

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

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

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.

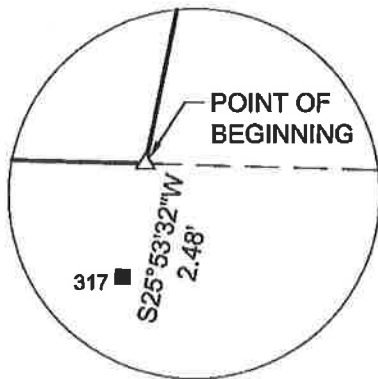

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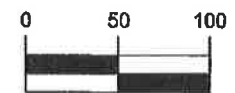
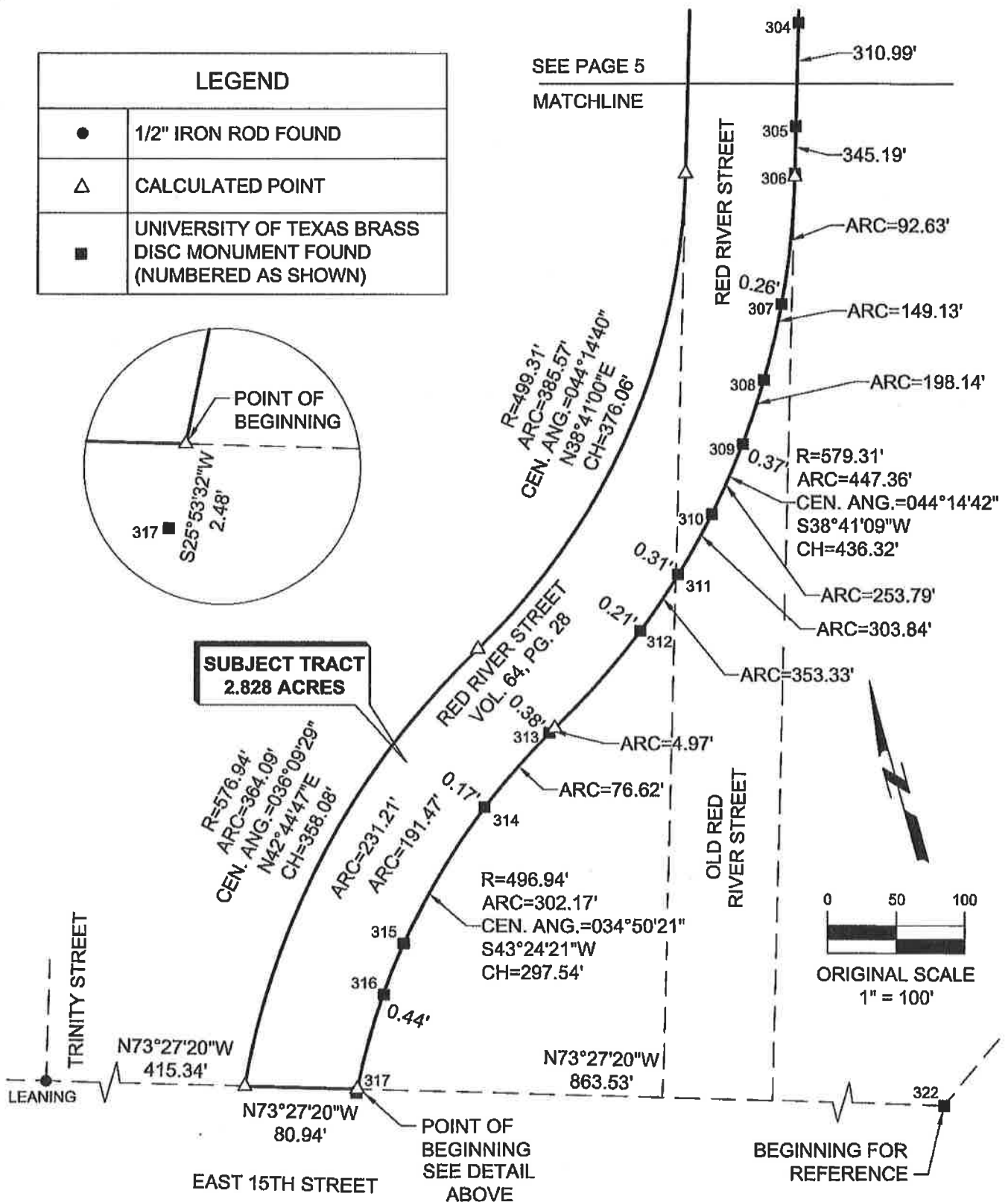
Job No.: 2147-3-002

