

**RESOLUTION NO. 20090430-060**

**WHEREAS**, the City Council was requested to review and approve the use of approximately 43,849 square feet (1.01 acres) for wastewater shaft uses; 428,630 square feet (9.84 acres) for wastewater line subterranean tunnel uses; 16,134 square feet (0.37 acre) for access uses; 332,634 square feet (7.64 acres) for temporary workspace uses; and 14,983 square feet (0.3440 acre) for temporary ingress and egress use to allow for the construction of the Downtown Wastewater Tunnel Project through dedicated parkland known as Town Lake-Lamar Beach, Palmer Auditorium Shores, Festival Beach, Holly Beach, Longhorn Shores, Lakeshore, Waller Beach, Norwood & Butler Shores, Martin Park and Roy G. Guerrero Colorado River Park all located along Lady Bird Lake; and

**WHEREAS**, notice of the public meeting to be held on April 30, 2009, was given for three consecutive weeks on April 5, April 12, and April 19, 2009 in a newspaper of general circulation; and

**WHEREAS**, such public hearing was held on April 30, 2009, by the City Council to consider the use of parkland for the above described uses;  
**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council finds that, having taken into account clearly enunciated local preferences, there is no feasible and prudent alternative to the use of the parkland (detailed in the attached Exhibit "A") to provide the

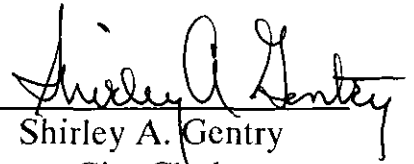
uses described above, and the use of the parkland for such purposes is approved.

The City Council finds that all reasonable planning has been done to minimize harm to the parkland from the resulting use.

The City Manager is authorized to take such measures as may be necessary, favorable or required.

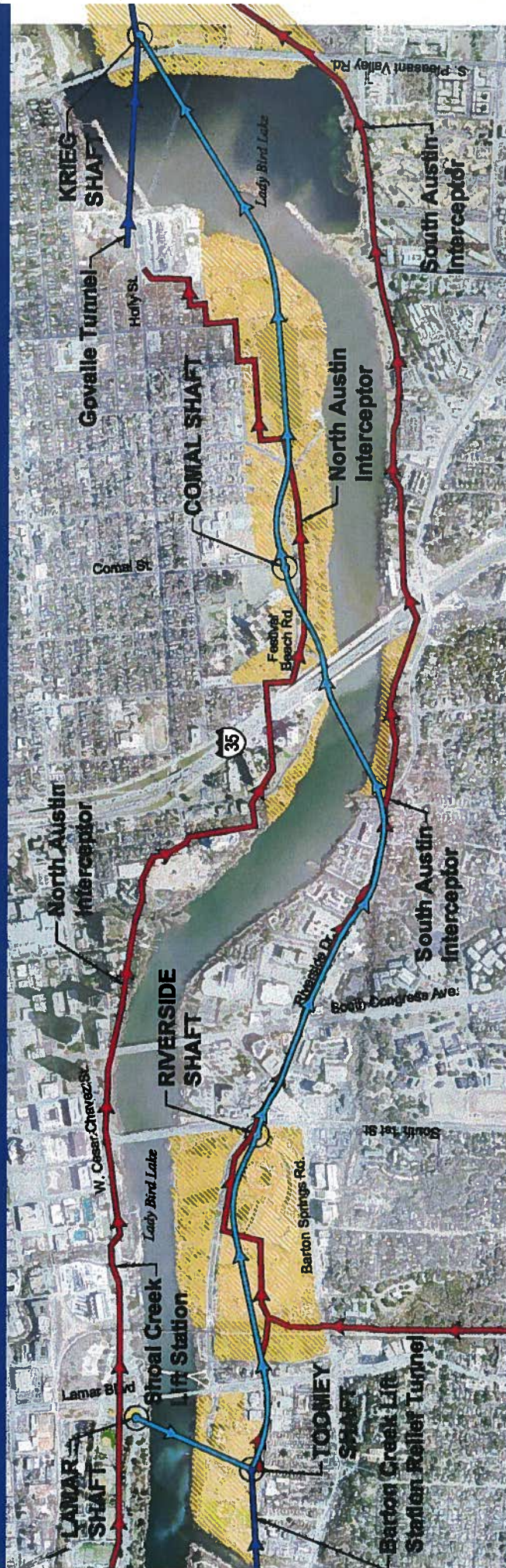
**ADOPTED:** April 30, 2009

**ATTEST:**

  
Shirley A. Gentry  
City Clerk

## **EXHIBIT A**

# Tunnel Alignment



Aqua Line – Proposed Downtown WW Tunnel

Red Line – Existing WW Easement

Gold hashed area - existing City Parkland

## 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;



0.0777AC.

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;

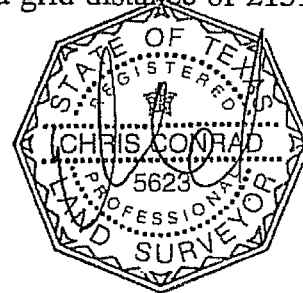
1. **S46°02'31"W 52.25 feet** to a 1/2" iron rod set with a plastic cap;
2. with a curve to the left, whose intersection angle is **44°21'41"**, radius is **45.48 feet**, an arc distance of **35.21 feet**, the chord of which bears **S20°33'33"W 34.34 feet** to a 1/2" iron rod set with a plastic cap;
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



A handwritten signature in cursive script, appearing to read "Chris Conrad".

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

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

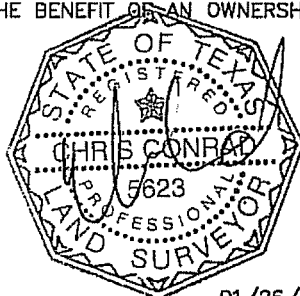
LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°58'53"W	24.08
L2	N08°27'11"E	22.35
L3	N06°45'55"E	16.84
L4	S28°39'34"E	24.88
L5	S06°45'55"W	18.77
L6	S08°27'11"W	24.62

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:

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 # 02-0300-03-01

M:\SDSKPROJ\DOWNTOWN\_TUNNEL\DWG\TEMP-PERM\_ESMT\PALMER\_ACCESS\_REV2.DWG

**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

## 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



0.2927AC.

**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: Date 1/27/09 TCAD# 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.)

WASTEWATER TUNNEL  
 EASEMENT  
 VOL. 10105, PG. 834  
 R.P.R.T.C.  
 (2632 SQ. FT.)

TEMPORARY WORK  
 EASEMENT  
 VOL. 10105,  
 PG. 834  
 R.P.R.T.C.  
 (56.0 AC.)

TEMPORARY WORK  
 EASEMENT  
 VOL. 10105,  
 PG. 834  
 R.P.R.T.C.  
 (56.0 AC.)

SCALE 1" = 100'

**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:**

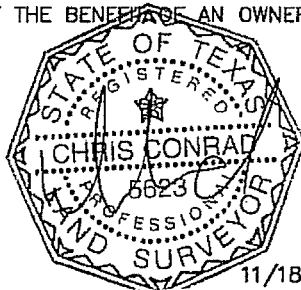
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2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.

**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  
 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\_ACCESS.DWG

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 4024.03 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

0.3440AC.

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;

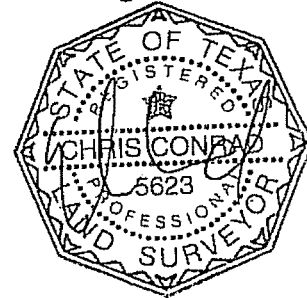
THENCE, with the south line of this tract, crossing said City of Austin tract in Volume 2022, Page 88, N85°47'28"W 29.04 feet to the POINT OF BEGINNING and containing 0.3440 of one acre, more or less, within these metes and bounds.

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

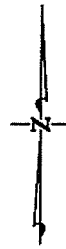
FIELD NOTES REVIEWED

By: *Mary Hawkins* Date *11/27/09*

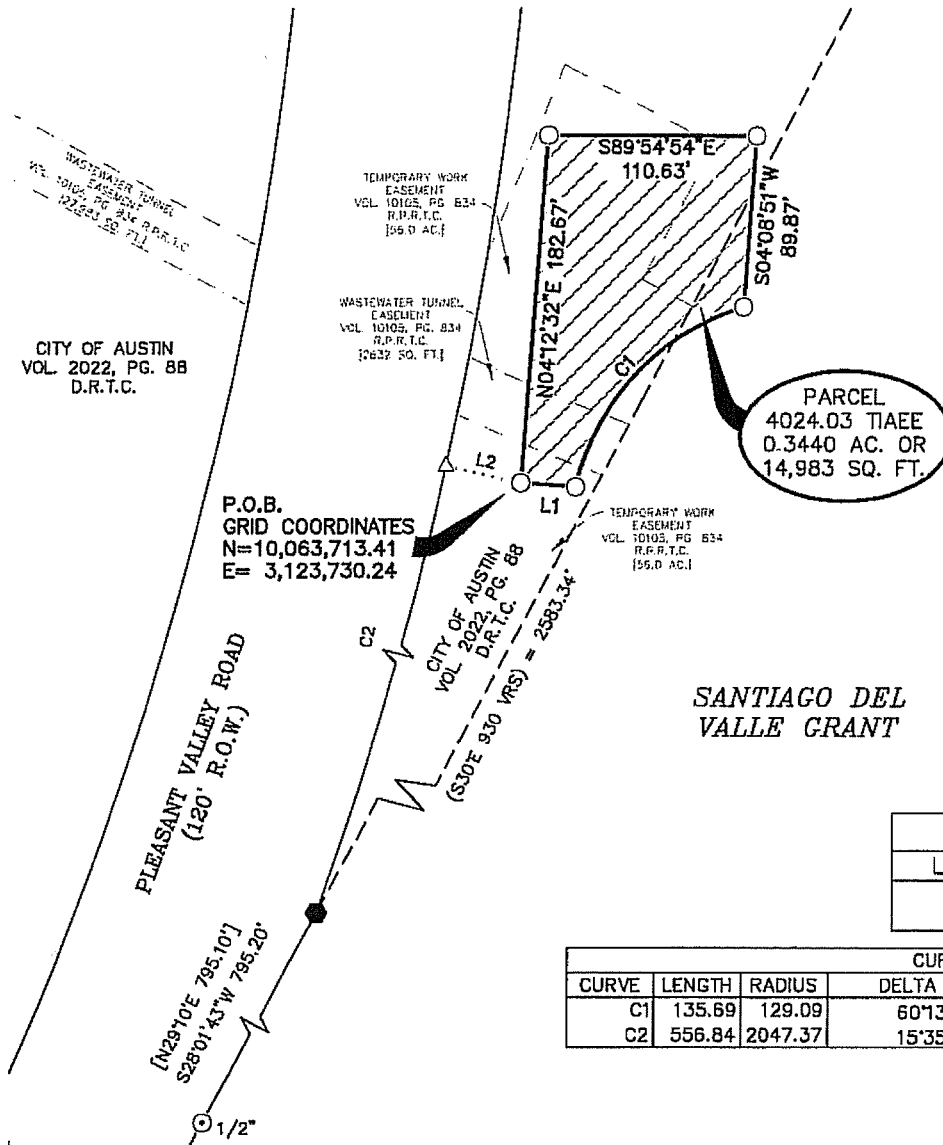
Engineering Support Section  
Department of Public Works  
and Transportation

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

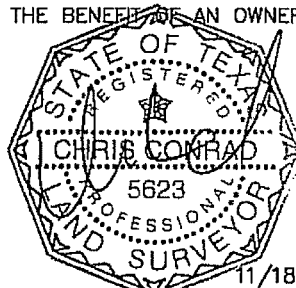
(xxx) VOL. 2022, PG. 88  
<xxx> VOL. 2040, PG. 391  
[xxx] CITY OF AUSTIN,  
DEPT. OF PUBLIC WORKS  
CAB. 2, DRAW. I, NO. 247  
[xxx] VOL. 10105, PG. 834

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.



