which bears **S85°41'11"E 258.07 feet** to a 1/2" iron pin set with a plastic cap at the end of said curve; and
- 2) **N86°42'31"E 410.10 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, same being in the northeast line of said 7.02 acre City of Austin tract, and being in the southwest line of Lot 1, Rebekah Baines Johnson Health Center Addition, a subdivision in the City of Austin, of record in Book 82, Pages 362-363, Plat Records, Travis County, Texas, said Lot 1 being described as 9.085 acres in a deed to the City of Austin, of record in Volume 7740, Page 535, Deed Records, Travis County, Texas, from which point a 3/4" iron pipe found in the southwest line of said Lot 1 and said City of Austin 9.085 acre tract, same being in the northeast line of said 7.02 acre City of Austin tract bears **N65°08'00"W 355.79 feet**;

THENCE, with the northeast line of this tract, the northeast line of said 7.02 acre tract, and the southwest line of said Lot 1 and said City of Austin 9.085 acre tract, **S65°08'00"E 113.54 feet** to a

1/2" iron rod set with a plastic cap at the southeast corner of this tract, from which point a 1" iron pipe found in the southwest line of said Lot 1 and said City of Austin 9.085 acre tract, same being in the northeast line of said 7.02 acre City of Austin tract bears S65°08'00"E 162.76 feet;;

THENCE, with the south line this tract, crossing said Outlots 69 and 70 and said 7.02 acre City of Austin tract, and said "Reserve" and said City of Austin Second Tract (67 acres), the following three (3) courses;

- 1) with a curve to the left having an intersection angle of 04°54'47", radius is 975.00 feet, an arc distance of 83.60 feet, the chord of which bears S89°09'54"W 83.58 feet to a mag nail set with washer at the end of said curve;
- 2) S86°42'31"W 426.71 feet to a 1/2" iron rod set with a plastic cap at the beginning of a curve; and
- 3) with said curve to the right having an intersection angle of 13°58'38", a radius of 1025.00 feet, an arc distance of 250.05 feet, the chord of which bears N86°18'10"W 249.43 feet to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the east ROW line of Interstate Highway 35;

THENCE, with the west line of this tract, and the east ROW line of Interstate Highway 35, crossing said "Reserve" and said City of Austin Second Tract (67 acres), N11°59'05"W 54.43 feet to the POINT OF BEGINNING and containing 0.8184 of one acre, more or less, within these metes and bounds.

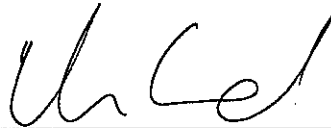
Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (93HARN). 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

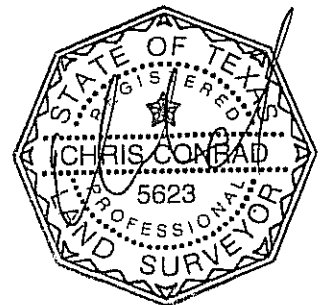


2/22/08

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. Downtown Tunnel/4024.03-2-Outlot 70 69
Issued 2/25/08 Revised 7/12/2008



TCAD# 02-0005-01-01
AUSTIN GRID J-21

FIELD NOTES REVIEWED

By: Mark Hawkins Date 7/18/08

Engineering Support Section
Department of Public Works
and Transportation

**SKETCH TO ACCOMPANY DESCRIPTION OF
0.8184 AC. OR 35,649 SQ. FT. OF LAND OUT OF THE "RESERVE",
AND OUTLOT 70 AND OUTLOT 69, DIVISION "O",
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'

P.O.B.
GRID COORDINATES
N=10,064,852.48
E= 3,116,745.93

INTERSTATE
HIGHWAY 35
(R.O.W. VARIES)

"RESERVE"

PARKLAND AREA
(4.9616 AC.)

OUTLOT 70

CITY OF AUSTIN
VOL. 642, PG. 334
[7.02 AC.]

CITY OF AUSTIN
VOL. 7740,
PG. 535
(9.085 AC.)

LOT 1
REBEKAH BAINES JOHNSON
HEALTH CENTER ADDITION
BK. 82, PGS. 362-363

HEALTH CARE
OFFICE AREA
(2.4455 AC.)

N65°08'00"W 355.79'
(N62°42'W 631.64')
(N62°42'W 631.5')

DIVISION "O"

OUTLOT 69

PARCEL
4024.03 WLEFST
TRACT 2
0.8184 AC. OR
35,649 SQ. FT.

CITY OF AUSTIN
VOL. 769, PGS. 57-58
SECOND TRACT
[67 AC.]

MATCH PAGE 4 OF 4

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	258.83	975.00	15°12'37"	130.18	S85°41'11"E	258.07
C2	83.60	975.00	04°54'47"	41.83	S89°09'54"W	83.58
C3	250.05	1025.00	13°58'38"	125.65	N86°18'10"W	249.43

LEGEND

- IRON ROD FOUND
1/2" UNLESS NOTED
- ⊙ IRON PIPE FOUND
1/2" UNLESS NOTED
- MAG NAIL SET WITH WASHER
- △ COMPUTED POINT
- 1/2" IRON ROD SET WITH
PLASTIC CAP "MCGRAY"

P.O.B. POINT OF BEGINNING

RECORD INFORMATION

- (xxx) BK. 82, PGS. 362-363
- [xxx] VOL. 642, PG. 334
- {xxx} BK. 76, PG. 172
- ((xxx)) VOL. 634, PG. 530
- {{xxx}} VOL. 769, PG. 57
- <xxx> VOL. 3593, PG. 1932
- <{xxx}> VOL. 6058, PG. 1152

ISSUED: 02/25/08

REVISED: 07/12/08

PAGE 3 OF 4

SURVEYED BY:



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

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

AUSTIN GRID#: J-21

JOB NO.: 07-110

SKETCH TO ACCOMPANY DESCRIPTION OF RE: CITY OF AUSTIN
0.8184 AC. OR 35,649 SQ. FT. OF LAND OUT OF THE "RESERVE",
AND OUTLOT 70 AND OUTLOT 69, DIVISION "O",
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 100'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	258.83	975.00	15°12'37"	130.18	S85°41'11"E	258.07
C2	83.60	975.00	04°54'47"	41.83	S89°09'54"W	83.58
C3	250.05	1025.00	13°58'38"	125.65	N86°18'10"W	249.43

HEALTH CARE
OFFICE AREA
(2.4455 AC.)

AUSTIN GERIATRIC
CENTER, INC.
VOL. 3593, PG. 1932
TRACT (6 PARCEL "C")
<20.704 AC.>

LOT 1
REBEKAH BAINES JOHNSON
HEALTH CENTER ADDITION
BK. 82, PGS. 362-363

CITY OF AUSTIN
VOL. 7740, PG. 535
(9.085 AC.)

PARKLAND AREA
(1.5812 AC.)

PARCEL
4024.03 WLEFST
TRACT 2
0.8184 AC. OR
35,649 SQ. FT.

