DESCRIPTION OF 1.124 OF ONE ACRE

DESCRIPTION OF 1.124 ACRES (48,949 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF EAST FOURTH STREET (80 FOOT RIGHT-OF-WAY WIDTH), BETWEEN I.H. 35 AND TRINITY STREET, SAID EAST FOURTH STREET BEING A PART OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 1.124 ACRES 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 west right-of-way line of I.H. 35, from which a 1/2" iron rod found with cap at the northeast corner of Block 12 in said Original City of Austin, same being in the south right-of-way line of East Third Street and the west right-of-way line of I.H. 35 bears S16°38′03″W 13.78 feet and S16°29′17″W 356.26 feet, and from which Point of Beginning a 1/2" iron rod found with cap at the northwest corner of said Block 12, same being in the south right-of-way line of East Third Street and the east right-of-way line of Sabine Street bears S16°38′03″W 13.78 feet, S16°29′17″W 356.26 feet and N73°31′58″W 287.62 feet, said point of beginning having State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid values of N=10,069,318.80, E=3,116,542.89;

THENCE, with the perimeter of this tract, crossing said East Fourth Street, the following thirty (30) courses, numbered 1 through 30:

1) N73°20′06″W 3.14 feet to a calculated point;

2) N61°50′17″W 7.31 feet to a calculated point;

3) N15°47′31″E 1.94 feet to a calculated point;

4) S74°36′41″E 7.18 feet to a calculated point;

5) N16°29′04″E 6.69 feet to a calculated point;

6) N74°12′29″W 9.93 feet to a calculated point;

7) N84°20′10″W 5.69 feet to a calculated point;

8) N74°12′29″W 17.99 feet to a calculated point;
9) S67°25'04"W 5.64 feet to a calculated point;
10) N74°12'29"W 10.00 feet to a calculated point;
11) N35°50'02"W 5.64 feet to a calculated point;
12) N74°12'29"W 1.14 feet to a calculated point;
13) S16°28'18"W 13.00 feet to a calculated point;
14) S73°32'42"E 10.67 feet to a calculated point;
15) S16°27'24"W 9.41 feet to a calculated point in the south right-of-way line of East Fourth Street and the north line of Lot 5, Block 36, in said Original City of Austin, said Lot 5 conveyed to TDC Block 36, L.P., by deed in Document Number 2018031257, Official Public Records, Travis County, Texas;
16) With said south right-of-way line and said north line of Lot 5, N73°31'25"W 18.00 feet to a calculated point;
17) N16°27'41"E 4.40 feet to a calculated point;
18) N73°32'19"W 1.00 feet to a calculated point;
19) N16°27'41"E 5.00 feet to a calculated point;
20) S73°31'30"E 3.34 feet to a calculated point;
21) N16°28'18"E 12.94 feet to a calculated point;
22) N74°12'29"W 138.27 feet to a calculated point;
23) S15°43'18"W 1.23 feet to a calculated point;
24) N78°17'55"W 52.30 feet to a calculated point;
25) N18°42'46"E 4.97 feet to a calculated point;
26) **N74°12'29"W 304.30 feet** to a calculated point, from which a 1/2” iron rod found at the northeast corner of Lot 5, Block 35 in said Original City of Austin, said Lot 5, Block 35, 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 and the west right-of-way line of Sabine Street, bears S16°28'35"W 16.43 feet and S73°31'25"E 188.95 feet;

27) With a curve to the left, whose intersection angle is 01°20'10"”, radius is **1,904.12 feet**, an arc distance of **44.40 feet**, the chord of which bears **N74°52'34"W 44.40 feet** to a calculated point;

28) **N75°32'39"W 54.86 feet** to a calculated point;

29) With a curve to the right, whose intersection angle 02°00'21"”, radius is **1,152.28 feet**, an arc distance of **40.34 feet**, the chord of which bears **N74°32'29"W 40.33 feet** to a calculated point; and

30) **N73°32'19"W 10.14 feet** to a calculated point;

