

DESCRIPTION OF 0.0135 OF ONE ACRE

DESCRIPTION OF 0.0135 OF ONE ACRE OR 586 SQUARE FEET OF LAND, MORE OR LESS, OUT OF EAST FOURTH STREET AND SABINE STREET, SAID EAST FOURTH STREET AND SABINE 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 0.0135 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this tract, same being in the north right-of-way line of East Fourth Street and the south line of Lot 1, Block 37, Original City of Austin, said Lot 1 being conveyed to Bread and Circus, LLC, by deed in Document Number 2007112690, Official Public Records, Travis County, Texas, 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 S73°31'25"E 273.07 feet and S16°29'17"W 436.26 feet, and from which said 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 bears S73°31'25"E 273.07 feet, S16°29'17"W 436.26 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=10,069,459.45, E=3,116,300.79;

THENCE, with the perimeter of this tract, crossing said East Fourth Street and said Sabine Street, the following ten (10) courses, numbered 1 through 10:

- 1) **S16°27'41"W 10.29 feet** to a calculated point;
- 2) **N73°32'19"W 15.93 feet** to a calculated point;
- 3) **N16°27'41"E 4.00 feet** to a calculated point;
- 4) **N73°32'19"W 7.00 feet** to a calculated point;
- 5) **N16°27'41"E 7.00 feet** to a calculated point;
- 6) **S73°43'28"E 1.00 feet** to a calculated point;
- 7) **N16°27'29"E 62.00 feet** to a calculated point;
- 8) **S73°32'19"E 6.00 feet** to a calculated point;
- 9) **S16°27'30"W 62.00 feet** to a calculated point;

0.0135 AC.

10) **S73°32'19"E 0.98 feet** to a calculated point on the east right of way line of said Sabine Street and the west line of said Lot 1;

THENCE, with the east right-of-way line of said Sabine Street and the west line of said Lot 1, Block 37, **S16°33'21"W 0.70 feet** to a calculated point at the southwest corner of said Lot 1;

THENCE, with the south line of said Lot 1 and the north right-of-way line of said East Fourth Street, **S73°31'25"E 14.95 feet** to the POINT OF BEGINNING and containing 0.0135 of one acre or 586 Square Feet of land within these metes and bounds.

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 463.07 feet on the east end and extends below the surface to an elevation of 458.07 feet and begins on the west end at a surface elevation of 463.10 feet and extends below the surface to an elevation of 458.10 feet.

Vertical Encroachment Agreement Note:

The vertical encroachment agreement begins at a surface elevation of 463.07 feet on the east end and extends above the surface to an elevation of 478.07 feet and begins on the west end at a surface elevation of 463.10 feet and extends above the surface to an elevation of 478.10 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 read "Chris Conrad".

11/14/2018

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/0.0135 ac 4th St Easement R Rev_4

