

**DESCRIPTION**

BEING 0.29 OF AN ACRE OF LAND, OR 12,500 SQUARE FEET MORE OR LESS, OUT OF WEST 2ND STREET, A VARIABLE WIDTH RIGHT-OF-WAY (R.O.W.), VACATED IN VOLUME 12852, PAGE 120 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND RIO GRANDE STREET, A VARIABLE WIDTH RIGHT-OF-WAY (R.O.W.), VACATED IN VOLUME 12852, PAGE 120 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PART OF LOTS 3 & 6, BLOCK 186 OF THE ORIGINAL CITY BLOCK MAPS, SAID 0.29 OF AN ACRE TRACT BEING IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING AT A POINT, said point being the Southeasterly corner of the proposed lot for the Austin Central Library, City of Austin, Travis County, a found ½" iron rod with cap, as depicted on a map entitled Boundary Survey for Central Library Site, City of Austin, Travis County, Texas prepared by John E. Moore, R.P.L.S. No. 4520 dated 8/7/2012, and from said point runs;

Thence, along a easterly line of said lot for the Austin Central Library, N 19°19'24" E, a distance of 141.13 feet to a found ½" iron rod at an angle point in said line;

Thence, continuing along said easterly line N 38°36'30" E, a distance of 85.70 feet to a calculated point;

Thence, departing said easterly line the following nine (9) courses,

- 1) S 73°25'12" E, a distance of 48.14 feet to a calculated point;
- 2) S 16°34'48" W, a distance of 13.02 feet to a calculated point;
- 3) S 73°25'12" E, a distance of 8.78 feet to a calculated point;
- 4) S 16°34'48" W, a distance of 10.00 feet to a calculated point;
- 5) N 73°40'55" W, a distance of 55.94 feet to a calculated point;
- 6) S 18°18'03" W, a distance of 3.11 feet to a calculated point;
- 7) S 51°26'10" E, a distance of 50.17 feet to a calculated point;
- 8) S 38°47'49" W, a distance of 57.78 feet to a calculated point;
- 9) S 17°04'00" W, a distance of 68.70 feet to a calculated point;
- 10) S 18°58'55" W, a distance of 47.21 feet to a calculated point;
- 11) N 70°39'06" W, a distance of 59.74 feet to a calculated point;

F#WP \_\_\_\_\_  
SAM, Inc. Job No. 33059  
FN LA2  
March 7, 2013

TIE-BACK AREA 2

- 12) S 31°25'24" E, a distance of 12.18 feet to a calculated point;  
13) N 76°35'38" W, a distance of 11.29 feet to the POINT OF BEGINNING and  
containing 0.29 of an acre, or 12,500 square feet of land more or less.

The bearing basis used is the Texas State Plane Coordinate System (Central Zone, NAD 1983).

All distances stated are surface distances.

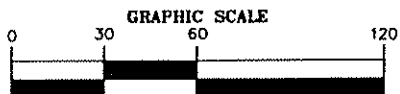
Reference is herein made to the Plat accompanying this metes and bounds description.

SURVEYING AND MAPPING  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735



*Joseph R. Tighe Jr.* 3/8/13  
Joseph R. Tighe Jr.  
Registered Professional Land Surveyor  
No. 6323 - State of Texas

Reference:  
TCAD MAP: 01-01500



(IN FEET)  
1 INCH = 60 FT

# EXHIBIT "B" SHEET 3 OF 3

## WEST 2ND

(NOT DEVELOPED IN GROUND)  
VACATED IN VOLUME 12852, PAGE 120 (EXHIBIT "C")  
(PUBLIC UTILITY EASEMENT RETAINED BY CITY OF AUSTIN)

S73°25'09"E 226.74'

LEASE AREA 1  
0.43 ACRE  
18,757 SQ. FT.

N73°25'24"W  
212.68'

P.O.B.  
LEASE AREA 1  
1/2" IRON ROD

1.149 ACRES  
BOUNDARY SURVEYED FOR  
CENTRAL LIBRARY SITE  
CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS  
8/7/2013

P.O.B.  
LEASE AREA 4  
1/2" IRON ROD  
(COA)

P.O.B.  
LEASE AREA 2  
LEASE AREA 3  
1/2" IRON ROD  
(COA)

LEASE AREA 3  
0.32 ACRE  
14,042 SQ. FT.

N73°25'12"W  
194.00'

WEST CESAR CHAVEZ STREET

### LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN. RECORD INFORMATION ON THIS DRAWING IS BASED ON A BOUNDARY SURVEY FOR THE CENTRAL LIBRARY SITE, PREPARED BY JOHN E. MOORE, R.P.L.S. NO. 4520 DATED 8/7/2012.

NOTE: BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83/93 (CORS).  
ALL DISTANCES SHOWN ARE SURFACE DISTANCES, IN US SURVEY FEET.

JOSEPH R. TIGHE JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6323

3/8/13  
DATE



JOB NUMBER: 33059  
DATE: LICENSE AGREEMENT  
SCALE: 1" = 60'  
SURVEYOR: PAUL GUERRERO  
TECHNICIAN: CHRIS KEES  
DRAWING: LIBRARY LICENSE  
TRACT ID:  
PARTY/CHIEF:  
FIELDBOOKS:



4801 SOUTHWEST PARKWAY  
PARKWAY TWO, SUITE 100  
AUSTIN, TEXAS 78755  
(512) 447-0575  
FAX: (512) 326-3029  
EMAIL: SAM@SAMINC.BIZ

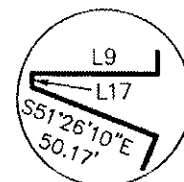
PROJECT: AUSTIN CENTRAL LIBRARY  
LICENSE AGREEMENT

SHEET 3  
OF 3

DWG. NO.:

RIO GRANDE STREET  
(NOT DEVELOPED IN GROUND)

VACATED IN VOLUME 12852, PAGE 120 (EXHIBIT "C")  
(PUBLIC UTILITY EASEMENT RETAINED BY CITY OF AUSTIN)



DETAIL "A"

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S16°37'50"W	17.47'
L2	N61°34'48"E	5.00'
L3	S38°01'37"E	5.01'
L4	N77°13'04"W	76.75'
L5	S73°25'12"E	48.14'
L6	S16°34'48"W	13.02'
L7	S73°25'12"E	8.78'
L8	S16°34'48"W	10.00'
L9	N73°40'55"W	55.94'
L10	S31°25'24"E	12.18'
L11	N76°35'38"W	11.29'
L12	S76°35'38"E	11.29'
L13	S58°34'36"W	5.00'
L14	S73°24'14"E	2.77'
L15	N12°16'15"W	5.29'
L16	N65°15'48"W	9.89'
L17	S28°25'12"E	18.64'
L18	S18°18'03"W	3.11'