CITY OF AUSTIN
VOL. 642, PG. 334
[7.02 AC.]

OUTLOT 69
DIVISION "O"

CITY OF AUSTIN
VOL. 769, PGS. 57
SECOND TRACT
[67 AC.]

LOT 1
MARTIN PARK
BK. 76, PG. 172

OUTLOT 68
DIVISION "O"

CITY OF AUSTIN
VOL. 634, PG. 530
TRACT 3, ((14.28 AC.))

LEGEND

- IRON ROD FOUND
1/2" UNLESS NOTED
- ⊙ IRON PIPE FOUND
1/2" UNLESS NOTED
- MAG NAIL SET WITH WASHER
- △ COMPUTED POINT
- 1/2" IRON ROD SET WITH
PLASTIC CAP "MCGRAY MCGRAY"

P.O.B. POINT OF BEGINNING

RECORD INFORMATION

(xxx) BK. 82, PGS. 362-363
[xxx] VOL. 642, PG. 334
{xxx} BK. 76, PG. 172
((xxx)) VOL. 634, PG. 530
{{xxx}} VOL. 769, PG. 57
<xxx> VOL. 3593, PG. 1932
<{xxx}> VOL. 6058, PG. 1152

ISSUED: 02/25/08
REVISED: 07/12/08
PAGE 4 OF 4

SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.

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

02/22/08

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# 02-0005-01-01

M:\SDSKPROJ\DOWNTOWN_TUNNEL\DWG\Revised_7-12-08\OUTLOT_70_69--2_rev1.DWG

AUSTIN GRID# J-21

JOB NO.: 07-110

FIELD NOTES FOR PARCEL 4024.03 WLEFST TRACT 1

DESCRIPTION OF 1.5142 ACRES OF LAND, MORE OR LESS, OUT OF TRAVIS PARK, AS DEDICATED BY PLAT OF TRAVIS HEIGHTS, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 3, PAGE 15, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING DESCRIBED AS TRACT ONE IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED JUNE 18, 1929, OF RECORD IN VOLUME 440, PAGE 317, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 1.5142 ACRE TRACT ALSO BEING OUT OF THOSE CERTAIN TRACTS DESCRIBED AS THIRD TRACT (COLORADO RIVER), AND SECOND TRACT (67 ACRES) IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED JULY 3, 1945, OF RECORD IN VOLUME 769, PAGE 57, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID SECOND TRACT BEING DESCRIBED AS THE "RESERVE", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE; SAID 1.5142 ACRES BEING A FIFTY (50) FOOT WIDE STRIP, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap in Blunn Creek, at the northwest corner of this tract, same being in the west line of said Travis Park and of said City of Austin Tract One, and in the east line of Lot A, Town Lake Square, a subdivision in the City of Austin, Travis County, Texas, of record in Book 35, Page 31, Plat Records, Travis County, Texas, a portion of said Lot A being described as Tract One in a deed to Garwald Company, Inc., of record in Volume 11630, Page 520, Real Property Records, Travis County, Texas, from which point a 1/2" iron rod found at the north corner of said Lot A and said Garwald Company tract bears N26°54'24"E 67.60 feet and N23°20'36"W 109.49 feet and N24°03'24"E 44.67 feet and N46°57'36"W 177.83 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=10,064,915.06, E=3,115,084.33;

THENCE, with the north line of this tract, crossing said Travis Park and said City of Austin Tract One in Volume 440, Page 317, said Colorado River and said City of Austin Third Tract in Volume 769, Page 57, and said "Reserve" and said City of Austin Second Tract (67 acres) in Volume 769, Page 57, the following three (3) courses:

- 1) with a curve to the left, having an intersection angle of **14°31'28"**, a radius of **775.00 feet**, an arc distance of **196.46 feet**, the chord of which bears **S86°22'34"E 195.94 feet** to a 1/2" iron rod set with a plastic cap at the end of said curve;
- 2) **N86°32'34"E 899.92 feet** to a calculated point at the beginning of a curve; and
- 3) with said curve to the right, having an intersection angle of **11°31'19"**, a radius of **1025.00 feet**, an arc distance of **206.12 feet**, the chord of which bears **S87°41'46"E 205.78 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, same being in the west right-of-way (ROW) line of Interstate Highway 35, from which point a 1/2" iron rod found in the west ROW line of Interstate Highway 35 bears N11°47'01"W 258.15 feet, and from which point a PK nail found at an angle point in the west ROW line of Interstate Highway 35 bears N11°47'01"W 258.15 feet and N11°47'01"W 337.42 feet, and from which point a Texas Department of Transportation Type II concrete monument found at an angle point in the west ROW line of Interstate Highway 35 bears N11°47'01"W 258.15 feet and N11°47'01"W 337.42 feet and N01°29'10"E 229.79 feet;

THENCE, with the east line of this tract, and the west ROW line of Interstate Highway 35, crossing said "Reserve" and said City of Austin Second Tract (67 acres), **S11°47'01"E 53.34 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract;

THENCE, with the south line of this tract, crossing said "Reserve" and said City of Austin Second Tract (67 acres) Colorado River and said City of Austin Third Tract, and said Travis Park and said City of Austin Tract One, the following three (3) courses:

- 1) with a curve to the left having an intersection angle of **12°35'11"**, a radius of **975.00 feet**, an arc distance of **214.18 feet**, the chord of which bears **N87°09'50"W 213.75 feet** to a calculated point at the end of said curve;
- 2) **S86°32'34"W 899.81 feet** to a 1/2" iron rod set with a plastic cap at the beginning of a curve; and
- 3) with said curve to the right, having an intersection angle of **15°30'20"**, a radius of **825.00 feet**, an arc distance of **223.26**, the chord of which bears **N85°47'12"W 222.58 feet** to a 1/2" iron rod set with a plastic cap in Blunn Creek, at the southwest corner of this tract, same being in the west line of said Travis Park and said City of Austin Tract One, and the east line of said Lot A and said Garwald Company tract, from which point a 1/2" iron rod found in the south line of said Garwald tract and the northeast ROW line of East Riverside Drive, and the northeast line of that certain tract of land described as 0.14 of one acre in a deed to the City of Austin, of record in Volume 9660, Page 675, Real Property Records, Travis County, Texas bears **S26°54'24"W 66.90 feet** and **N50°29'31"W 304.58 feet**, and from which point a 1/2" iron rod found at the southwest corner of Garwald Company tract, same being at the north corner of said 0.14 of one acre City of Austin tract, also being in the northeast ROW line of East Riverside Drive bears **S26°54'24"W 66.90 feet** and **N50°29'31"W 304.58 feet** and **N60°26'34"W 41.39 feet**;

THENCE, with Blunn Creek and the west line this tract and of said Travis Park and said City of Austin Tract One, and the east line of said Garwald tract and said Lot A, **N26°54'24"E 51.51 feet**, to the POINT OF BEGINNING and containing 1.5142 acres, more or less, within these metes and bounds.

