

DESCRIPTION FOR PARCEL 4024.03 TWSE

DESCRIPTION OF 2.2820 ACRES OR 99,404 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 63 ACRES, TRACT NO. 1, IN A DEED, DATED DECEMBER 30, 1958 TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 2040, PAGE 391, DEED RECORDS, TRAVIS COUNTY, TEXAS AND OUT OF THAT TRACT DESCRIBED IN A DEED, DATED FEBRUARY 2, 1958 TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 2022, PAGE 88, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 2.2820 ACRES 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 from which a bolt found at the intersection of the northwest line of said City of Austin tract in Volume 2040, Page 391 and the east right-of-way (ROW) line of Pleasant Valley Road bears, N78°09’08”W 149.13 feet and S19°56’17”W 576.26 feet and from which a 1/2” iron pipe found in the west line of said City of Austin tract in Volume 2040, Page 1 and the east ROW line of Pleasant Valley Road bears N78°09’08”W 149.13 feet, S19°56’17”W 576.26 feet and S28°01’43”W 795.20 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=10,063,712.41, E=3,123,841.01;

THENCE, with the west line of this tract, crossing said City of Austin tracts, the following four (4) courses, numbered 1 through 4;

1. **N04°08’51”E 231.41 feet** to a 1/2” iron rod set with a plastic cap;
2. **N25°49’04”E 49.43 feet** to a 1/2” iron rod set with a plastic cap;
3. **N20°41’54”E 195.27 feet** to a 1/2” iron rod set with a plastic cap; and
4. **N69°00’11”E 11.03 feet** to a 1/2” iron rod set with a plastic cap at the north corner of this tract;

THENCE, with the northeast line of this tract, crossing said City of Austin tracts, **S65°38’04”E 298.43 feet** to a 1/2” iron rod set with a plastic cap at the east corner of this tract;

THENCE, with the southeast line of this tract, crossing said City of Austin tract in Volume 2040, Page 391, the following five (5) courses, numbered 1 through 5;

1. with a curve to the right, whose intersection angle is **17°35’01”**, radius is **427.43 feet**, an arc distance of **131.17 feet**, the chord of which bears **S33°35’55”W 130.66 feet** to a 1/2” iron rod set with a plastic cap;

2. with a curve to the left, whose intersection angle is **18°49'40"**, radius is **345.43** feet, an arc distance of **113.51 feet**, the chord of which bears **S53°06'20"W 113.00 feet** to a 1/2" iron rod set with a plastic cap;
3. with a curve to the left, whose intersection angle is **11°10'30"**, radius is **171.21** feet, an arc distance of **33.39 feet**, the chord of which bears **S41°38'54"W 33.34 feet** to a 1/2" iron rod set with a plastic cap;
4. with a curve to the left, whose intersection angle is **19°54'56"**, radius is **282.99** feet, an arc distance of **98.36 feet**, the chord of which bears **S28°45'09"W 97.87 feet** to a 1/2" iron rod set with a plastic cap; and
5. **S28°08'55"W 60.04 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 City of Austin tract in Volume 2040, Page 391, **N89°19'24"W 129.21 feet** to the POINT OF BEGINNING and containing 2.2820 acres, more or less, within these metes and bounds.

Bearing Basis Note

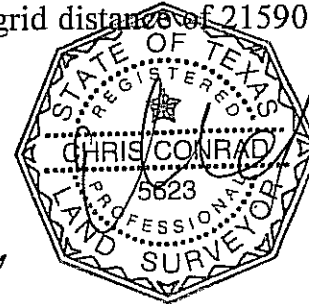
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

11/18/08

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.
4024.03 TWSE & 4024.03 TSAAMSS (2.2820 acres)

Issued 11/18/08

AUSTIN GRID K-20

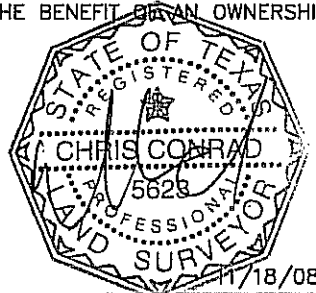
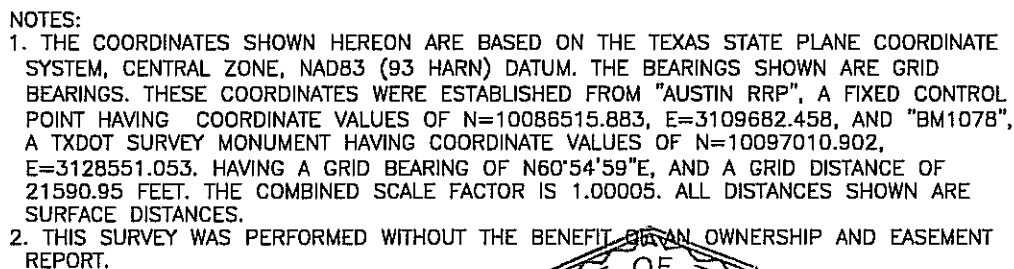
TCAD# 02-0010-09-01 & 03-0112-01-01