THENCE, continuing with the perimeter of this tract crossing East Fourth Street into Red River Street, the following seven (7) courses, numbered 1 through 7:

1) **S16°27'43"W 46.54 feet** to a calculated point;

2) **N73°41'16"W 15.56 feet** to a calculated point;

3) **N16°28'23"E 3.57 feet** to a calculated point;

4) **N73°32'19"W 1.84 feet** to a calculated point in the west right-of-way line of Red River Street and the east line of Block 34, in said Original City of Austin, same being the east line of 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 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 conveyed to the City of Austin by deed in Volume 11081, Page 887, Real Property Records, Travis County, Texas, same being in the east right-of-way line of Red River Street and the south right-of-way line of East Third Street, bears S16°33'03"W 326.07 feet and S73°31'03"E 80.00 feet;

5) With the west right-of-way line of Red River Street and the east line of said Block 34 and said Lot 2, **N16°33'03"E 19.84 feet** to a calculated point;
6) S73°30'22"E 5.69 feet to a calculated point; and

7) N16°25'19"E 23.67 feet to a calculated point;

THENENCE, continuing with the perimeter of this tract, crossing East Fourth Street, the following fifty-four (54) courses, numbered 1 through 54:

1) N73°32'16"W 185.00 feet to a calculated point;

2) With a curve to the right, whose intersection angle is 25°21'26", radius is 33.50 feet, an arc distance of 14.83 feet, the chord of which bears N61°13'02"W 14.70 feet to a calculated point;

3) N48°32'19"W 8.29 feet to a calculated point;

4) With a curve to the left, whose intersection angle is 25°00'00", radius is 46.50 feet, an arc distance of 20.29 feet, the chord of which bears N61°02'19"W 20.13 feet to a calculated point;

5) N73°32'19"W 109.81 feet to a calculated point;

6) N70°31'26"W 6.30 feet to a calculated point;

7) N17°08'12"E 12.74 feet to a calculated point;

8) N73°14'23"W 74.81 feet to a calculated point at the southwest corner of this tract;

9) N16°16'52"E 26.59 feet to a calculated point at the northwest corner of this tract;

10) S73°35'44"E 36.74 feet to a calculated point;

11) N16°21'39"E 7.41 feet to a calculated point;

12) S73°48'34"E 6.00 feet to a calculated point;

13) N16°27'41"E 6.81 feet to a calculated point;

14) S73°32'19"E 16.58 feet to a calculated point;

15) S16°27'41"W 2.77 feet to a calculated point;

16) S72°41'25"E 31.42 feet to a calculated point;
17) **S73°32'18"E 39.73 feet** to a calculated point;

18) **N16°27'41"E 4.91 feet** to a calculated point;

19) **S73°32'19"E 5.00 feet** to a calculated point;

20) **S16°27'41"W 0.17 feet** to a calculated point;

21) **S73°31'25"E**, with the north right-of-way line of East Fourth Street and passing the southwest corner of Block 39 in said Original City of Austin at a distance of 0.40 feet, said Block 39 described in a Condominium Declaration for Neches Hotel Condominiums in Document No. 2001089166, Official Public Records, Travis County, Texas, said Block 39 being conveyed to Austin Convention Enterprises, Inc. by deed in Document No. 2010088891, Official Public Records, Travis County, Texas, for a total distance of **254.18 feet** to a calculated point in the north right-of-way line of East Fourth Street and the south line of Block 39;

22) **S16°28'59"W 4.68 feet** to a calculated point;

23) **S73°32'19"E 16.78 feet** to a calculated point;

24) With a curve to the right, whose intersection angle is **31°42'42"**, radius is **8.01 feet**, an arc distance of **4.43 feet**, the chord of which bears **N86°06'28"E 4.38 feet** to a calculated point;

25) **S74°12'20"E 3.60 feet** to a calculated point;

26) With a curve to the right, whose intersection angle is **42°53'38"**, radius is **5.65 feet**, an arc distance of **4.23 feet**, the chord of which bears **S51°18'28"E 4.13 feet** to a calculated point;

