

## FIELD NOTES FOR 0.0025 OF ONE ACRE

DESCRIPTION OF A 0.0025 OF ONE ACRE OR 108 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 0.0025 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the east corner of this tract, from which a calculated point at the northeast corner of Block 34 in said Original City of Austin and the northeast corner of 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  $S16^{\circ}28'35''W$  17.98 feet and  $S73^{\circ}31'25''E$  197.29 feet, from which said point of beginning a mag nail with washer stamped “COA PUBLIC WORKS” found bears  $S16^{\circ}28'35''W$  17.98 feet,  $S73^{\circ}31'25''E$  197.29 feet, and  $S73^{\circ}30'27''E$  20.02 feet, and from which said point of beginning a 1/2” iron rod found at the northwest corner of Block 13 in said Original City of Austin, 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  $S16^{\circ}28'35''W$  17.98 feet,  $S73^{\circ}31'25''E$  197.29 feet,  $S16^{\circ}33'03''W$  356.36 feet, and  $S73^{\circ}31'03''E$  80.00 feet; said point of beginning having State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid values of  $N=10,069,583.87$ ,  $E=3,115,661.49$ ;

THENCE, with the perimeter of this tract, crossing East Fourth Street, the following four (4) courses, numbered 1 through 4:

- 1)  **$N66^{\circ}34'27''W$  51.08 feet** to a calculated point;
- 2)  **$S73^{\circ}32'19''E$  27.11 feet** to a calculated point;
- 3) with a curve to the right, whose intersection angle is  **$24^{\circ}59'57''$** , radius is **46.50 feet**, an arc distance of **20.29 feet**, the chord of which bears  **$S61^{\circ}02'19''E$  20.13 feet** to a calculated point; and
- 4)  **$S48^{\circ}32'19''E$  4.35 feet**, to the POINT OF BEGINNING and containing 0.0025 of one acre, or 108 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 467.85 feet on the east end and extends below the surface to an elevation of 457.56 feet and begins on the west end at a surface elevation of 467.84 feet and extends below the surface to an elevation of 457.56 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

Date

Note: There is a plat to accompany this description.