FIELD NOTES REVIEWED

By:  Date 1/27/09

Engineering Support Section
Department of Public Works
and Transportation

RE: CITY OF AUSTIN



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
D.R.T.C.	DEED RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

SURVEYED BY: ISSUED: 11/18/08
PAGE 3 OF 3

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

AUSTIN GRID#: K-20

JOB NO.: 08-021

DESCRIPTION FOR PARCEL 4024.04 TWSE

DESCRIPTION OF 1.3439 ACRES OR 58,540 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1, REBEKAH BAINES JOHNSON HEALTH CENTER ADDITION, A SUBDIVISION OF RECORD IN BOOK 82, PAGE 362-363, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 9.085 ACRES IN A DEED WITHOUT WARRANTY, DATED DECEMBER 28, 1981 TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 7740, PAGE 535, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 1.3439 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found at the east corner of this tract, said Lot 1, and said City of Austin tract in Volume 7740, Page 535 and the south corner of that tract described as 20.704 acres in a deed to Austin Geriatric Center, Inc. of record in Volume 3593, Page 1932, Deed Records, Travis County, Texas and the northwest right-of-way (ROW) line of Comal Street, 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=10,064,916.27, E=3,117,905.71;

THENCE, with the southeast line of this tract, said Lot 1, and said City of Austin tract in Volume 7740, Page 535 and the northwest ROW line of Comal Street, **S20°27'34"W 107.59 feet** to a 1/2" iron rod set at the northerly south corner of this tract;

THENCE, crossing said Lot 1 and said City of Austin tract in Volume 7740, Page 535, the following three (3) courses, numbered 1 through 3;

1. **N69°32'26"W 90.75 feet** to a 1/2" iron rod set with a plastic cap;
2. **S20°27'34"W 120.00 feet** to a 1/2" iron rod set with a plastic cap;
3. **S69°32'26"E 90.75 feet** to a 1/2" iron rod set with a plastic cap at the southerly east corner of this tract. same being in the southeast line of said Lot 1 and said City of Austin tract in Volume 7740, Page 535 and the northwest ROW line of Comal Street;

THENCE, with the southeast line of this tract, said Lot 1, and said City of Austin tract in Volume 7740, Page 535 and the northwest ROW line of Comal Street, **S20°27'34"W 21.88 feet** to a 1/2" iron rod set with a plastic cap at the south corner of this tract, said Lot 1, and said City of Austin tract in Volume 7740, Page 535, and the east corner of that tract 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 a 1/2" iron pipe found at the south corner of said City of Austin tract in Volume 642, Page 334, bears S20°27'34"W 194.30 feet;

THENCE, with the southwest line of this tract, said Lot 1, and said City of Austin tract in Volume 7740, Page 535 and the northeast line of said City of Austin tract in Volume 642, Page 334, the following two (2) courses, numbered 1 and 2;

1. **N69°32'26"W 165.58 feet** to a 1" iron pipe found; and
2. **N65°08'00"W 174.32 feet** to a 1/2" iron rod set with a plastic cap at the west corner of this tract from which a 3/4" iron pipe found at an angle point in the south line of said Lot 1 and said City of Austin tract in Volume 7740, Page 535, and the north line of said City of Austin tract in Volume 642, Page 334, bears N65°08'00"W 475.77 feet;

THENCE, with the west line of this tract, crossing said Lot 1 and said City of Austin tract in Volume 7740, Page 535, **N24°52'00"E 65.08 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 in Volume 7740, Page 535 and the south line of said Austin Geriatric Center tract;

THENCE, with the north line of this tract, said Lot 1, and said City of Austin tract in Volume 7740, Page 535 and the south line of said Austin Geriatric Center tract, the following three (3) courses, numbered 1 through 3;

1. **N77°36'50"E 109.88 feet** to a 3/4" iron pipe found;
2. **N20°23'56"E 111.52 feet** to a 3/4" iron rod found; and
3. **S69°33'28"E 242.18 feet** to the POINT OF BEGINNING and containing 1.3439 acres, more or less, within these metes and bounds.

Bearing Basis Note

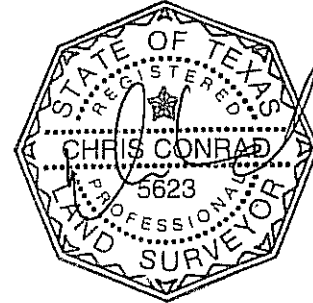
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

01/26/2009

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.

