

MEMORANDUM

TO: Dora Anguiano, Planning Commission Coordinator
Planning and Development Review Department

FROM: Eric J. Hammack, Property Agent Senior
Land Management Section
Office of Real Estate Services

DATE: August 7, 2013

SUBJECT: F#9235-1307 Vacation of a portion of Red River Street.

(38/1

Attached is a Right-of-Way Vacation application that has been submitted for review and consideration. The proposed Vacation is being considered in exchange for a Right-of-Way dedication of approximately equal area, the intended purpose of which is to allow for a re-alignment of Red River St. between 15th St. and Martin Luther King Blvd. The purpose of this re-alignment is to facilitate the development of Phase 1 of the University of Texas - Dell Medical School.

The University of Texas (Applicant) intends to address Council on this project on Thursday, August 29th. The necessity of this expedience has been explained by the University as follows:

"At this time, the roadway and utility work is expected to take approximately 1 year to complete, and this is critical in order to provide a site to Seton that allows them to hold their schedule for construction and activation. Therefore, we have assumed site improvement construction – road work and utilities – would start in October 2013 in order to have enough done to support Seton gaining site access and beginning their work no later than October 2014. UT needs assurances that the land swap and relocation of Red River will be approved in August in order to effectively move into procurement, contracting and construction no later than October 2013.

Post-August approvals are assumed to have a direct (day-for-day) impact to the construction timeline which ultimately puts the medical school start in 2016 and the hospital activation in 2017 at risk."

Due to this time sensitivity, this application has been advanced to Boards and Commissions prior to receipt of Departmental and Utility approvals. However, the request at this time is only for preliminary recommendation, contingent upon approval by affected Departments and Utilities.

At this time:

- (38/2)
- All affected departments and private utility franchise holders have received this request for review and recommendation.
 - Departmental review is pending.
 - A Utility Coordination meeting has already permitted a preliminary review of the project utility impacts. It is known and understood that existing utilities will require relocation.

The applicant has requested that this item be submitted for placement on the **August 13, 2013 Planning Commission Agenda** for their consideration.

Staff contact: Eric J. Hammack at 974-7090 or landmanagement@ci.austin.tx.us.

Applicant: Board of Regents of the University of Texas

Property Owner: Board of Regents of the University of Texas

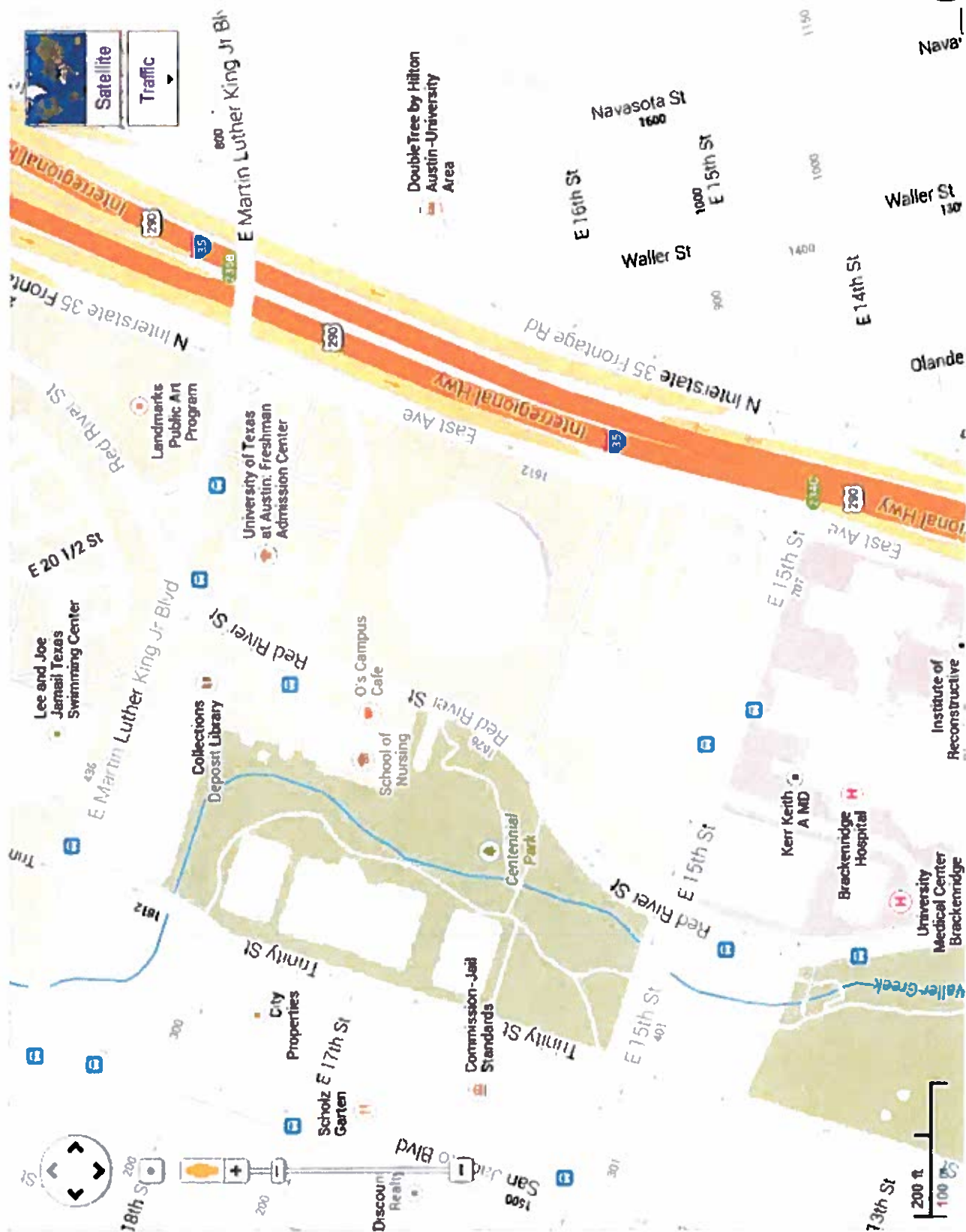
PC ONLY Mr. Jim Walker or Stephen Harris will be present at the meeting to answer any questions regarding the project, if needed.