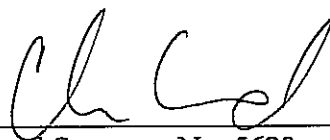
Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (93HARN). 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.

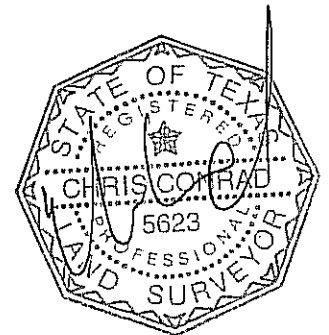
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591



2/22/08



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. Downtown Tunnel/4024.03-1 Travis Park
Issued 2/25/08 Revised 8/04/2008

FIELD NOTES REVIEWED

TCAD# 03-0104-01-01 AND 02-0104-01-01

By: Wendy Chawkins Date 3/7/08

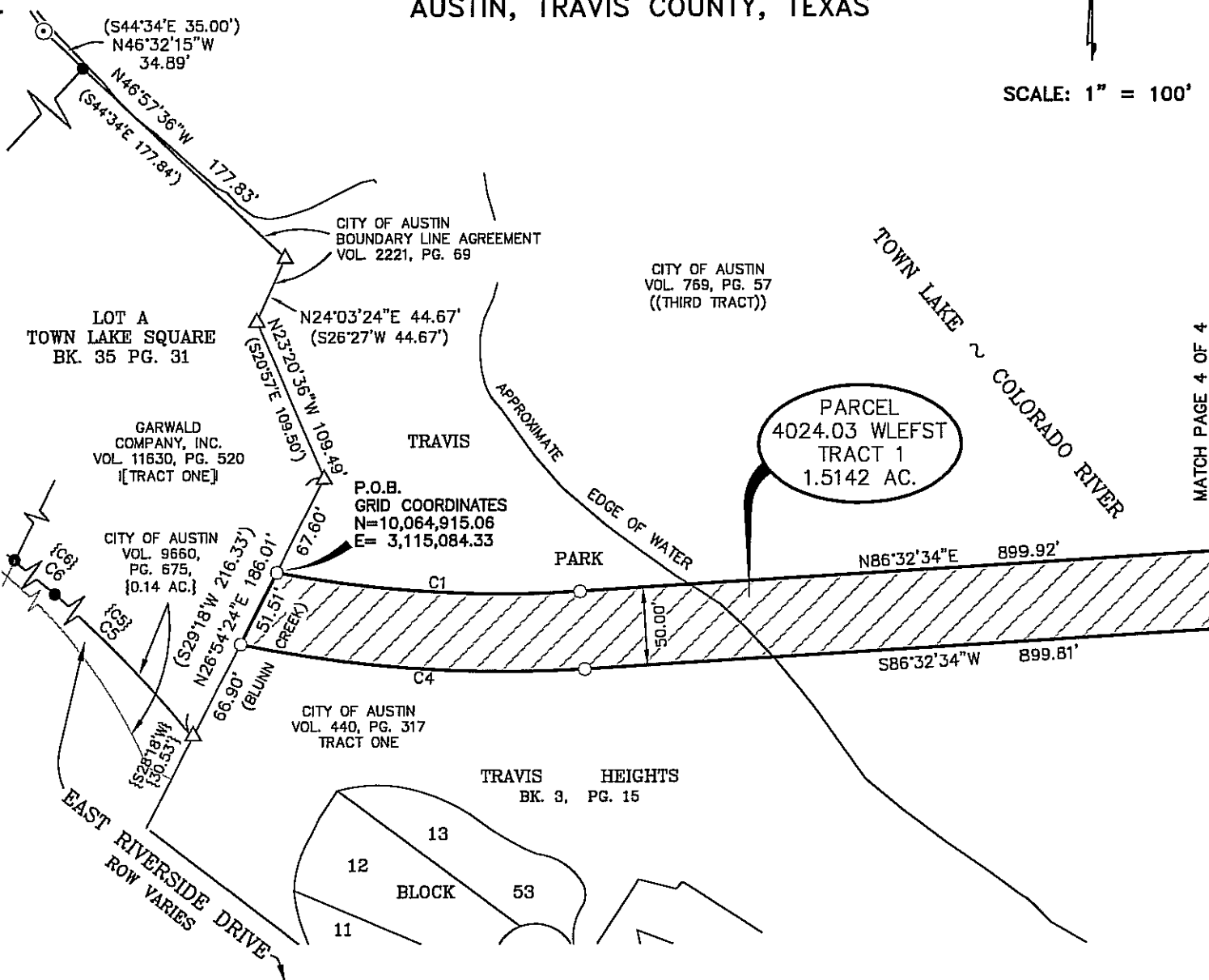
AUSTIN GRID J-21

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION OF 1.5142 AC. OF LAND IN TRAVIS PARK, TRAVIS HEIGHTS, THE COLORADO RIVER, AND THE "RESERVE", AUSTIN, TRAVIS COUNTY, TEXAS



SCALE: 1" = 100'

**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- ▲ PK NAIL FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- ⊗ MAG NAIL SET WITH WASHER
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

