

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 $N73^{\circ}26'57''W$ 17.39 feet and $N16^{\circ}33'03''E$ 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 $S73^{\circ}30'27''E$ 20.02 feet; said point of beginning having State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid values of $N=10,069,478.71$, $E=3,115,854.23$;

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

- 1) $N16^{\circ}27'43''E$ 5.00 feet to a calculated point;
- 2) $S73^{\circ}16'13''E$ 57.62 feet to a calculated point; and
- 3) $N16^{\circ}33'03''E$ 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) $S78^{\circ}17'06''E$ 27.00 feet to a calculated point;
- 2) with a curve to the right, whose intersection angle is $09^{\circ}05'24''$, radius is 333.19 feet, an arc distance of 52.86 feet, the chord of which bears $S75^{\circ}45'11''E$ 52.81 feet to a calculated point;
- 3) with a curve to the left, whose intersection angle is $03^{\circ}02'18''$, radius is 110.96 feet, an arc distance of 5.88 feet, the chord of which bears $S76^{\circ}45'46''E$ 5.88 feet to a calculated point;

- 4) with a curve to the right, whose intersection angle is **03°04'04"**, radius is **464.55 feet**, an arc distance of **24.95 feet**, the chord of which bears **S76°52'49"E 24.95 feet** to a calculated point;
- 5) **S74°12'29"E 10.95 feet** to a calculated point;
- 6) with a curve to the right, whose intersection angle is **03°08'56"**, radius is **464.55 feet**, an arc distance of **25.53 feet**, the chord of which bears **S72°39'20"E 25.53 feet** to a calculated point;
- 7) **S70°26'52"E 23.82 feet** to a calculated point;
- 8) **S73°42'04"E 176.59 feet** to calculated point;
- 9) **N54°54'21"E 6.92 feet** to a calculated point;
- 10) **N15°34'33"E 1.35 feet** to a calculated point;
- 11) **S74°12'29"E 5.00 feet** to a calculated point;
- 12) **S15°34'33"W 3.12 feet** to a calculated point;
- 13) **S54°54'21"W 11.11 feet** to a calculated point;
- 14) **N73°42'04"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 **S16°17'56"W 7.55 feet**, continuing 113.13 feet for a total distance of **179.14 feet** to a calculated point;
- 15) **N70°26'52"W 23.94 feet** to a calculated point;
- 16) with a curve to the left, whose intersection angle is **03°08'40"**, radius is **459.55 feet**, an arc distance of **25.22 feet**, the chord of which bears **N72°39'29"W 25.22 feet** to a calculated point;
- 17) **N74°12'29"W 10.95 feet** to a calculated point;
- 18) with a curve to the left, whose intersection angle is **03°03'58"**, radius is **459.55 feet**, an arc distance of **24.59 feet**, the chord of which bears **N76°53'21"W 24.59 feet** to a calculated point;

0.0515 AC.

- 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;

THENCE, 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**;

THENCE, 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).

0.0515 AC.

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



A handwritten signature in blue ink, appearing to be "C. 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/0.0515 ac IT Esmt~D Rev_4

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

FIELD NOTES REVIEWED

BY: DATE: 11-13-2018

AUSTIN GRID J-22

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

**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.**

BLOCK 39

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

BLOCK 38

CITY OF AUSTIN
(NO RECORD
INFORMATION FOUND)

1" = 40'

AREA OF EXISTING
RAILROAD EQUIPMENT
IN USE BY CMTA

CENTERLINE
RED RIVER STREET
(80' R.O.W.)

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

ENCROACHMENT
AGREEMENT
0.0515 AC. OR
2,245 SQ. FT.

LOT 2
THE RAILYARD
BK. 83, PG. 74D, P.R.T.C.T.

