

## DESCRIPTION FOR PARCEL 4024.XX WE

DESCRIPTION OF 0.3254 OF ONE ACRE OR 14,175 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 0.3254 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 0.3254 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 two (2) courses, numbered 1 through 2;

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; and
2. **N37°55’21”E 93.08 feet** to an “x” cut in concrete at the westerly north corner of this tract from which a 1/2” iron rod found in the northwest line of B.R. Reynolds Drive bears **N37°55’21”E 221.20 feet** and **N05°38’30”W 87.08 feet**;

THENCE, with the northwest line of this tract, crossing said Reserve and said City of Austin tract, the following eight (8) courses, numbered 1 through 8;

1. **S51°01’19”E 21.46 feet** to a 1/2” iron rod set with a plastic cap;
2. **N38°58’41”E 38.70 feet** to a 1/2” iron rod set with a plastic cap;

0.3254 AC.

3. **N22°32'01"E 21.28 feet** to a 1/2" iron rod set with a plastic cap;
4. **S67°27'59"E 21.56 feet** to a 1/2" iron rod set with a plastic cap;
5. **S22°32'01"W 21.28 feet** to a 1/2" iron rod set with a plastic cap;
6. **N67°27'59"W 3.27 feet** to a 1/2" iron rod set with a plastic cap;
7. **S38°58'41"W 43.88 feet** to a 1/2" iron rod set with a plastic cap; and
8. **S51°01'19"E 68.26 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, continuing across said Reserve and said City of Austin tract, **S38°58'41"W 121.18 feet** to an "x" cut in concrete at the south corner of this tract, same being in 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 69.21 feet** to the POINT OF BEGINNING and containing 03254 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

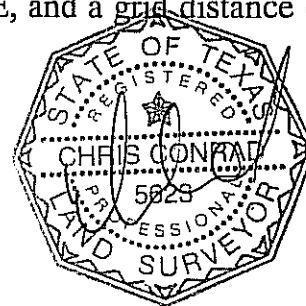
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

SURVEYED BY:

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

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



01/26/09

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 WWE Rev.1 (0.3254 of one acre) Issued 11/18/08; Revised 01/26/09

FIELD NOTES REVIEWED

By:  Date 1/27/09

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

Engineering Support Section  
Department of Public Works  
and Transportation

RE: CITY OF AUSTIN

# SKETCH TO ACCOMPANY DESCRIPTION OF 0.3254 AC. OR 14,175 SQ. FT. OF LAND IN THE "RESERVE" AUSTIN, TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°01'19"E	21.46'
L2	N38°58'41"E	38.70'
L3	N22°32'01"E	21.28'
L4	S67°27'59"E	21.56'
L5	S22°32'01"W	21.28'
L6	N67°27'59"W	3.27'
L7	S38°58'41"W	43.88'
L8	S51°01'19"E	68.26'

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'
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']	[S06°38'56"E]	[49.41']
[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

## RECORD INFORMATION

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

## 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.

## THE "RESERVE"

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

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

APPROXIMATE EDGE OF WATER

TOWN LAKE - COLORADO RIVER



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#: 01-0703-03-01

M:\sdsproj\DOWNTOWN\_TUNNEL\dwg\TEMP-PERM\_ESMT\LAMAR\_PERM-REV1.DWG

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

SCALE 1" = 100'

PARCEL  
 4024.XX WE  
 0.3254 AC. OR  
 14,175 SQ FT

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

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

ISSUED: 11/18/08  
 REVISED: 01/26/09  
 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

## DESCRIPTION FOR PARCEL 4024.XX WE

DESCRIPTION OF 0.1775 OF ONE ACRE OR 7,733 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE ISSAC DECKER LEAGUE, SURVEY NO. 20, ABSTRACT NO. 8, TRAVIS COUNTY, TEXAS, AND SAID 0.1775 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 0.1775 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 S47°14'44"E 177.36 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 S13°07'11"E 259.22 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=10,067,703.12, E=3,112,207.14;