M:/CMTA~HNTB~16-031 Downtown Station/Description/0.0025 ac WLE~E Rev\_3

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

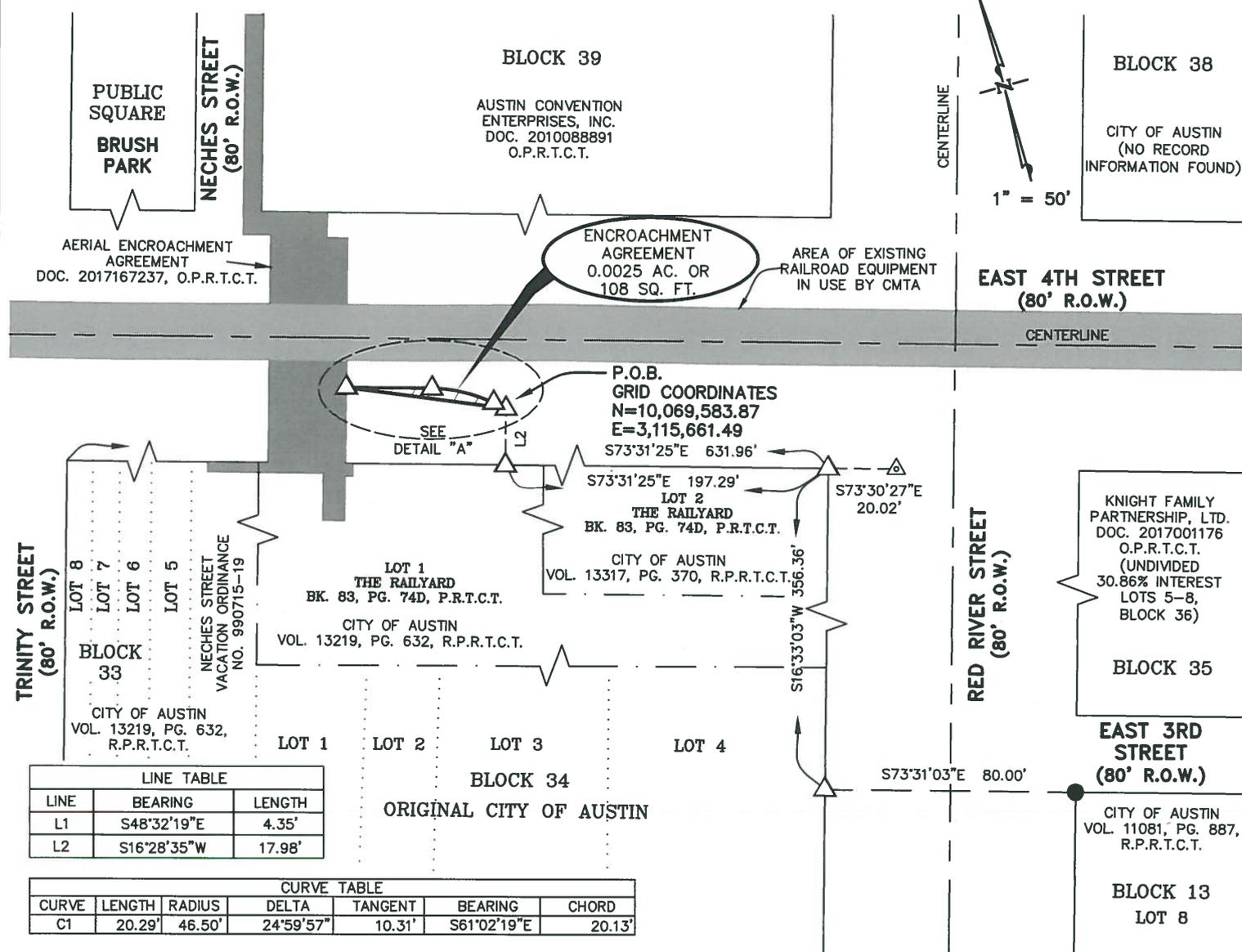
FIELD NOTES REVIEWED

BY:  DATE: 11-13-2018

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

AUSTIN GRID J-22

**CMTA** SKETCH TO ACCOMPANY DESCRIPTION OF 0.0025 AC. OR 108 SQ. FT. OF LAND OUT OF EAST 4TH STREET, BETWEEN NECHES STREET AND RED RIVER STREET, AUSTIN, TRAVIS COUNTY, TEXAS.



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

ENCROACHMENT AGREEMENT  
0.0025 AC. OR  
108 SQ. FT.

AREA OF EXISTING RAILROAD EQUIPMENT IN USE BY CMTA

P.O.B.  
GRID COORDINATES  
N=10,069,583.87  
E=3,115,661.49  
S73°31'25"E 631.96'

S73°31'25"E 197.29'  
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.

LOT 1  
THE RAILYARD  
BK. 83, PG. 74D, P.R.T.C.T.  
CITY OF AUSTIN  
VOL. 13219, PG. 632, R.P.R.T.C.T.

KNIGHT FAMILY PARTNERSHIP, LTD.  
DOC. 2017001176  
O.P.R.T.C.T.  
(UNDIVIDED 30.86% INTEREST LOTS 5-8, BLOCK 36)

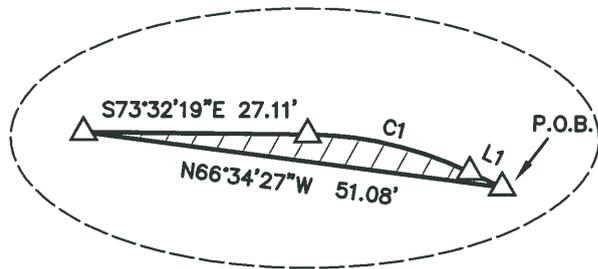
EAST 3RD STREET (80' R.O.W.)

CITY OF AUSTIN  
VOL. 11081, PG. 887, R.P.R.T.C.T.

BLOCK 13  
LOT 8

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°32'19"E	4.35'
L2	S16°28'35"W	17.98'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	20.29'	46.50'	24°59'57"	10.31'	S61°02'19"E	20.13'



**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

SURVEYED BY: PAGE 3 OF 4

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

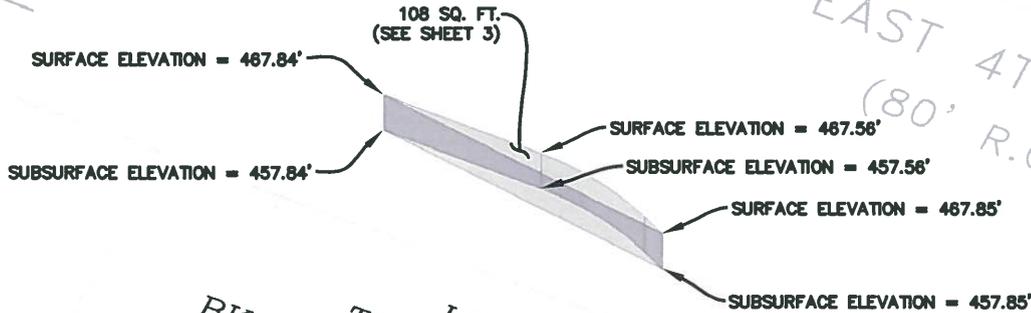
**CMTA SKETCH TO ACCOMPANY DESCRIPTION OF 0.0025 AC. OR 108 SQ. FT. OF LAND OUT OF EAST 4TH STREET, BETWEEN NECHES STREET AND RED RIVER STREET, AUSTIN, TRAVIS COUNTY, TEXAS.**

N.T.S.

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

BLOCK 39  
ORIGINAL CITY OF AUSTIN  
AUSTIN CONVENTION ENTERPRISES, INC.  
DOC. NO. 2010088891, O.P.R.T.C.T.

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



LOT 1  
BK. 83, PG. 370, P.R.T.C.T.  
THE RAILYARD  
CITY OF AUSTIN  
VOL. 13219, PG. 632, R.P.R.T.C.T.

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

SUBSURFACE ENCROACHMENT AGREEMENT NOTE:  
THE SUBSURFACE ENCROACHMENT AGREEMENT BEGINS AT A SURFACE ELEVATION OF 467.85 FEET ON THE EAST END AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 457.56 FEET AND BEGINS ON THE WEST END AT A SURFACE ELEVATION OF 467.84 FEET AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 457.56 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



11/08/18

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

SURVEYED BY: PAGE 4 OF 4

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPLS FIRM #10095500  
3301 HANCOCK DRIVE #6  
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