11/18/08

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

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

AUSTIN GRID# K-20

JOB NO.: 08-021

## 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  $18^{\circ}49'40''$ , 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  $11^{\circ}10'30''$ , 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  $19^{\circ}54'56''$ , 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

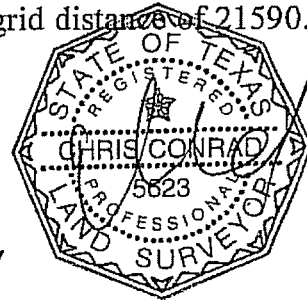
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of  $N60^{\circ}54'59''E$ , and a grid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

SURVEYED BY:

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

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

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

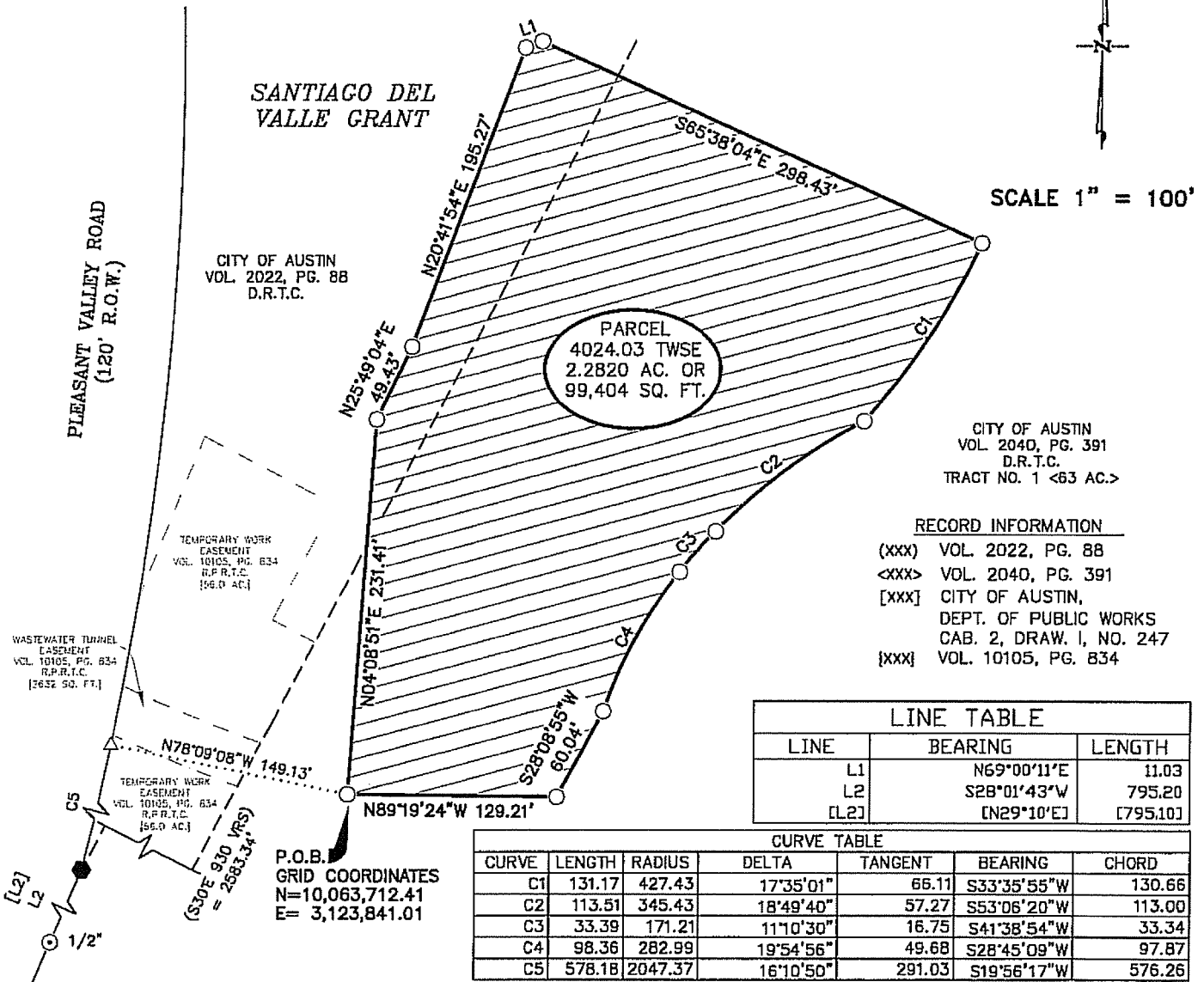
FIELD NOTES REVIEWED

By: Mary Hawker Date 1/27/09

Engineering Support Section  
Department of Public Works  
and Transportation

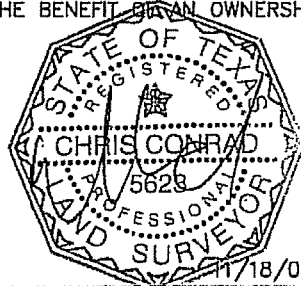
SKETCH TO ACCOMPANY DESCRIPTION  
OF 2.2820 AC. OR 99,404 SQ. FT. OF LAND  
OUT OF THE SANTIAGO DEL VALLE GRANT  
AUSTIN, TRAVIS COUNTY, TEXAS

RE: CITY OF AUSTIN



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.



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.DWG

## 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

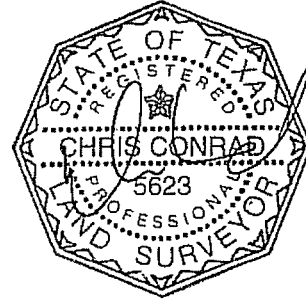
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

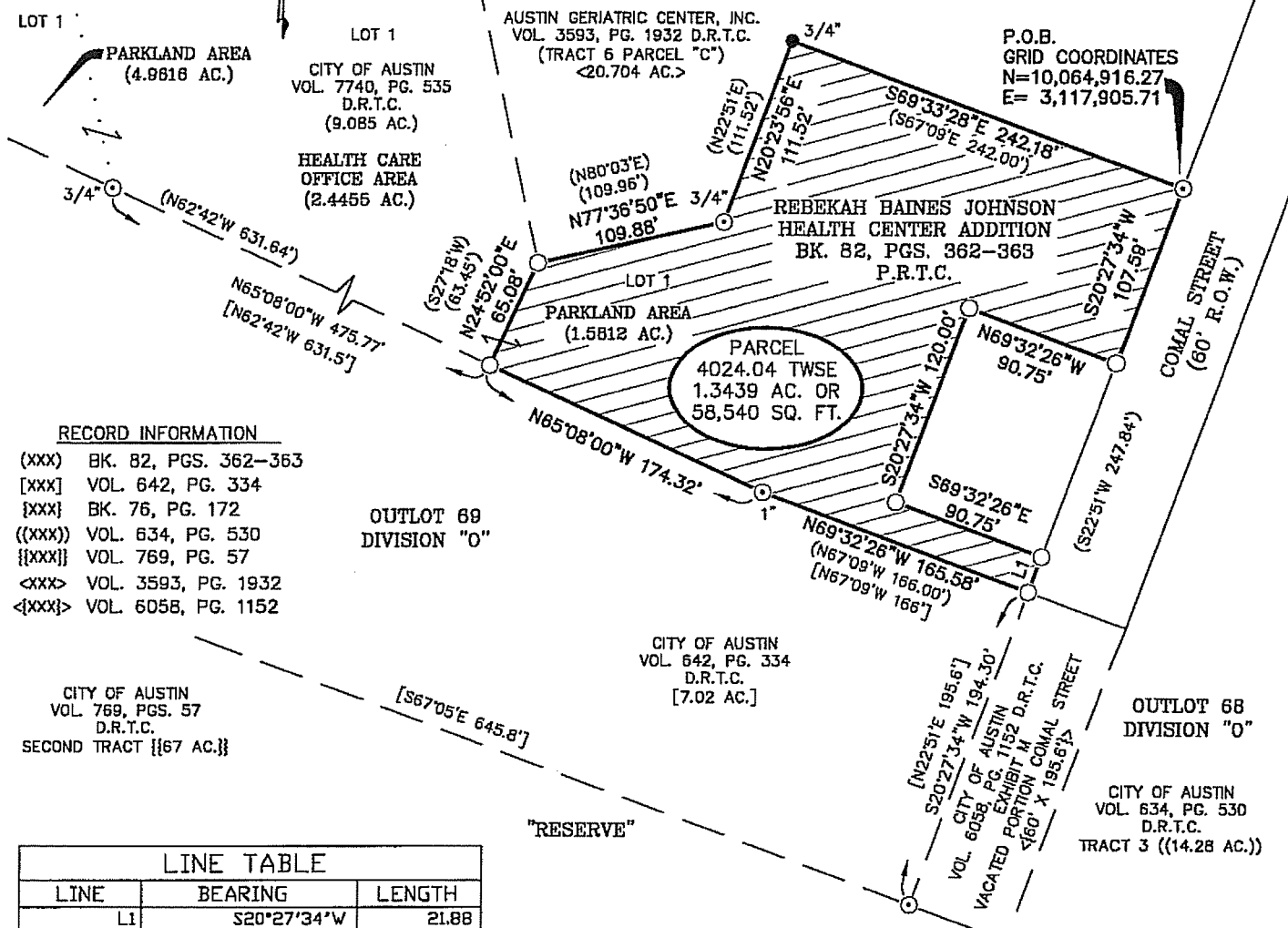
By:  Date 11/27/09

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'



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

LINE TABLE

LINE	BEARING	LENGTH
L1	S20°27'34"W	21.88

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:

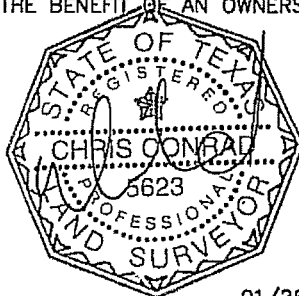
**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-21

JOB NO.: 07-110

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

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



## 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

0.4765 AC.

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

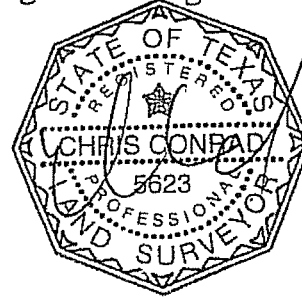
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance 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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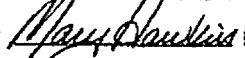
4024.XX TWSE & 4024.XX TSAAMSS Rev. 1 (0.4765 of one acre)

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

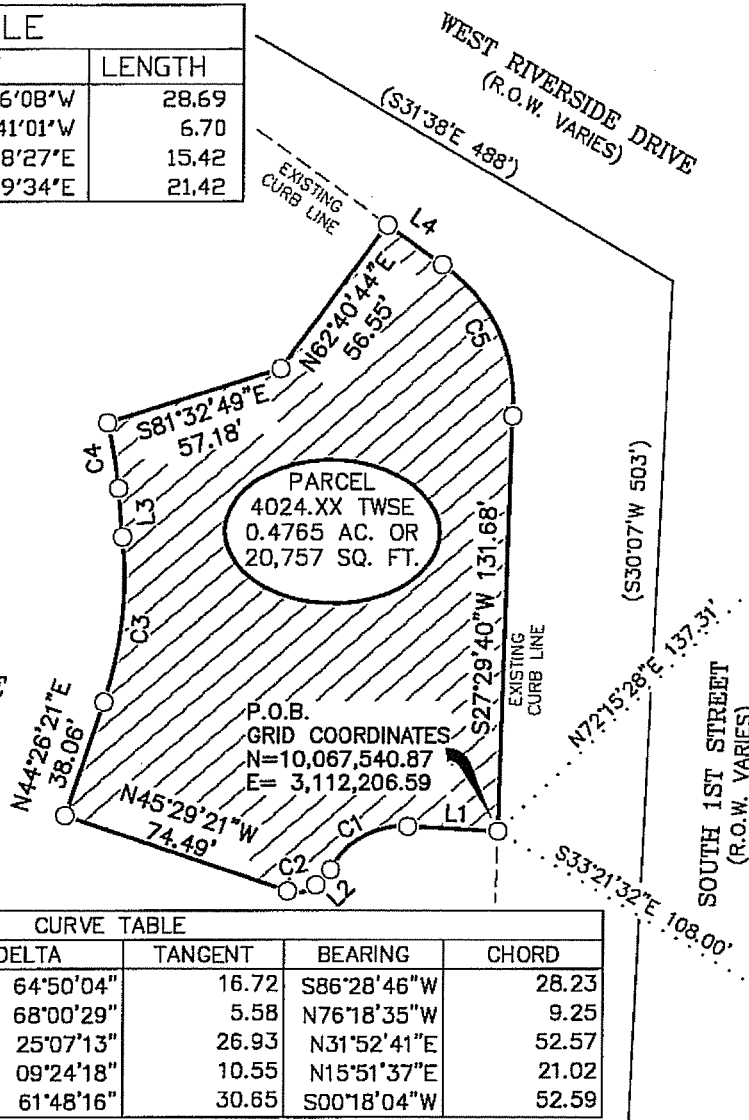
SCALE 1" = 60'