27) **S73°32'19"E 0.46 feet** to a calculated point;

28) **S16°27'42"W 10.10 feet** to a calculated point;

29) **S73°32'19"E 50.82 feet** to a calculated point;

30) With a curve to the right, whose intersection angle is **05°03'19"**, radius is **484.34 feet**, an arc distance of **42.73 feet**, the chord of which bears **S71°00'40"E 42.72 feet** to a calculated point;
31) S68°29’00”E 166.86 feet to a calculated point;

32) With a curve to the left, whose intersection angle is 03°55’00”, radius is 773.42 feet, an arc distance of 52.87 feet, the chord of which bears S70°26’30”E 52.86 feet to a calculated point;

33) S72°24’00”E 8.39 feet to a calculated point;

34) N70°19’05”E 5.43 feet to a calculated point;

35) S74°12’29”E 4.08 feet to a calculated point;

36) N16°27’41”E 13.95 feet to a calculated point;

37) N73°17’01”W 1.01 feet to a calculated point;

38) N16°27’41”E 7.06 feet to a calculated point;

39) S73°23’32”E 7.07 feet to a calculated point;

40) S16°54’20”W 7.07 feet to a calculated point;

41) N73°17’01”W 1.01 feet to a calculated point;

42) S16°27’41”W 13.87 feet to a calculated point;

43) S74°12’29”E 0.92 feet to a calculated point;

44) S35°50’02”E 5.64 feet to a calculated point;

45) S74°12’29”E 122.47 feet to a calculated point;

46) N16°24’38”E 3.19 feet to a calculated point;

47) S73°37’06”E 61.50 feet to a calculated point;

48) S16°24’39”W 2.56 feet to a calculated point;

49) S74°12’29”E 176.74 feet to a calculated point;

50) N15°13’59”E 6.12 feet to a calculated point;
51) $S81°45'57''E$ 12.15 feet to a calculated point;

52) $S15°47'31''W$ 8.72 feet to a calculated point;

53) $S74°12'29''E$ 4.03 feet to a calculated point; and

54) $S16°29'04''W$ 35.30 feet to the POINT OF BEGINNING and containing 1.124 acres, or 48,949 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).

**Vertical Encroachment Agreement Note:**
The vertical encroachment agreement begins at a surface elevation of 463.30 feet on the east end and extends above the surface to an elevation of 484.31 feet and begins on the west end at a surface elevation of 469.87 feet and extends above the surface to an elevation of 515.30 feet.

**Subsurface Encroachment Agreement Note:**
The subsurface encroachment agreement begins at a surface elevation of 463.30 feet on the east end and extends below the surface to an elevation of 453.30 feet and begins on the west end at a surface elevation of 469.87 feet and extends below the surface to an elevation of 429.87 feet.
SURVEYED BY:

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

11/08/2018

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/1.124 ac Master Easement A_Rev3
Issued 06/15/18, Revised 09/28/18, 10/09/18, 11/08/18

AUSTIN GRID J-22

FIELD NOTES REVIEWED
BY: ______________________ DATE: 11-13-2018

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT
SKETCH TO ACCOMPANY DESCRIPTION OF 1.124 AC. OR 48,949 SQ. FT. OF LAND OUT OF EAST 4TH STREET, BETWEEN IH–35 AND TRINITY STREET, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

NOTE:
19,008 S.F. OUT OF THIS 48,949 S.F. ENCROACHMENT AGREEMENT IS LOCATED WITHIN THE AREA OF EXISTING RAILROAD EQUIPMENT IN USE BY CMTA.

NOTE:
SEE PAGE 13 OF 16 FOR CURVE TABLE
SEE PAGE 12 OF 16 FOR LINE TABLE
SEE PAGE 14 OF 16 FOR DETAILS

SCALE 1" = 50'

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

JOB NO.: 16-031
SKETCH TO ACCOMPANY DESCRIPTION OF 1.124 AC. OR 48,949 SQ. FT. OF LAND OUT OF EAST 4TH STREET, BETWEEN I-35 AND TRINITY STREET, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

DESCRIPTION IN CONDOMINIUM DECLARATION FOR NECHES HOTEL CONDOMINIUMS DOC. NO. 2001089166, O.P.R.T.C.T.

