DESCRIPTION

A 0.238 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF OUTLOT 64 OF THE ORIGINAL CITY OF AUSTIN, AS SHOWN BY THE MAP OR PLAT OF FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 0.238 ACRE TRACT BEING A PORTION OF THAT CERTAIN 2.270 ACRE TRACT OF LAND BEING THE RED RIVER STREET RIGHT-OF-WAY DEDICATED BY CITY OF AUSTIN OF RECORD IN ORDINANCE NO. 20130829-036; SAID 0.238 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a TXDOT Brass disc in concrete found at the intersection of the southerly right-of-way line of E. Martin Luther King Jr. Boulevard (80’ R.O.W.) (F.K.A. E. 19th Street and Magnolia Street) and the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), being the northeasterly corner of that certain tract of land conveyed to University of Texas by Senate Bill No. 284, Chapter 182 dated April 4, 1925;

THENCE, N73°33’17"W, leaving the westerly line of Interstate Highway 35, along the southerly line of E. Martin Luther King Jr. Boulevard, being the northerly line of said University of Texas tract, a distance of 405.99 feet to a P.K. nail with "Baker-Aicklen" washer found at the northeasterly corner of said 2.270 acre Red River Street right-of-way tract, for the POINT OF BEGINNING, and northeasterly corner hereof;

THENCE, leaving the southerly line of Martin Luther King Jr. Boulevard, along a portion of the easterly line of said 2.270-acre Red River Street right-of-way tract, for the easterly line hereof, the following two (2) courses and distances:

1) Along a non-tangent curve to the left having a radius of 10.00 feet, a central angle of 54°43’58″, an arc length of 9.55 feet and a chord which bears, S79°14’56"W, a distance of 9.19 feet to a P.K. nail with "Baker-Aicklen" washer found for the point of compound curvature of a curve to the left;

2) Along said curve to the left having a radius of 532.97 feet, a central angle of 35°30’31″, an arc length of 330.30 feet and a chord which bears, S34°26’58"W, a distance of 325.04 feet to a P.K. nail with "Baker-Aicklen" washer found at the end of said curve for the southerly corner hereof;
THENCE, N16°30'01"E, leaving the easterly line of said 2.270 acre Red River Street right-of-way, over and across said 2.270 acre Red River Street right-of-way tract, for the westerly line hereof, a distance of 313.33 feet to a 1/2 inch iron rod with "STANTEC" cap set in the southerly line of Martin Luther King Jr. Boulevard, being the northerly terminus of said 2.270 acre Red River Street right-of-way tract, for the northwesterly corner hereof, from which a P.K. nail with "Baker-Aicklen" washer found in the southerly line of Martin Luther King Jr. Boulevard, being the northwesterly corner of said 2.270 acre Red River Street right-of-way tract bears, N73°33'17"W, a distance of 79.71 feet;

THENCE, S73°33'17"E, along the southerly line of Martin Luther King Jr. Boulevard, being a portion of the northerly line of said 2.270 acre Red River Street right-of-way tract, for the northerly line hereof, a distance of 108.34 feet to the POINT OF BEGINNING, containing an area of 0.238 acre (10,387 sq. ft.) of land, more or less, within these metes and bounds.

BASIS OF BEARINGS OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING SERVICES INC.  JOHN T. BILNOSKI Date 9/3/19
1905 ALDRICH STREET R.P.L.S. NO. 4998
SUITE 300 STATE OF TEXAS
AUSTIN, TEXAS 78723 TBPLS # 10194230
john.bilnoski@stantec.com

CITY OF AUSTIN GRID: J23

FIELD NOTES REVIEWED  By DATE: 12.9.2019
CITY OF AUSTIN PUBLIC WORKS DEPARTMENT
OWNERSHIP

TRACT 9
THE STATE OF TEXAS
LOTS 8-14
OUTLOT 63, DIVISION E
VOL. 198, PG. 77

TRACT 8
THE BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS
LOTS 5, 6 AND 7 AND PART OF
NO. 4 OUTLOT 63, DIVISION E
VOL. 3119, PG. 50

TRACT 1
THE BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
414,585 SQ. FT. TRACT
VOL. 5051, PG. 1350

TRACT 7
THE BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
OUTLOT 62, DIVISION E
VOL. 4043, PG. 2263

BEARING BASIS NOTE:

THIS IS A SURFACE DRAWING. BASIS OF BEARINGS OF THE
SURVEY SHOWN HEREON IS TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY
UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS
PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY
ALLTERRA CENTRAL.

COORDINATE VALUES ARE PROJECT SPECIFIC SURFACE
VALUES. TO DERIVE GRID VALUES, MULTIPLY BY A
COMBINED SCALE FACTOR OF 1.000006, WITH AN ORIGIN
POINT OF N 0, E 0.

LINE TABLE

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<th>NO.</th>
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<td>L1</td>
<td>S73°33'17&quot;E</td>
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<tr>
<td>L2</td>
<td>N73°33'17&quot;W</td>
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CURVE TABLE

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<th>NO.</th>
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<th>DELTA</th>
<th>CHORD BEARING</th>
<th>CHORD LENGTH</th>
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<tr>
<td>C1</td>
<td>9.55'</td>
<td>10.00'</td>
<td>54°43'58&quot;</td>
<td>S79°14'56&quot;W</td>
<td>9.19'</td>
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<tr>
<td>C2</td>
<td>330.30'</td>
<td>532.97'</td>
<td>35°30'31&quot;</td>
<td>S34°26'58&quot;W</td>
<td>325.04'</td>
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FN NO. 19-140 (JMO)