

FIELD NOTES FOR 0.0241 OF ONE ACRE

DESCRIPTION OF A 0.0241 OF ONE ACRE OR 1,050 SQUARE FEET OF LAND, MORE OR LESS, OUT OF EAST FOURTH STREET, THE 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 0.0241 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this tract, same being in the north line of Block 33 in said Original City of Austin and the north line of a portion of vacated Neches Street, vacated by City Ordinance No. 990715-19, and in the south right-of-way line 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 conveyed to the City of Austin by deed, in Volume 13317, Page 370, Real Property Records, Travis County, Texas, and the west right-of-way line of Red River Street, bears $S73^{\circ}31'25''E$ 317.50 feet, 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; said point of beginning having State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid values of $N=10,069,600.72$, $E=3,115,541.12$;

THENCE, with the south line of this tract and said East Fourth Street and the north line of said Block 33, said portion of vacated Neches Street, and Lots 5 and 6, Block 33, of said original City of Austin, said Lots 5 and 6 conveyed to the City of Austin in Volume 13219, Page 632, Real Property Records, Travis County, Texas, **$N73^{\circ}31'25''W$ 116.81 feet** to a calculated point at the southwest corner of this tract, from which a calculated point at the northwest corner of Lot 8, Block 33, in said Original City of Austin, said Lot 8, Block 33, conveyed to the City of Austin in said Volume 13219, Page 632, same being in the south right-of-way line of East Fourth Street and the east right-of-way line of Trinity Street, bears $N73^{\circ}31'25''W$ 197.65 feet, from which calculated point at the northwest corner of said Lot 8 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;

THENCE, with the perimeter of this tract, crossing East Fourth Street, the following twenty (20) courses, numbered 1 through 20:

- 1) **$N16^{\circ}33'48''E$ 4.21 feet** to a calculated point;

- 2) **S73°31'25"E 4.80 feet** to a calculated point;
- 3) **N59°03'50"E 4.03 feet** to a calculated point;
- 4) with a curve to the left, whose intersection angle is **42°40'05"**, radius is **2.50 feet**, an arc distance of **1.86 feet**, the chord of which bears **N37°43'48"E 1.82 feet** to a calculated point;
- 5) **N16°23'46"E 3.41 feet** to a calculated point;
- 6) **N25°12'37"E 14.88 feet** to a calculated point;
- 7) with a curve to the right, whose intersection angle is **80°42'50"**, radius is **12.48 feet**, an arc distance of **17.58 feet**, the chord of which bears **N65°33'34"E 16.16 feet** to a calculated point;
- 8) **S73°14'23"E 46.86 feet** to a calculated point;
- 9) **S16°33'44"W 5.00 feet** to a calculated point;
- 10) **N73°14'23"W 46.69 feet** to a calculated point;
- 11) with a curve to the left, whose intersection angle is **81°33'00"**, radius is **7.48 feet**, an arc distance of **10.65 feet**, the chord of which bears **S65°59'07"W 9.77 feet** to a calculated point;
- 12) **S25°12'37"W 7.40 feet** to a calculated point;
- 13) **S01°52'10"E 6.31 feet** to a calculated point;
- 14) **S16°18'49"W 3.15 feet** to a calculated point;
- 15) **S34°41'08"W 5.87 feet** to a calculated point;
- 16) **S73°31'25"E 99.15 feet** to a calculated point;
- 17) **N16°30'08"E 19.93 feet** to a calculated point;
- 18) **S73°32'19"E 4.99 feet** to a calculated point;
- 19) **S16°30'08"W 22.40 feet** to a calculated point; and

0.0241 AC.

- 20) **S61°46'49"W 2.48 feet** to the POINT OF BEGINNING and containing 0.0241 of one acre, or 1,050 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 468.72 feet on the east end and extends below the surface to an elevation of 458.72 feet and begins on the west end at a surface elevation of 471.37 feet and extends below the surface to an elevation of 461.37 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 be "C. Conrad".

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/0.0241 ac E:EC Esmt~B Rev_3