AUSTIN CONVENTION ENTERPRISES, INC.
DOC. NO. 201088891
O.P.R.T.C.T.

AERIAL ENCROACHMENT AGREEMENT
DOC. NO. 2017107237, O.P.R.T.C.T.

AREA OF EXISTING RAILROAD EQUIPMENT IN USE BY CMTA
AERIAL RIGHT OF WAY AGREEMENT
DOC. NO. 2002172569, O.P.R.T.C.T.

SCALE 1” = 50’

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

AUSTIN GRID #: J-22

M:\CMTA~HNTB~16-031 Downtown Station\DWG\Parcels\4th Street-Master Easement A-Rev_3.dwg

JOB NO.: 16-031
## SKETCH TO ACCOMPANY DESCRIPTION OF 1.124 AC. OR 48,949 SQ. FT.
OF LAND OUT OF EAST 4TH STREET, BETWEEN IH–35 AND TRINITY STREET, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

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**SURVEYED BY:**

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

AUSTIN GRID#: J–22
M:\CMTA~HNTB~16–031 Downtown Station\DWG\Parcels\4th Street–Master Easement A–Rev_3.dwg

JOB NO.: 16–031

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### Curve Table

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<td>42.73'</td>
<td>484.34'</td>
<td>5'03&quot;19&quot;</td>
<td>S71°00'40&quot;E</td>
<td>42.72'</td>
</tr>
<tr>
<td>C8</td>
<td>52.87'</td>
<td>773.42'</td>
<td>3'55&quot;00&quot;</td>
<td>S70°26'30&quot;E</td>
<td>52.86'</td>
</tr>
</tbody>
</table>

### Legend
- 1/2' Iron Rod Found With Cap (Unless Otherwise Noted)
- Calculated Point
- 1/2' Iron Rod Found
- XXX: Record Information
- P.O.B.: Point of Beginning
- Tarrant County, Texas
- R.P.R.T.C.T.: Real Property Records
- Tarrant County, Texas
- P.R.T.C.T.: Plat Records
- Tarrant County, Texas

**Surveyed By:**

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

Page 13 of 16
SKETCH TO ACCOMPANY DESCRIPTION OF 1.124 AC. OR 48,949 SQ. FT. OF LAND OUT OF EAST 4TH STREET, BETWEEN IH-35 AND TRINITY STREET, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

DETAILS:
NOT TO SCALE

SURVEYED BY:

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

AUSTIN GRID#: J-22
M:\CMTA〜HNTB〜16〜031 Downtown Station\DWG\Parcels\4th Street-Master Easement A--Rev_3.dwg

JOB NO.: 16-031
NOTE:
ELEVATIONS ARE FROM A SURVEY PROVIDED BY LANDMARK SURVEYING.

AERIAL ENCROACHMENT AGREEMENT NOTE:
The aerial encroachment agreement begins at a surface elevation of 463.30 feet on the east end and extends above the surface to an elevation of 484.31 feet and begins on the west end at a surface elevation of 469.87 feet and extends above the surface to an elevation of 515.30 feet. Vertical datum (NAVD88).
NOTE:
ELEVATIONS ARE FROM A SURVEY PROVIDED BY LANDMARK SURVEYING.

SUBSURFACE ENCROACHMENT AGREEMENT NOTE:
The subsurface encroachment agreement begins at a surface elevation of 463.30 feet on the east end and extends below the surface to an elevation of 453.30 feet and begins on the west end at a surface elevation of 469.87 feet and extends below the surface to an elevation of 429.87 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 plan on file with the General Land Office of the State of Texas.

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

McGRAY & McGRAY
LAND SURVEYORS, INC.
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JOB NO.: 16-031

REVISED: 11/08/2018
REVISED: 10/09/2018
REVISED: 09/28/2018
ISSUED: 06/15/2018

SURVEYED BY:
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