RECORD INFORMATION

(XXX) BK. 35, PG. 31
 {XXX} VOL. 9660, PG. 675
 [XXX] VOL. 11630, PAGE 520
 ((XXX)) VOL. 769, PAGE 57

CURVE TABLE

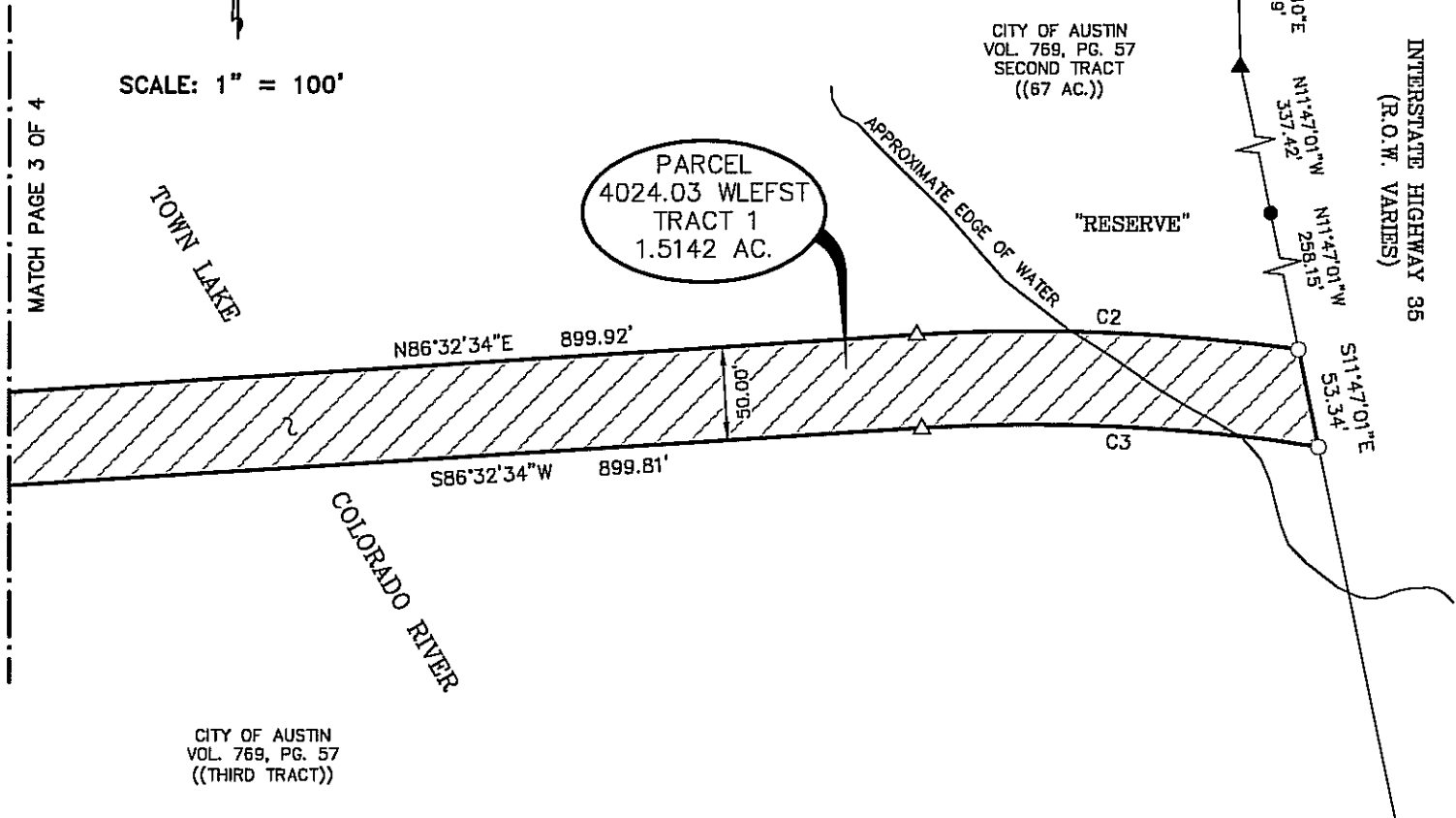
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	196.46	775.00	14°31'28"	98.76	S86°22'34"E	195.94
C4	223.26	825.00	15°30'20"	112.32	N85°47'12"W	222.58
C5	306.49	790.00	22°13'44"	155.20	N50°29'31"W	304.58
C6	41.39	1010.00	02°20'52"	20.70	N60°26'34"W	41.39
{C5}		{790}			{N48°02'38"W}	{304.43}
{C6}		{1010.00}			{S57°59'21"E}	{41.02}

ISSUED: 02/25/08
 REVISED: 07/12/08
 PAGE 3 OF 4

SURVEYED BY:

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

SKETCH TO ACCOMPANY DESCRIPTION OF
1.5142 AC. OF LAND IN
TRAVIS PARK, TRAVIS HEIGHTS,
THE COLORADO RIVER, AND THE "RESERVE",
AUSTIN, TRAVIS COUNTY, TEXAS



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C2	206.12	1025.00	11°31'19"	103.41	S87°41'46"E	205.78
C3	214.18	975.00	12°35'11"	107.52	N87°09'50"W	213.75

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- ▲ PK NAIL FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- ⊗ MAG NAIL SET WITH WASHER
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

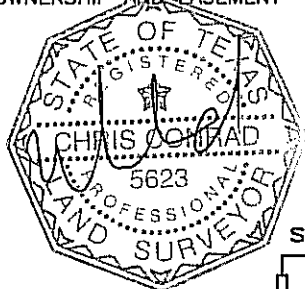
RECORD INFORMATION

(XXX) BK. 35, PG. 31
{XXX} VOL. 9660, PG. 675
I[XXX] VOL. 11630, PAGE 520
(XXX) VOL. 769, PAGE 57

ISSUED: 02/25/08
REVISED: 07/12/08
PAGE 4 OF 4

SURVEYED BY:

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



02/22/08

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# 03-0104-01-01 AND 02-0104-01-01

FIELD NOTES FOR PARCEL 4024.03 WLEFST TRACT 3

DESCRIPTION OF 1.5497 ACRES OF LAND, MORE OR LESS, OUT OF OUTLOTS 68 AND 67, DIVISION "O", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE, SAME BEING OUT OF THOSE TRACTS DESCRIBED AS 14.28 ACRES (TRACT 3) IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED JANUARY 31, 1940, OF RECORD IN VOLUME 634, PAGE 530, AND THAT TRACT DESCRIBED AS 1.336 ACRES IN A WARRANTY DEED TO THE CITY OF AUSTIN, DATED FEBRUARY 11, 1965, OF RECORD IN VOLUME 2896, PAGE 383, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.5497 ACRE TRACT ALSO BEING OUT OF LOT 1, MARTIN PARK, A SUBDIVISION IN THE CITY OF AUSTIN, OF RECORD IN BOOK 76, PAGE 172, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING A PORTION OF SAID 14.28 ACRE CITY OF AUSTIN TRACT, SAID 1.5497 ACRE TRACT ALSO BEING OUT OF LOTS 14, 15, 17, 18, AND 19, CHALMERS ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, OF RECORD IN BOOK 7, PAGE 181, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOTS 14, 15, 17, 18, AND 19 BEING DESCRIBED IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED JULY 16, 1965, OF RECORD IN VOLUME 2988, PAGE 2328, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING OUT OF LOTS 12 AND 25, TOWN LAKE ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, OF RECORD IN BOOK 12, PAGE 31, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 12 BEING DESCRIBED IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED MAY 22, 1970, OF RECORD IN VOLUME 3872, PAGE 190, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 25 BEING DESCRIBED IN A WARRANTY DEED TO THE CITY OF AUSTIN DATED OCTOBER 25, 1967, OF RECORD IN VOLUME 3380, PAGE 365, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT PORTION OF CHALMER STREET VACATED BY THE CITY OF AUSTIN AND DESCRIBED AS 0.71 OF ONE ACRE (EXHIBIT L), AND BEING OUT OF THAT PORTION OF SALINA STREET VACATED BY THE CITY OF AUSTIN AND DESCRIBED AS 0.44 OF ONE ACRE (EXHIBIT K), BOTH IN CITY OF AUSTIN ORDINANCE NO. 770915-E, AND IN A DEED TO THE CITY OF AUSTIN, FILED FOR RECORD JANUARY 27, 1978, OF RECORD IN VOLUME 6058, PAGE 1152, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 1.5497 ACRES BEING A FIFTY (50) FOOT WIDE STRIP, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, same being in the east right-of-way (ROW) line of Comal Street, and the west line of said Outlot 68, said Lot 1, Martin Park, and said 14.28 acre City of Austin tract, from which point an "X" cut in concrete found at the northwest corner of said Lot 1, Martin Park, and the southwest corner of that certain tract of land described in a deed to the Austin Independent School District, of record in Volume 2936, Page 312, Deed Records, Travis County, Texas, same being in the east ROW line of Comal Street, bears N20°24'59"E 275.63 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=10,064,794.81, E=3,117,924.33;