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.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	29.79	26.33	64°50'04"	16.72	S86°28'46"W	28.23
C2	9.82	8.27	68°00'29"	5.58	N76°18'35"W	9.25
C3	52.99	120.87	25°07'13"	26.93	N31°52'41"E	52.57
C4	21.04	128.20	09°24'18"	10.55	N15°51'37"E	21.02
C5	55.23	51.20	61°48'16"	30.65	S00°18'04"W	52.59

NOTES:

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- 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

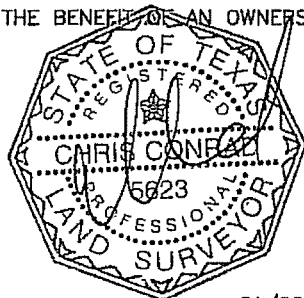
SURVEYED BY:

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

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\_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;

2.6896 AC.

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

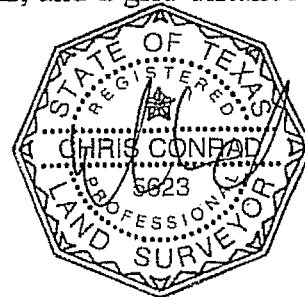
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

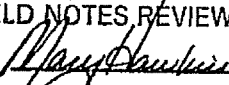
Date

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'

THE ISAAC DECKER LEAGUE  
SURVEY NO. 20  
ABSTRACT NO. 8

CITY OF AUSTIN  
VOL. 681, PG. 199  
TRACT NO. FOUR  
<33.70 AC.>

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

<N60°02'W 1227.72">  
((S60°00'E 926.00'))  
N62°29'44"W 734.23'

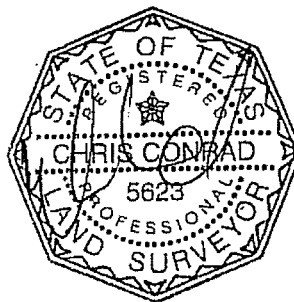
TOOMEY ROAD  
RESOLUTION # 640416-3

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

<N59°42'W 300">  
((S59°37'E 299.98'))  
S62°09'44"E 253.27'

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 SCALED FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. 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 11/18/08  
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-PERMS\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

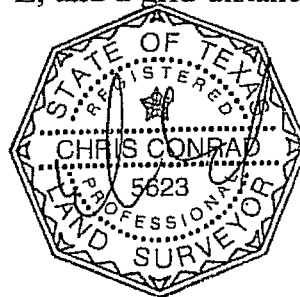
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

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"

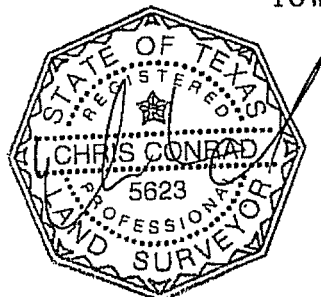
CITY OF AUSTIN  
VOL. 769, PG. 57  
D.R.T.C.  
(FIRST TRACT)  
(77 AC.)

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

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

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

SURVEYED BY:

ISSUED: 11/18/08  
SHEET 3 OF 3

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 0.3254 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



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

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

Engineering Support Section  
Department of Public Works  
and Transportation

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

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

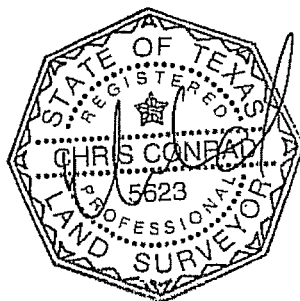
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- ⊗ "X" CUT IN CONCRETE
- △ COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- D.R.T.C. DEED RECORDS TRAVIS COUNTY

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.



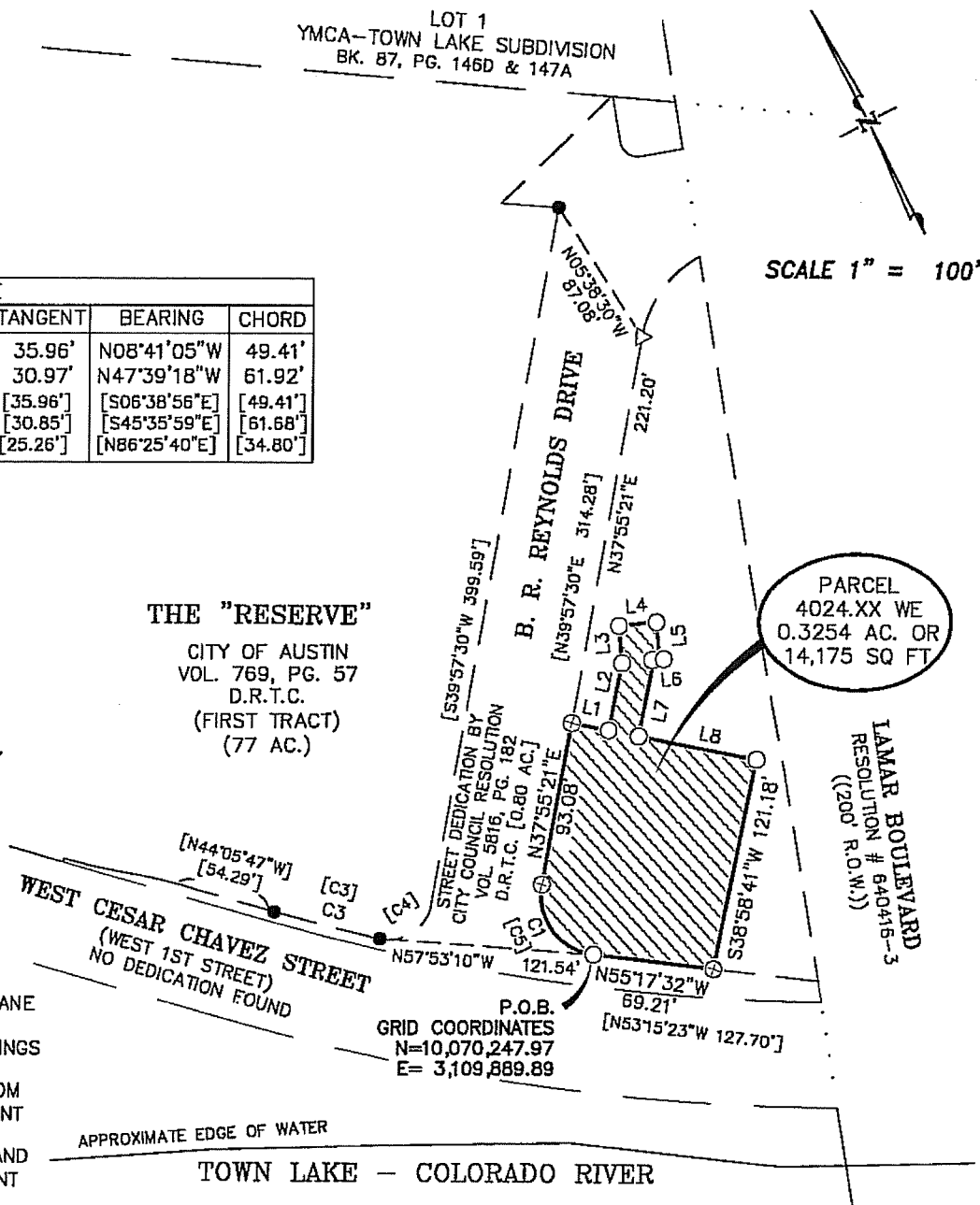
01/26/09

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'



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

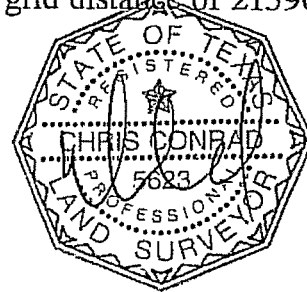
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

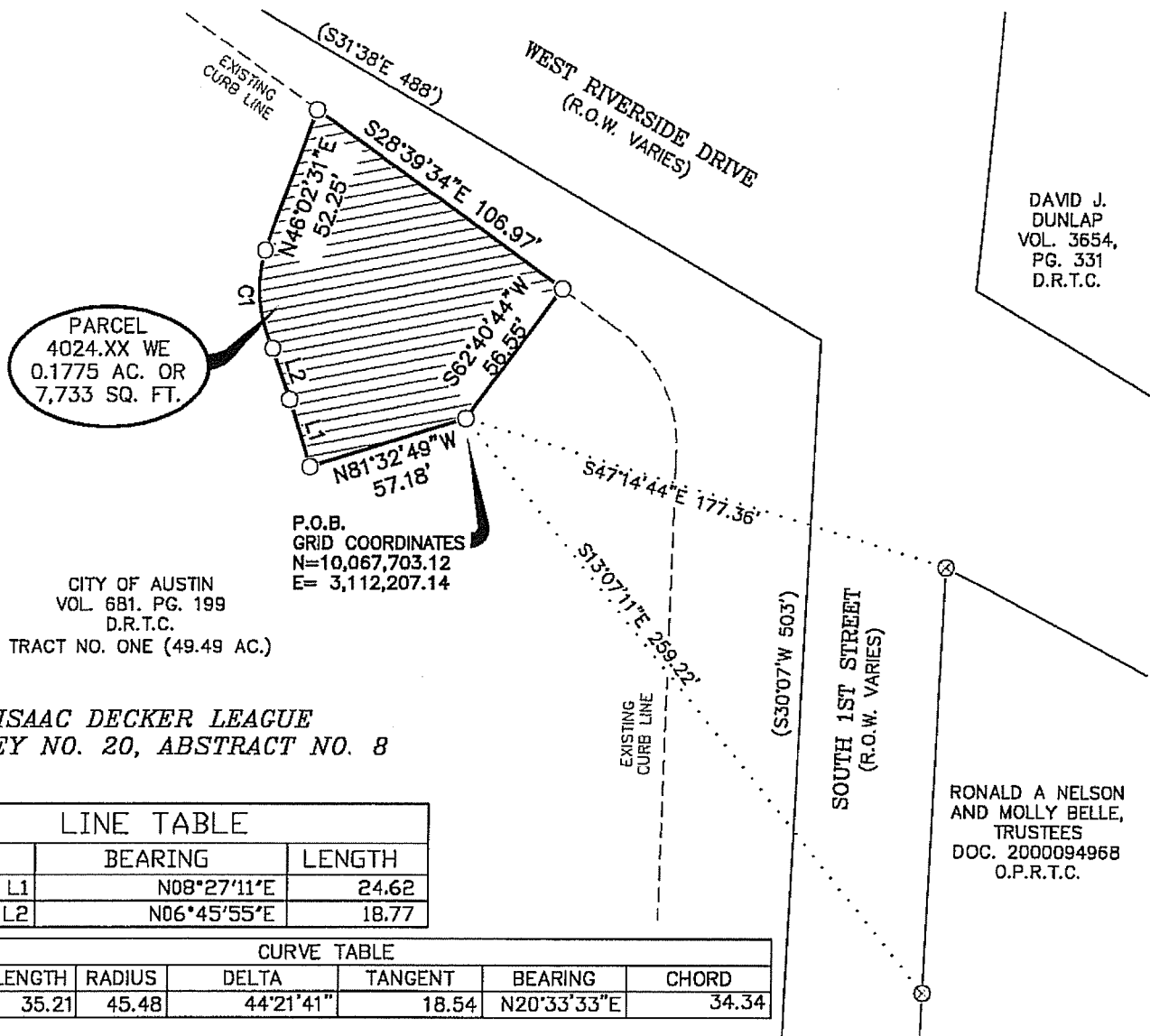
By: Date: 1/27/09

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:

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 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

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 01/26/09  
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\_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 BAINS 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.

