

FIELD NOTES FOR 0.0044 OF ONE ACRE

DESCRIPTION OF 0.0044 OF ONE ACRE OR 192 SQUARE FEET OF LAND, MORE OR LESS, OUT OF EAST FOURTH STREET AND NECHES STREET, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, TRAVIS COUNTY, TEXAS; SAID 0.0044 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southwest corner of this tract, same being in the right-of-way of East Fourth Street, from which a calculated point at the northeast corner of Block 34 in said Original City of Austin and Lot 2, The Railyard, a subdivision of record in Book 83, Page 74D, Plat Records, Travis County, Texas, said Lot 2 being conveyed to the City of Austin by deed in Volume 13317, Page 370, Real Property Records, Travis County, Texas, same being in the west right-of-way line of Red River Street, bears $S16^{\circ}28'35''W$ 75.59 feet and $S73^{\circ}31'25''E$ 345.15 feet, and from which calculated point at the northeast corner of said Block 34 and said Lot 2 a mag nail with washer stamped “COA PUBLIC WORKS” found bears $S73^{\circ}30'27''E$ 20.02 feet; from said point of beginning a calculated point at the northwest corner of Lot 8, Block 33 in said Original City of Austin, said Lot 8, Block 33 being conveyed to the City of Austin by deed in Volume 13219, Page 632, Real Property Records, Travis County, Texas, same being in the east right-of-way line of Trinity Street, bears $S16^{\circ}28'35''W$ 75.59 feet and $N73^{\circ}31'25''W$ 286.81 feet, and from which calculated point at the northwest corner of said Lot 8, Block 33, a mag nail found bears $N73^{\circ}29'55''W$ 29.00 feet and a mag nail with washer stamped “COA PUBLIC WORKS” found bears $N16^{\circ}33'57''E$ 15.01 feet, said point of beginning having State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid values of $N=10,069,681.04$, $E=3,115,536.05$;

THENCE, with the perimeter of this tract, crossing said right-of-way of East Fourth Street and said right-of-way of Neches Street, the following six (6) courses, numbered 1 through 6:

- 1) **$N01^{\circ}30'24''W$ 12.46 feet** to a calculated point;
- 2) **$N16^{\circ}27'36''E$ 25.93 feet** to a calculated point;
- 3) **$S73^{\circ}32'24''E$ 5.00 feet** to calculated point;
- 4) **$S16^{\circ}27'36''W$ 25.14 feet** to a calculated point;
- 5) **$S01^{\circ}30'24''E$ 13.37 feet** to a calculated point;

0.0044 AC.

- 6) **N72°41'25"W 5.28 feet**, to the POINT OF BEGINNING and containing 0.0044 of one acre, or 192 square feet of land within these metes and bounds, more or less.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00005) and was established by GPS observations. Vertical Datum (NAVD88).

Subsurface Encroachment Agreement Note:

The subsurface encroachment agreement begins at a surface elevation of 470.68 feet on the north end and extends below the surface to an elevation of 460.06 feet and begins on the south end at a surface elevation of 469.40 feet and extends below the surface to an elevation of 459.06 feet.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPLS Firm# 10095500



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

11/08/2018

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:/CMTA~HNTB~16-031 Downtown Station/Description/0.0044 ac WLE~G Rev_2

Issued 06/15/18, Revised 09/21/18, 10/04/18, 11/08/18

FIELD NOTES REVIEWED

BY DATE: 11.13.2018

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

AUSTIN GRID J-22

**SKETCH TO ACCOMPANY DESCRIPTION OF 0.0044 AC. OR 192 SQ. FT.
OF LAND OUT OF NECHES STREET, AT EAST 4TH STREET,
AUSTIN, TRAVIS COUNTY, TEXAS.**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°30'24"W	12.46'
L2	N16°27'36"E	25.93'
L3	S73°32'24"E	5.00'
L4	S16°27'36"W	25.14'
L5	S01°30'24"E	13.37'
L6	N72°41'25"W	5.28'

**PUBLIC
SQUARE
BRUSH PARK**

P.O.B.
GRID COORDINATES
N=10,069,681.04
E=3,115,536.05

**EAST 4TH STREET
(80' R.O.W.)**

CENTERLINE

CENTERLINE

**NECHES STREET
(80' R.O.W.)**

ENCROACHMENT
AGREEMENT
0.0044 AC. OR
192 SQ. FT.