THENCE, with the south line of this tract, crossing said City of Austin tract, **N81°32'49"W 57.18 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, continuing across said City of Austin tract, the following four (4) courses, numbered 1 through 4;

1. **N08°27'11"E 24.62 feet** to a 1/2" iron rod set with a plastic cap;
2. **N06°45'55"E 18.77 feet** to a 1/2" iron rod set with a plastic cap;
3. with a curve to the right, whose intersection angle is **44°21'41"**, radius is **45.48 feet**, an arc distance of **35.21 feet**, the chord of which bears **N20°33'33"E 34.34 feet** to a 1/2" iron rod set with a plastic cap; and
4. **N46°02'31"E 52.25 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;

0.1775AC.

THENCE, with the northeast line of this tract and existing southwest curb line of West Riverside Drive, continuing across said City of Austin tract, **S28°39'34"E 106.97 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, continuing across said City of Austin tract, **S62°40'44"W 56.55 feet** to the POINT OF BEGINNING and containing 0.1775 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

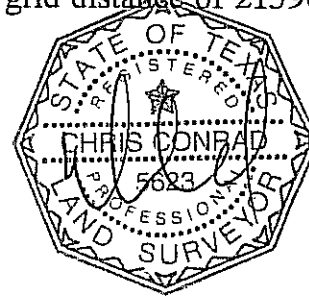
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

SURVEYED BY:

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

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



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

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 WWE Rev. 1 (0.1775 of one acre)