THENCE, with the north line of this tract, crossing said Outlots 68 and 67, said Lot 1, Martin Park, said 14.28 acre City of Austin tract, said Lots 18 and 19, Chalmers Addition, said vacated portion of Chalmer Street, said Lot 14, Chalmers Addition, said Lot 12, Town Lake Addition, said vacated portion of Salina Street, said Lot 25, Town Lake Addition, and said 1.336 acre City of Austin tract, the following five (5) courses;

- 1) **S79°15'52"E 160.52 feet** to a 1/2" iron rod set with a plastic cap at the beginning of a curve;
- 2) with said curve to the right, having an intersection angle of **32°38'40"**, a radius of **1025.00 feet**, an arc distance of **584.00 feet**, the chord of which bears **S62°56'32"E 576.13 feet** to a mag nail set with washer at the end of said curve;
- 3) **S46°37'12"E 107.77 feet** to a mag nail set with washer for the beginning of a curve;
- 4) with said curve to the left, having an intersection angle of **23°02'36"**, a radius of **975.00 feet**, an arc distance of **392.13 feet**, the chord of which bears **S58°08'31"E 389.49 feet** to a mag nail set with washer at the end of said curve; and
- 5) **S69°39'49"E 105.53 feet** to a mag nail set with washer at the northeast corner of this tract, same being in the east line of said Outlot 67, the east line of said 1.336 acre City of Austin tract, and the west line of that portion of Chicon Street vacated by the City of Austin, described as 0.83 of one acre (Exhibit J), of record in said Volume 6058, Page 1152, from which point a 1/2" iron rod found at the northeast corner of Lot 27 of said Town Lake Addition and the southeast corner of Lot 26 of said Town Lake Addition, same being in the west ROW line of Chicon Street bears **N20°03'06"E 515.22 feet**, and from which point an axle found in the south ROW line of Haskell Street and the west ROW line of Chicon Street bears **N20°03'06"E 515.22 feet** and **N20°03'06"E 588.78 feet**;

THENCE, with the east line of this tract, of said Outlot 67, and of said 1.336 acre City of Austin tract, same being the west line of said vacated portion of Chicon Street, **S20°03'06"W 50.00 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract;

THENCE, with the south line this tract, crossing said Outlots 67 and 68, said 1.336 acre City of Austin tract, said Lot 15, Chalmers Addition, said vacated portion of Chalmer Street, said Lot 17 and 18, Chalmers Addition, said 14.28 acre City of Austin tract, and said Lot 1, Martin Park, the following five (5) courses:

- 1) **N69°39'49"W 105.78 feet** to a 1/2" iron rod set with a plastic cap at the beginning of a curve;
- 2) with said curve to the right, having an intersection angle of **23°02'36"**, a radius of **1025.00 feet**, an arc distance of **412.24 feet**, the chord of which bears **N58°08'31"W 409.46 feet** to a 1/2" iron rod set with a plastic cap at the end of said curve;
- 3) **N46°37'12"W 107.77 feet** to a 1/2" iron rod set with a plastic cap at the beginning of a curve;
- 4) with said curve to the left, with an intersection angle of **32°38'40"**, a radius of **975.00 feet**, an arc distance of **555.51 feet**, the chord of which bears **N62°56'32"W 548.03 feet** to a 1/2" iron rod set with a plastic cap at the end of said curve; and
- 5) **N79°15'52"W 169.05 feet** to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, in the west line of said Outlot 68, and said 14.28 acre City of Austin tract,

same being in the east ROW line of Comal Street, from which point a bolt found at the southwest corner of said Outlot 68, and the southwest corner of said 14.28 acre City of Austin tract, same being the southeast corner of that portion of Comal Street vacated by the City of Austin and described as 60 feet by 195.6 feet (Exhibit M) in said Volume 6058, Page 1152, also being in the north line of that certain tract of land described as the "Reserve" of said Government Outlots, said "Reserve" being described as Second Tract (67 acres) in a deed to the City of Austin, of record in Volume 769, Page 57, Deed Records, Travis County, Texas bears S20°24'59"W 285.71 feet;

THENCE, with the west line of this tract, of said Outlot 68, of said 14.28 acre City of Austin tract, and of said Lot 1, Martin Park, same being the east ROW line of Comal Street, N20°24'59"E 50.72 feet to the POINT OF BEGINNING and containing 1.5497 acres, more or less, within these metes and bounds.

Bearing Basis Note

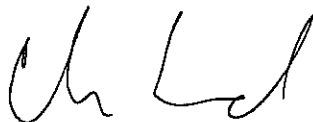
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (93HARN). The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

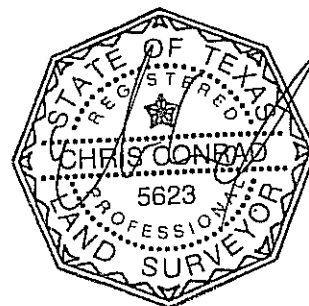
McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



2/22/08



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. Downtown Tunnel/4024.03-3-Martin Park