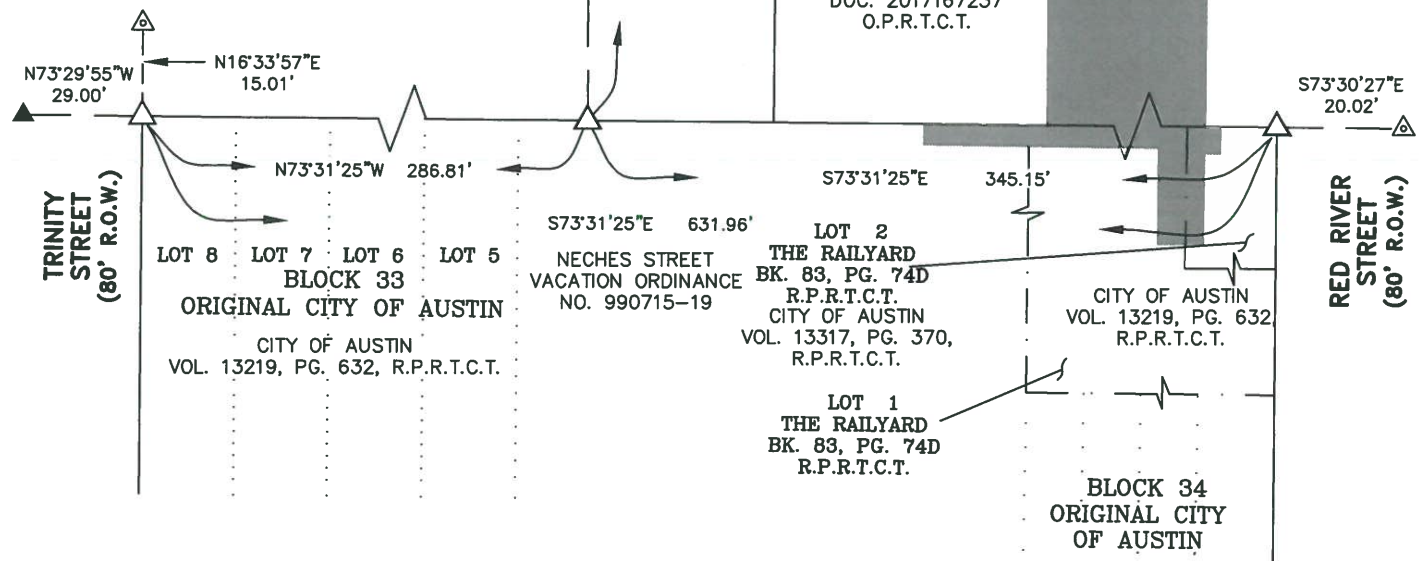
AREA OF EXISTING
RAILROAD EQUIPMENT
IN USE BY CMTA

AERIAL
ENCROACHMENT
AGREEMENT
DOC. 2017167237
O.P.R.T.C.T.

AUSTIN CONVENTION
ENTERPRISES, INC.
DOC. 2010088891
O.P.R.T.C.T.

1" = 30'

**BLOCK 39
ORIGINAL CITY OF AUSTIN**



LEGEND

- △ MAG NAIL w/ WASHER STAMPED
"COA PUBLIC WORKS" FOUND
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C.T. REAL PROPERTY RECORDS
TRAVIS COUNTY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY
- N.T.S. NOT TO SCALE