Eric J. Hammack, Property Agent Senior
Land Management Section

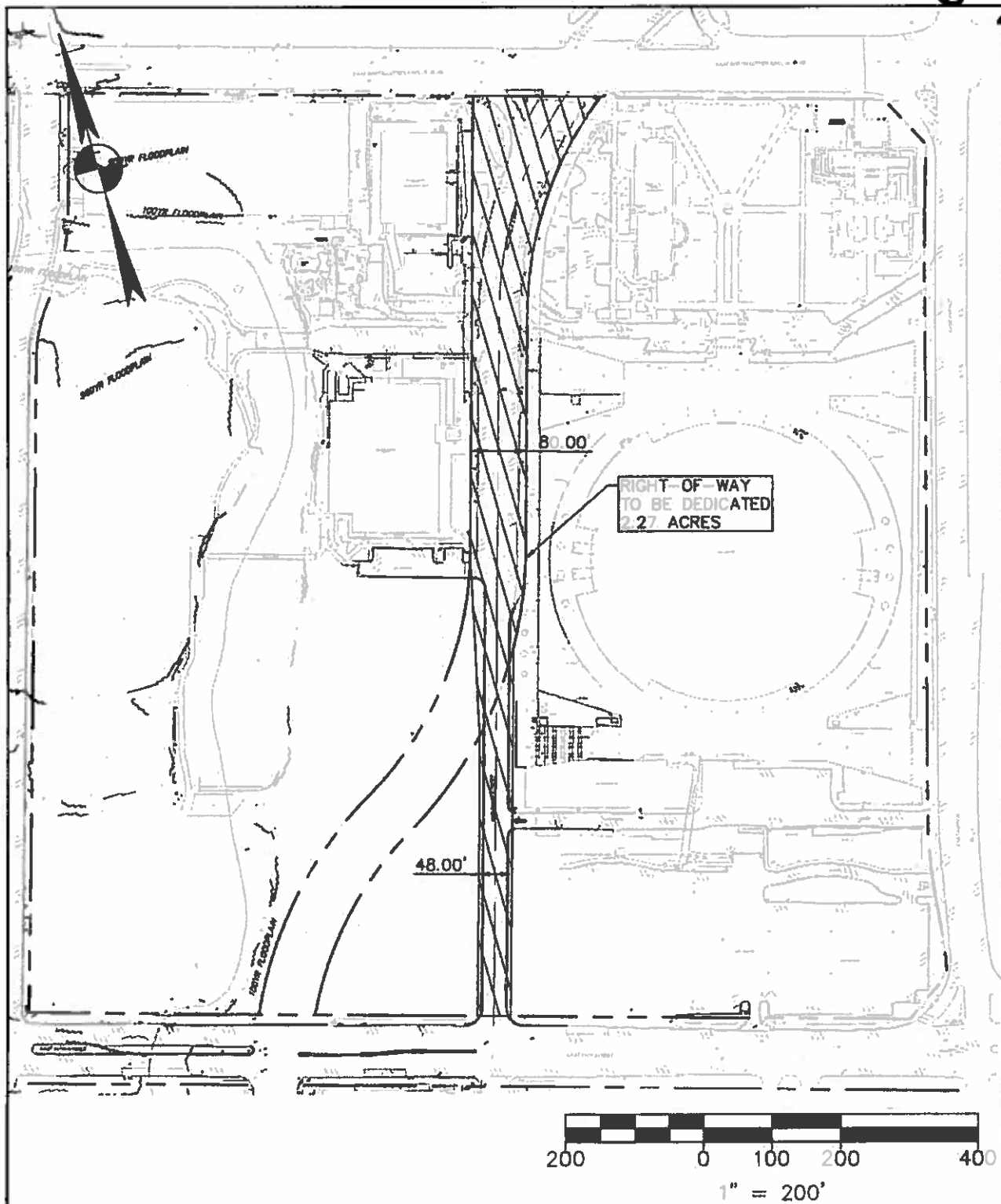
OFFICE OF REAL ESTATE SERVICES

Attachments : Location map, Right-of-Way dedication and vacation exhibits, Applicant's letter, Application.

138/3



C38/4



Bury+Partners

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TSPS Registration Number P-1048
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**DELL MEDICAL CENTER - PHASE I-A
RED RIVER STREET**

UNIVERSITY OF TEXAS

ROW DEDICATION EXH

DATE: 08/06/13

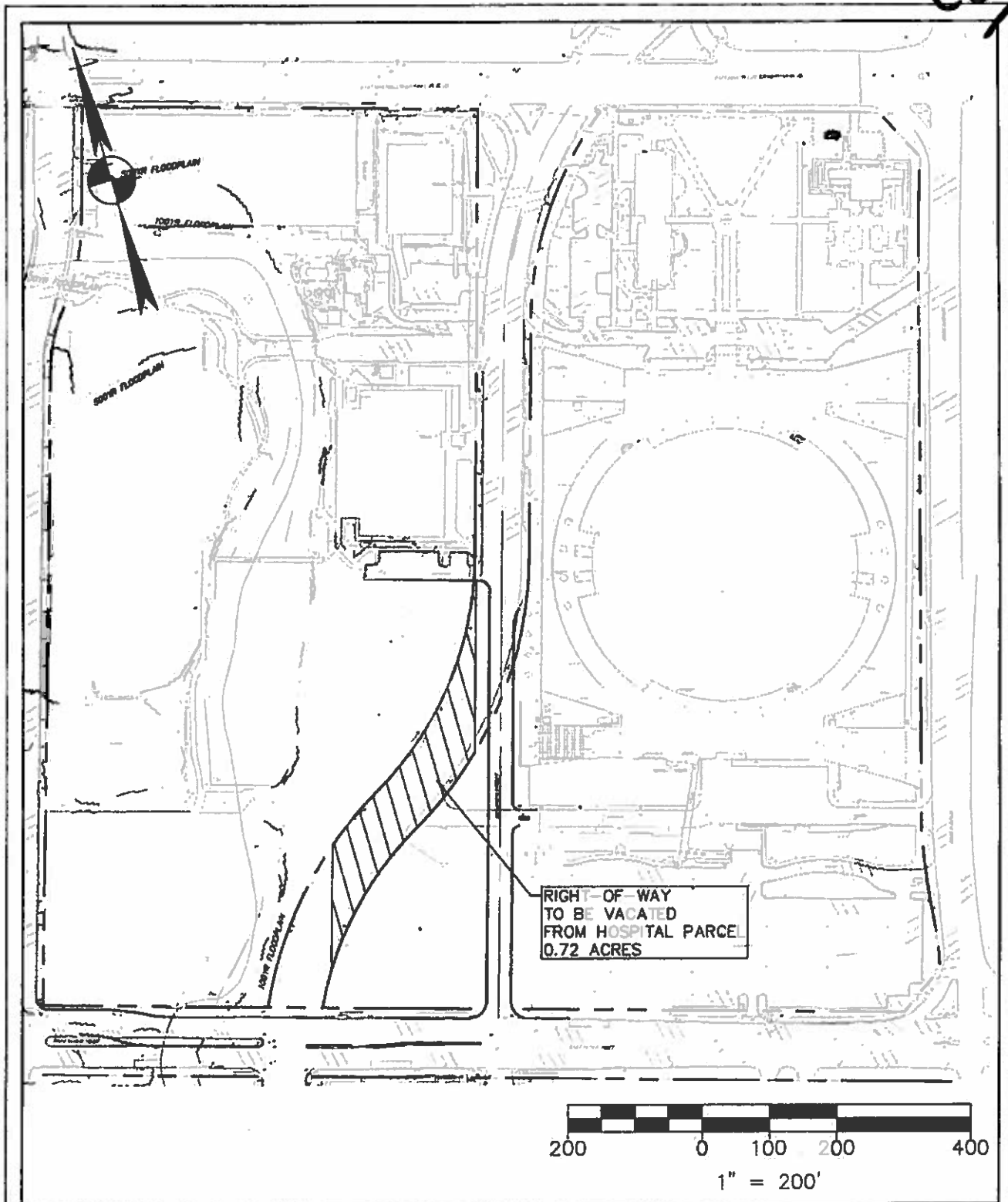
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FILE: \108547\10002\ROW DEDICATION 03

