

## DESCRIPTION FOR PARCEL 4024.03 TIAEE

DESCRIPTION OF 0.3440 OF ONE ACRE OR 14,983 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 0.3440 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 from which a bolt found at the intersection of the northwest line of said City of Austin tract and the east right-of-way (ROW) line of Pleasant Valley Road bears, N77°33'18"W 40.64 feet and S20°14'12"W 555.13 feet and from which a 1/2" iron pipe found in the east ROW line of Pleasant Valley and the west line of said City of Austin tract in Volume 2040, Page 391, bears N77°33'18"W 40.64 feet, S20°14'12"W 555.13 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=10,063,713.41, E=3,123,730.24;

THENCE, with the west line of this tract, crossing said City of Austin tract in Volume 2022, Page 88, **N04°12'32"E 182.67 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, crossing said City of Austin tract in Volume 2022, Page 88, **S89°54'54"E 110.63 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 tracts, the following two (2) courses, numbered 1 and 2;

1. **S04°08'51"W 89.87 feet** to a 1/2" iron rod set with a plastic cap; and
2. with a curve to the left, whose intersection angle is **60°13'32"**, radius is **129.09 feet**, an arc distance of **135.69 feet**, the chord of which bears

**S43°08'25"W 129.53 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract;

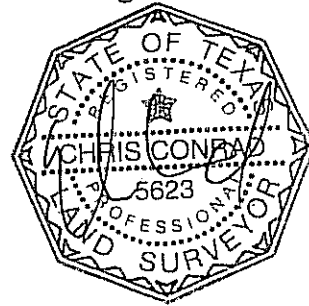
THENCE, with the south line of this tract, crossing said City of Austin tract in Volume 2022, Page 88, **N85°47'28"W 29.04 feet** to the POINT OF BEGINNING and containing 0.3440 of one acre, more or less, within these metes and bounds.

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. 4024.03 TIAEE (0.3440 of one acre)

Issued 11/18/08

AUSTIN GRID K-20

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

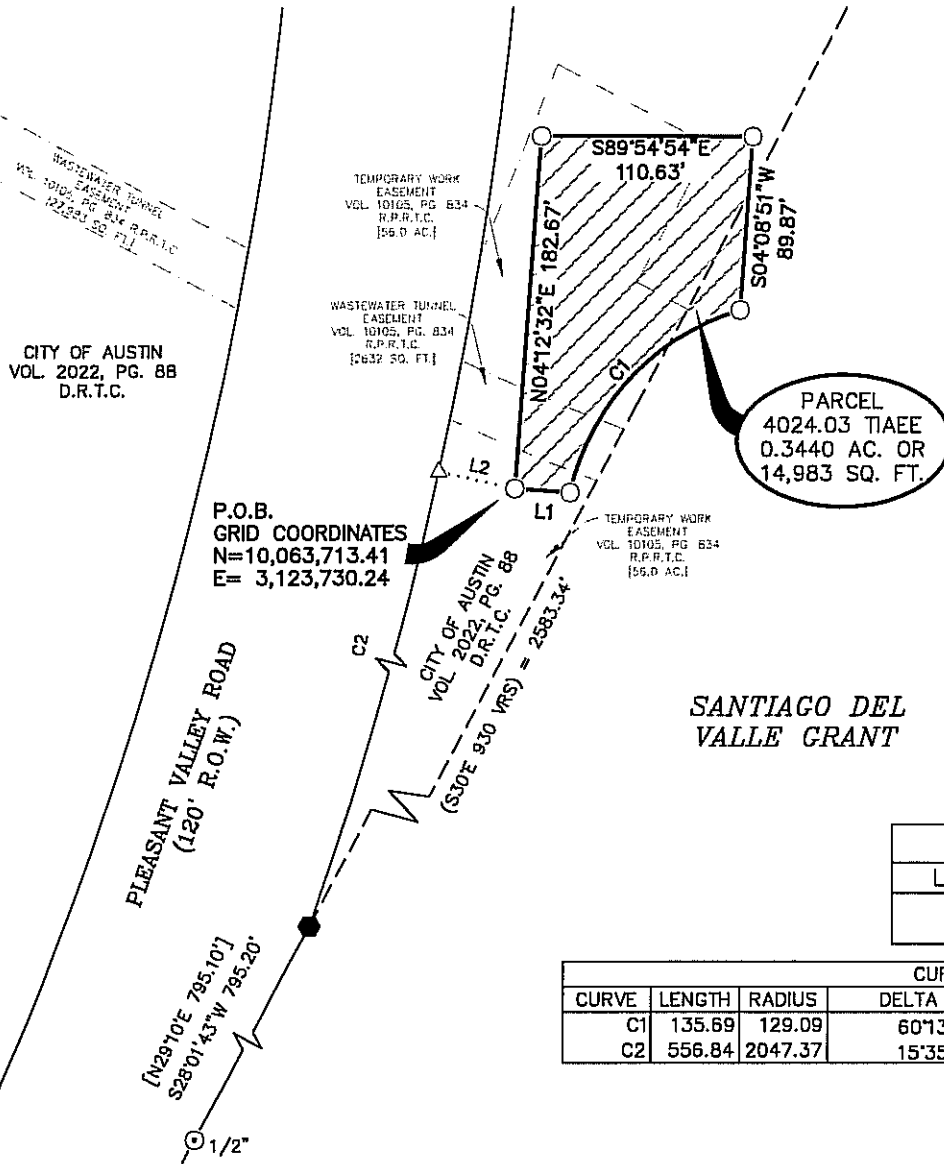
FIELD NOTES REVIEWED

By: Mary Hawkins Date 1/27/09

Engineering Support Section  
Department of Public Works  
and Transportation

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.3440 AC. OR 14,983 SQ. FT. OF LAND  
OUT OF THE SANTIAGO DEL VALLE GRANT  
AUSTIN, TRAVIS COUNTY, TEXAS**

RE: CITY OF AUSTIN



SCALE 1" = 100'

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

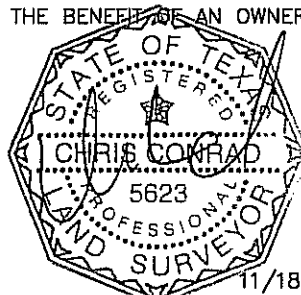
RECORD INFORMATION

(xxx) VOL. 2022, PG. 88  
<xxx> VOL. 2040, PG. 391  
{xxx} CITY OF AUSTIN,  
DEPT. OF PUBLIC WORKS  
CAB. 2, DRAW. 1, NO. 247  
{xxx} VOL. 10105, PG. 834

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°47'28"W	29.04
L2	N77°33'18"W	40.64

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	135.69	129.09	60°13'32"	74.87	S43°08'25"W	129.53
C2	556.84	2047.37	15°35'00"	280.15	S20°14'12"W	555.13

- 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.



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

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

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\TEMP-PERM\_ESMT\KRIEG\_TEMP\_ACCESS.DWG