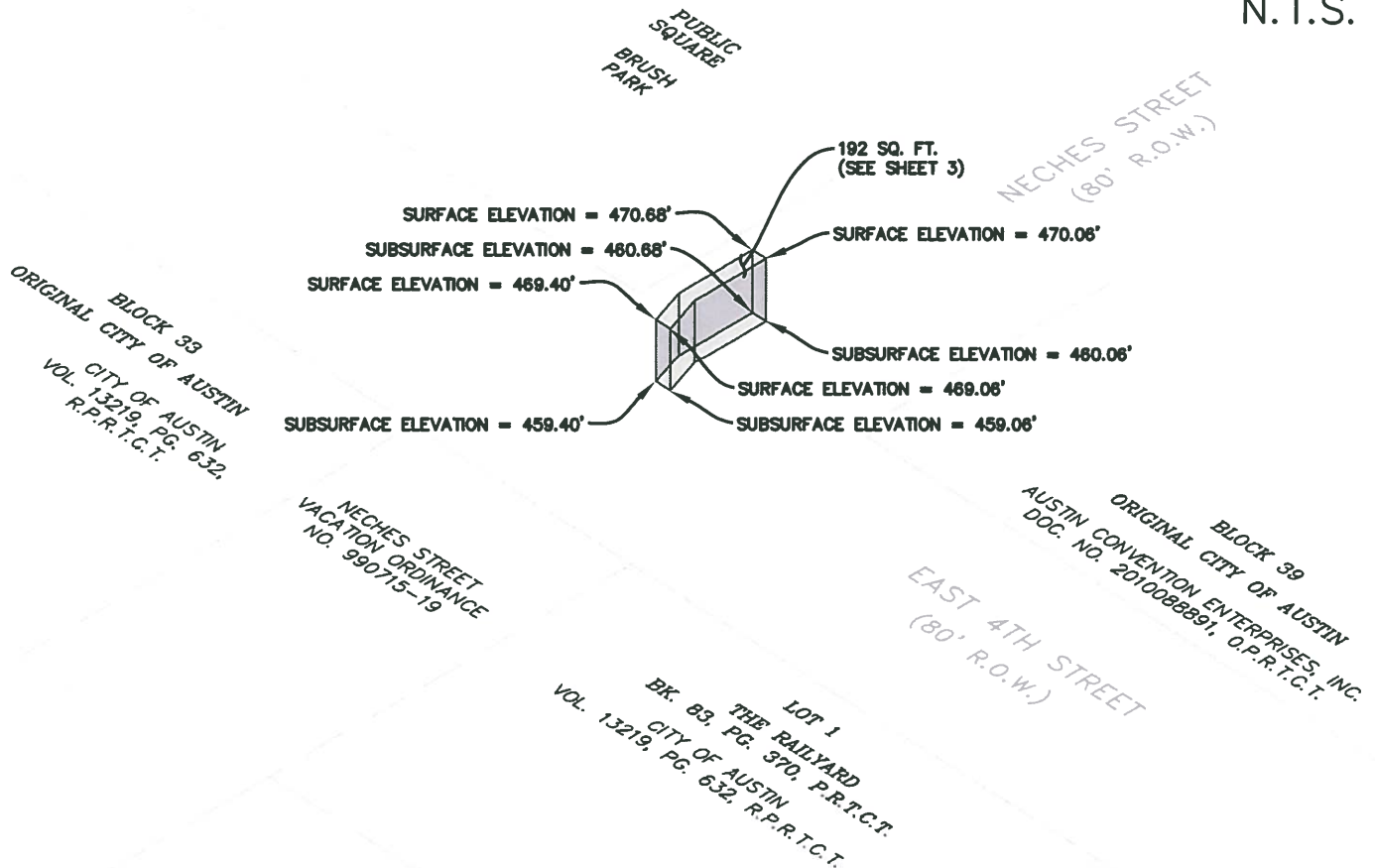
SURVEYED BY: PAGE 3 OF 4

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
TBPLS FIRM #10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

CMTA

**SKETCH TO ACCOMPANY DESCRIPTION OF 0.0044 AC. OR 192 SQ. FT.
OF LAND OUT OF NECHES STREET, AT EAST 4TH STREET,
AUSTIN, TRAVIS COUNTY, TEXAS.**

N.T.S.



NOTE:
ELEVATIONS ARE FROM A SURVEY PROVIDED BY LANDMARK SURVEYING.

SUBSURFACE ENCROACHMENT AGREEMENT NOTE:
THE SUBSURFACE ENCROACHMENT AGREEMENT BEGINS AT A SURFACE ELEVATION OF 470.68 FEET ON THE NORTH END AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 460.06 FEET AND BEGINS ON THE SOUTH END AT A SURFACE ELEVATION OF 469.40 FEET AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 459.06 FEET.

NOTES:
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. VERTICAL DATUM (NAVD88).
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.
3. REFERENCE TO THE ORIGINAL CITY OF AUSTIN SHOWN HEREON ARE FROM THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
- △ MAG NAIL w/ WASHER STAMPED "COA PUBLIC WORKS" FOUND
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- (xxx) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- N.T.S. NOT TO SCALE

REVISED: 11/08/18
 REVISED: 10/04/18
 REVISED: 09/21/18
 ISSUED: 06/15/18
 PAGE 4 OF 4

SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPLS FIRM #10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

11/08/18

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623
 Note: There is a description to accompany this plat.

AUSTIN GRID# J-22

M:\CMTA\HNTB\16-031 Downtown Station\DWG\Parcels\Neches Street WLE G-Rev_3_Sht4.dwg

JOB NO.: 16-031