0.2500 AC.

Bearing Basis Note

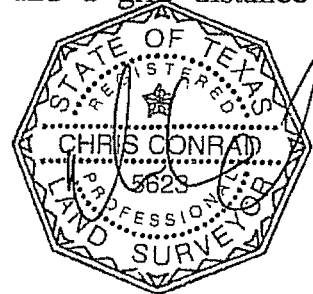
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance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

SURVEYED BY:

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

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



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. 4024.04 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

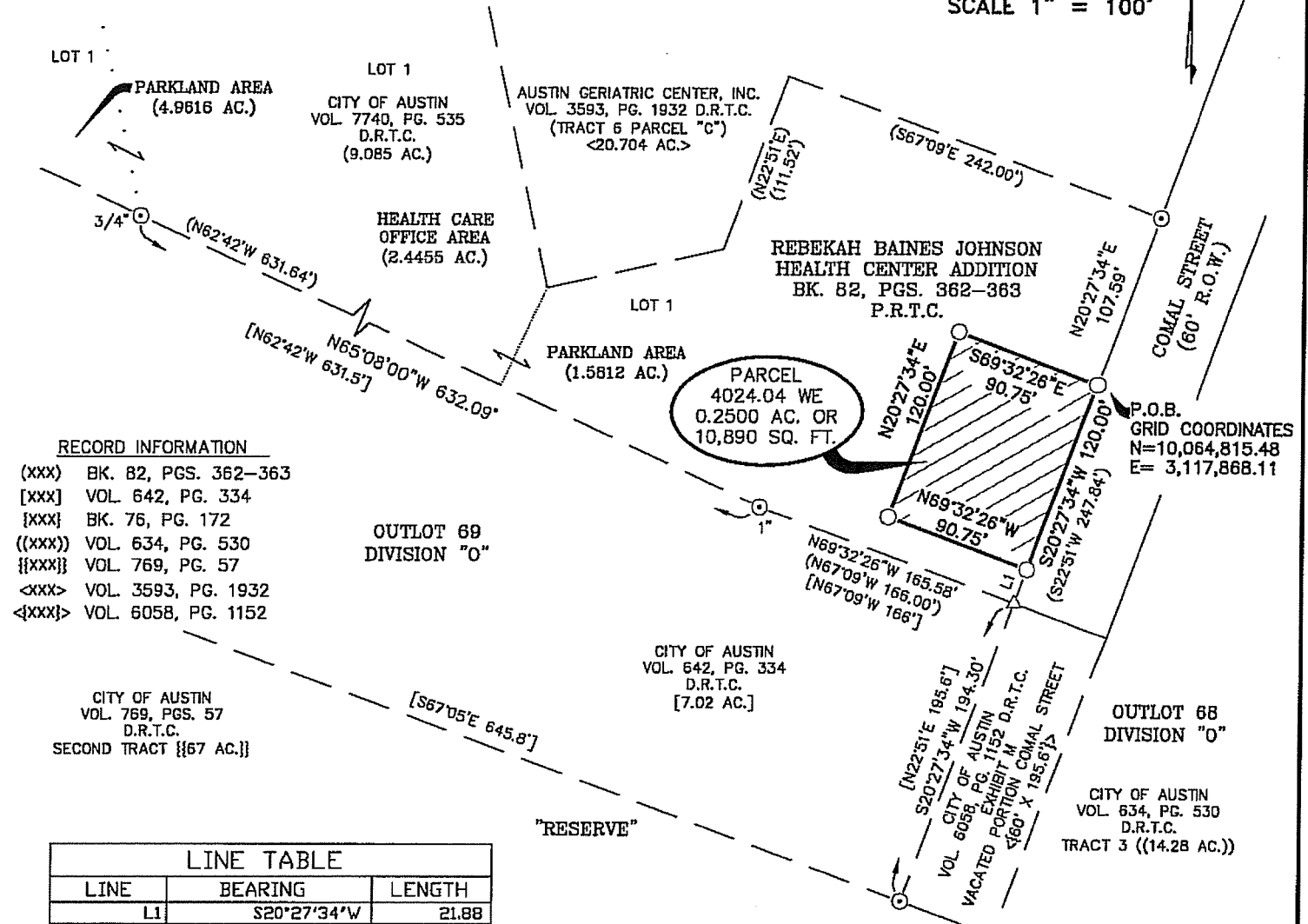
By: Date 1/27/09

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

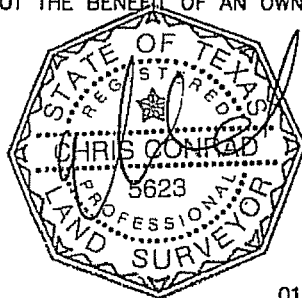
SCALE 1" = 100'



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\_PERM-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 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

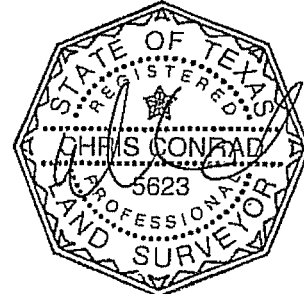
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SURVEYED BY:

**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

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 WWE Rev. 1 (0.2537 of one acre)

Issued 11/18/08

Revised 01/26/09

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

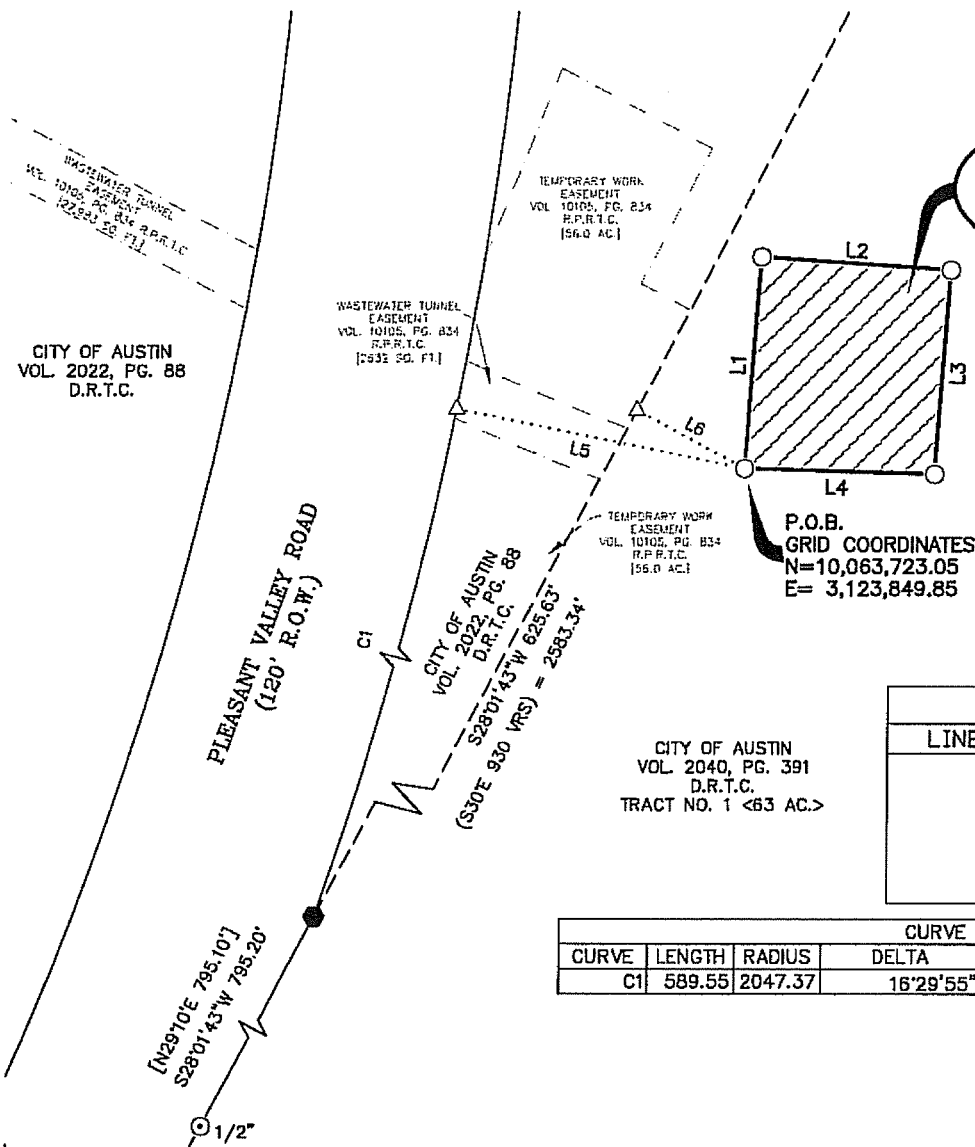
FIELD NOTES REVIEWED

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



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

SCALE 1" = 100'

SANTIAGO DEL  
VALLE GRANT

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

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

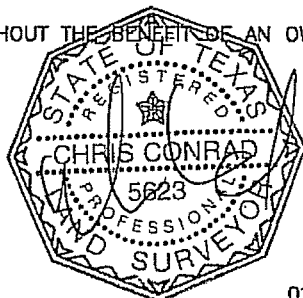
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	589.55	2047.37	16°29'55"	296.83	S19°46'44"W	587.51

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

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

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

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

## 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

1.5941 AC.

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.

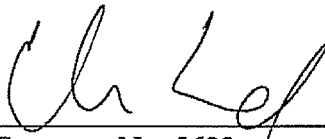
Bearing Basis Note

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

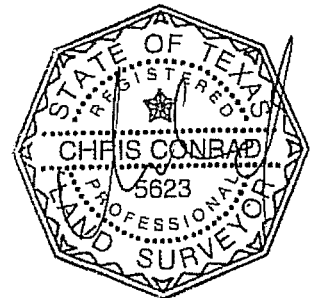


2/22/08

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



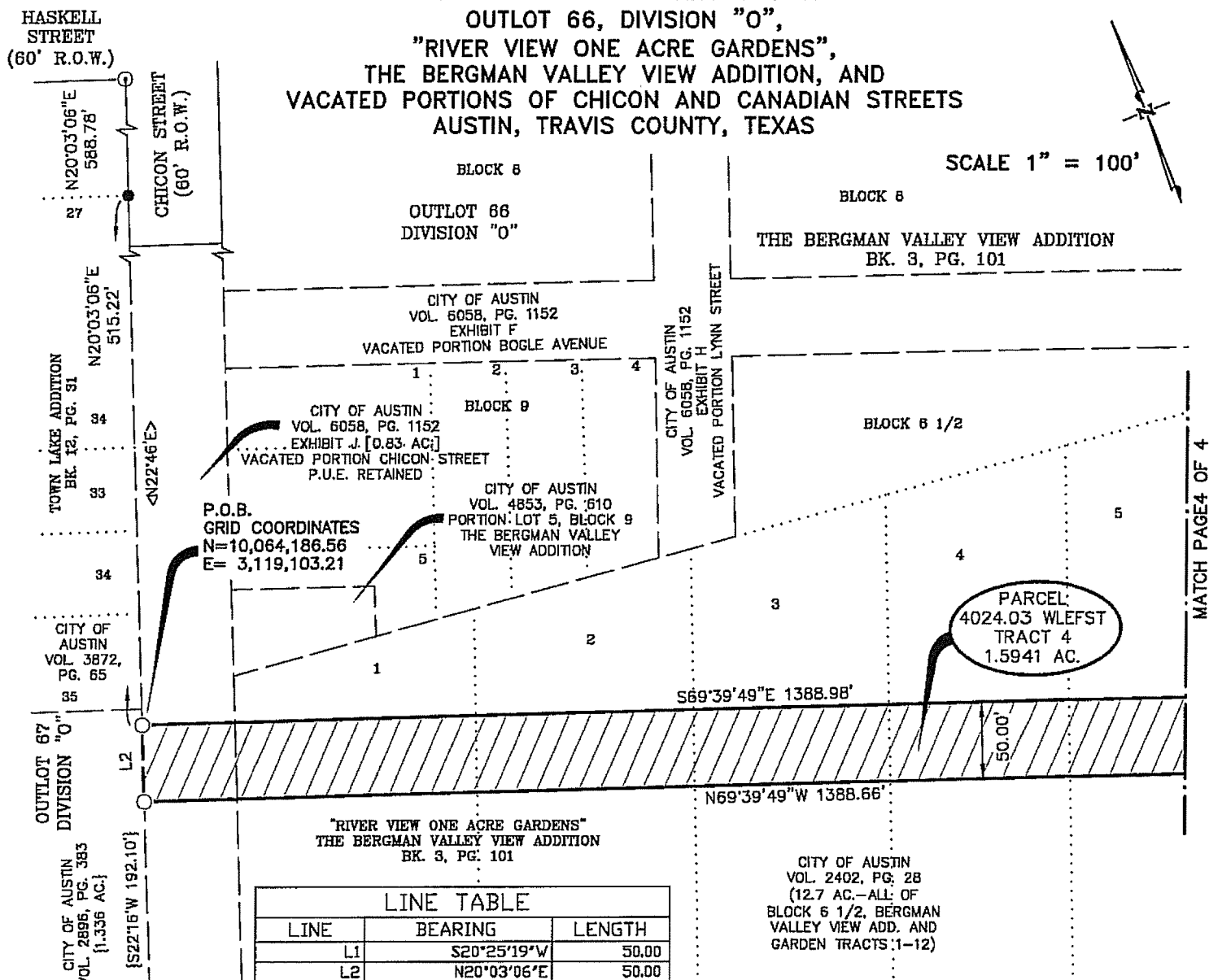
TCAD# 03-0007-01-01  
AUSTIN GRID K-20

FIELD NOTES REVIEWED

By: Wally 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



ISSUED: 02/25/08

REVISED: 07/12/08

SURVEYED BY:

PAGE 3 OF 4

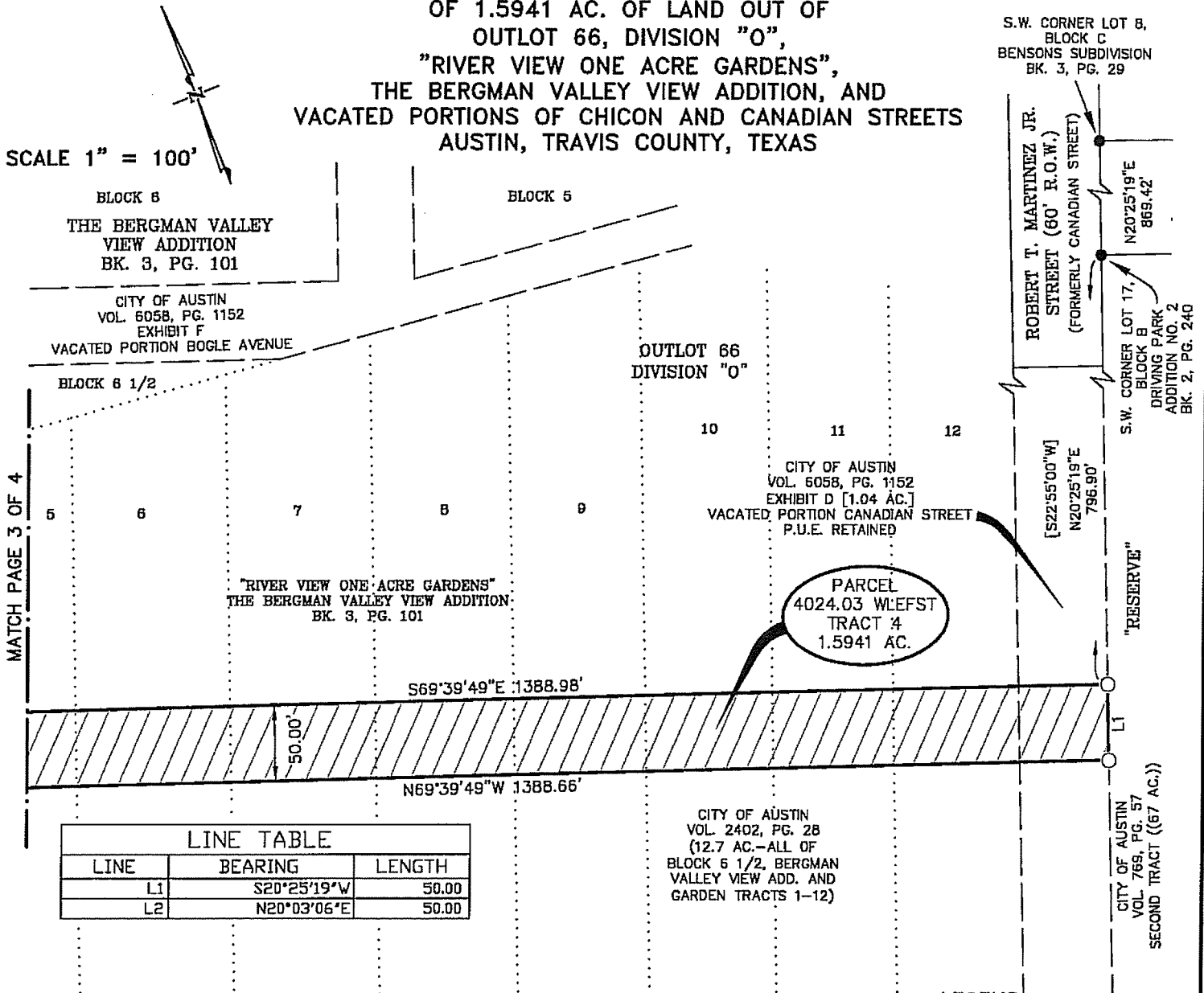
**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

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

RE: CITY OF AUSTIN

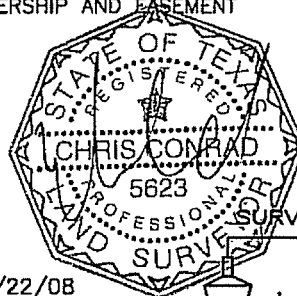
SKETCH TO ACCOMPANY DESCRIPTION  
OF 1.5941 AC. OF LAND OUT OF  
OUTLOT 66, DIVISION "O",  
"RIVER VIEW ONE ACRE GARDENS",  
THE BERGMAN VALLEY VIEW ADDITION, AND  
VACATED PORTIONS OF CHICON AND CANADIAN STREETS  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 100'



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.



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

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

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



3.6861 AC.

- 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

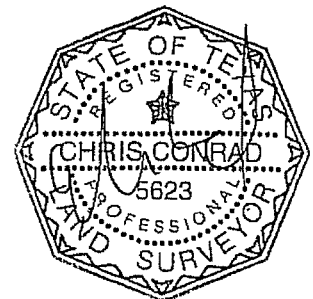


2/22/08

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

FIELD NOTES REVIEWED

AUSTIN GRID K-20

By: Handwritten Signature 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

RE: CITY OF AUSTIN

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

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

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"

SCALE 1" = 100'

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

OUTLOT 66  
DIVISION "O"

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

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. I, NUMBER 247

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

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(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



SCALE 1" = 100'

"RESERVE"

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

APPROXIMATE EDGE OF WATER

CITY OF AUSTIN  
VOL. 769, PG. 57  
THIRD TRACT

PARCEL  
4024.03 WLEFST  
TRACT 5  
3.6861 AC.

C1

50.00'

C4

N83°24'18"E  
1965.45'

S83°24'18"W  
1947.91'

COLORADO RIVER  
"TOWN LAKE"

MATCH PAGE 3 OF 7

MATCH PAGE 5 OF 7

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

- 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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- [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 4 OF 7

SURVEYED BY:

McGRAY & McGRAY  
LAND SURVEYORS, INC.

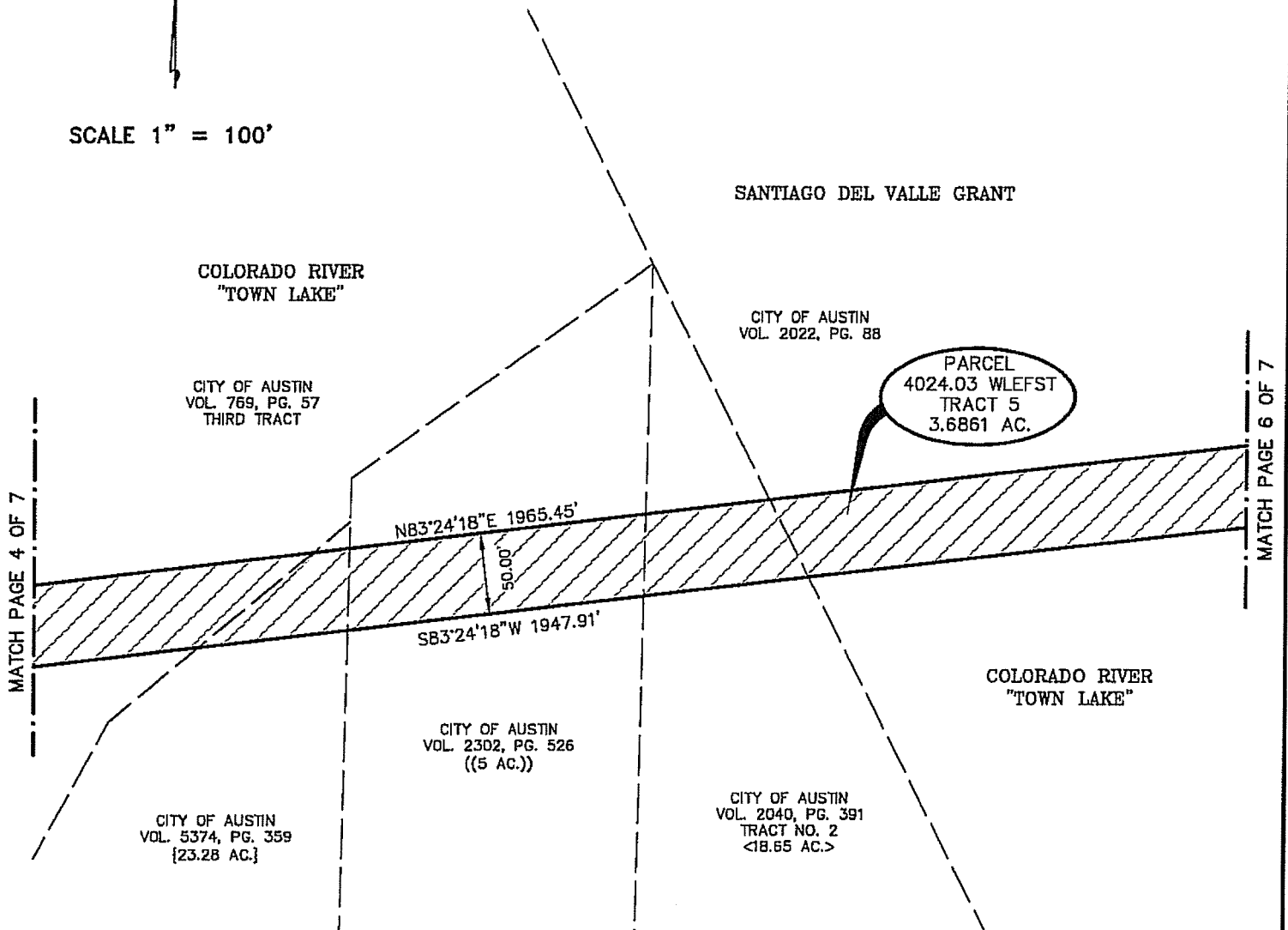
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

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



SCALE 1" = 100'



**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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CAB. 2, DRAW. I, NUMBER 247

ISSUED: 02/25/08

REVISED: 07/12/08

PAGE 5 OF 7

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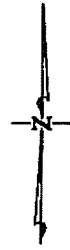


**McGRAY & McGRAY  
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(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'

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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- ((xxx)) VOL. 2302, PG. 526
- <xxx> VOL. 2040, PG. 391
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- <{xxx}> CITY OF AUSTIN, DEPT. OF PUBLIC WORKS  
CAB. 2, DRAW. 1, NUMBER 247

ISSUED: 02/25/08  
REVISED: 07/12/08  
PAGE 6 OF 7

SURVEYED BY:

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

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

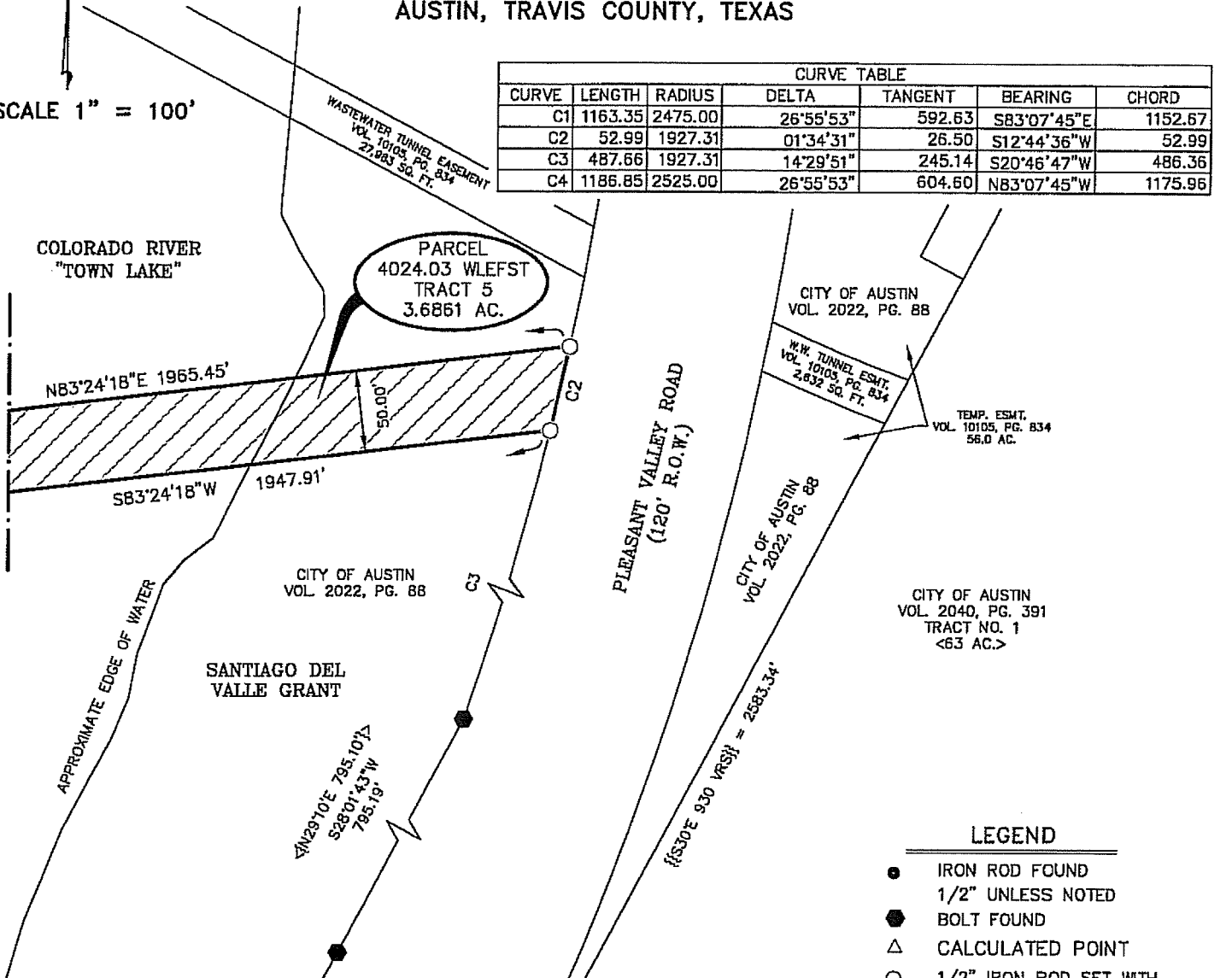
SKETCH TO ACCOMPANY DESCRIPTION  
OF 3.6861 AC. OF LAND OUT OF  
THE "RESERVE", THE COLORADO RIVER,  
AND THE SANTIAGO DEL VALLE GRANT  
AUSTIN, TRAVIS COUNTY, TEXAS

RE: CITY OF AUSTIN

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
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MATCH PAGE 6 OF 7



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

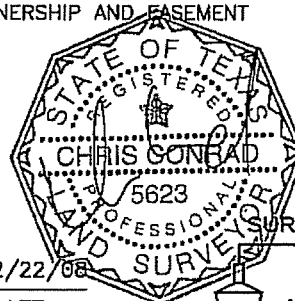
(xxx) VOL. 769, PG. 57  
[xxx] VOL. 6058, PG. 1152  
[xxx] VOL. 5374 PG. 359  
((xxx)) VOL. 2302, PG. 526  
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<xxx> CITY OF AUSTIN,  
DEPT. OF PUBLIC WORKS  
CAB. 2, DRAW. I, NUMBER 247

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

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

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;

0.2169AC.

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°28'22"**, a radius of **2047.37 feet**, an arc distance of **52.62 feet**, the chord of which bears **N11°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.

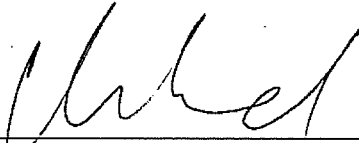
Bearing Basis Note

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°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

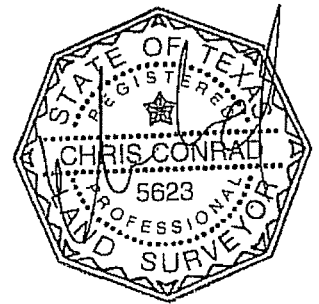


2/22/08

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/4024.03-6-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

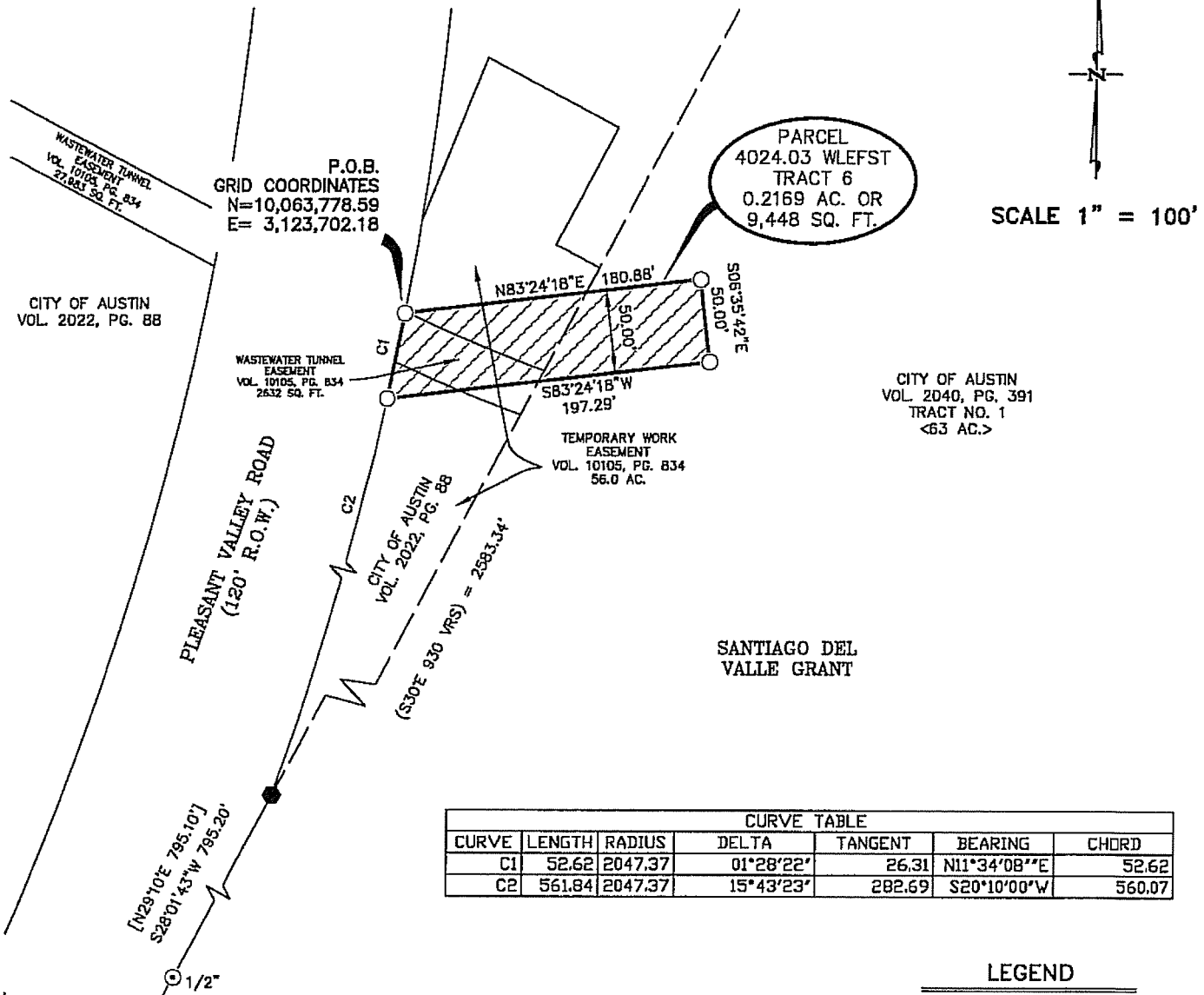
By: Mary Hawkins Date 7/18/08

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	52.62	2047.37	01°28'22"	26.31	N11°34'08"E	52.62
C2	561.84	2047.37	15°43'23"	282.69	S20°10'00"W	560.07

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

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

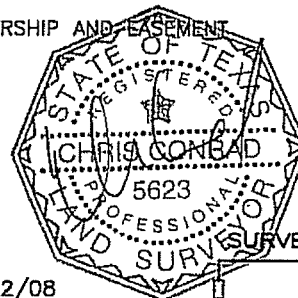
ISSUED: 02/25/08  
REVISED: 07/12/08  
PAGE 3 OF 3

02/22/08

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



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

AUSTIN GRID#: K-20

JOB NO.: 07-110

## 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

1.0800 AC.

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.

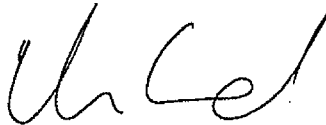
Bearing Basis Note

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.

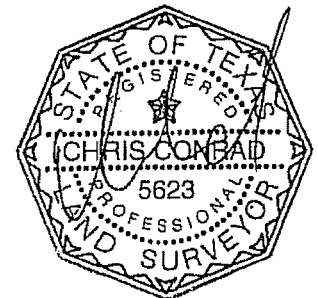
SURVEYED BY:

**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

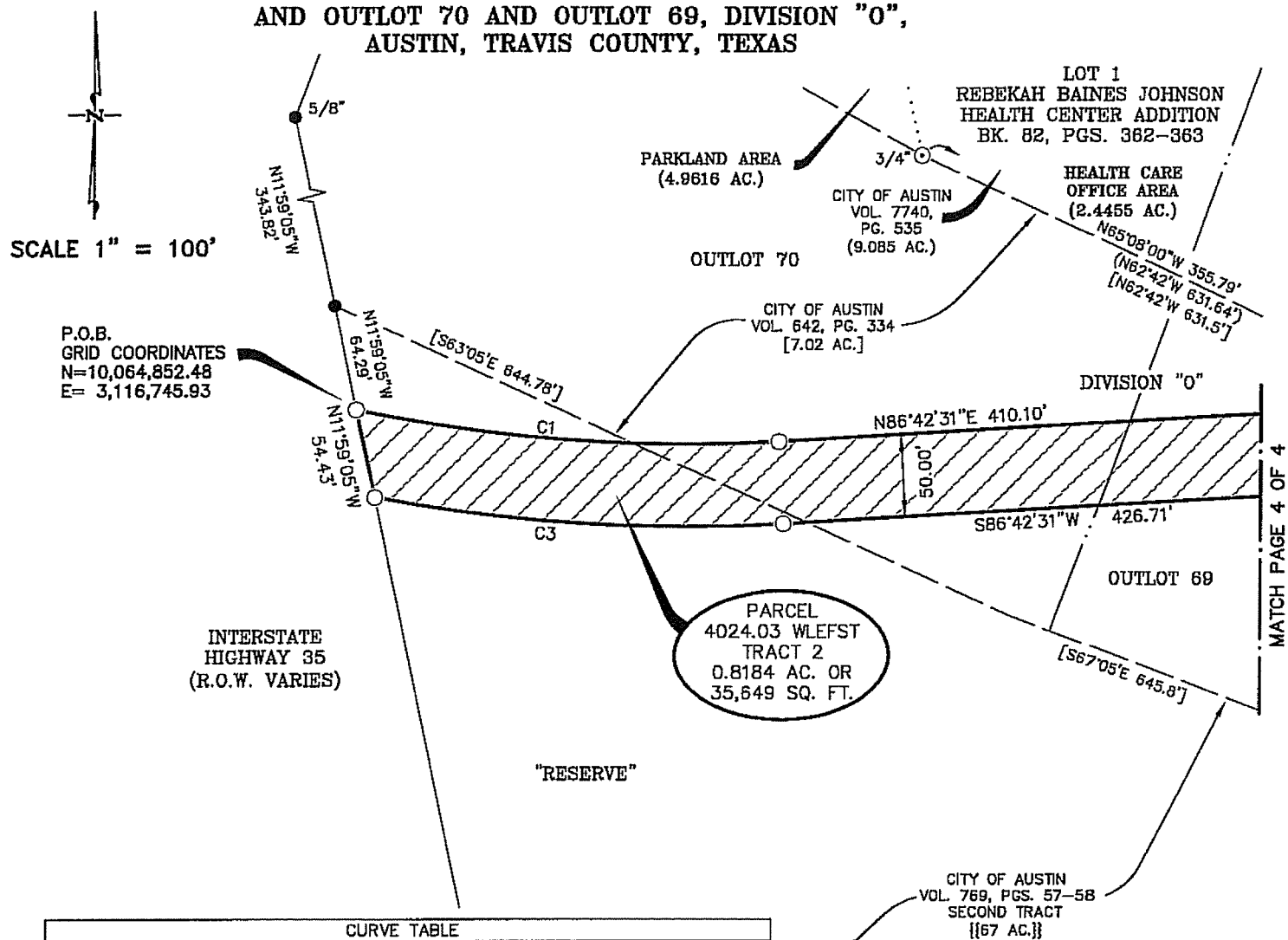
TCAD# 02-0005-01-01  
AUSTIN GRID J-21

FIELD NOTES REVIEWED

By: Maureen Dawkins Date 2/18/08

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



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 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:



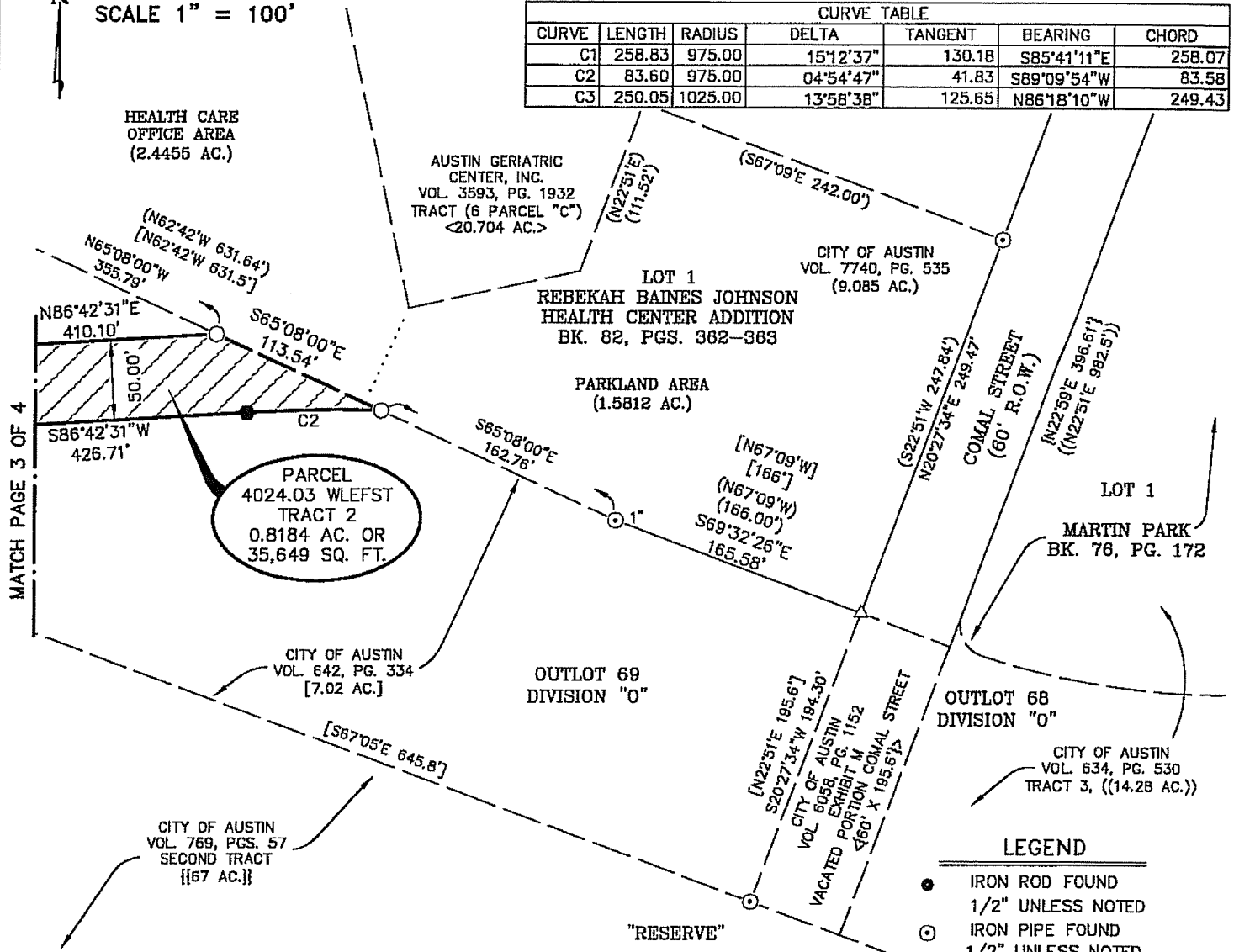
**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

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

**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



**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
  - △ 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;

1.5142 AC.

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.

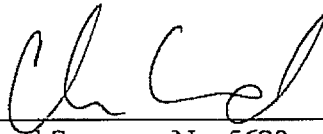
Bearing Basis Note

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

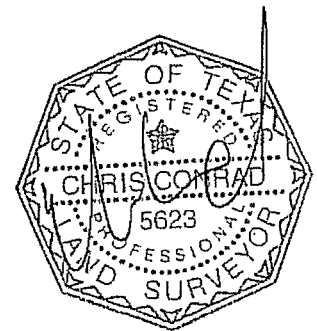


2/22/08

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

By: Maureen Date 8/7/08

TCAD# 03-0104-01-01 AND 02-0104-01-01  
AUSTIN GRID J-21

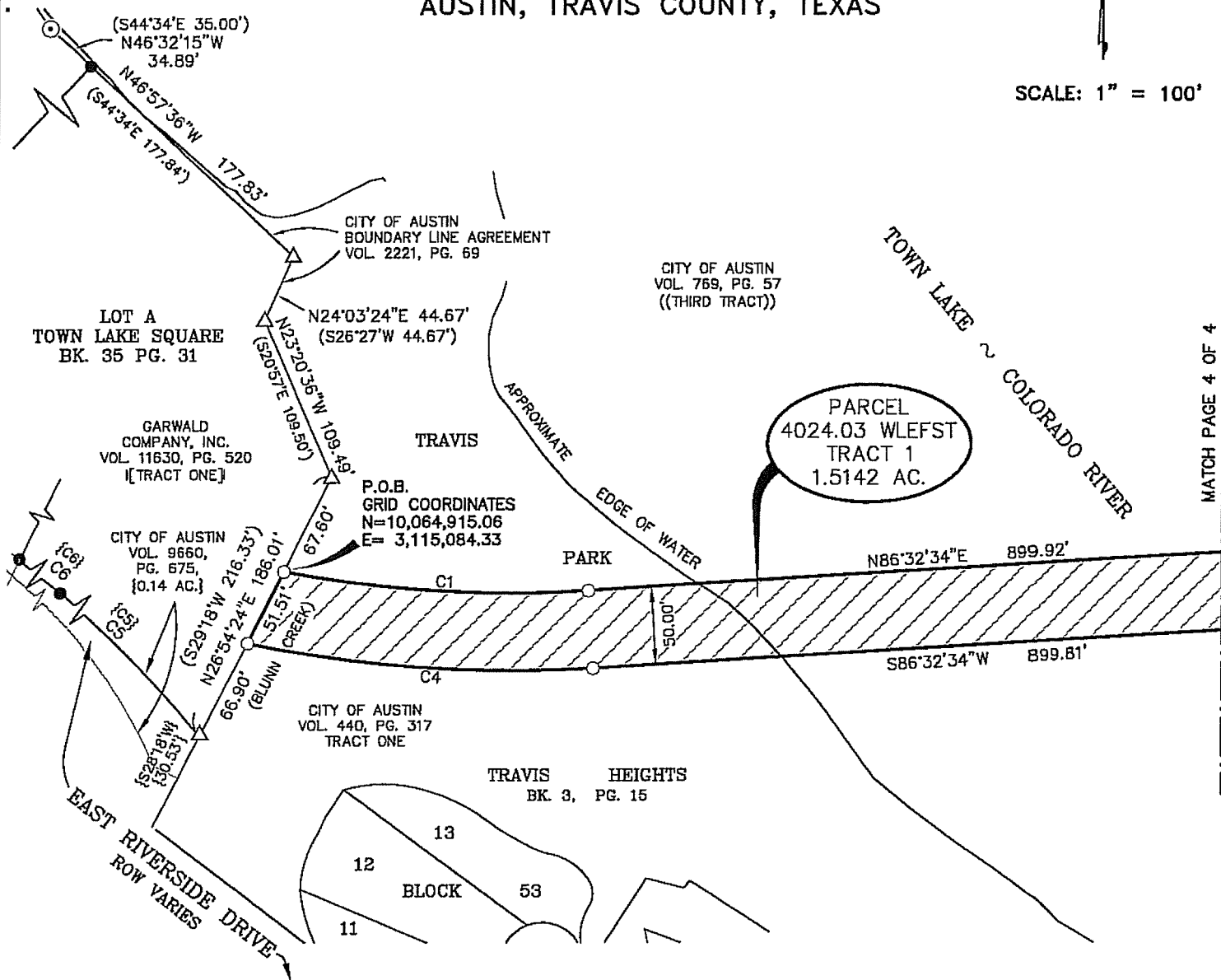
Engineering Support Section  
Department of Public Works  
and Transportation

RE: CITY OF AUSTIN

# 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

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

M:\SDSKPROJ\DOWNTOWN\_TUNNEL\DWG\Revised\_7-12-08\TRAVIS\_PARK-2\_rev-1.DWG

AUSTIN GRID#: J-21

JOB NO.: 07-110



RE: CITY OF AUSTIN

# 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'

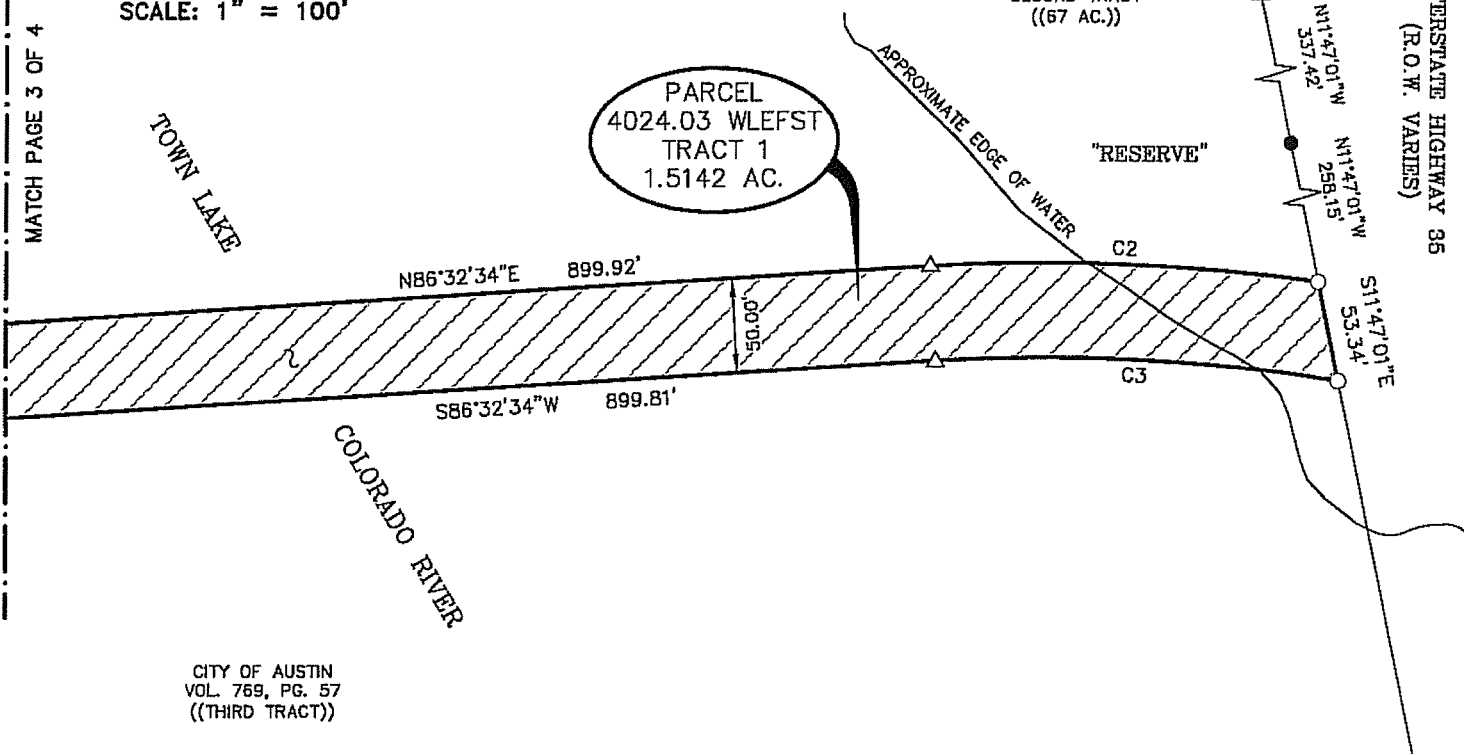
MATCH PAGE 3 OF 4

TOWN LAKE

PARCEL  
4024.03 WLEFST  
TRACT 1  
1.5142 AC.