Issued 06/15/18, Revised 09/21/18, 10/04/18, 11/14/18

FIELD NOTES REVIEWED

AUSTIN GRID J-22

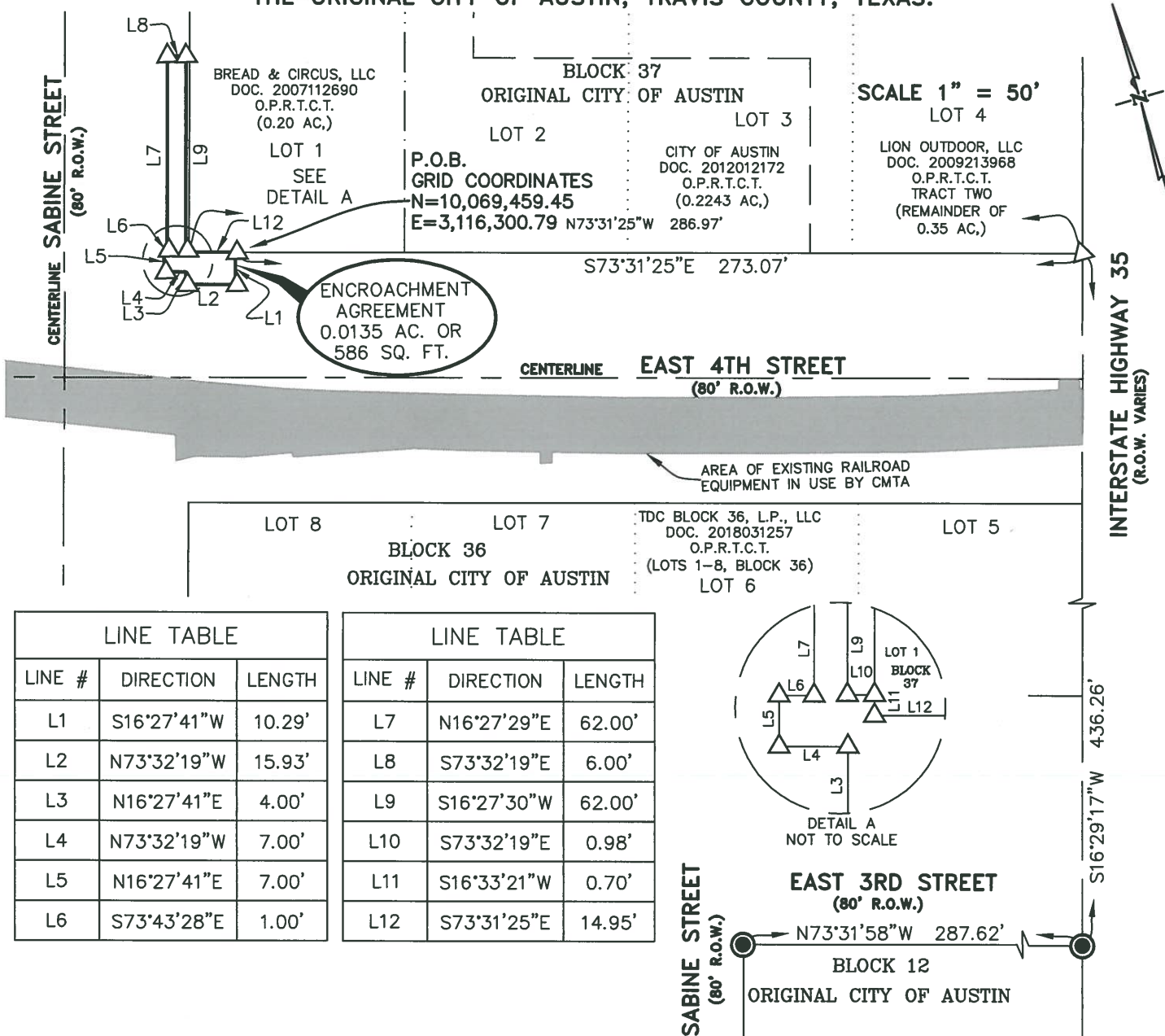
BY: DATE: 11-15-2018

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CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0135 AC. OR 586 SQ. FT.
OF LAND OUT OF SABINE STREET AND EAST 4TH STREET,
THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