4024.04 TWSE & 4024.04 TSAAMSS Rev.1 (1.3439 acres)

Issued 11/18/08

Revised 01/26/09

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

FIELD NOTES REVIEWED

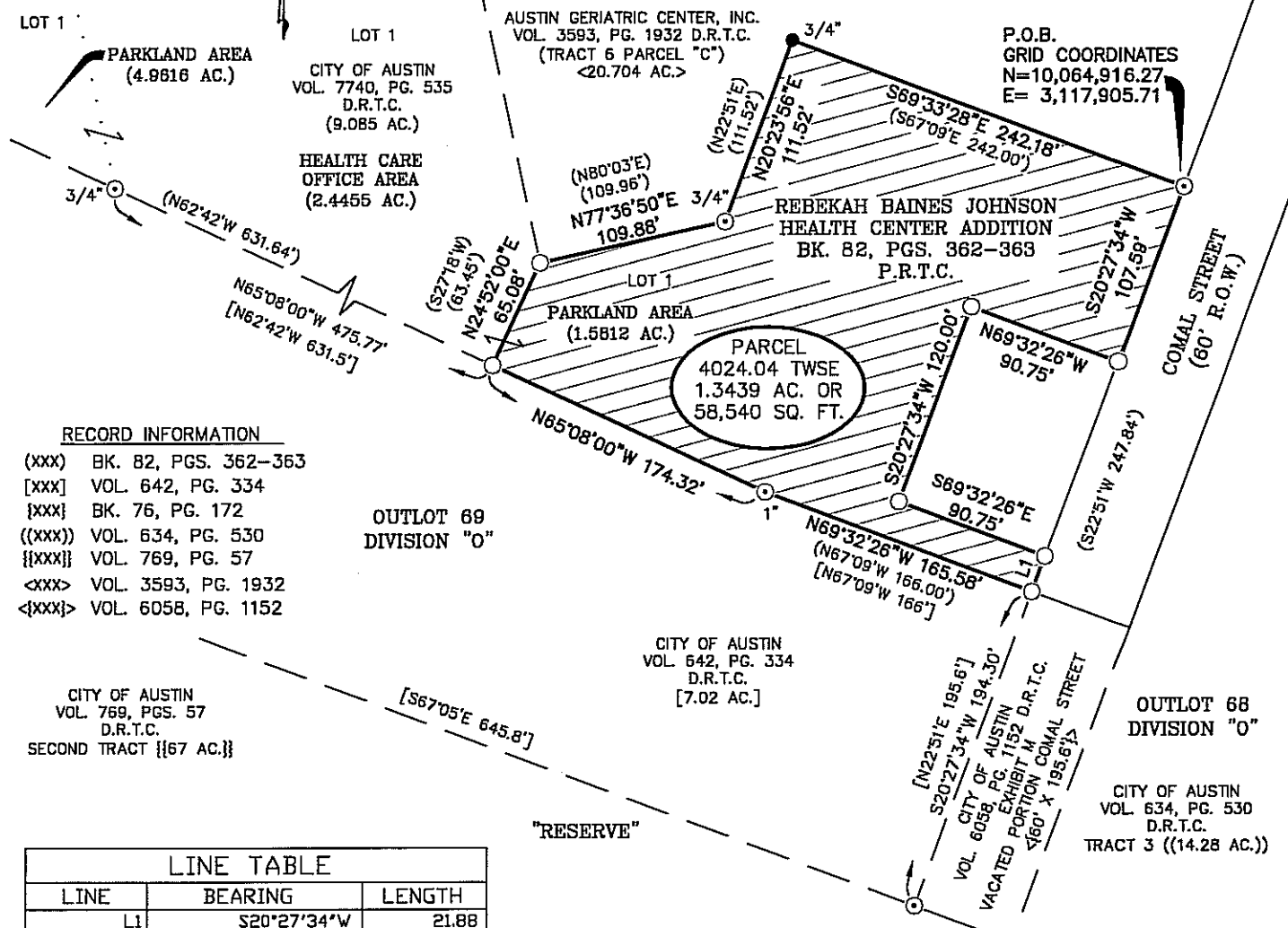
By:  Date 1/27/09

Engineering Support Section
Department of Public Works
and Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF
1.3439 AC. OR 58,540 SQ. FT. OF LAND OUT
OF LOT 1, REBEKAH BAINES JOHNSON
HEALTH CENTER ADDITION,
AUSTIN, TRAVIS COUNTY, TEXAS

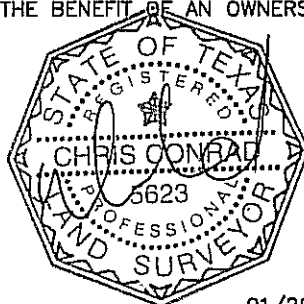
SCALE 1" = 100'



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.