PROJECT No. 108547-10002

C38/5



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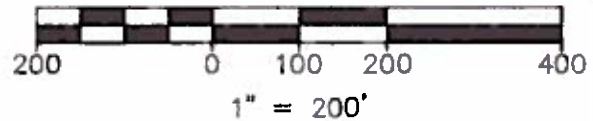
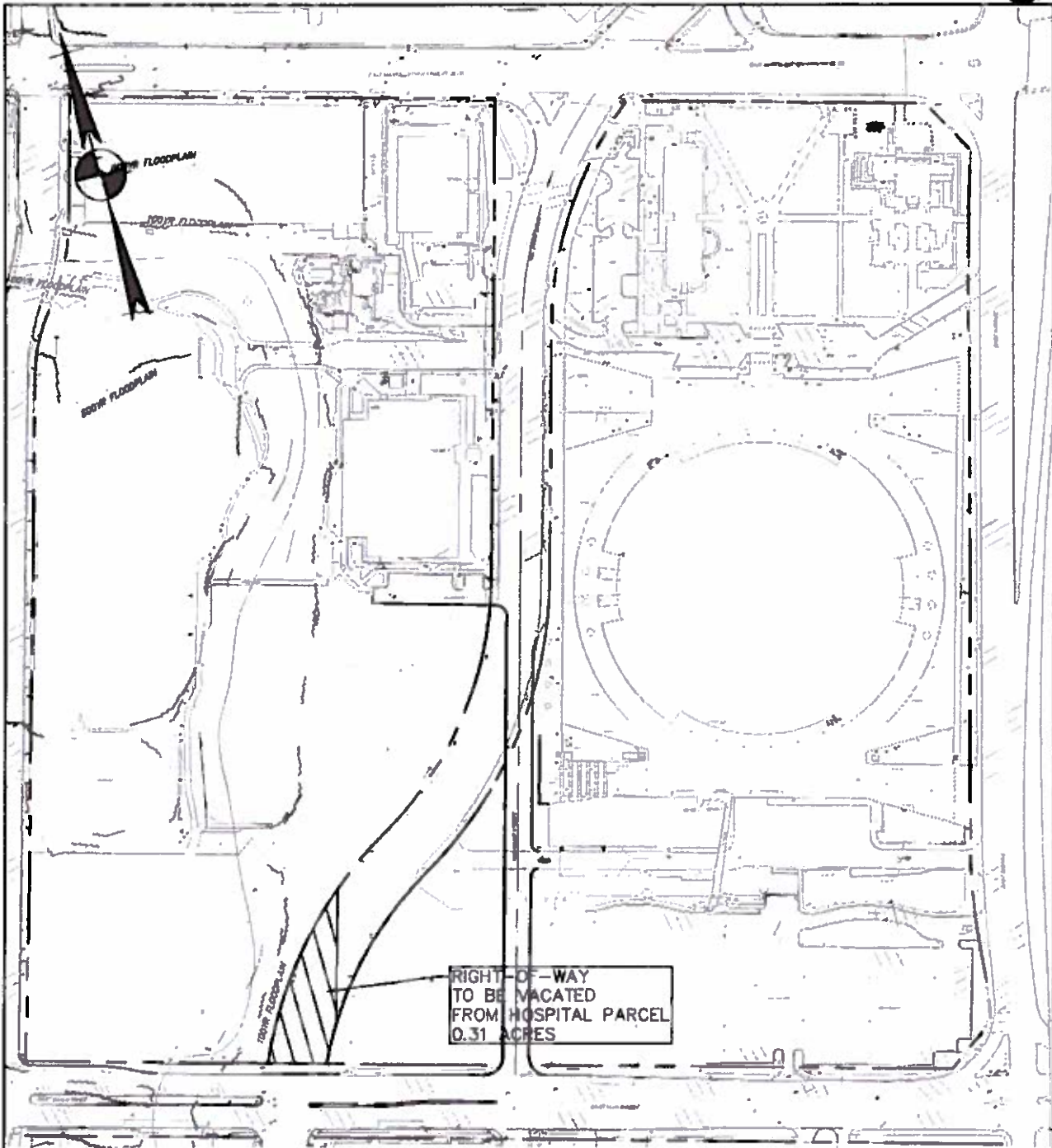
**DELL MEDICAL CENTER - PHASE I-A
RED RIVER STREET**