Filename: K:\PROJECTS\2147-3-002_UT_Medical_School\BA-Survey\DESCRIPTIONS\METES AND BOUNDS\UT Red River.DOC

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



**SUBJECT TRACT
2.828 ACRES**



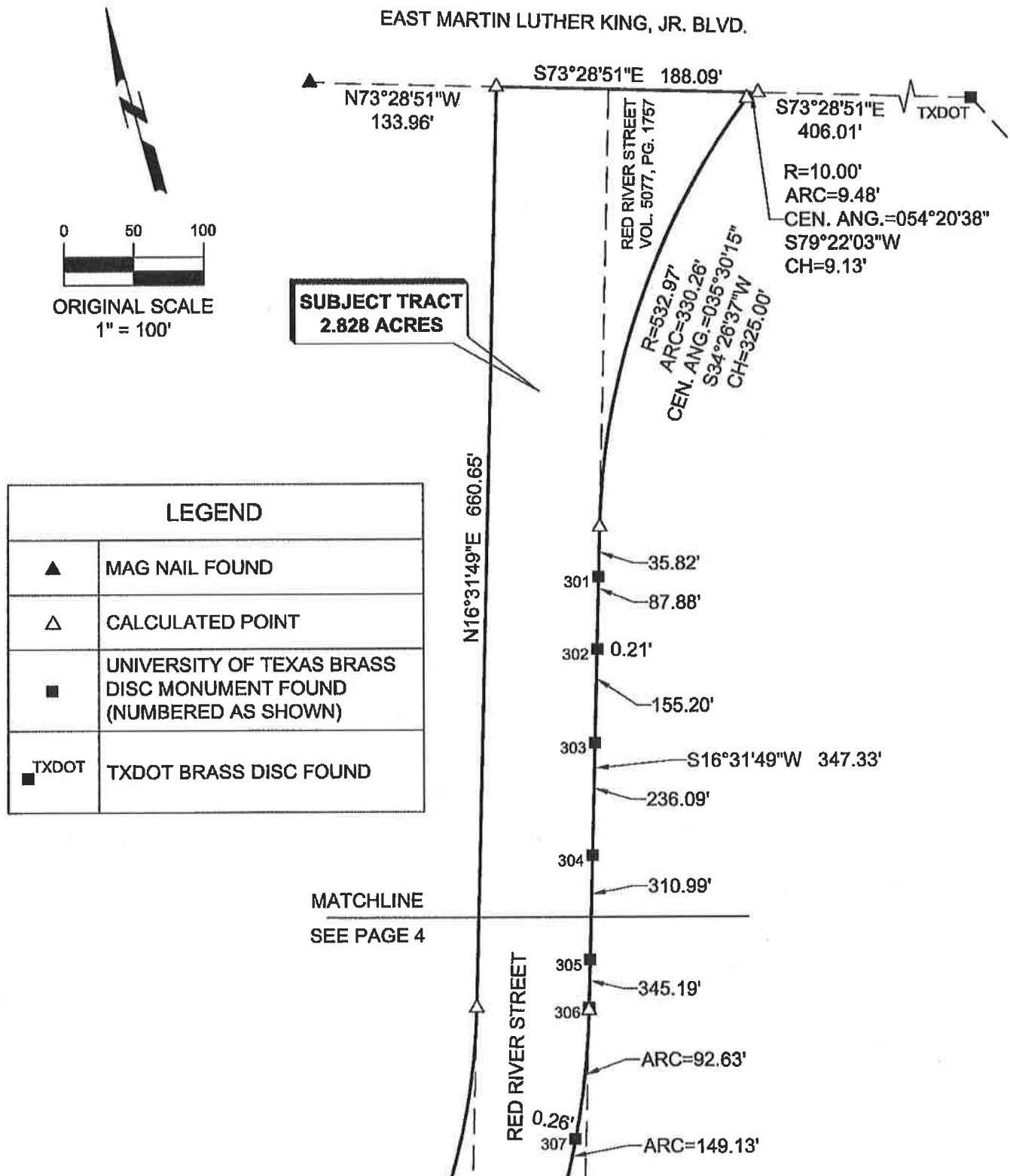
ORIGINAL SCALE
1" = 100'

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ENGINEERING FIRM # F45
SURVEY FIRM # 100231-0
TBAE # 1787

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ROUND ROCK

RED RIVER STREET
UT RED RIVER
MAY 2013



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