01/26/09

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

M:\SDSKPROJ\DOWNTOWN_TUNNEL\DWG\TEMP-PERM_ESMT\JOHNSON_TEMP-REV1.DWG

LEGEND

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

ISSUED: 11/18/08

REVISED: 01/26/09

PAGE 4 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

DESCRIPTION FOR PARCEL 4024.XX TWSE

DESCRIPTION OF 0.4765 OF ONE ACRE OR 20,757 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE ISSAC DECKER LEAGUE, SURVEY NO. 20, ABSTRACT NO. 8, TRAVIS COUNTY, TEXAS, AND SAID 0.4765 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED AS 49.49 ACRES, TRACT NO. ONE, IN A DEED, DATED JUNE 28, 1941 TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 681, PAGE 199, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.4765 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 southeast corner of this tract, same being in the existing west curb line of South 1st Street from which an "x" cut in concrete found at the north corner of that tract described in a deed to Ronald A. Nelson and Molly Belle, Trustees, of record in Document Number 2000094968, Official Public Records, Travis County, Texas, same being at the intersection of the southwest line of West Riverside Drive and the east line of South 1st Street bears S72°15'28"E 137.31 feet and from which an "X" cut in concrete found in the west line of said Nelson and Belle tract and the east line of South 1st Street bears S33°21'32"E 108.00 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=10,067,540.87, E=3,112,206.59;

THENCE, with the south line of this tract, crossing said City of Austin tract, the following five (5) courses, numbered 1 through 5;

1. **N61°06'08"W 28.69 feet** to a 1/2" iron rod set with a plastic cap;
2. with a curve to the left, whose intersection angle is **64°50'04"**, radius is **26.33 feet**, an arc distance of **29.79 feet**, the chord of which bears **S86°28'46"W 28.23 feet** to a 1/2" iron rod set with a plastic cap;
3. **S69°41'01"W 6.70 feet** to a 1/2" iron rod set with a plastic cap;
4. with a curve to the right, whose intersection angle is **68°00'29"**, radius is **8.27 feet**, an arc distance of **9.82 feet**, the chord of which bears **N76°18'35"W 9.25 feet** to a 1/2" iron rod set with a plastic cap; and

5. **N45°29'21"W 74.49 feet** to a 1/2" iron rod set with a plastic cap at the west corner of this tract;

THENCE, with the northwest line of this tract, the following six (6) courses, numbered 1 through 6;

1. **N44°26'21"E 38.06 feet** to a 1/2" iron rod set with a plastic cap;
2. with a curve to the left, whose intersection angle is **25°07'13"**, radius is **120.87 feet**, an arc distance of **52.99 feet**, the chord of which bears **N31°52'41"E 52.57 feet** to a 1/2" iron rod set with a plastic cap;
3. **N20°58'27"E 15.42 feet** to a 1/2" iron rod set with a plastic cap;
4. with a curve to the left, whose intersection angle is **09°24'18"**, radius is **128.20 feet**, an arc distance of **21.04 feet**, the chord of which bears **N15°51'37"E 21.02 feet** to a 1/2" iron rod set with a plastic cap;
5. **S81°32'49"E 57.18 feet** to a 1/2" iron rod set with a plastic cap; and
6. **N62°40'44"E 56.55 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract, same being in the existing southwest curb line of West Riverside Drive;

THENCE, with the northeast line of this tract and the existing southwest curb line of West Riverside Drive, continuing across said City of Austin tract, the following two (2) courses, numbered 1 and 2;

1. **S28°39'34"E 21.42 feet** to a 1/2" iron rod set with a plastic cap; and
2. with a curve to the right, whose intersection angle is **61°48'16"**, radius is **51.20 feet**, an arc distance of **55.23 feet**, the chord of which bears **S00°18'04"W 52.59 feet** to a 1/2" iron rod set with a plastic cap in the existing west curb line of South 1st Street;

THENCE, with the east line of this tract and the existing west curb line of South 1st Street, **S27°29'40"W 131.68 feet** to the POINT OF BEGINNING and containing 0.4765 of one acre, more or less, within these metes and bounds.

0.4765 AC.

Bearing Basis Note

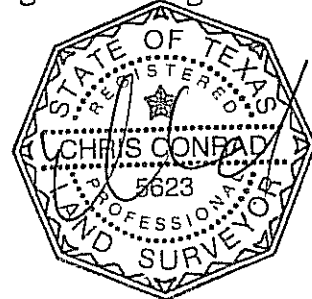
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



01/26/09

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

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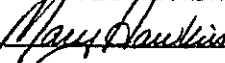
4024.XX TWSE & 4024.XX TSAAMSS Rev. 1 (0.4765 of one acre)

Issued 11/18/08

Revised 01/26/09

AUSTIN GRID J-21
TCAD# 02-0300-03-01

FIELD NOTES REVIEWED

By:  Date 1/27/09

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4765 AC. OR 20,757 SQ. FT. OF LAND
OUT OF THE ISAAC DECKER LEAGUE
AUSTIN, TRAVIS COUNTY, TEXAS