Issued 11/18/08

Revised 01/26/09

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

FIELD NOTES REVIEWED

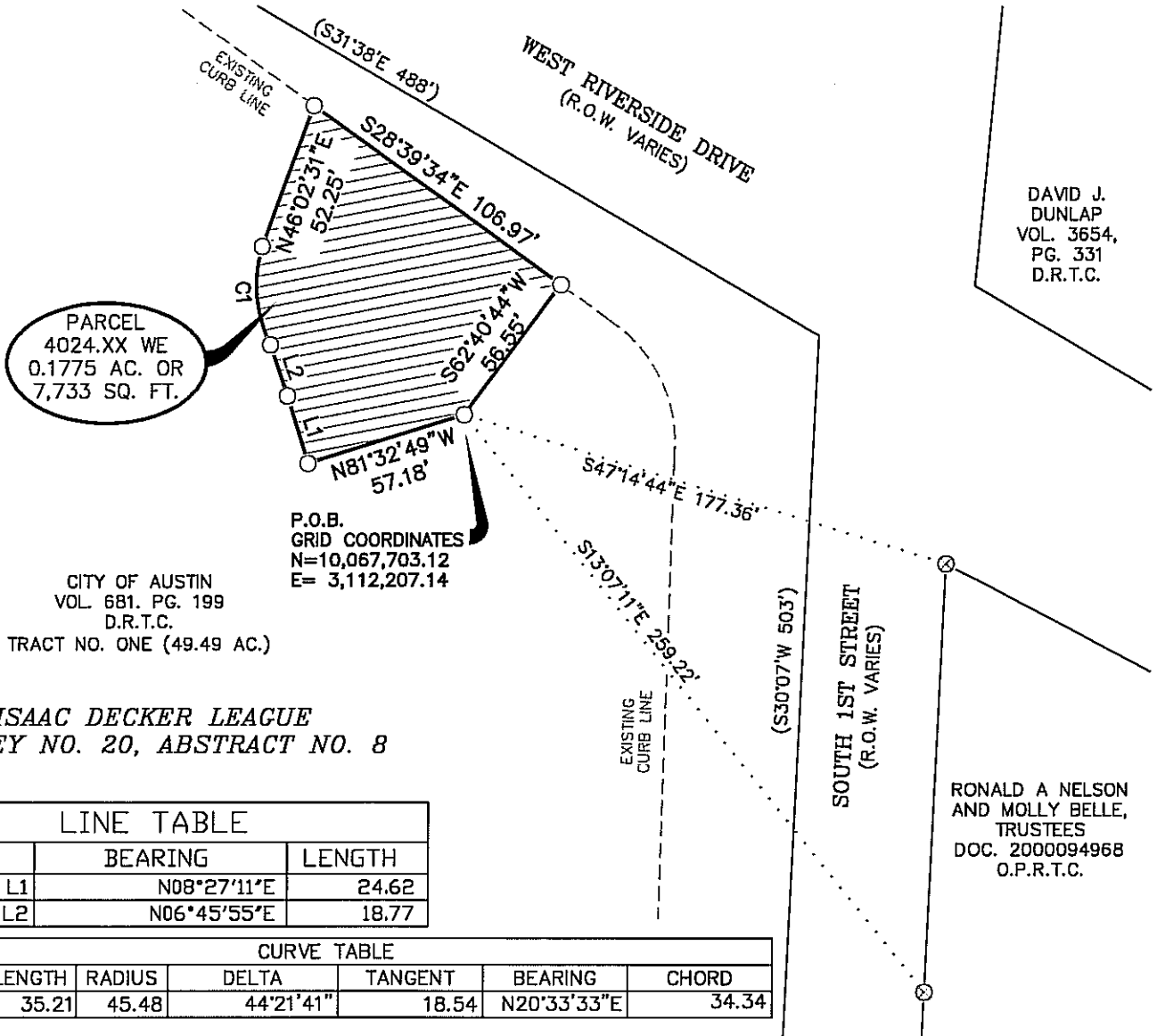
By: Date 1/27/09

Engineering Support Section  
Department of Public Works  
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.1775 AC. OR 7,733 SQ. FT. OF LAND  
OUT OF THE ISAAC DECKER LEAGUE  
AUSTIN, TRAVIS COUNTY, TEXAS

RE: CITY OF AUSTIN

SCALE 1" = 60'



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

- ⊗ "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 5 OF 5

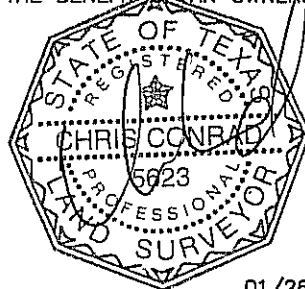
SURVEYED BY:

**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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M:\SDSKPROJ\DOWNTOWN\_TUNNEL\DWG\TEMP-PERM\_ESMT\PALMER\_PERM-REV1.DWG

## DESCRIPTION FOR PARCEL 4024.04 WE

DESCRIPTION OF 0.2500 OF ONE ACRE OR 10,890 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 0.2500 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the east corner of this tract, same being in the southeast line of said Lot 1, and the northwest right-of-way (ROW) line of Comal Street from which a 1/2" iron pipe found at 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 bears N20°27'34"E 107.59 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=10,064,815.48, E=3,117,868.11;

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 120.00 feet** to a 1/2" iron rod set with a plastic cap at the south corner of this tract from which a 1/2" iron pipe found at the south 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 bears S20°27'34"W 21.88 feet and S20°27'34"W 194.30 feet;

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;

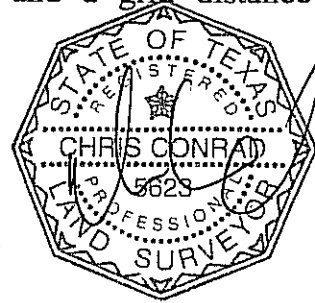
1. **N69°32'26"W 90.75 feet** to a 1/2" iron rod set with a plastic cap;
2. **N20°27'34"E 120.00 feet** to a 1/2" iron rod set with a plastic cap; and
3. **S69°32'26"E 90.75 feet** to the POINT OF BEGINNING and containing 0.2500 of one acre, more or less, within these metes and bounds.