AUSTIN GRID# J-22

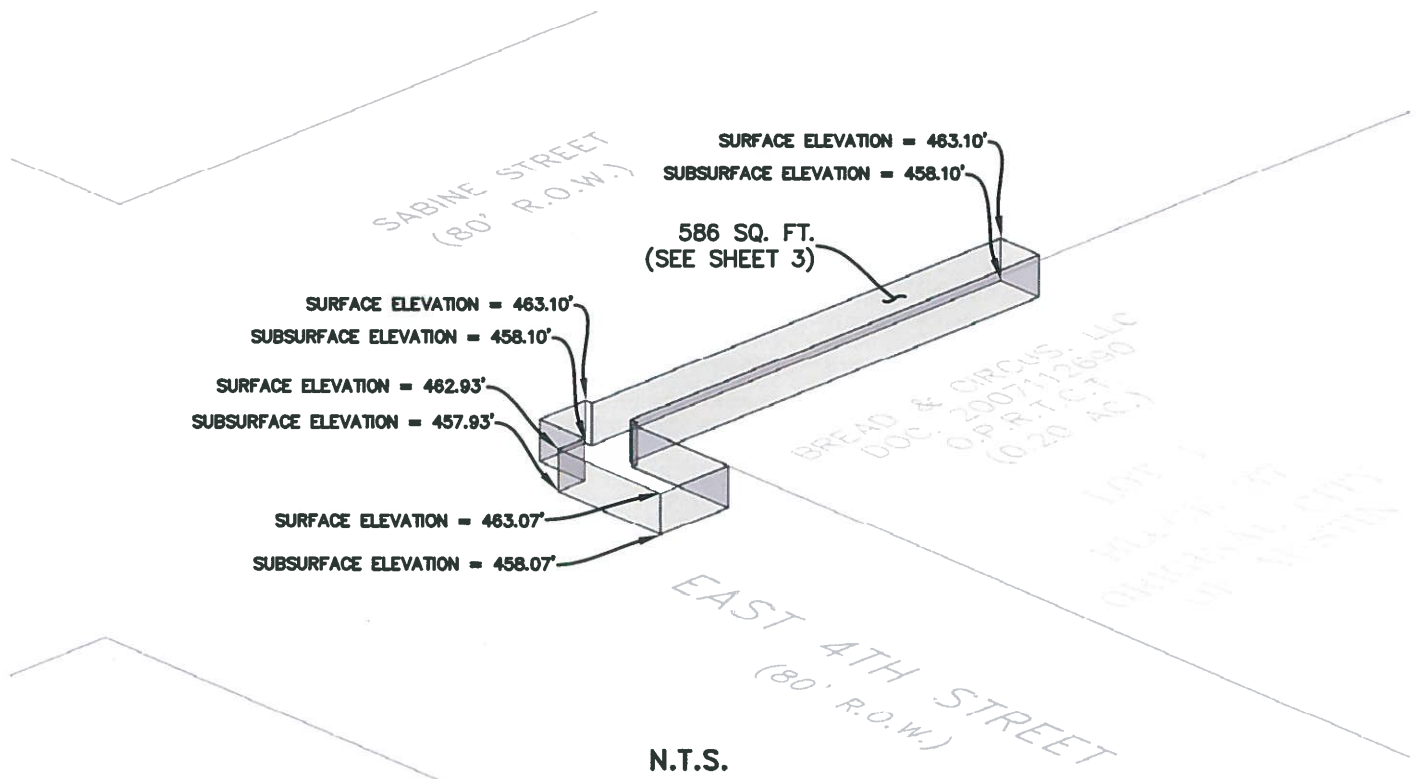
M:\CMTA~HNTB~16-031 Downtown Station\DWG\Parcels\4th Street Ramp Esmt R- 586 SF Rev_4.dwg

JOB NO.: 16-031

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CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0135 AC. OR 586 SQ. FT.
OF LAND OUT OF SABINE STREET AND EAST 4TH STREET,
THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



N.T.S.

SUBSURFACE ENCROACHMENT AGREEMENT NOTE:

THE SUBSURFACE ENCROACHMENT AGREEMENT BEGINS AT A SURFACE ELEVATION OF 463.07 FEET ON THE EAST END AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 458.07 FEET AND BEGINS ON THE WEST END AT A SURFACE ELEVATION OF 463.10 FEET AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 458.10 FEET.

NOTE:

ELEVATIONS ARE FROM A SURVEY PROVIDED BY LANDMARK SURVEYING. VERTICAL DATUM (NAVD88).

AUSTIN GRID#: J-22

M:\CMTA~HNTB~16-031 Downtown Station\DWG\Parcels\4th Street Ramp Esmt R- 586 SF Rev_4_3D.dwg

SURVEYED BY:

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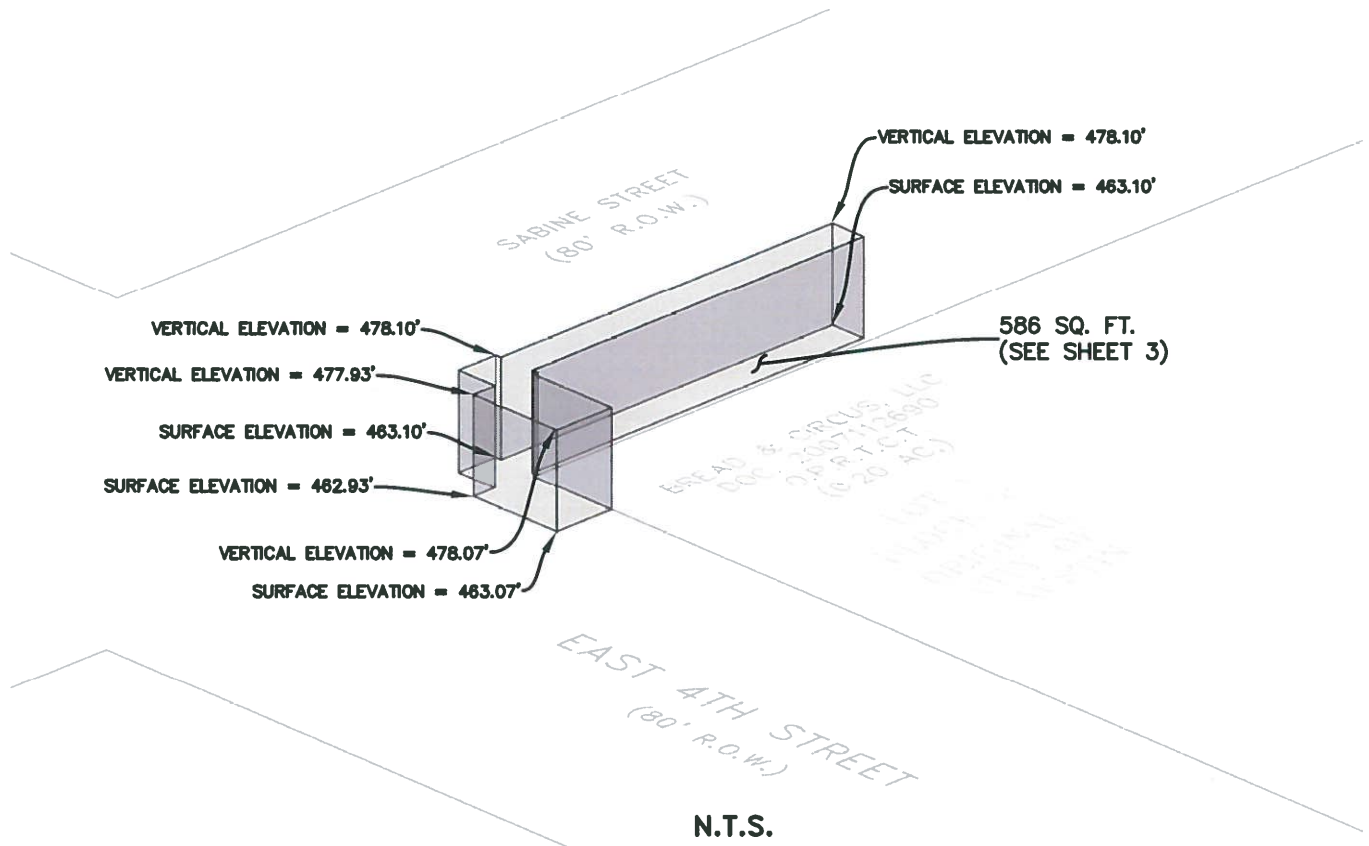
McGRAY & McGRAY
LAND SURVEYORS, INC.

TBPLS FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

JOB NO.: 16-031

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SKETCH TO ACCOMPANY DESCRIPTION OF 0.0135 AC. OR 586 SQ. FT.
OF LAND OUT OF SABINE STREET AND EAST 4TH STREET,
THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



N.T.S.

NOTE:

ELEVATIONS ARE FROM A SURVEY PROVIDED BY LANDMARK SURVEYING. VERTICAL DATUM (NAVD88).

VERTICAL ENCROACHMENT AGREEMENT NOTE:

THE VERTICAL ENCROACHMENT AGREEMENT BEGINS AT A SURFACE ELEVATION OF 463.07 FEET ON THE EAST END AND EXTENDS ABOVE THE SURFACE TO AN ELEVATION OF 478.07 FEET AND BEGINS ON THE WEST END AT A SURFACE ELEVATION OF 463.10 FEET AND EXTENDS ABOVE THE SURFACE TO AN ELEVATION OF 478.10 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.



11/14/2018

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

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

AUSTIN GRID#: J-22

M:\CMTA~HNTB~16-031 Downtown Station\DWG\Parcels\4th Street Ramp Esmt R- 586 SF Rev_4_3D.dwg

ISSUED: 06/15/2018; REVISED: 09/21/2018
REVISED: 10/04/2018
REVISED: 11/14/2018
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SURVEYED BY:



McGRAY & McGRAY
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