Issued 2/25/08 Revised 7/12/2008

TCAD# 03-0006-01-03 AND # 03-0006-01-01

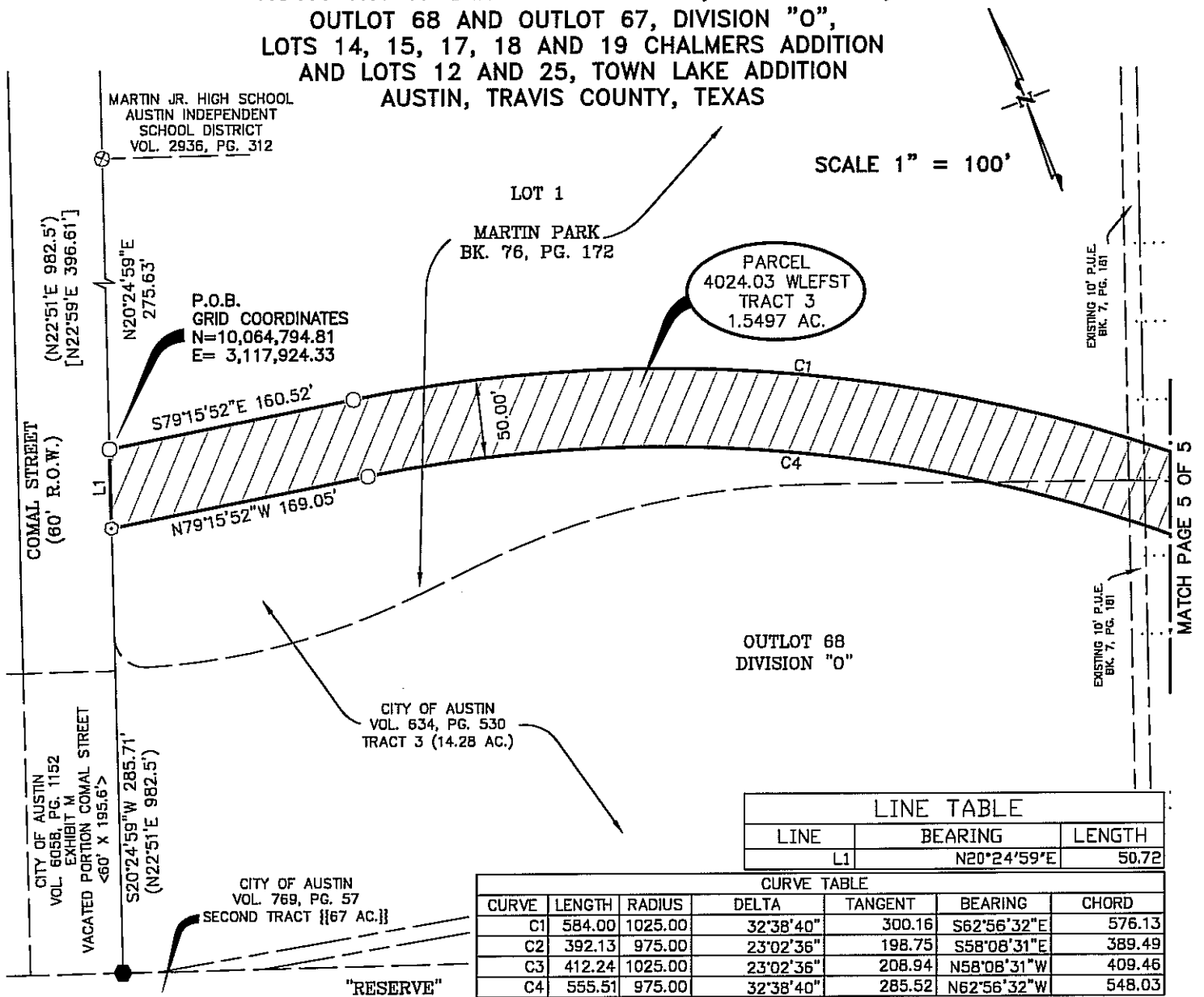
AUSTIN GRID J-21 & K-21, & K-20

FIELD NOTES REVIEWED

By: Mary Hawkin Date 7/13/08

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION OF
1.5497 AC. OF LAND OUT OF LOT 1, MARTIN PARK,
OUTLOT 68 AND OUTLOT 67, DIVISION "O",
LOTS 14, 15, 17, 18 AND 19 CHALMERS ADDITION
AND LOTS 12 AND 25, TOWN LAKE ADDITION
AUSTIN, TRAVIS COUNTY, TEXAS



LINE TABLE

LINE	BEARING	LENGTH
L1	N20°24'59"E	50.72

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	584.00	1025.00	32°38'40"	300.16	S62°56'32"E	576.13
C2	392.13	975.00	23°02'36"	198.75	S58°08'31"E	389.49
C3	412.24	1025.00	23°02'36"	208.94	N58°08'31"W	409.46
C4	555.51	975.00	32°38'40"	285.52	N62°56'32"W	548.03

LEGEND

- IRON ROD FOUND
1/2" UNLESS NOTED
- ⊙ AXLE FOUND
- BOLT FOUND
- ⊗ "X" CUT IN CONCRETE
- ⊙ MAG NAIL SET WITH WASHER
- 1/2" IRON ROD SET WITH
PLASTIC CAP "MCGRAY MCGRAY"

P.O.B. POINT OF BEGINNING

RECORD INFORMATION

(xxx) VOL. 634, PG. 530
[xxx] BK. 76, PG. 172
[xxx] VOL. 2896, PG. 383
((xxx)) BK. 12, PG. 31
<xxx> VOL. 605B, PG. 1152
[[xxx]] VOL. 769, PG. 57
<[xxx]> VOL. 2988, PG. 2328

ISSUED: 02/25/08

REVISED: 07/12/08

SURVEYED BY:

PAGE 4 OF 5

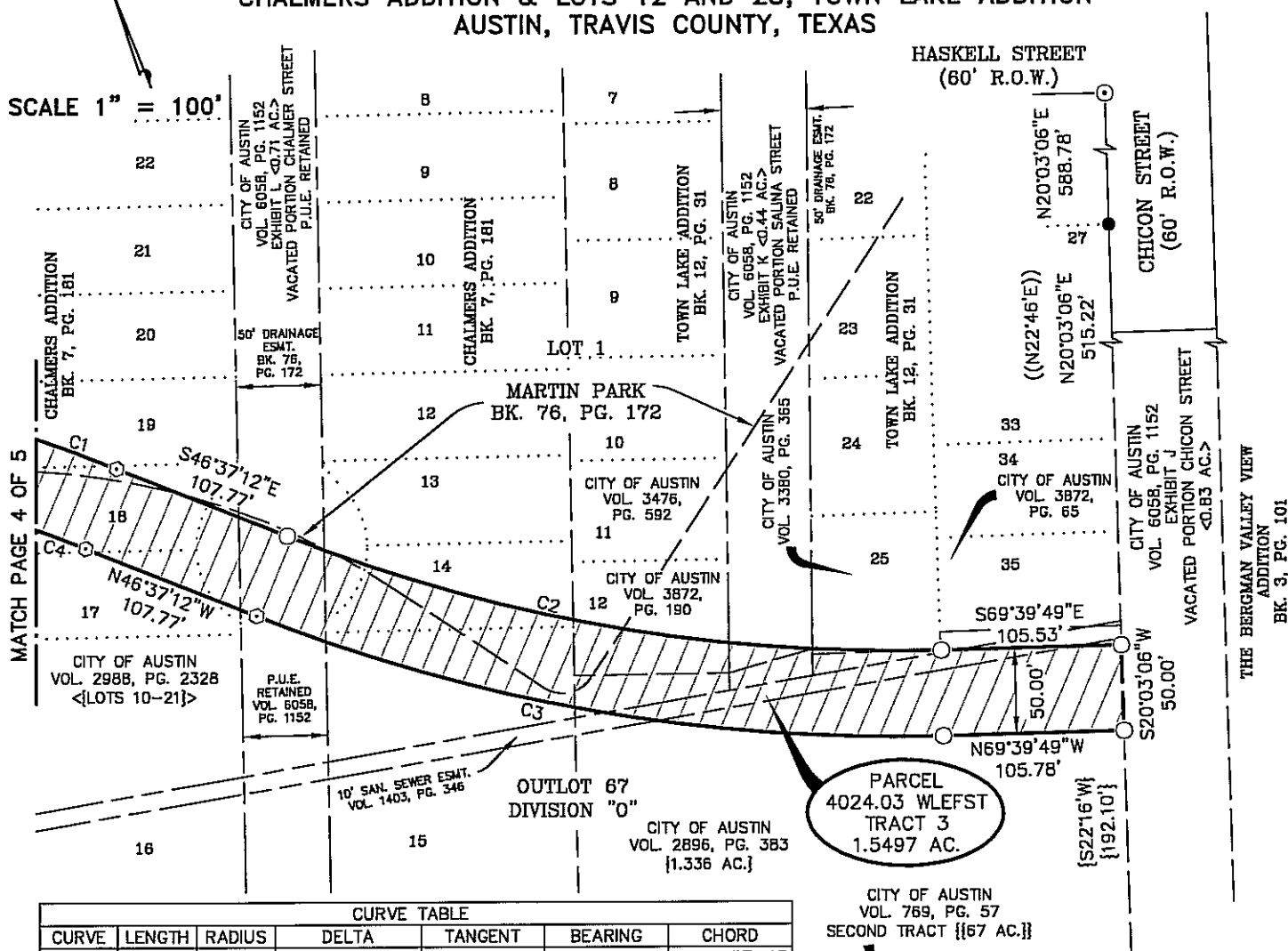


McGRAY & McGRAY
LAND SURVEYORS, INC.

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

**SKETCH TO ACCOMPANY DESCRIPTION OF
1.5497 AC. OF LAND OUT OF LOT 1, MARTIN PARK, OUTLOT 68
& OUTLOT 67, DIVISION "O", LOTS 14, 15, 17, 18 & 19,
CHALMERS ADDITION & LOTS 12 AND 25, TOWN LAKE ADDITION
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	584.00	1025.00	32°38'40"	300.16	S62°56'32"E	576.13
C2	392.13	975.00	23°02'36"	198.75	S58°08'31"E	389.49
C3	412.24	1025.00	23°02'36"	208.94	N58°08'31"W	409.46
C4	555.51	975.00	32°38'40"	285.52	N62°56'32"W	548.03

NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) 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 WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.

LEGEND

- IRON ROD FOUND 1/2" UNLESS NOTED
- ⊙ AXLE FOUND
- BOLT FOUND
- ⊗ "X" CUT IN CONCRETE
- ⊙ MAG NAIL SET WITH WASHER
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"

P.O.B. POINT OF BEGINNING

RECORD INFORMATION

(xxx) VOL. 634, PG. 530
[xxx] BK. 76, PG. 172
[xxx] VOL. 2896, PG. 383
(xxx) BK. 12, PG. 31
<xxx> VOL. 6058, PG. 1152
[xxx] VOL. 769, PG. 57
<xxx> VOL. 2988, PG. 2328

ISSUED: 02/25/08
REVISED: 07/12/08
PAGE 5 OF 5

SURVEYED BY:

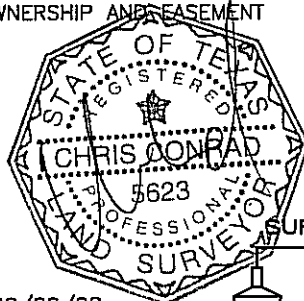
**McGRAY & McGRAY
LAND SURVEYORS, INC.**

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

AUSTIN GRID#: J-21 & K-21 JOB NO.: 07-110

02/22/08

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 # 03-0006-01-03 AND # 03-0006-01-01
M:\SDSKPROJ\DOWNTOWN_TUNNEL\DWG\Revised_7-12-08\MARTIN_PARK-2_rev1.DWG



(WASTEWATER LINE EASEMENT FOR
SUBTERRANEAN TUNNEL)
LOT 1
REBEKAH BAINES JOHNSON
HEALTH CENTER ADDITION
CIP# 4570-237-8711

FIELD NOTES FOR PARCEL 4024.04 WLEFST

DESCRIPTION OF 0.4563 OF ONE ACRE OR 19,878 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1, REBEKAH BAINES JOHNSON HEALTH CENTER ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, OF RECORD IN BOOK 82, PAGE 362-363, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED AS 9.085 ACRES IN A DEED WITHOUT WARRANTY TO THE CITY OF AUSTIN DATED DECEMBER 28, 1981, OF RECORD IN VOLUME 7740, PAGE 535, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.4563 OF ONE ACRE BEING A FIFTY (50) FOOT WIDE STRIP, 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 southwest line of said Lot 1 and said City of Austin 9.085 acre tract, and in the northeast line of that certain tract of land described as 7.02 acres in a deed to the City of Austin, of record in Volume 642, Page 334, Deed Records, Travis County, Texas, from which point a 3/4" iron pipe found in the southwest line of said Lot 1 and said 9.085 acre City of Austin tract, same being in the northeast line of said 7.02 acre City of Austin tract bears N65°08'00"W 355.79 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=10,064,856.61, E=3,117,412.69;

THENCE, with the north line of this tract, crossing said Lot 1 and said 9.085 acre City of Austin tract, the following three (3) courses;

- 1) **N86°42'31"E 16.60 feet** to a mag nail set with washer at the beginning of a curve;
- 2) with said curve to the right, having an intersection angle of **14°01'37"**, radius is **1025.00 feet**, an arc distance of **250.94 feet**, the chord of which bears **S86°16'41"E 250.31 feet** to a 1/2" iron rod set with plastic cap at the end of said curve; and
- 3) **S79°15'52"E 188.88 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, same being in the southeast line of said Lot 1 and said 9.085 acre City of Austin tract, also being in the northwest right-of-way (ROW) line of Comal Street, from which point a 1/2" iron pipe found at the east corner of said Lot 1 and said 9.085 acre tract, same being in the east line of that certain tract of land described as 20.704 acres (Tract 6, Parcel "C") in a deed to the City of Austin, of record in Volume 3593, Page 1932, Deed Records, Travis County, Texas, also being in the northwest ROW line of Comal Street bears **N20°27'34"E 117.56 feet**;

THENCE, with the southeast line of this tract, of said Lot 1, and said 9.085 acre tract, same being the northwest ROW line of Comal Street, **S20°27'34"W 50.73 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract, from which point a 1/2" iron pipe found at the south corner of Outlot 69, Division "O", of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the map or plat of said Government Outlots on file in the General Land Office, and the south corner of said 7.02 acre City of Austin tract, same being in the northeast line of the "Reserve" of said Government Outlots, and the northeast line of that certain

tract of land described as Second Tract (67 acres) in a deed to the City of Austin, of record in Volume 769, Page 57, Deed Records, Travis County, Texas bears S20°27'34"W 275.47 feet;

THENCE, with the south line this tract, crossing said Lot 1 and said 9.085 acre City of Austin tract, the following two (2) courses;

- 1) N79°15'52"W 180.31 feet to a 1/2" iron rod set with a plastic cap at the beginning of a curve; and
- 2) with said curve to the left having an intersection angle of 09°06'50", radius is 975.00 feet, an arc distance of 155.09 feet, the chord of which bears N83°49'17"W 154.93 feet to a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the southwest line of said Lot 1 and said 9.085 acre City of Austin tract, and the northeast line of said 7.02 acre City of Austin tract;

THENCE, with the southwest line of this tract, said Lot 1, and said 9.085 acre City of Austin tract, and the northeast line of said 7.02 acre City of Austin tract, N65°08'00"W 113.54 feet to the POINT OF BEGINNING and containing 0.4563 of one acre of land, more or less, within these metes and bounds.