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. 4024.04 WWE Rev. 1 (0.2500 of one acre)

Issued 11/18/08

Revised 01/26/09

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

FIELD NOTES REVIEWED

By: [Signature] Date 1/27/09

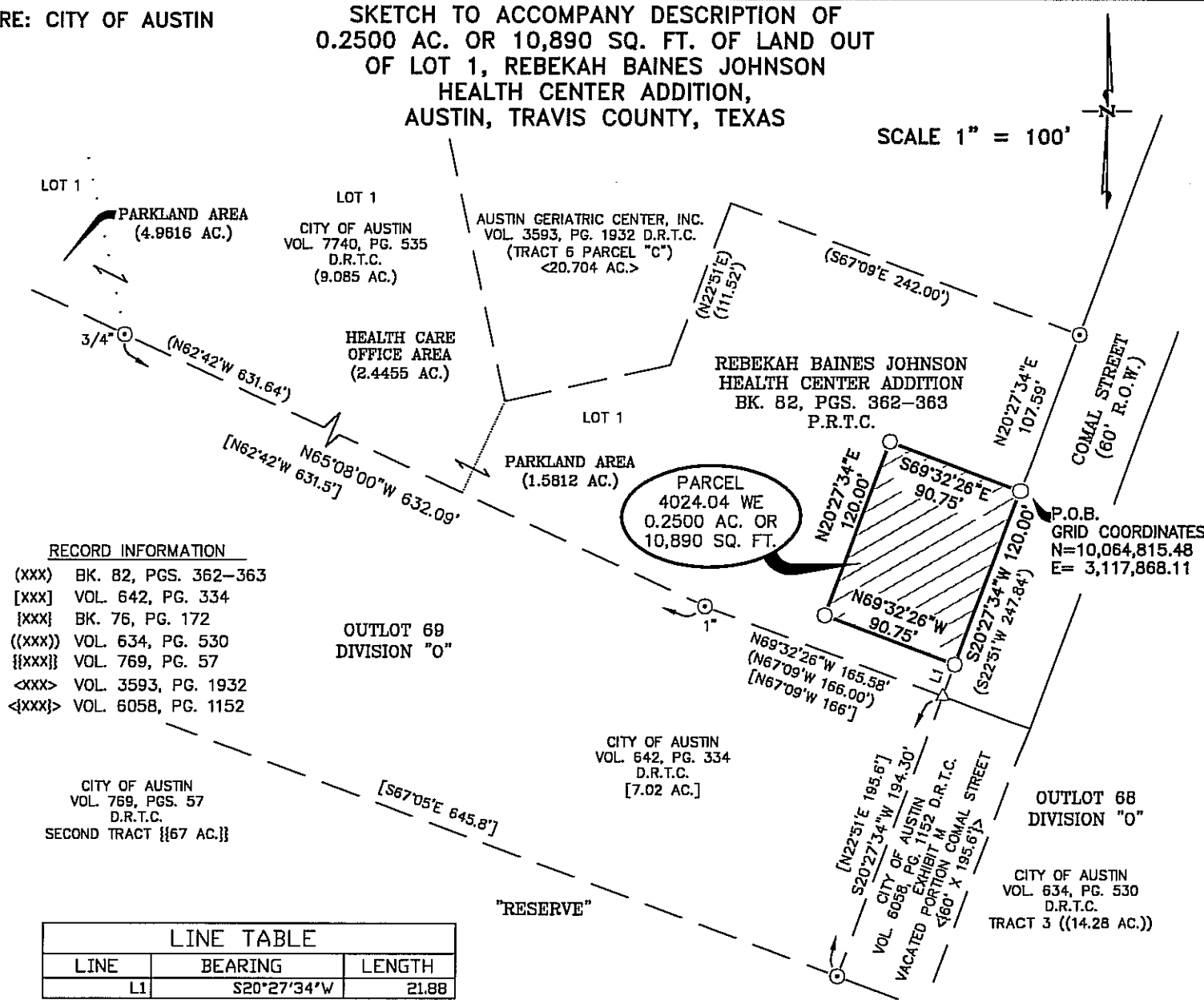
Engineering Support Section  
 Department of Public Works  
 and Transportation



RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF  
0.2500 AC. OR 10,890 SQ. FT. OF LAND OUT  
OF LOT 1, REBEKAH BAINES JOHNSON  
HEALTH CENTER ADDITION,  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 100'



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

CITY OF AUSTIN  
VOL. 769, PGS. 57  
D.R.T.C.  
SECOND TRACT {[67 AC.]}

CITY OF AUSTIN  
VOL. 642, PG. 334  
D.R.T.C.  
[7.02 AC.]