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

INTERSTATE HIGHWAY 36  
(R.O.W. VARIES)



CITY OF AUSTIN  
VOL. 769, PG. 57  
((THIRD TRACT))

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

## 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

- 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
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## RECORD INFORMATION

(XXX) BK. 35, PG. 31  
{XXX} VOL. 9660, PG. 675  
[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

M:\SDSKPROJ\DOWNTOWN\_TUNNEL\DWG\Revised\_7-12-08\TRAVIS\_PARK-2\_rev-1.DWG

AUSTIN GRID# J-21

JOB NO.: 07-110

## 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,

1.5120 AC.

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.

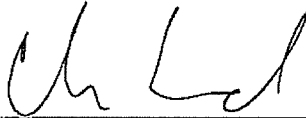
Bearing Basis Note

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

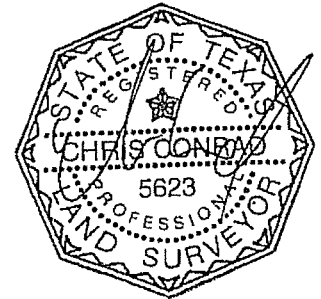


2/22/08

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

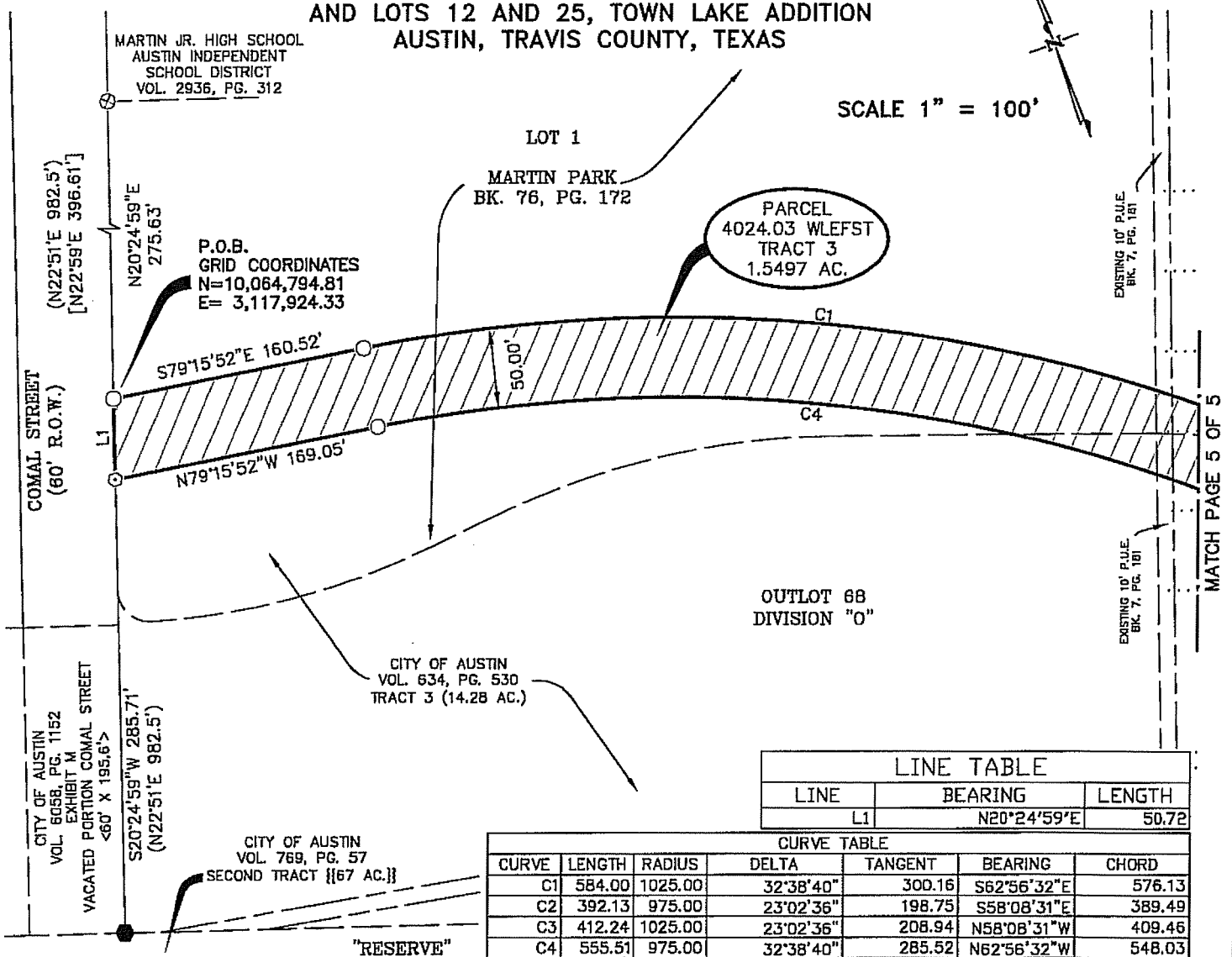
FIELD NOTES REVIEWED

By: Mary Hawkins 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

RE: CITY OF AUSTIN



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. 6058, PG. 1152  
[xxx] VOL. 769, PG. 57  
<xxx> VOL. 2988, PG. 2328

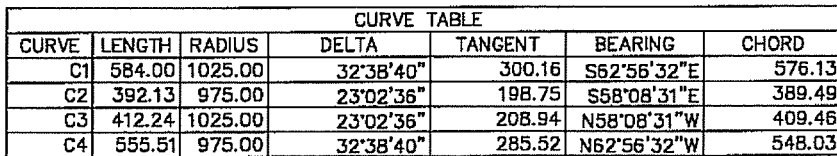
ISSUED: 02/25/08  
REVISED: 07/12/08  
PAGE 4 OF 5

SURVEYED BY:

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



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.

### LEGEND

- IRON ROD FOUND  
1/2" UNLESS NOTED
- ⊙ AXLE FOUND
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- ⊗ "X" CUT IN CONCRETE
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POINT OF BEGINNING

(xxx)	VOL. 634, PG. 530
[xxx]	BK. 76, PG. 172
{xxx}	VOL. 2896, PG. 383
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<xxx>	VOL. 6058, PG. 1152
{[xxx]}	VOL. 769, PG. 57
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PAGE 5 OF 5

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AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-21 &amp; K-21 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 # 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

0.4563 AC.

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.

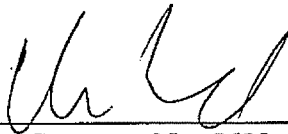
Bearing Basis Note

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.

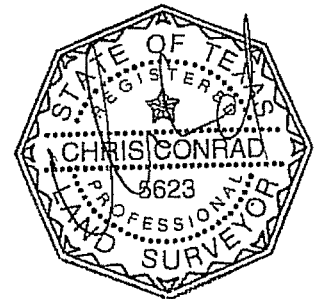
SURVEYED BY:

**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 Stambis Date 2/18/08

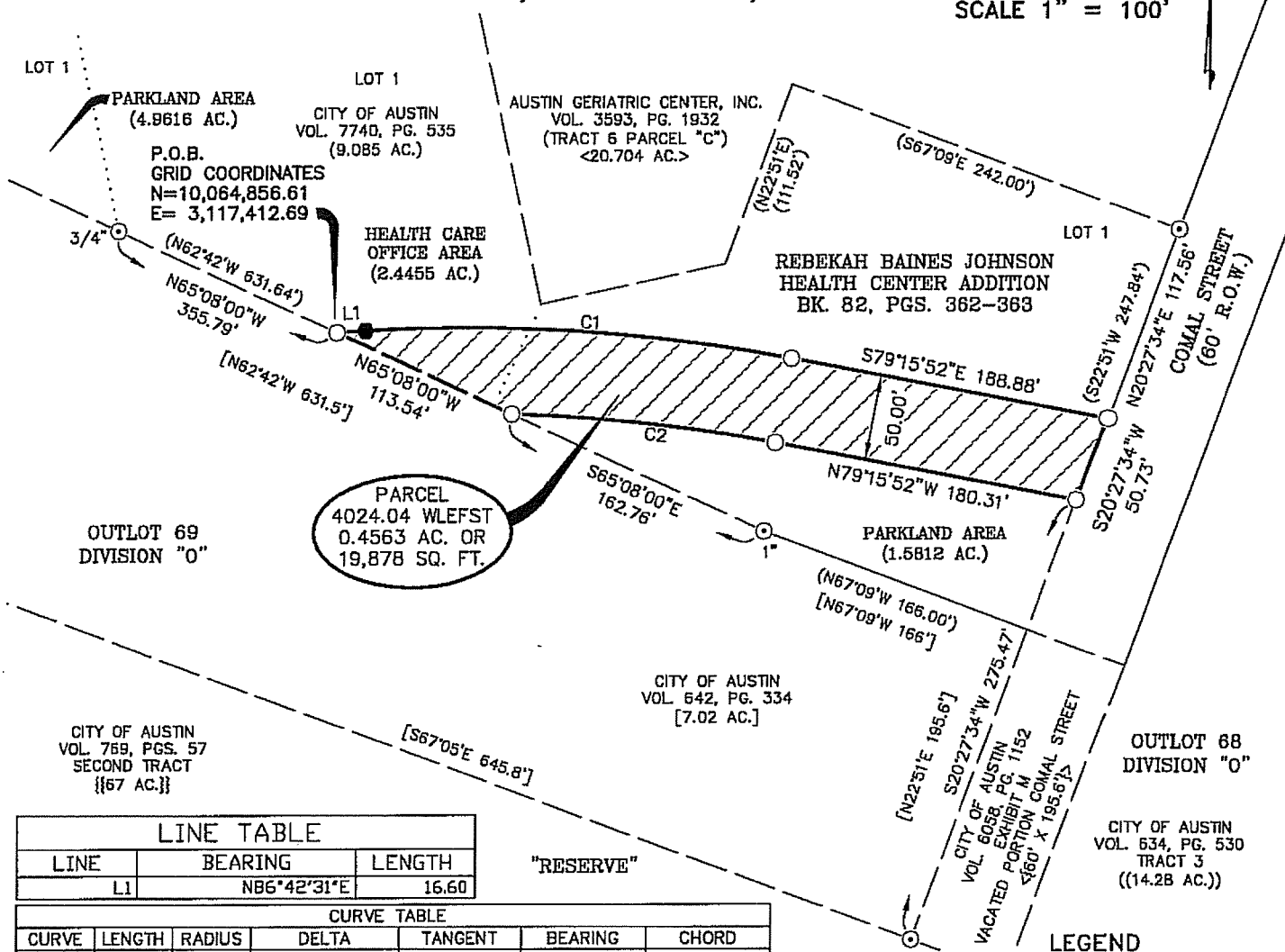
Engineering Support Section  
Department of Public Works  
and Transportation



RE: CITY OF AUSTIN

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'

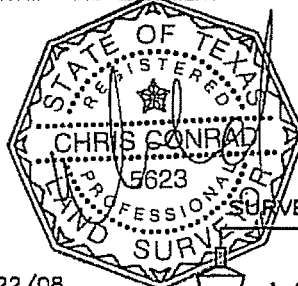


LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°42'31"E	16.60

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

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

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

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