FIELD NOTES FOR 0.0515 OF ONE ACRE

DESCRIPTION OF A 0.0515 OF ONE ACRE OR 2,245 SQUARE FEET OF LAND, MORE OR LESS, OUT OF RED RIVER STREET AND 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 0.0515 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 Red River Street (80 foot right-of-way), 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 N73°26′57″W 17.39 feet and N16°33′03″E 28.16 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°30′27″E 20.02 feet; said point of beginning having State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid values of N=10,069,478.71, E=3,115,854.23;

THENCE, with the perimeter of this tract, crossing Red River Street, the following three (3) courses, numbered 1 through 3:

1) N16°27′43″E 5.00 feet to a calculated point;

2) S73°16′13″E 57.62 feet to a calculated point; and

3) N16°33′03″E 31.10 feet to a calculated point in the right-of-way of East Fourth Street;

THENCE, continuing with the perimeter of this tract, crossing East Fourth Street, the following twenty-one (21) courses, numbered 1 through 21:

1) S78°17′06″E 27.00 feet to a calculated point;

2) with a curve to the right, whose intersection angle is 09°05′24″, radius is 333.19 feet, an arc distance of 52.86 feet, the chord of which bears S75°45′11″E 52.81 feet to a calculated point;

3) with a curve to the left, whose intersection angle is 03°02′18″, radius is 110.96 feet, an arc distance of 5.88 feet, the chord of which bears S76°45′46″E 5.88 feet to a calculated point;
4) with a curve to the right, whose intersection angle is 03º04'04" south, radius is 464.55 feet, an arc distance of 24.95 feet, the chord of which bears S76º52'49"E 24.95 feet to a calculated point;

5) S74º12'29"E 10.95 feet to a calculated point;

6) with a curve to the right, whose intersection angle is 03º08'56" north, radius is 464.55 feet, an arc distance of 25.53 feet, the chord of which bears S72º39'20"E 25.53 feet to a calculated point;

7) S70º26'52"E 23.82 feet to a calculated point;

8) S73º42'04"E 176.59 feet to a calculated point;

9) N54º54'21"E 6.92 feet to a calculated point;

10) N15º34'33"E 1.35 feet to a calculated point;

11) S74º12'29"E 5.00 feet to a calculated point;

12) S15º34'33"W 3.12 feet to a calculated point;

13) S54º54'21"W 11.11 feet to a calculated point;

14) N73º42'04"W, passing at 66.01 feet a calculated point, from which a 1/2" iron rod found at the northeast corner of Block 35 in said Original City of Austin, described in a deed to Knight Family Partnership, LTD. of record in Document No. 2017001176, Official Public Records, Travis County, Texas, same being in the south right-of-way line of East Fourth Street, bears S16º17'56"W 7.55 feet, continuing 113.13 feet for a total distance of 179.14 feet to a calculated point;

15) N70º26'52"W 23.94 feet to a calculated point;

16) with a curve to the left, whose intersection angle is 03º08'40" north, radius is 459.55 feet, an arc distance of 25.22 feet, the chord of which bears N72º39'29"W 25.22 feet to a calculated point;

17) N74º12'29"W 10.95 feet to a calculated point;

18) with a curve to the left, whose intersection angle is 03º03'58" north, radius is 459.55 feet, an arc distance of 24.59 feet, the chord of which bears N76º53'21"W 24.59 feet to a calculated point;
19) with a curve to the right, whose intersection angle is 03°07'48", radius is 115.96 feet, an arc distance of 6.33 feet, the chord of which bears N76°43'13"W 6.33 feet to a calculated point;

20) with a curve to the left, whose intersection angle is 09°08'08", radius is 328.19 feet, an arc distance of 52.33 feet, the chord of which bears N75°44'44"W 52.27 feet to a calculated point;

21) N78°17'06"W 22.49 feet to a calculated point;

THENENCE, continuing with the perimeter of this tract, crossing East Fourth Street, with the west line of said Block 35 and said Knight Family Partnership tract and the east right-of-way line of Red River Street, S16°33'03"W 31.52 feet to a calculated point, from which a 1/2" iron rod found at the northwest corner of Lot 8, Block 13, in said Original City of Austin, said Lot 8 being conveyed to the City of Austin by deed in Volume 11081, Page 887, Real Property Records, Travis County, Texas, bears S16°33'03"W 327.90 feet;

THENENCE, continuing with the perimeter of the tract, crossing Red River Street, N73°16'13"W 62.61 feet, to the POINT OF BEGINNING and containing 0.0515 of one acre, or 2,245 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 463.20 feet on
the east end and extends below the surface to an elevation of 453.20 feet and begins on
the west end at a surface elevation of 464.81 feet and extends below the surface to an
elevation of 454.81 feet.

SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
Note: There is a plat to accompany this description.
M:\CMTA-HNTB-16-031 Downtown Station/Description/0.0515 ac IT Esmt-D Rev_4
Issued 06/15/18, Revised 09/21/18, 10/04/18, 11/08/18

FIELD NOTES REVIEWED
BY: AUSTIN GRID J-22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT
CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0515 AC. OR 2,245 SQ. FT. OF LAND OUT OF RED RIVER STREET AND EAST 4TH STREET, BETWEEN RED RIVER STREET AND SABINE STREET, AUSTIN, TRAVIS COUNTY, TEXAS.

N.T.S.

RED RIVER STREET
(60' R.O.W.)

SARINE STREET
(60' R.O.W.)

EAST 4TH STREET
(60' R.O.W.)

2,245 SQ. FT.
(SEE SHEET 5 AND 6)

BLOCK 35
ORIGINAL CITY OF AUSTIN

BLOCK 36
ORIGINAL CITY OF AUSTIN

SURFACE ELEVATION = 463.20'

SURFACE ELEVATION = 464.60'

SURFACE ELEVATION = 464.81'

SUBSURFACE ELEVATION = 464.81'

SUBSURFACE ELEVATION = 454.81'

SUBSURFACE ELEVATION = 454.81'

SUBSURFACE ELEVATION = 453.20'

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

SUBSURFACE ENCROACHMENT AGREEMENT NOTE:
The subsurface encroachment agreement begins at a surface elevation of
463.20' feet on the east end and extends below the surface to an elevation
of 453.20' feet and begins on the west end at a surface elevation of 464.81
feet and extends below the surface to an elevation of 454.81 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 1.000005. 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.

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

SURVEYED BY:

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

REvised: 11/06/18
REVISED: 10/04/18
REVISED: 09/21/18
ISSUED: 06/15/18

PAGE 7 OF 7

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AUSTIN GRID#: J-22
JOB NO.: 16-031

Note: There is a description to accompany this plat.