P.O.B. GRID COORDINATES  
N=10,064,815.48  
E= 3,117,868.11

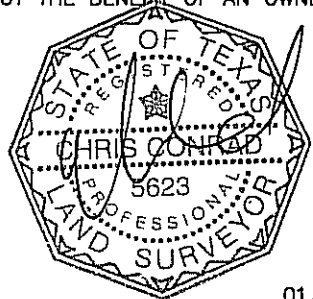
OUTLOT 68  
DIVISION "O"

CITY OF AUSTIN  
VOL. 634, PG. 530  
D.R.T.C.  
TRACT 3 {(14.28 AC.)}

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
  - 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

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623  
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\_PERM-REV1.DWG



ISSUED: 11/18/08  
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.: 07-110

## DESCRIPTION FOR PARCEL 4024.03 WE

DESCRIPTION OF 0.2537 OF ONE ACRE OR 11,051 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, SAID 0.2537 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, N61°58'17"W 64.92 feet and S28°01'43"W 625.63 feet and from which a 1/2" iron pipe found in the east ROW line of Pleasant Valley Road bears N61°58'17"W 64.92 feet, S28°01'43"W 625.63 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=10,063,723.05, E=3,123,849.85;

THENCE, with the west line of this tract, crossing said City of Austin tract **N04°19'07"E 111.27 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, **S86°14'56"E 100.99 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, **S04°15'44"W 107.48 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, **N88°23'42"W 101.20 feet** to the POINT OF BEGINNING and containing 0.2537 of one acre, more or less, within these metes and bounds.

0.2537 AC.

Bearing Basis Note

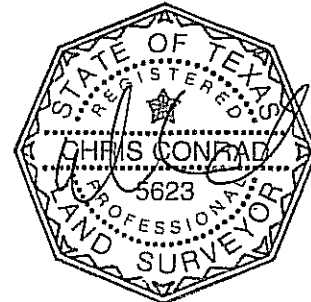
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SURVEYED BY:

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

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



01/26/2009

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

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Issued 11/18/08

Revised 01/26/09

AUSTIN GRID K-20  
TCAD# 03-0112-01-01

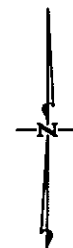
FIELD NOTES REVIEWED

By:  Date 11/27/09

Engineering Support Section  
Department of Public Works  
and Transportation

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2537 AC. OR 11,051 SQ. FT. OF LAND  
OUT OF THE SANTIAGO DEL VALLE GRANT  
AUSTIN, TRAVIS COUNTY, TEXAS**

RE: CITY OF AUSTIN



SCALE 1" = 100'

**SANTIAGO DEL  
VALLE GRANT**

PARCEL  
4024.03 WE  
0.2537 AC. OR  
11,051 SQ. FT.

