

DESCRIPTION FOR PARCEL 4024.XX AE

DESCRIPTION OF 0.0777 OF ONE ACRE OR 3,385 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE ISSAC DECKER LEAGUE, SURVEY NO. 20, ABSTRACT NO. 8, TRAVIS COUNTY, TEXAS, AND SAID 0.0777 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 0.0777 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 from which a “x” cut in concrete found at the north corner of that tract described in that 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 S55°24’38”E 226.89 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 S23°51’49”E 285.24 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=10,067,711.52, E=3,112,150.58;

THENCE, with the south line of this tract, crossing said City of Austin tract, **N76°58’53”W 24.08 feet** to a 1/2” iron rod set with a plastic cap at the southwest corner of this tract;

THENCE, with the west line of this tract, the following four (4) courses, numbered 1 through 4;

1. **N08°27’11”E 22.35 feet** to a 1/2” iron rod set with a plastic cap;
2. **N06°45’55”E 16.84 feet** to a 1/2” iron rod set with a plastic cap;
3. with a curve to the right, whose intersection angle is **43°23’28”**, radius is **69.48 feet**, an arc distance of **52.62 feet**, the chord of which bears **N21°40’33”E 51.37 feet** to a 1/2” iron rod set with a plastic cap; and
4. **N46°02’31”E 59.43 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, continuing across said City of Austin tract, with the existing southwest curb line of West Riverside Drive, **S28°39'34"E 24.88 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, continuing across said City of Austin tract, the following four (4) courses, numbered 1 through 4;

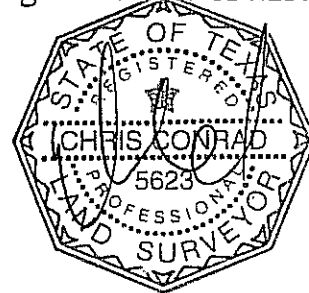
1. **S46°02'31"W 52.25 feet** to a 1/2" iron rod set with a plastic cap;
2. with a curve to the left, whose intersection angle is **44°21'41"**, radius is **45.48 feet**, an arc distance of **35.21 feet**, the chord of which bears **S20°33'33"W 34.34 feet** to a 1/2" iron rod set with a plastic cap;
3. **S06°45'55"W 18.77 feet** to a 1/2" iron rod set with a plastic cap; and
4. **S08°27'11"W 24.62 feet** to the POINT OF BEGINNING and containing 0.0777 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

01/26/2009

Chris Conrad, Reg. Professional Land Surveyor No. 5623

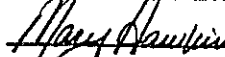
Date

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.XX AE (0.0777 of one acre)

Issued 11/18/08; Revised 11/25/2008; Revised 01/26/2009

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 0.0777 AC. OKR 3,385 SQ. FT. OF LAND
OUT OF THE ISAAC DECKER LEAGUE
AUSTIN, TRAVIS COUNTY, TEXAS

RE: CITY OF AUSTIN

SCALE 1" = 60'

ISAAC DECKER
LEAGUE
SURVEY NO. 20
ABSTRACT NO. 8

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

PARCEL
4024.XX AE
0.0777 AC. OR
3,385 SQ. FT.

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

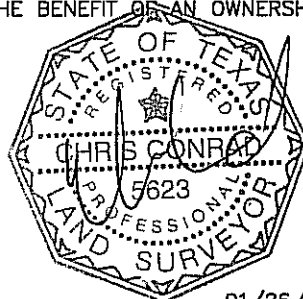
P.O.B.
GRID COORDINATES
N=10,067,711.52
E= 3,112,150.58

LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°58'53"W	24.08
L2	N08°27'11"E	22.35
L3	N06°45'55"E	16.84
L4	S28°39'34"E	24.88
L5	S06°45'55"W	18.77
L6	S08°27'11"W	24.62

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	52.62	69.48	43°23'28"	27.64	N21°40'33"E	51.37
C2	35.21	45.48	44°21'41"	18.54	S20°33'33"W	34.34

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.



01/26/09

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: 11/25/08
REVISED: 01/26/09
PAGE 3 OF 3

SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.

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

AUSTIN GRID# J-21

JOB NO.: 08-021

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 # 02-0300-03-01

M:\SDSKPROJ\DOWNTOWN_TUNNEL\DWG\TEMP-PERM_ESMT\PALMER_ACCESS_REV2.DWG

DESCRIPTION FOR PARCEL 4024.03 AE

DESCRIPTION OF 0.2927 OF ONE ACRE OR 12,749 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, 1959 TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 2022, PAGE 88, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.2927 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 west line of said City of Austin tract in Volume 2022, Page 88 and the east right-of-way (ROW) line of Pleasant Valley Road 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 ROW line of Pleasant Valley Road and the south corner of said City of Austin tract in Volume 2022, Page 88 bears, S24°26'09"W 256.57 feet and from which a 1/2" iron pipe found in the east ROW line of Pleasant Valley Road bears S24°26'09"W 256.57 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=10,063,434.89, E=3,123,604.68;

THENCE, with a west line of said City of Austin tract in Volume 2022, Page 88 and the east ROW line of Pleasant Valley Road with a curve to the left, whose intersection angle is **00°41'59"**, radius is **2047.37 feet**, an arc distance of **25.00 feet**, the chord of which bears **N20°29'37"E 25.00 feet** to a 1/2" iron rod set with a plastic cap at the southerly north corner of this tract;