UNIVERSITY OF TEXAS

**ROW VACATION
AREA ON HOSPITAL
PARCEL**

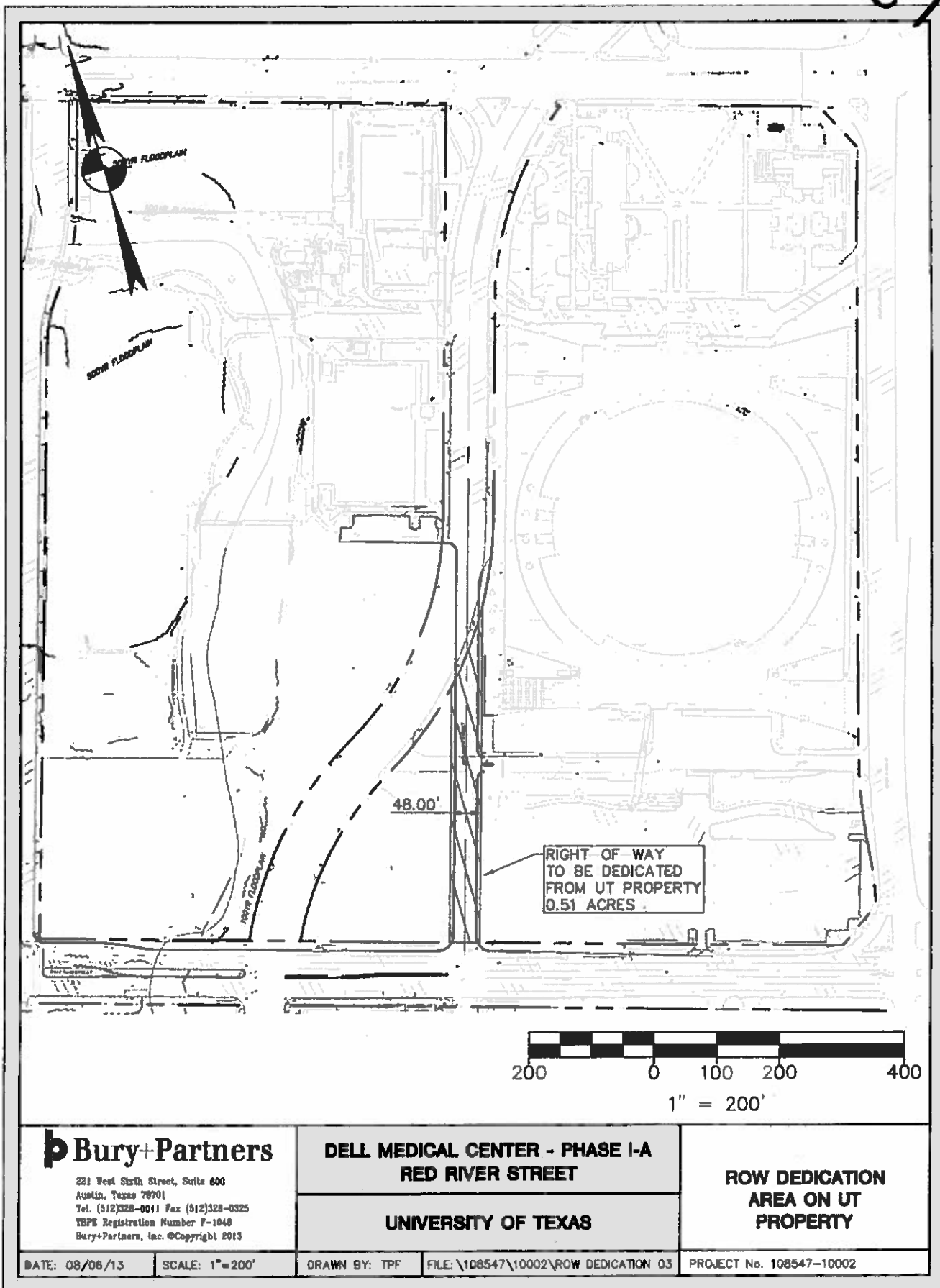
DATE: 08/06/13	SCALE: 1"=200'	DRAWN BY: TPF	FILE: \108547\10002\ROW DEDICATION 03	PROJECT No. 108547-10002
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 Bury+Partners 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel. (512)328-0011 Fax (512)328-0325 TBPB Registration Number P-1048 Bury+Partners, Inc. ©Copyright 2013	DELL MEDICAL CENTER - PHASE I-A RED RIVER STREET		ROW VACATION AREA ON UT PARCEL	
	UNIVERSITY OF TEXAS			
DATE: 08/08/13	SCALE: 1"=200'	DRAWN BY: TPF	FILE: \108547\10002\ROW DEDICATION 03	PROJECT No. 108547-10002

C38
7





C38
8

August 7, 2013

Ms. Chris Muraida
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: Red River Right-of-Way Vacation
Austin, Travis County, Texas

Dear Ms. Muraida:

On behalf of the Board of Regents of the University of Texas System (the Applicant), we are submitting this request for Right-of-Way Vacation for the portion of Red River Street between Martin Luther King Jr. Boulevard and 15th Street. The Applicant is proposing to re-align Red River Street in order to re-develop this block as the Dell Medical School. The utilities located in the existing Right-Of-Way will be relocated to the proposed Red River Street which will continue to connect to Martin Luther King Jr. Boulevard and 15th Street.

The vacation is not part of a residential or commercial project. The area to be vacated was dedicated by Plat, and is currently public right-of-way accepted by the City of Austin. The area to be vacated and the adjacent properties are portions of the same outlot area. A Site Plan has not been submitted, and the vacation is not part of a Unified Development or S.M.A.R.T. Housing project. The adjacent properties are zoned MF-4 and CS, and are currently developed as University of Texas Facilities of the University of Texas. No parking facilities for Red River currently exist, and no parking requirements will increase. The easements and agreements associated with this vacation have not yet been executed. The area to be vacated does not lie within the Austin Downtown Plan, but does lie within the University of Texas boundaries.

Construction of the new portion of Red River is anticipated to begin in October 2013 and to be complete in April of 2014.

Please call me if you have any questions or need any additional information.

Sincerely,



Travis Lake, P.E.
Project Manager

I:\108547\10002\Letters\2013\08.08.13 Muraida.docx

BURY+PARTNERS
221 West Sixth Street, Suite 600
Austin, TX 78701

TEL (512) 328-0011
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C38
1/9

Application for Street or Alley Vacation

File No. _____
Department Use Only

DATE: _____
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: _____; ROW ☒ Hundred Block: 1500-1900
Name of Street/Alley/ROW: RED RIVER STREET BETWEEN MLK AND 15TH Is it constructed: ☒ Yes ☐ No
Property address: _____
Purpose of vacation: RED RIVER TO BE RE-ALIGNED NAD ABANDONED PORTION VACATED

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0209051004, 0209051501
Survey & Abstract No.: _____
Lot(s): _____ Block: _____ Outlot: SEE ATTACHED SCHEDULE 'A'
Subdivision Name: _____
Plat Book _____ Page Number _____ Document Number _____

Neighborhood Association Name: _____
Address including zip code: _____

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES <input checked="" type="radio"/> NO <input type="radio"/>	_____
Subdivision: Case (circle one): YES <input checked="" type="radio"/> NO <input type="radio"/>	_____
Zoning Case (circle one): YES <input checked="" type="radio"/> NO <input type="radio"/>	_____

PROJECT NAME, if applicable:

Name of Development Project: Dell Medical School - Phase I
Is this a S.M.A.R.T. Housing Project (circle one): YES ☒ NO ☐
Is this within the Downtown Austin Plan Boundaries (circle one): YES ☒ NO ☐

OWNER INFORMATION

Name: BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM (as shown on Deed)
Address: 201 W 7TH STREET, STE 416 Phone: (512) 322-3720 Fax No.: () _____
City: AUSTIN County: TRAVIS State: TEXAS Zip Code: 78701
Contact Person/Title: ED WALTS Cell Phone: () _____
Email Address: ewalts@utsystem.edu
(If multiple owners are joining in this request -- complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: TRAVIS FLAKE
Firm Name: BURY+PARTNERS, INC.
Address: 221 W. 6TH STREET, STE 600
City: AUSTIN State: TEXAS Zip Code: 78701
Office No.: (512) 328-0011 Cell No.: () _____ Fax No.: (512) 328-0325
EMAIL ADDRESS: tflake@burypartners.com

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and certified check for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: _____
Landowner/Applicant

SCHEDULE A - continued

C38/10
GF No. 201300965

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

The Board of Regents of the University of Texas System (TRACTS 1-7 AND 10)

University of Texas at Austin (TRACT 8)

University of Texas (TRACT 9)

4. Legal description of the land:

TRACT 1: Being all of that certain tract or parcel of land containing 374,518 square feet of land, more or less, being all of Outlot 65, which includes all of the Wellmer Subdivision, a subdivision in Travis County, Texas according to the map or plat of record in Volume 3, Page 103 of the Plat Records of Travis County, Texas, and all of Outlot 66 and portions of Outlots 69 and 70, each of Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and portions of vacated Sabine Street, East 17th Street and Alleys described Numbers 15, 17, 18 and 19 in Ordinance recorded in Volume 4336, Page 2367 of the Deed Records of Travis County, Texas, and said 374,518 square feet being more particularly described as TRACT NO. 1 in Deed recorded in Volume 4923, Page 1504 of the Deed Records of Travis County, Texas.

TRACT 2: Being all of that certain tract or parcel of land containing 590 square feet of land, more or less, being a portion of Outlot 61, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and as more particularly described as TRACT NO. 2 in Deed recorded in Volume 4923, Page 1504 of the Deed Records of Travis County, Texas.

TRACT 3: Being all of that certain tract or parcel of land containing 66,804 square feet of land, or 1.533 acres, more or less, being a portion of Outlot 68, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and as more particularly described as TRACT NO. 3 in Deed recorded in Volume 4923, Page 1504 of the Deed Records of Travis County, Texas.

TRACT 4: Being all of that certain tract or parcel of land containing 35,845 square feet of land, or 0.823 acres, more or less, being all of Lots 7 through 12, of Outlot 67, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and as more particularly described as TRACT NO. 4 in Deed recorded in Volume 4923, Page 1504 of the Deed Records of Travis County, Texas.

TRACT 5: Being all of that certain tract or parcel of land containing 35,858 square feet of land, or 0.823 acres, more or less, being all of Lots 1 through 6, of Outlot 67, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and as more particularly described as TRACT NO. 5 in Deed recorded in Volume 4923, Page 1504 of the Deed Records of Travis County, Texas.

TRACT 6: Being all of that certain tract or parcel of land containing 16,640 square feet of land, or 0.382 acres, more or less, being all of Lot 2 and portions of Lots 1 and 3, of Outlot 60, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and as more particularly described as TRACT NO. 6 in Deed recorded in Volume 4923, Page 1504 of the Deed Records of Travis County, Texas.

TRACT 7: Being all of that certain tract or parcel of land containing 26,085 square feet of land, or 0.599 acres, more or less, being all of Lots 7 and 8 and portions of Lots 5 and 6, of Outlot 60, Division E of the Government Outlots

SCHEDULE A - continued

GF No. 201300965

C38
11

adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and as more particularly described as TRACT NO. 7 in Deed recorded in Volume 4923, Page 1504 of the Deed Records of Travis County, Texas.

TRACT 8: Being all of Outlots 64 and 71, of Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, together with the North $\frac{1}{4}$ of the adjoining portion of East 18th Street, as vacated per Ordinance recorded in Volume 4336, Page 2367 of the Deed Records of Travis County, Texas and that portion of Sabine Street located between said Outlots 64 and 71, SAVE AND EXCEPT therefrom that 20,395.1 square foot portion of Outlot 71 conveyed to the State of Texas in Volume 4372, Page 2118 of the Deed Records of Travis County, Texas and that 0.237 acre portion of Outlot 64 conveyed to the City of Austin in Volume 5077, Page 1757 of the Deed Records of Travis County, Texas.

TRACT 9: Being all of that certain tract or parcel of land containing 0.87 acres, more or less, and being a vacated portion of Red River Street, as shown on the map or plat of the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, said tract being more particularly described by metes and bounds in Deed recorded in Volume 5379, Page 715 and as corrected in Volume 5596, Page 1919 of the Deed Records of Travis County, Texas.

TRACT 10: Being those vacated portions of East 16th Street, Sabine Street and all of the Alleys traversing Outlots 60 and 67, of Division E of the Government Outlots adjoining the Original City of Austin, according to the Plat on file at the General Land Office of the State of Texas, and being further described as Tracts 2, 3, 4, 8 and 9 in Volume 4767, Page 41 of the Deed Records of Travis County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B, hereof.

SCHEDULE A - continued

GF No. 201300965A

C38
12

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

The Board of Regents of the University of Texas System (TRACTS 1-7, 10 AND 12)

The Board of Regents of the University of Texas (TRACTS 8 AND 11)

The State of Texas (TRACT 9)

4. Legal description of the land:

TRACT 1: Being all of that certain tract or parcel of land containing 490,899 square feet of land, more or less, being all of Outlot 62 and portions of Outlots 57, 58 and 61, each of Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and portions of vacated Neches Street, East 17th Street, East 18th Street and Alleys, SAVE AND EXCEPT therefrom that 76,314 square feet of land, being all of Outlot 62 and the traversing Alley, as conveyed in Volume 4043, Page 2263 of the Deed Records of Travis County, Texas and said 490,899 square feet of land being more particularly described as TRACT NO. 1 in Deed recorded in Volume 5051, Page 1350 of the Deed Records of Travis County, Texas.