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

FIELD NOTES REVIEWED

BY John Del DATE: 11-13-2018

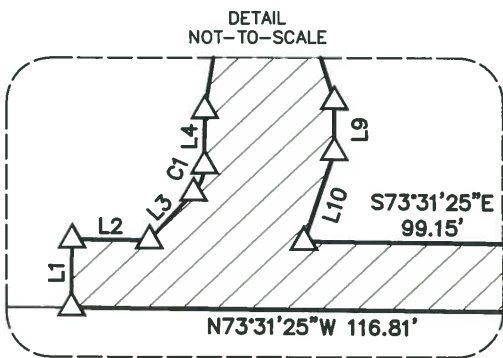
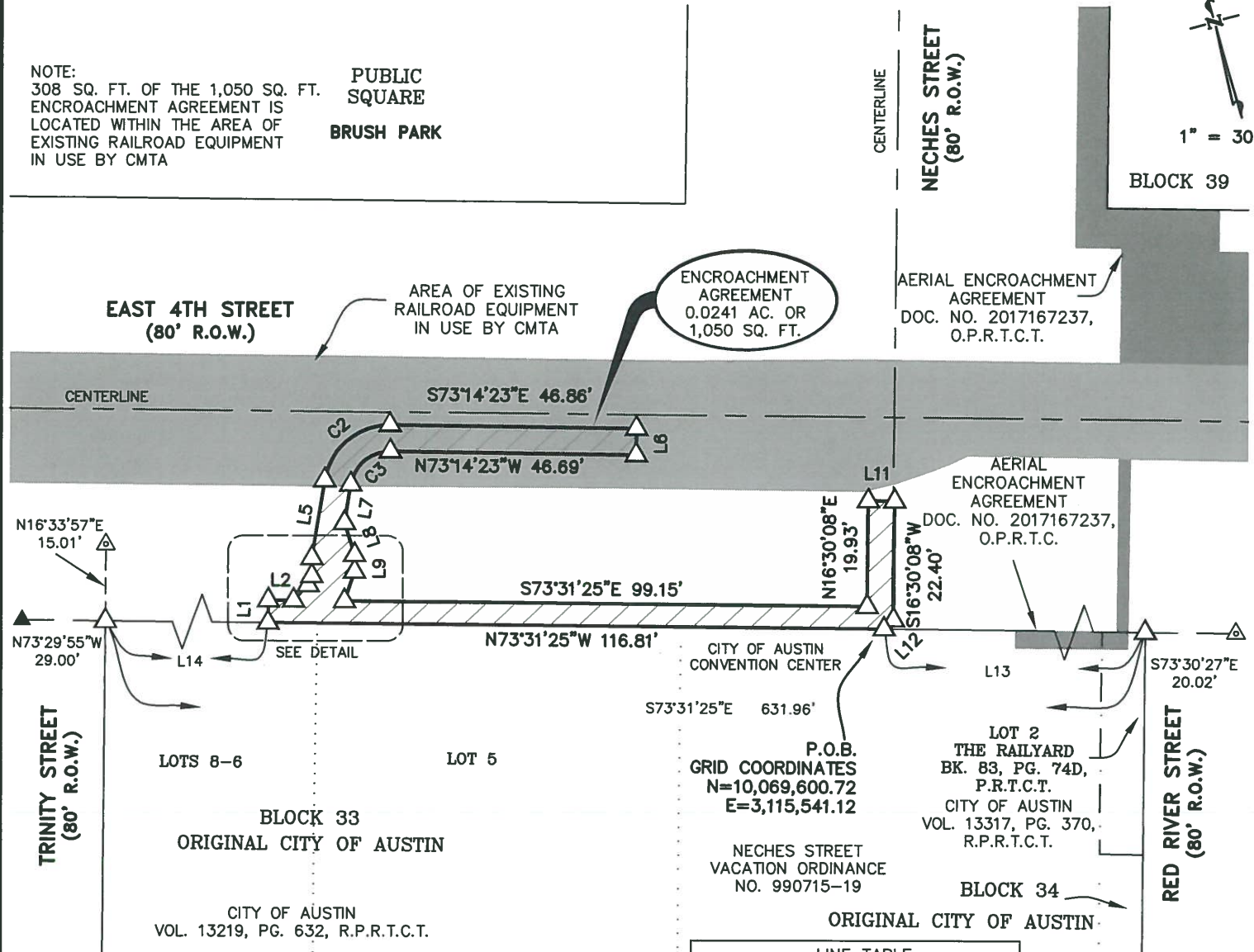
AUSTIN GRID J-22

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

CMTA SKETCH TO ACCOMPANY DESCRIPTION OF 0.0241 AC. OR 1,050 SQ. FT.
OF LAND OUT OF EAST 4TH STREET, BETWEEN TRINITY STREET AND RED RIVER STREET,
AUSTIN, TRAVIS COUNTY, TEXAS.