RE: CITY OF AUSTIN

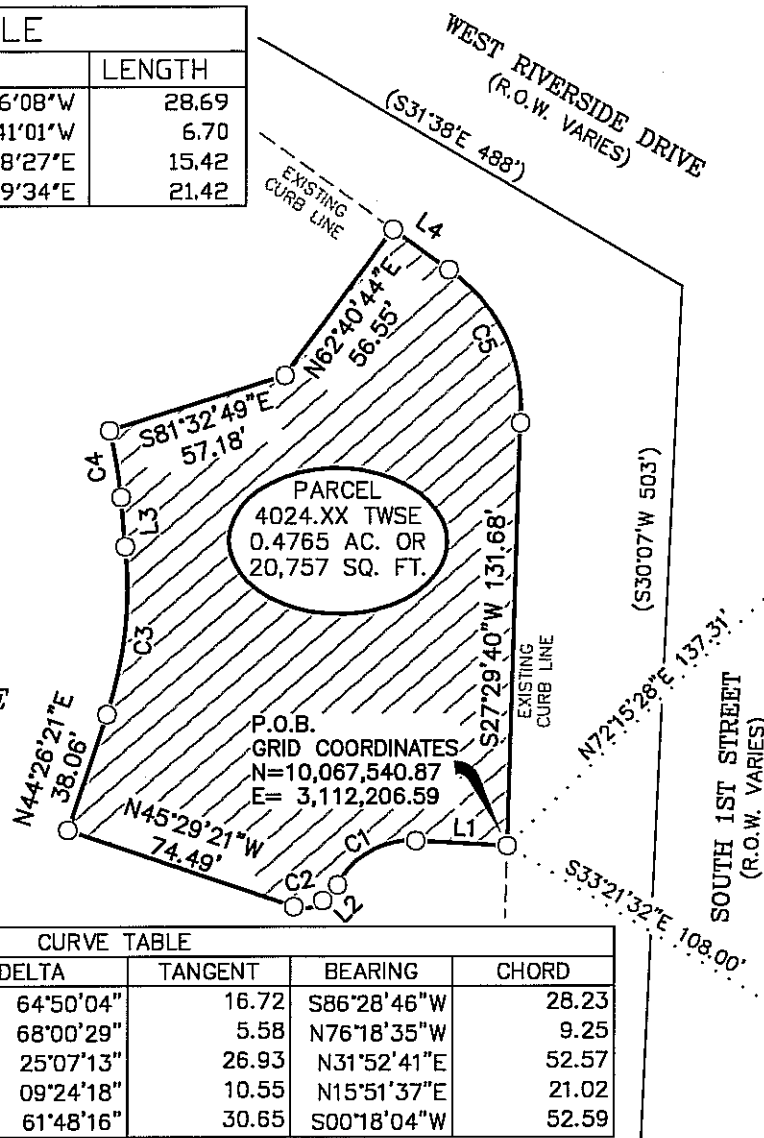
SCALE 1" = 60'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°06'08"W	28.69
L2	S69°41'01"W	6.70
L3	N20°58'27"E	15.42
L4	S28°39'34"E	21.42



CITY OF AUSTIN
VOL. 681. PG. 199
D.R.T.C.
TRACT NO. ONE (49.49 AC.)

ISAAC DECKER LEAGUE
SURVEY NO. 20
ABSTRACT NO. 8



DAVID J. DUNLAP
VOL. 3654,
PG. 331
D.R.T.C.

RONALD A NELSON
AND MOLLY BELLE,
TRUSTEES
DOC. 2000094968
O.P.R.T.C.

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

- ⊗ "X" CUT IN CONCRETE FOUND
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- P.O.B. POINT OF BEGINNING
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

RECORD INFORMATION

(xxx) VOL. 681, PG. 199

ISSUED: 11/18/08
REVISED: 01/26/09
PAGE 4 OF 4

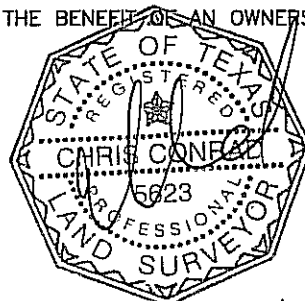
SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.

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

AUSTIN GRID# J-21

JOB NO.: 08-021



01/26/09

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

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TCAD # 02-0300-03-01

M:\SDSKPROJ\DOWNTOWN_TUNNEL\DWG\TEMP-PERM_ESMT\PALMER_TEMP-REV1.DWG

DESCRIPTION FOR PARCEL 4024.XX TWSE

DESCRIPTION OF 2.6896 ACRES OR 117,158 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE ISSAC DECKER LEAGUE, SURVEY NO. 20, ABSTRACT NO. 8, TRAVIS COUNTY, TEXAS, AND SAID 2.6896 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED AS 33.70 ACRES, TRACT NO. FOUR, IN A DEED DATED JUNE 28, 1941, TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 681, PAGE 199, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 2.6896 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 City of Austin tract and the north line of Tomey Road, from which a 1" bolt found at an angle point in the south line of said City of Austin tract and the north line of Tomey Road bears N62°29'44"W 734.23 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=10,069,295.44, E=3,108,758.86;

THENCE, with the west line of this tract, crossing said City of Austin tract, the following thirteen (13) courses, numbered 1 through 13;