THENCE, with the northerly and westerly lines of this tract, crossing said City of Austin tracts, the following five (5) courses, numbered 1 through 5;

1. **S69°38'45"E 57.91 feet** to a 1/2" iron rod set with a plastic cap;
2. with a curve to the left, whose intersection angle is **100°53'15"**, radius is **25.00 feet**, an arc distance of **44.02 feet**, the chord of which bears **N59°54'43"E 38.55 feet** to a 1/2" iron rod set with a plastic cap;
3. **N09°28'10"E 99.91 feet** to a 1/2" iron rod set with a plastic cap;
4. **N15°01'51"E 160.74 feet** to a 1/2" iron rod set with a plastic cap; and
5. with a curve to the right, whose intersection angle is **64°07'24"**, radius is **129.09 feet**, an arc distance of **144.47 feet**, the chord of which bears

N45°05'19"E 137.05 feet to a 1/2" iron rod set with a plastic cap at the north corner of this tract;

THENCE, with the east line of this tract, crossing said City of Austin tract in Volume 2040, Page 391, **S04°19'07"W 26.47 feet** to a 1/2" iron rod set with a plastic cap at the northerly southeast corner of this tract;

THENCE, with the easterly and southerly lines of this tract, crossing said City of Austin tracts, the following five (5) courses, numbered 1 through 5;

1. with a curve to the left, whose intersection angle is **60°03'03"**, radius is **104.09 feet**, an arc distance of **109.10 feet**, the chord of which bears **S42°49'10"W 104.17 feet** to a 1/2" iron rod set with a plastic cap;
2. **S15°04'24"W 158.76 feet** to a 1/2" iron rod set with a plastic cap;
3. **S09°28'10"W 99.91 feet** to a 1/2" iron rod set with a plastic cap;
4. with a curve to the right, whose intersection angle is **100°53'15"**, radius is **50.00 feet**, an arc distance of **88.04 feet**, the chord of which bears **S59°54'43"W 77.10 feet** to a 1/2" iron rod set with a plastic cap; and
5. **N69°38'45"W 57.98 feet** to the POINT OF BEGINNING and containing 0.2927 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

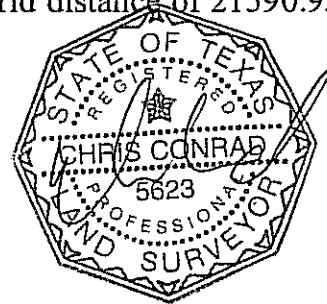
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

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4024.03 AE (0.2927 of one acre)

Issued 11/18/08

FIELD NOTES REVIEWED

AUSTIN GRID K-20

By: *[Signature]* Date: *1/27/09* CAD# 02-0010-09-01 & 03-0112-01-01

Engineering Support Section
Department of Public Works
and Transportation

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2927 AC. OR 12,749 SQ. FT. OF LAND
OUT OF THE SANTIAGO DEL VALLE GRANT
AUSTIN, TRAVIS COUNTY, TEXAS**

RE: CITY OF AUSTIN

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°38'45"E	57.91
L2	S04°19'07"W	26.47
L3	N69°38'45"W	57.98
L4	S28°01'43"W	795.20
[L4]	[N29°10'E]	[795.10]

RECORD INFORMATION

(xxx) VOL. 2022, PG. 88
<xxx> VOL. 2040, PG. 391
[xxx] CITY OF AUSTIN,
DEPT. OF PUBLIC WORKS
CAB. 2, DRAW. I, NO. 247
[xxx] VOL. 10105, PG. 834

CITY OF AUSTIN
VOL. 2022, PG. 88
D.R.T.C.

P.O.B.
GRID COORDINATES
N=10,063,434.89
E= 3,123,604.68

PLEASANT VALLEY ROAD
(120' R.O.W.)

CITY OF AUSTIN
VOL. 2022, PG. 88
D.R.T.C.

**SANTIAGO DEL
VALLE GRANT**

CITY OF AUSTIN
VOL. 2040, PG. 391
D.R.T.C.
TRACT NO. 1 <63 AC.>

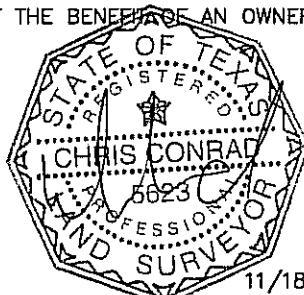
PARCEL
4024.03 AE
0.2927 AC. OR
12,749 SQ. FT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	25.00	2047.37	00°41'59"	12.50	N20°29'37"E	25.00
C2	44.02	25.00	100°53'15"	30.27	N59°54'43"E	38.55
C3	144.47	129.09	64°07'24"	80.86	N45°05'19"E	137.05
C4	109.10	104.09	60°03'03"	60.16	S42°49'10"W	104.17
C5	88.04	50.00	100°53'15"	60.53	S59°54'43"W	77.10
C6	256.74	2047.37	07°11'05"	128.54	S24°26'09"W	256.57

- 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

- 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



11/18/08

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
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TCAD# 02-0010-09-01 AND 03-0112-01-01

M:\SDSKPROJ\DOWNTOWN_TUNNEL\DWG\TEMP--PERM_ESMT\KRIEG_ACCESS.DWG

ISSUED: 11/18/08
SURVEYED BY: 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