TRACT 2: Being all of that certain tract or parcel of land containing 31,100 square feet of land, more or less, being a 2,344 square feet portion of Outlot 63, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, as conveyed in Volume 3119, Page 56 of the Deed Records of Travis County, Texas, and the South 108.10 feet of Lots 1-A and 2-A of the Resubdivision of Lots 1-3 of said Outlot 63, Division E recorded in Volume 11, Page 20 of the Plat Records of Travis County, Texas, along with a portion of the traversing Alley and portions of East 18th Street and Neches Street, and as more particularly described as TRACT NO. 2 in Deed recorded in Volume 5051, Page 1350 of the Deed Records of Travis County, Texas.

TRACT 3: Being all of that certain tract or parcel of land containing 35,317 square feet of land, more or less, being the North 1/2 of Outlot 59, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and as more particularly described as TRACT NO. 3 in Deed recorded in Volume 5051, Page 1350 of the Deed Records of Travis County, Texas.

TRACT 4: Being all of that certain tract or parcel of land containing 35,328 square feet of land, being the South 1/2 of Outlot 59, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and as more particularly described as TRACT NO. 4 in Deed recorded in Volume 5051, Page 1350 of the Deed Records of Travis County, Texas.

TRACT 5: Being all of that certain tract or parcel of land containing 6,480 square feet of land, being a portion of Lot 3, of Outlot 60, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and as more particularly described as TRACT NO. 5 in Deed recorded in Volume 5051, Page 1350 of the Deed Records of Travis County, Texas.

TRACT 6: Being all of that certain tract or parcel of land containing 93 square feet of land, being a portion of Lot 4, of Outlot 60, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and as more particularly described as TRACT NO. 6 in Deed recorded in Volume 5051, Page 1350 of the Deed Records of Travis County, Texas.

TRACT 7: Being all of that certain tract or parcel of land being all of Outlot 62, Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, as conveyed in Deed recorded in Volume 4043, Page 2263 of the Deed Records of Travis

SCHEDULE A - continued

GF No. 201300965A

C38
13

County, Texas together with that certain Alley traversing said Outlot 62, a portion of which was vacated pursuant to Ordinance recorded in Volume 2175, Page 119 of the Deed Records of Travis County, Texas.

TRACT 8: Being a portion of Lot 4, and all of Lots 5, 6 and 7 of Outlot 63, of Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and the North 29 feet of Lots 1-A and 2-A of the Resubdivision of Lots 1-3 of said Outlot 63, Division E recorded in Volume 11, Page 20 of the Plat Records of Travis County, Texas, together with the West ½ of the adjoining Alley, all as conveyed in Volume 3119, Page 50 of the Deed Records of Travis County, Texas.

TRACT 9: Being all of Lots 8 through 14, of Outlot 63, of Division E of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, as conveyed to the State of Texas in Volume 198, Page 77 of the Deed Records of Travis County, Texas, **SAVE AND EXCEPT** that portion of Lot 14 lying within the 2,344 square feet conveyed in Volume 3119, Page 56 of the Deed Records of Travis County, Texas.

TRACT 10: Being the North 211.8 feet of the East ½ of the vacated portion of the 16 foot Alley traversing Outlot 63, of Division E of the Government Outlots adjoining the Original City of Austin, according to the Plat on file at the General Land Office of the State of Texas, as vacated pursuant to Ordinances recorded in Volume 3138, Page 2288 of the Deed Records of Travis County, Texas.

TRACT 11: Being that vacated portion of Neches Street adjoining a portion of Lot 4, and all of Lots 5, 6 and 7 of Outlot 63, of Division E, of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, and the North 29 feet of Lots 1-A and 2-A of the Resubdivision of Lots 1-3 of said Outlot 63, Division E recorded in Volume 11, Page 20 of the Plat Records of Travis County, Texas and said portion of Neches Street being a portion of Tract Number 1, as vacated pursuant to Ordinance recorded in Volume 4575, Page 951 of the Deed Records of Travis County, Texas.

TRACT 12: Being those vacated portions of East 16th Street, Neches Street and all of the Alley traversing Outlot 59 and a portion of the Alley traversing Outlot 60, both of Division E of the Government Outlots adjoining the Original City of Austin, according to the Plat on file at the General Land Office of the State of Texas, and being further described as Tracts Number 1, 5, 6 and 7, as vacated pursuant to Ordinance recorded in Volume 4767, Page 41 of the Deed Records of Travis County, Texas.

C38
14

DESCRIPTION

FOR A 2.828 ACRE TRACT OF LAND OUT OF RED RIVER STREET, BEING A PORTION SHOWN IN VOLUME 64, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A CALLED 0.237 ACRE TRACT AND RECORDED IN VOLUME 5077, PAGE 1757 OF THE DEED RECORDS OF SAID COUNTY, AND A PORTION SHOWN IN THE SUBDIVISION OF THE CITY OF AUSTIN ACCORDING TO THE MAP OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an University of Texas brass disc monument numbered 322 found on the intersection of the north right-of-way line of East 15th Street and the west right-of-way line of Interstate Highway 35;

THENCE with the north right-of-way line of said East 15th Street, S 73° 27' 20" E for a distance of 863.53 feet to a calculated point on the east right-of-way line of said Red River Street, for the southeast corner and **POINT OF BEGINNING** hereof, from which a University of Texas brass disc monument numbered 317 found bears, S 25° 53' 32" W for a distance of 2.48 feet;

THENCE continuing with the north right-of-way line of said 15th Street, N 73° 27' 20" W for a distance of 80.94 feet to a calculated point on the west right-of-way line of said Red River Street, for the southwest corner hereof, from which a ½" iron rod leaning found on the intersection of the north right-of-way line of said 15th Street and the west right-of-way line of Trinity Street bears, S 73° 27' 20" W for a distance of 415.34 feet;

THENCE with the west right-of-way line of said Red River Street, the following three (3) courses and distances:

- 1) with the arc of a curve to the **right**, having a radius of 576.94 feet, an arc length of 364.09 feet, a central angle of 036° 09' 29", and a chord which bears, N 42° 44' 47" E for a distance of 358.08 feet to a calculated point of reverse curvature hereof,
- 2) with the arc of a curve to the **left**, having a radius of 499.31 feet, an arc length of 385.57 feet, a central angle of 044° 14' 40", and a chord which bears, N 38° 41' 00" E for a distance of

(38/15)

376.06 feet to calculated point of tangency of the west right-of-way line of said Red River Street, for a point of tangency hereof, and

- 3) **N 16° 31' 49" E** for a distance of **660.65** feet to calculated point on the intersection of the west right-of-way line of said Red River Street and the south right-of-way line of East Martin Luther King, Jr. Blvd., for the northwest corner hereof, from which a mag nail found on the south right-of-way line of said Martin Luther King, Jr. Blvd. bears, **N 73° 28' 51" W** for a distance of **133.96** feet;