1. N57°50'50"E 37.04 feet to a 1/2" iron rod set with a plastic cap;
2. N62°09'10"W 95.24 feet to a 1/2" iron rod set with a plastic cap;
3. N21°49'40"E 66.43 feet to a 1/2" iron rod set with a plastic cap;
4. S61°42'03"E 74.63 feet to a 1/2" iron rod set with a plastic cap;
5. S28°15'53"W 27.16 feet to a 1/2" iron rod set with a plastic cap;
6. S62°37'55"E 39.75 feet to a 1/2" iron rod set with a plastic cap;
7. N26°55'04"E 25.67 feet to a 1/2" iron rod set with a plastic cap;
8. N70°33'42"E 23.34 feet to a 1/2" iron rod set with a plastic cap;

9. **N22°38'11"E 44.84 feet** to a 1/2" iron rod set with a plastic cap;
10. **N20°08'07"E 102.02 feet** to a 1/2" iron rod set with a plastic cap;
11. **N01°03'42"W 97.14 feet** to a 1/2" iron rod set with a plastic cap;
12. **N34°17'02"W 260.42 feet** to a 1/2" iron rod set with a plastic cap; and
13. **N36°06'01"E 134.26 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract;

THENCE, with the north line of this tract, continuing across said City of Austin tract, the following three (3) courses, numbered 1 through 3;

1. **S46°08'28"E 167.67 feet** to a 1/2" iron rod set with a plastic cap;
2. **S67°34'11"E 165.14 feet** to a 1/2" iron rod set with a plastic cap; and
3. **N71°11'05"E 54.30 feet** at the northeast corner of this tract;

THENCE, with the east line of this tract, continuing across said City of Austin tract, the following eleven (11) courses, numbered 1 through 11;

1. **S27°41'53"W 43.59 feet** to a 1/2" iron rod set with a plastic cap;
2. **S73°08'46"W 24.99 feet** to a 1/2" iron rod set with a plastic cap;
3. **S46°50'09"W 28.14 feet** to a 1/2" iron rod set with a plastic cap;
4. **S26°55'04"W 121.51 feet** to a 1/2" iron rod set with a plastic cap;
5. **S51°40'40"E 37.24 feet** to a 1/2" iron rod set with a plastic cap;
6. **S26°55'04"W 76.64 feet** to a 1/2" iron rod set with a plastic cap;
7. **N74°10'40"W 31.59 feet** to a 1/2" iron rod set with a plastic cap;
8. **S26°55'04"W 178.28 feet** to a 1/2" iron rod set with a plastic cap;
9. **S17°09'44"E 81.40 feet** to a 1/2" iron rod set with a plastic cap;
10. **S62°52'53"E 62.27 feet** to a 1/2" iron rod set with a plastic cap; and

2.6896 AC.

11. **S27°07'07"W 72.36 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract from which a 1" bolt found in the south line of said City of Austin tract and the north line of Toomey Road bears **S62°09'44"E 253.27 feet**;

THENCE, with the south line of this tract and said City of Austin tract and the north line of Toomey Road, the following two (2) courses, numbered 1 and 2;

1. **N62°09'44"W 46.77 feet** at a calculated corner; and
2. **N62°29'44"W 192.08 feet** to the POINT OF BEGINNING and containing 2.6896 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

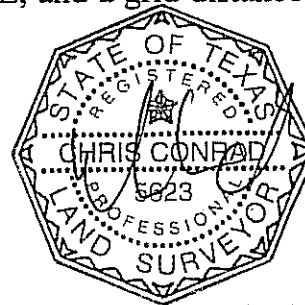
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



11/18/08

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. 4024.XX TWSE (2.6896 of one acre)