CITY OF AUSTIN
VOL. 13317, PG. 370, R.P.R.T.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°27'43"E	5.00'
L2	S78°17'06"E	27.00'
L3	S74°12'29"E	10.95'
L4	S70°26'52"E	23.82'
L5	N54°54'21"E	6.92'
L6	N15°34'33"E	1.35'
L7	S74°12'29"E	5.00'
L8	S15°34'33"W	3.12'
L9	S54°54'21"W	11.11'
L10	N70°26'52"W	23.94'
L11	N74°12'29"W	10.95'
L12	N78°17'06"W	22.49'
L13	N73°26'57"W	17.39'
L14	N16°33'03"E	28.16'
L15	S16°17'56"W	7.55'

BLOCK 34
ORIGINAL CITY
OF AUSTIN

P.O.B.
GRID COORDINATES
N=10,069,478.71
E=3,115,854.23

LOT 8

KNIGHT FAMILY
PARTNERSHIP, LTD.
DOC. 2017001176
O.P.R.T.C.T.

(UNDIVIDED 30.86% INTEREST
LOTS 5-8, BLOCK 35)

BLOCK 35
ORIGINAL CITY OF AUSTIN

EAST 3RD
STREET
(80' R.O.W.)

LOT 8
BLOCK 13
CITY OF AUSTIN
VOL. 11081, PG. 887, R.P.R.T.C.T.

LEGEND

- 1/2" IRON ROD FOUND
- △ MAG NAIL w/ WASHER STAMPED "COA PUBLIC WORKS" 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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	52.86'	333.19'	9°05'24"	26.49'	S75°45'11"E	52.81'
C2	5.88'	110.96'	3°02'18"	2.94'	S76°45'46"E	5.88'
C3	24.95'	464.55'	3°04'40"	12.48'	S76°52'49"E	24.95'
C4	25.53'	464.55'	3°08'56"	12.77'	S72°39'20"E	25.53'
C5	25.22'	459.55'	3°08'40"	12.61'	N72°39'29"W	25.22'
C6	24.59'	459.55'	3°03'58"	12.30'	N76°53'21"W	24.59'
C7	6.33'	115.96'	3°07'48"	3.17'	N76°43'13"W	6.33'
C8	52.33'	328.19'	9°08'08"	26.22'	N75°44'44"W	52.27'

SURVEYED BY: PAGE 5 OF 7

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

CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0515 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.

BLOCK 38

CITY OF AUSTIN
(NO RECORD
INFORMATION FOUND)

BLOCK 37

BREAD & CIRCUS, LLC
DOC. 2007112690
O.P.R.T.C.T.
(0.20 AC.)

CENTERLINE
SABINE STREET
(80' R.O.W.)

1" = 40'

AREA OF EXISTING
RAILROAD EQUIPMENT
IN USE BY CMTA

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

ENCROACHMENT
AGREEMENT
0.0515 AC. OR
2,245 SQ. FT.

C3 L3 C4 L4
C6 L11 C5 L10
S73°31'25"E 275.99'

S73°42'04"E 176.59'

N73°42'04"W 179.14'

N73°42'04"W 66.01'

SEE
DETAIL

LOT 7

LOT 6

LOT 5
AREA OF EXISTING
RAILROAD EQUIPMENT
IN USE BY CMTA

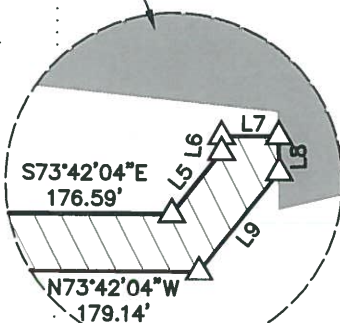
KNIGHT FAMILY
PARTNERSHIP, LTD.
DOC. 2017001176
O.P.R.T.C.T.
(UNDIVIDED 30.86% INTEREST
LOTS 5-8, BLOCK 35)

BLOCK 35
ORIGINAL CITY OF AUSTIN

BLOCK 36

LION OUTDOOR, LLC
DOC. 2009213968
O.P.R.T.C.T.
TRACT ONE
(LOTS 1-8, BLOCK 36)

NOTE:
SEE PAGE 5 OF 7 FOR LINE TABLE
AND CURVE TABLE



DETAIL
NOT-TO-SCALE

SURVEYED BY:

PAGE 6 OF 7

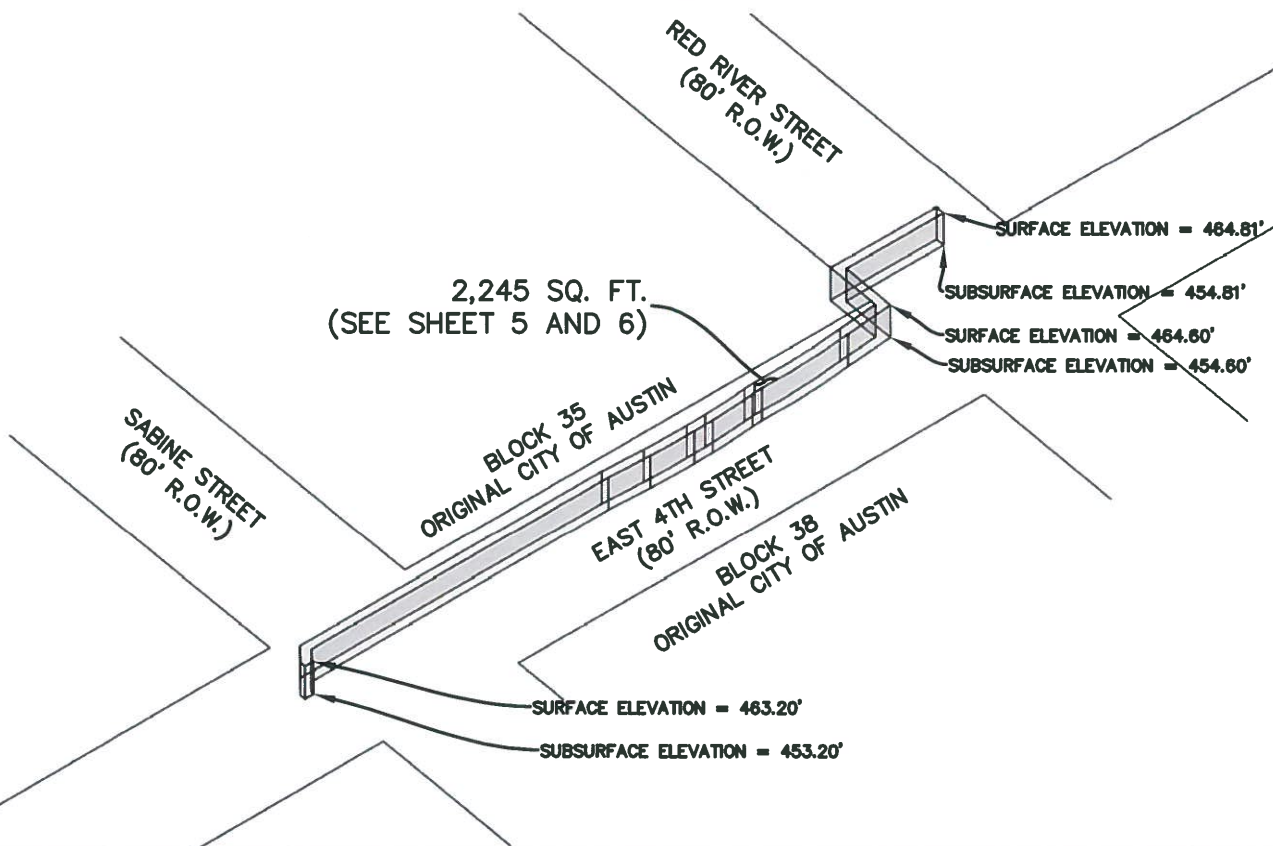
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LAND SURVEYORS, INC.

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BETWEEN RED RIVER STREET AND SABINE 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 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 1.00005. 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.

Chris Conrad



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 11/08/18
Note: There is a description to accompany this plat.

REVISED: 11/08/18
REVISED: 10/04/18
REVISED: 09/21/18
ISSUED: 06/15/18
PAGE 7 OF 7

SURVEYED BY:

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