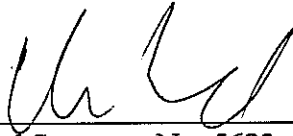
Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (93HARN). 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

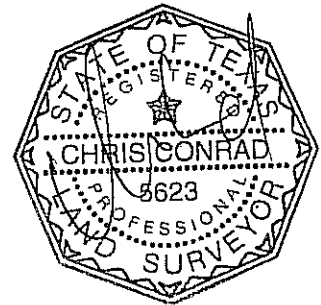


2/22/08

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. Downtown Tunnel/4024.04-Johnson Health Cntr
Issued 2/25/08 Revised 7/12/2008



TCAD# 02-0005-01-08
AUSTIN GRID J-21

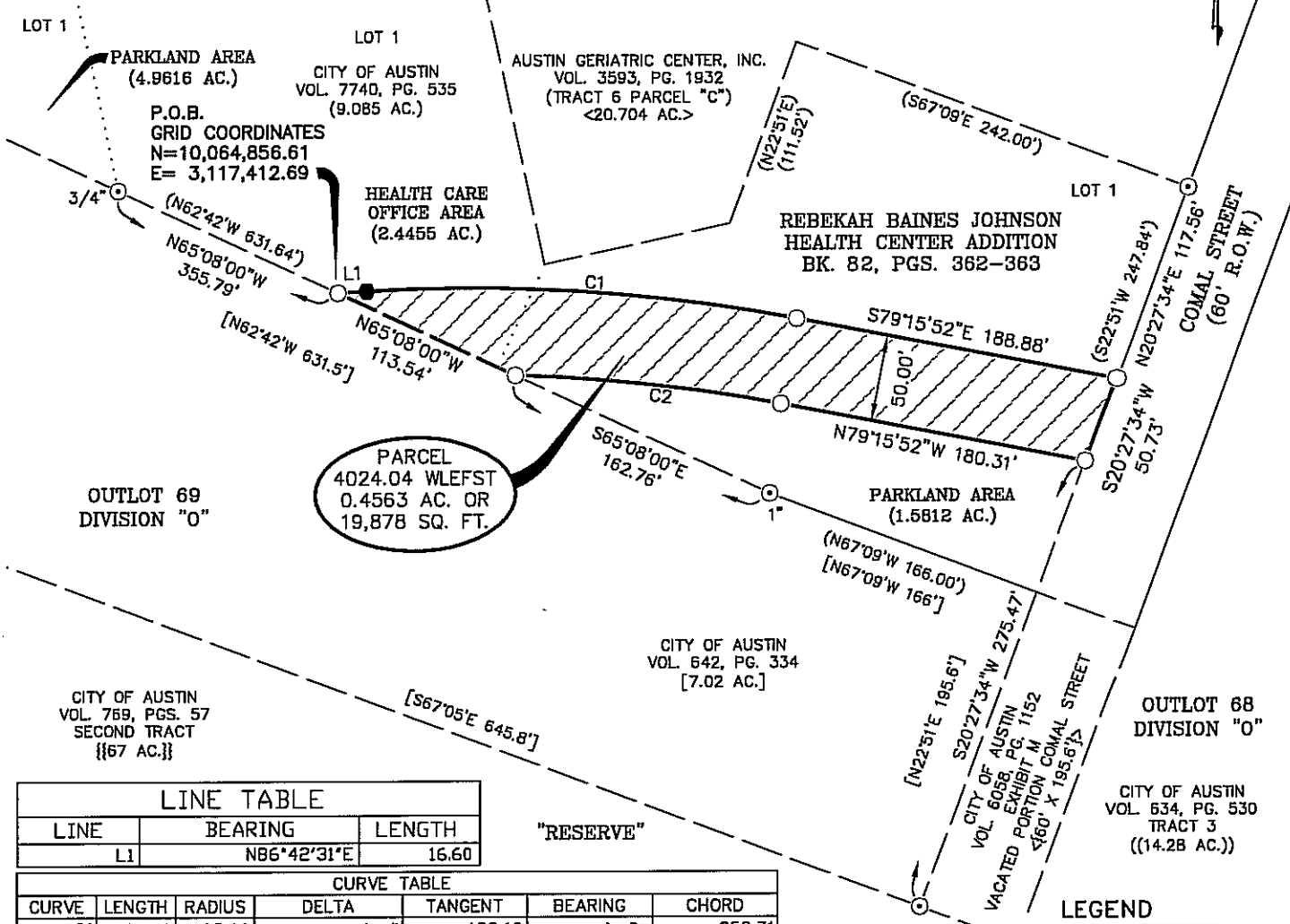
FIELD NOTES REVIEWED

By: Ray Hawkins Date 7/18/08

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION OF
0.4563 AC. OR 19,878 SQ. FT. OF LAND OUT
OF LOT 1, REBEKAH BAINES JOHNSON
HEALTH CENTER ADDITION,
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 100'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°42'31"E	16.60

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	250.94	1025.00	14°01'37"	126.10	S86°16'41"E	250.31
C2	155.09	975.00	09°06'50"	77.71	N83°49'17"W	154.93

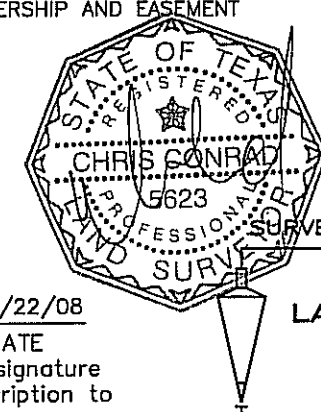
NOTES:
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, 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 WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.

- LEGEND
- IRON ROD FOUND
1/2" UNLESS NOTED
 - ⊙ IRON PIPE FOUND
1/2" UNLESS NOTED
 - MAG NAIL SET WITH WASHER
 - 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
 - P.O.B. POINT OF BEGINNING

RECORD INFORMATION

{xxx} BK. 82, PGS. 362-363
[xxx] VOL. 642, PG. 334
[xxx] BK. 76, PG. 172
{xxx} VOL. 634, PG. 530
[xxx] VOL. 769, PG. 57
<xxx> VOL. 3593, PG. 1932
<xxx> VOL. 6058, PG. 1152

ISSUED: 02/25/08
REVISED: 07/12/08
PAGE 3 OF 3



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

Chris Conrad

02/22/08

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# 02-0005-01-08