Issued 11/18/08

AUSTIN GRID H-22
TCAD# 01-0502-01-01

FIELD NOTES REVIEWED

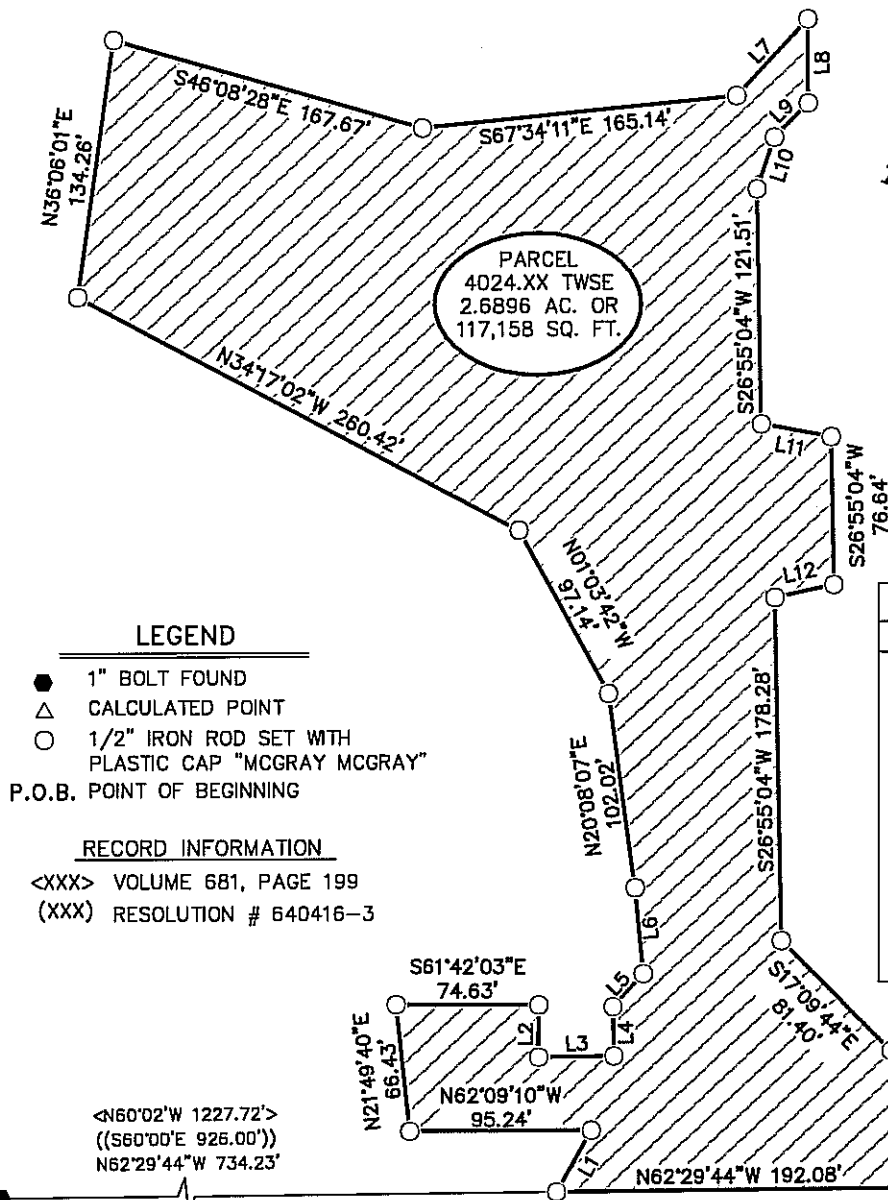
By:  Date 1/27/09

Engineering Support Section
Department of Public Works
and Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF
2.6896 AC. OR 117,158 SQ. FT. OF LAND
OUT OF THE ISAAC DECKER LEAGUE,
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 100'



LEGEND

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

RECORD INFORMATION

<XXX> VOLUME 681, PAGE 199
(XXX) RESOLUTION # 640416-3

LINE TABLE

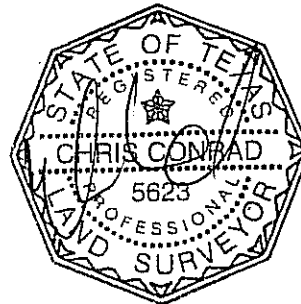
LINE	BEARING	LENGTH
L1	N57°50'50"E	37.04
L2	S28°15'53"W	27.16
L3	S62°37'55"E	39.75
L4	N26°55'04"E	25.67
L5	N70°33'42"E	23.34
L6	N22°38'11"E	44.84
L7	N71°11'05"E	54.30
L8	S27°41'53"W	43.59
L9	S73°08'46"W	24.99
L10	S46°50'09"W	28.14
L11	S51°40'40"E	37.24
L12	N74°10'40"W	31.59
L13	N62°09'44"W	46.77

TOOMEY ROAD
RESOLUTION # 640416-3

P.O.B.
GRID COORDINATES
N=10,069,295.44
E= 3,108,758.86

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 SCALED FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.



ISSUED: 11/18/08

SURVEYED BY: PAGE 4 OF 4

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#: 01-0502-01-01

M:\sdsproj\DOWNTOWN_TUNNEL\dwg\TEMP-PERM_ESMT\TOOMEY_TEMP.DWG

AUSTIN GRID#: H-22

JOB NO.: 08-021

DESCRIPTION FOR PARCEL 4024.XX TWSE

DESCRIPTION OF 0.8442 OF ONE ACRE OR 36,775 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE “RESERVE”, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO MAPS ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND SAID 0.8442 OF ONE ACRE TRACT ALSO BEING OUT OF THAT TRACT DESCRIBED AS 77 ACRES, FIRST TRACT, IN A DEED DATED JULY 3, 1945, TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 769, PAGE 57, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.8442 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 at the intersection of the north line of West Cesar Chavez Street and the southeast line of B.R. Reynolds Drive as dedicated by City Council Resolution of record in Volume 5816, Page 182, Deed Records, Travis County, Texas from which a 1/2” iron rod found at an angle point in the north line of said West Cesar Chavez Street bears N57°53’10”W 121.54 feet and from which a 1/2” iron rod found at an angle point in the north line of said Cesar Chavez Street bears N57°53’10”W 121.54 feet and N47°39’18”W 61.92 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=10,070,247.97, E=3,109,889.89;

THENCE, with the northwest line of this tract and the southeast line of B.R. Reynolds Drive, the following three (3) courses, numbered 1 through 3;