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

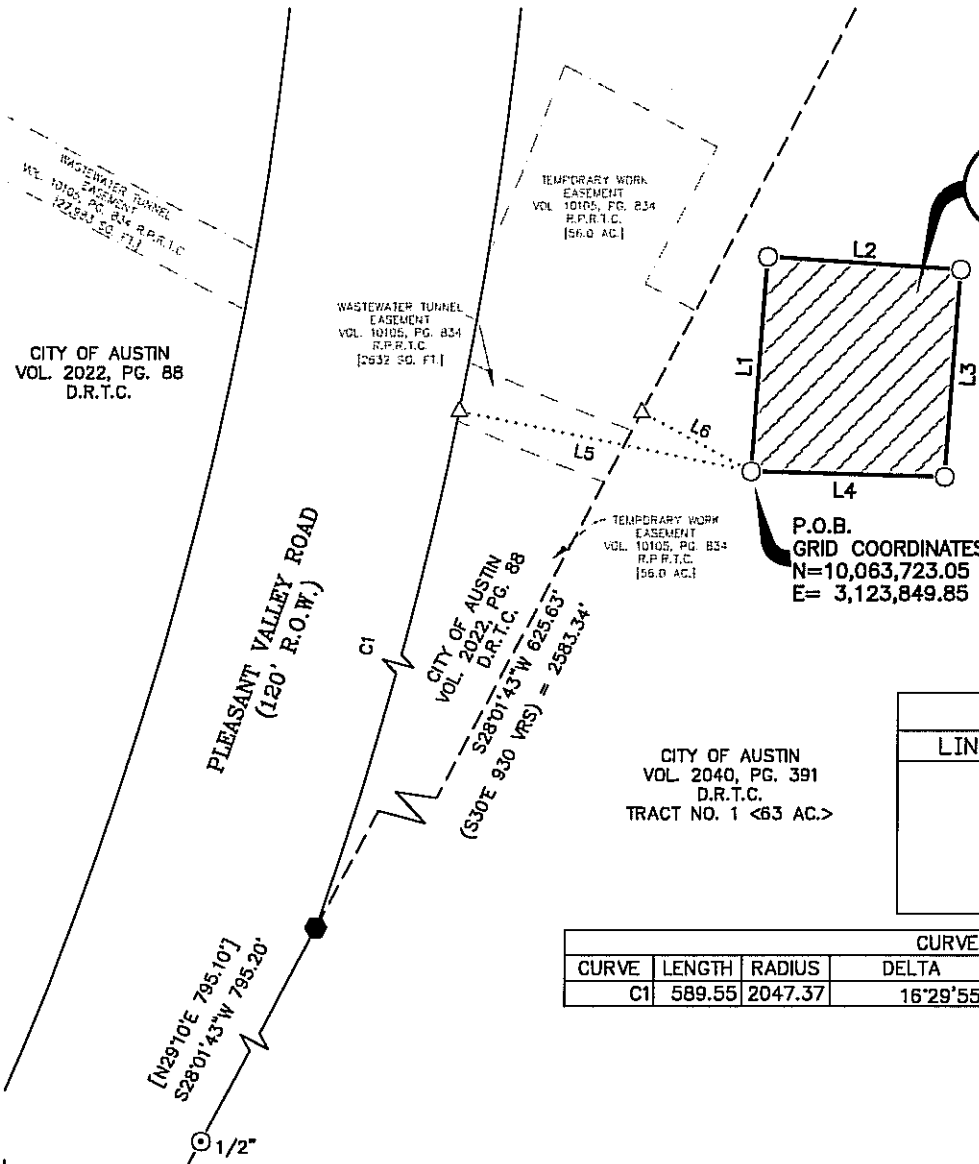
LINE TABLE

LINE	BEARING	LENGTH
L1	N04°19'07"E	111.27
L2	S86°14'56"E	100.99
L3	S04°15'44"W	107.48
L4	N88°23'42"W	101.20
L5	N78°28'13"W	155.63
L6	N61°58'17"W	64.92

CURVE TABLE

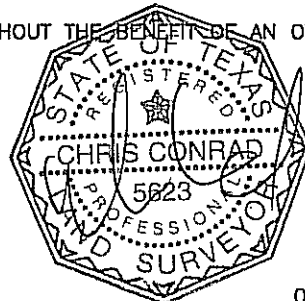
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	589.55	2047.37	16°29'55"	296.83	S19°46'44"W	587.51

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



**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

ISSUED: 11/18/08  
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#: K-20

JOB NO.: 08-021

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# 03-0112-01-01

M:\SDSKPROJ\DOWNTOWN\_TUNNEL\DWG\TEMP-PERM\_ESMT\KRIEG\_PERM-REV1.DWG