THENCE with the south right-of-way line of said Martin Luther King, Jr. Blvd., **S 73° 28' 51" E** for a distance of **188.09** feet to a calculated point for the northeast corner hereof, from which a TXDOT brass disc found on the intersection of the south right-of-way line of said Martin Luther King, Jr. Blvd. and the west right-of-way line of said Interstate Highway 35 bears, **S 73° 28' 51" E** for a distance of **406.01**;

THENCE with the east right-of-way line of said Red River Street, the following five (5) courses and distances:

- 1) with arc of a curve to the **left**, having a radius of **10.00** feet, an arc length of **9.48** feet, a central angle of **054° 20' 38"**, and a chord which bears, **S 79° 22' 03" W** for a distance of **9.13** feet to a calculated point of compound curvature hereof,
- 2) with arc of a curve to the **left**, having a radius of **532.97** feet, an arc length of **330.26** feet, a central angle of **035° 30' 15"**, and a chord which bears, **S 34° 26' 37" W** for a distance of **325.00** feet to a calculated point of tangency hereof,
- 3) **S 16° 31' 49" W** pass a University of Texas brass disc monument numbered 301 found at a distance of **35.82** feet, pass a University of Texas brass disc monument numbered 302 found 0.21 feet to the left at a distance of **87.88** feet, pass a University of Texas brass disc monument numbered 303 found at a distance of **155.20** feet, pass a University of Texas brass disc monument numbered 304 found at a distance of **236.09** feet, pass a University of Texas brass disc monument numbered 305 found at a distance of **310.99** feet, pass a University of Texas brass disc monument numbered 306 found at a distance of **345.19** feet, continuing for a total distance of **347.33** feet to a calculated point of curvature hereof,
- 4) with arc of a curve to the **right**, having a radius of **579.31** feet, pass a University of Texas brass disc monument numbered 307 found 0.26 feet right, at an arc length of **92.63** feet, pass


C38
16

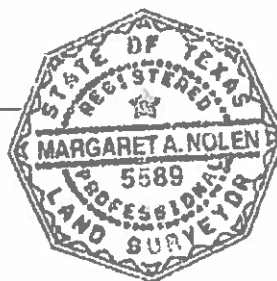
a University of Texas brass disc monument numbered 308 found at an arc length of 149.13 feet, pass a University of Texas brass disc monument numbered 309 found 0.37 feet left, at an arc length of 198.14 feet, pass a University of Texas brass disc monument numbered 310 found at an arc length of 253.79 feet, pass a University of Texas brass disc monument numbered 311 found 0.31 feet right, at an arc length of 303.84 feet, pass a University of Texas brass disc monument numbered 312 found 0.21 feet right, at an arc length of 353.33 feet, continuing for a total arc length of **447.36** feet, a central angle of **044° 14' 42"**, and a chord which bears, **S 38° 41' 09" W** for a distance of **436.32** feet to a calculated point of reverse curvature hereof, and

- 5) with the arc of a curve to the left, having a radius of **496.94** feet, pass a University of Texas brass disc monument numbered 313 found 0.38 feet right, at an arc length of 4.97 feet, pass a University of Texas brass disc monument numbered 314 found 0.17 feet right, at an arc length of 76.62 feet, pass a University of Texas brass disc monument numbered 315 found at an arc length of 191.47 feet, pass a University of Texas brass disc monument numbered 316 found 0.44 feet left, at an arc length of 231.21 feet, continuing for a total arc length of **302.17** feet, a central angle of **034° 50' 21"**, and a chord which bears, **S 43° 24' 21" W** for a distance of **297.54** feet to the **POINT OF BEGINNING** hereof and containing 2.828 acres of land.

Basis of bearings is based on Texas State Plane Coordinate System, Central Zone, NAD '83.

Surveyed under the direct supervision of the undersigned during May, 2013.


Margaret A. Nolen
Registered Professional Land Surveyor No. 5589
BAKER-AICKLEN & ASSOCIATES, INC.
507 West Liberty Avenue
Round Rock, TX 78664
(512) 244-9620

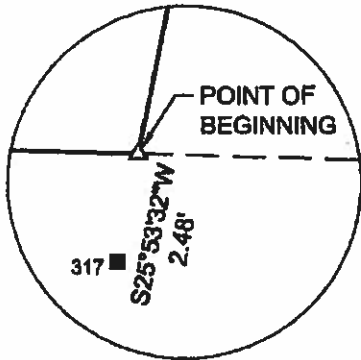


Job No.: 2147-3-002

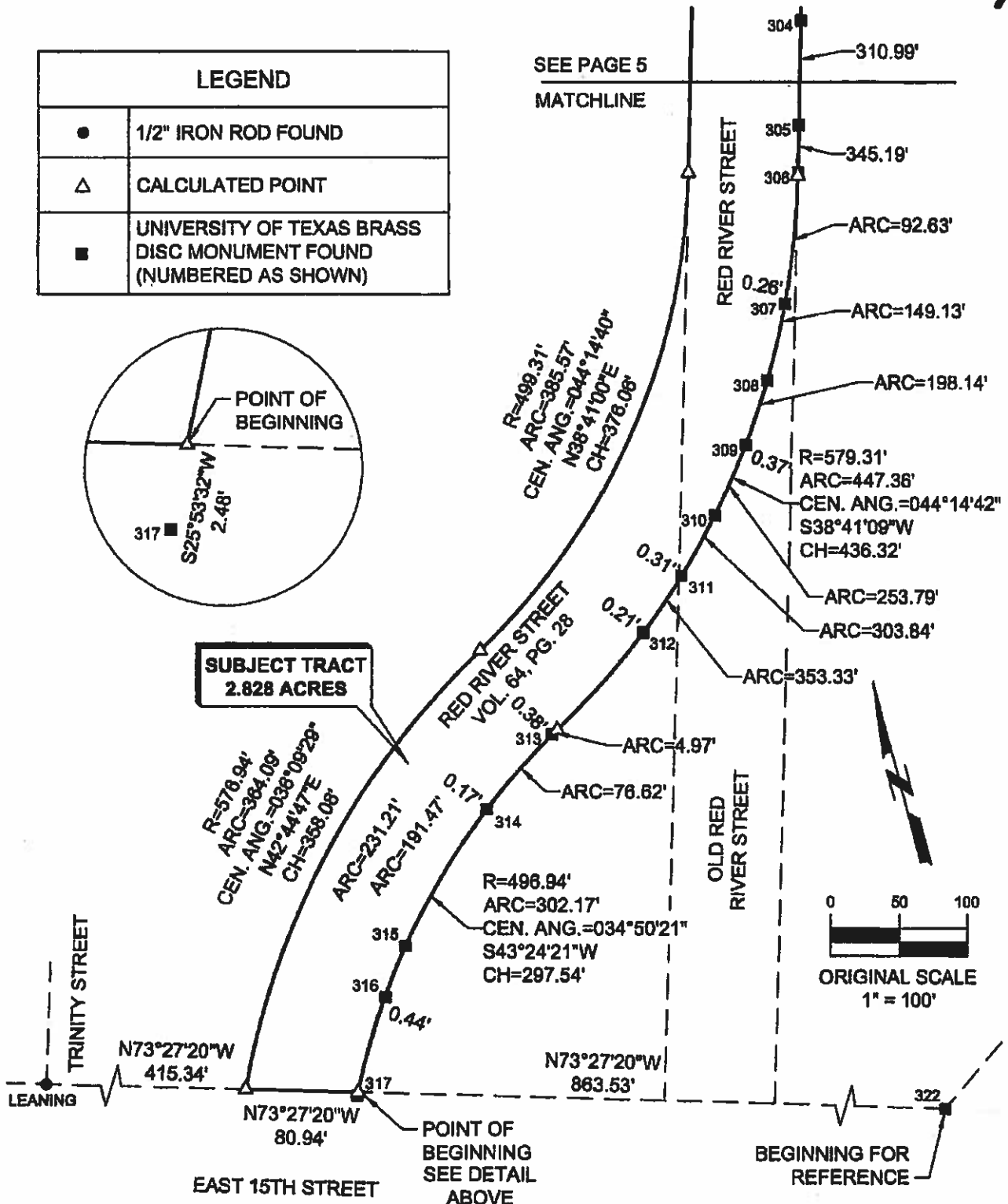
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C38/7