1. with a curve to the right, whose intersection angle is **93°12’26”**, a radius of **34.00 feet**, an arc distance of **55.31 feet**, the chord of which bears **N08°41’05”W 49.41 feet** to an “x” cut in concrete;
2. **N37°55’21”E 314.28 feet** to a 1/2” iron rod set with a plastic cap from which a 1/2” iron rod found at an angle point in the northwest line of B.R. Reynolds Drive bears **S05°38’30”E 87.08 feet**; and
3. with a curve to the right, whose intersection angle is **51°27’40”**, a radius of **64.00 feet**, an arc distance of **57.48 feet**, the chord of which bears **N63°39’14”E 55.57 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 Lamar Boulevard;

0.8442 AC.

THENCE, with the east line of this tract and the west line of Lamar Boulevard, **S18°19'18"W 415.18 feet** to an "x" cut in concrete at the southeast corner of this tract, same being at the intersection of the west line of Lamar Boulevard and the north line of West Cesar Chavez Street;

THENCE, with the south line of this tract and the north line of West Cesar Chavez Street, **N55°17'32"W 127.70 feet** to the POINT OF BEGINNING and containing 0.8442 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

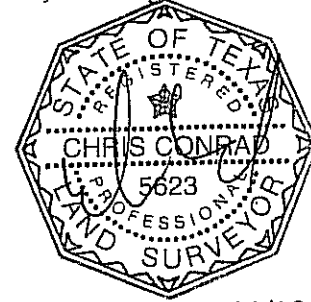
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



11/18/08

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. 4024.XX TWSE (0.8442 of one acre)

Issued 11/18/08

AUSTIN GRID H-22
TCAD# 01-0703-03-01

FIELD NOTES REVIEWED

By: Maya Hawkins Date 1/27/09

Engineering Support Section
Department of Public Works
and Transportation

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF 0.8442 AC. OR 36,775 SQ. FT. OF LAND IN THE "RESERVE" AUSTIN, TRAVIS COUNTY, TEXAS

LOT 1
YMCA-TOWN LAKE SUBDIVISION
BK. 87, PG. 146D & 147A

SCALE 1" = 100'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	55.31'	34.00'	93°12'26"	35.96'	N08°41'05"W	49.41'
C2	57.48'	64.00'	51°27'40"	30.84'	N63°39'14"E	55.57'
C3	61.93'	1175.57'	03°01'06"	30.97'	N47°39'18"W	61.92'
[C1]	[55.31']	[34.00']	[93°12'53"]	[35.96']	[N06°38'56"W]	[49.41']
[C2]	[57.48']	[64.00']	[51°27'40"]	[30.84']	[N65°41'23"E]	[55.57']
[C3]	[61.69']	[1175.57']	[03°00'24"]	[30.85']	[S45°35'59"E]	[61.68']
[C4]	[38.93']	[24.00']	[92°56'20"]	[25.26']	[N86°25'40"E]	[34.80']

LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- ⊗ "X" CUT IN CONCRETE
- △ COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- D.R.T.C. DEED RECORDS TRAVIS COUNTY

THE "RESERVE"

CITY OF AUSTIN
VOL. 769, PG. 57
D.R.T.C.
(FIRST TRACT)
(77 AC.)

RECORD INFORMATION

- (xxx) VOLUME 769, PAGE 57
(xxx) VOLUME 5816, PAGE 182
(xxx) RESOLUTION # 640416-3

NOTES:

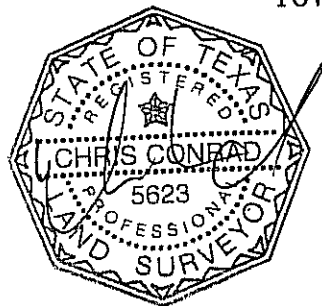
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- THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.

WEST CESAR CHAVEZ STREET
(WEST 1ST STREET)
NO DEDICATION FOUND

P.O.B.
GRID COORDINATES
N=10,070,247.97
E= 3,109,889.89

APPROXIMATE EDGE OF WATER

TOWN LAKE - COLORADO RIVER



11/18/08

LAMAR BOULEVARD
RESOLUTION # 640416-3
(200' R.O.W.)

STREET DEDICATION BY
CITY COUNCIL RESOLUTION
VOL. 5816, PG. 182
D.R.T.C.
[0.80 AC.]

B. R. REYNOLDS DRIVE
[N39°57'30"E 399.59']
[N37°55'21"E 314.28']
[N55°17'32"W 127.70']
[N53°15'23"W 127.70']

PARCEL
4024.XX TWSE
0.8442 AC. OR
36,775 SQ. FT.

ISSUED: 11/18/08
SHEET 3 OF 3

SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.

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

AUSTIN GRID#: H-22

JOB NO.: 08-021

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#: 01-0703-03-01

M:\sdsproj\DOWNTOWN_TUNNEL\dwg\TEMP-PERM_ESMT\LAMAR_TEMP.DWG