NOTE:
308 SQ. FT. OF THE 1,050 SQ. FT.
ENCROACHMENT AGREEMENT IS
LOCATED WITHIN THE AREA OF
EXISTING RAILROAD EQUIPMENT
IN USE BY CMTA

PUBLIC
SQUARE
BRUSH PARK



LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°33'48"E	4.21'
L2	S73°31'25"E	4.80'
L3	N59°03'50"E	4.03'
L4	N16°23'46"E	3.41'
L5	N25°12'37"E	14.88'
L6	S16°33'44"W	5.00'
L7	S25°12'37"W	7.40'
L8	S01°52'10"E	6.31'
L9	S16°18'49"W	3.15'
L10	S34°41'08"W	5.87'
L11	S73°32'19"E	4.99'
L12	S61°46'49"W	2.48'
L13	S73°31'25"E	317.50'
L14	N73°31'25"W	197.65'

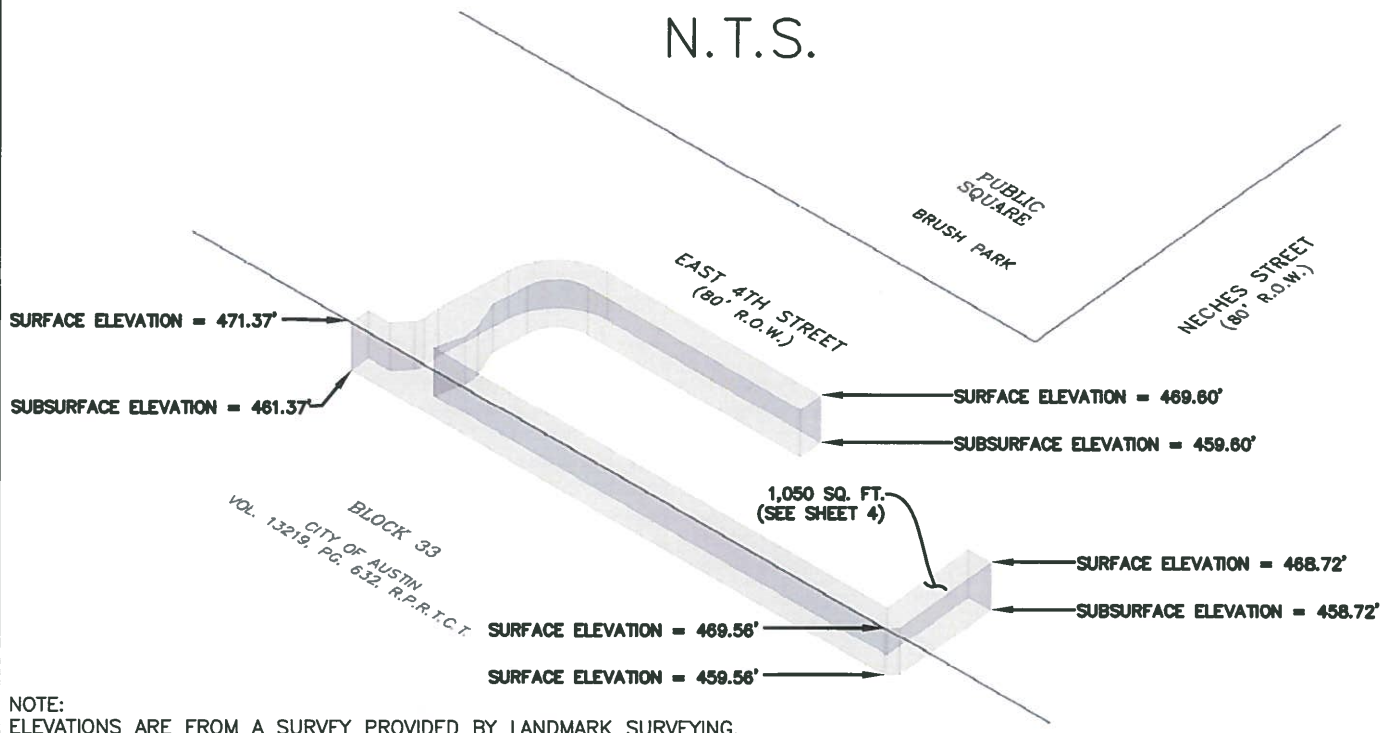
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	1.86'	2.50'	42°40'05"	0.98'	N37°43'48"E	1.82'
C2	17.58'	12.48'	80°42'50"	10.60'	N65°33'34"E	16.16'
C3	10.65'	7.48'	81°33'00"	6.45'	S65°59'07"W	9.77'

SURVEYED BY: PAGE 4 OF 5

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

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AUSTIN, TRAVIS COUNTY, TEXAS.

N.T.S.



SUBSURFACE ENCROACHMENT AGREEMENT NOTE:

THE SUBSURFACE ENCROACHMENT AGREEMENT BEGINS AT A SURFACE ELEVATION OF 468.72 FEET ON THE EAST END AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 458.72 FEET AND BEGINS ON THE WEST END AT A SURFACE ELEVATION OF 471.37 FEET AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 461.37 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

SURVEYED BY:

PAGE 5 OF 5

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AUSTIN, TEXAS 78731
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CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623
Note: There is a description to accompany this plat.

11/08/18

DATE