LEGEND	
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
■	UNIVERSITY OF TEXAS BRASS DISC MONUMENT FOUND (NUMBERED AS SHOWN)



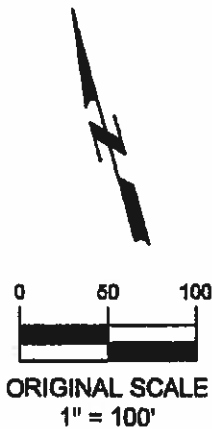
**SUBJECT TRACT
2.828 ACRES**



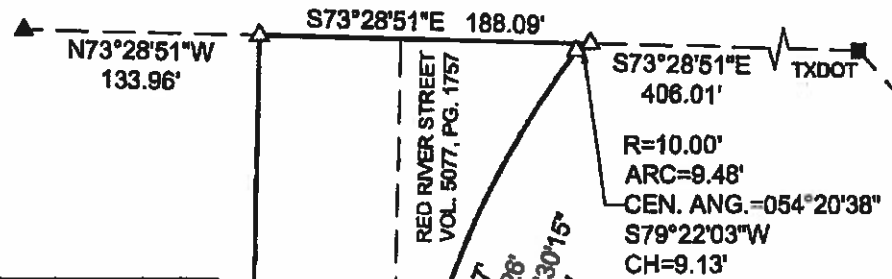
BAKER-AICKLEN & ASSOCIATES, INC.
 507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 (512) 544-9620
 ENGINEERING FIRM # P-45
 SURVEY FIRM # 100331-C
 TEXAS #1767

RED RIVER STREET
 UT RED RIVER
 MAY 2013

C38
18

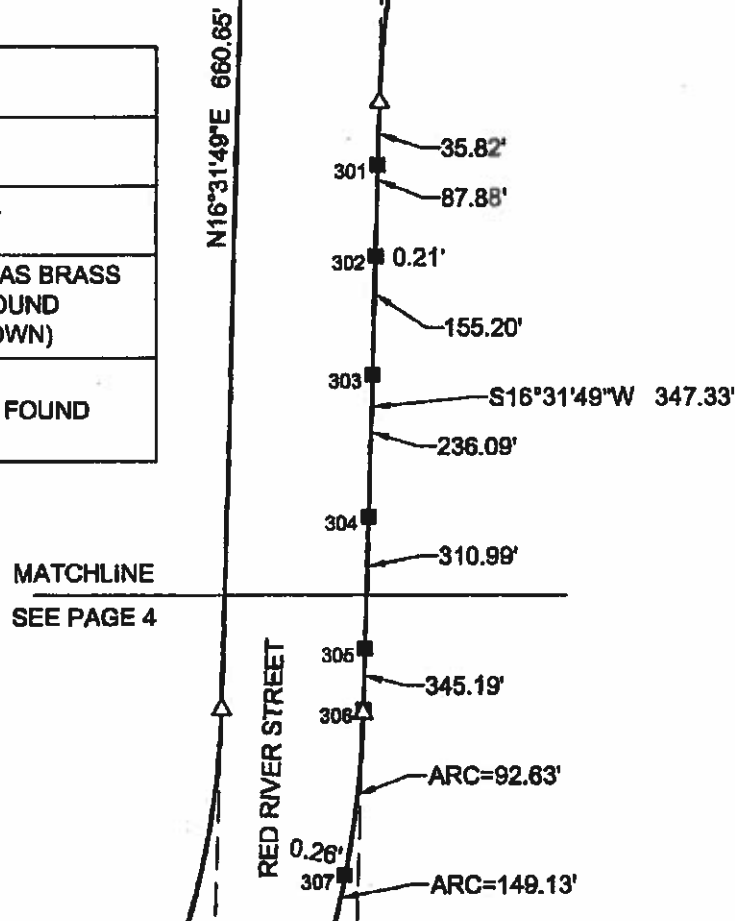


EAST MARTIN LUTHER KING, JR. BLVD.



**SUBJECT TRACT
2.828 ACRES**

LEGEND	
▲	MAG NAIL FOUND
△	CALCULATED POINT
■	UNIVERSITY OF TEXAS BRASS DISC MONUMENT FOUND (NUMBERED AS SHOWN)
■ TXDOT	TXDOT BRASS DISC FOUND



MATCHLINE
SEE PAGE 4

**BAKER-AICKLEN
& ASSOCIATES, INC.**

ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS

1507 WEST LIBERTY AVE.
ROUND ROCK, TEXAS 78664
(512) 244-9530

ENGINEERING FIRM # P-45
SURVEY FIRM # 100331-C

ROUND ROCK, TEXAS YEAR #1757

RED RIVER STREET
UT RED RIVER
MAY 2013