

DESCRIPTION

FOR A 2.270 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, A PORTION OF OLD RED RIVER STREET AND DESCRIBED AS A CALLED 0.96 ACRE TRACT AND RECORDED IN VOLUME 5379, PAGE 715 OF THE DEED RECORDS OF SAID COUNTY, 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 OF RED RIVER STREET 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, N 73° 27' 20" W for a distance of 579.27 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE continuing with the north right-of-way line of said 15th Street, N 73° 27' 20" W for a distance of **48.00** feet to a calculated point 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, N 73° 27' 20" W for a distance of 732.55 feet;

THENCE through the interior of the right-of-way of said old Red River Street, N 16° 23' 53" E for a distance of **405.75** feet to a calculated point on the east right-of-way line of said Red River Street, for an angle point hereof;

THENCE through the right-of-way of said Red River Street, **N 13° 00' 04" E** for a distance of **264.38** feet to a mag nail with "Baker-Aicklen" washer set on a point of tangency on the west right-of-way line of said Red River Street, for an angle point hereof;

THENCE with the west right-of-way line of said Red River Street, **N 16° 31' 49" E** for a distance of **660.65** feet to a mag nail with "Baker-Aicklen" washer set 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 mag nail with "Baker-Aicklen" washer set 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 feet;

THENCE with the east right-of-way line of said Red River Street, the following four (4) 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 mag nail with "Baker-Aicklen" washer set for a 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, and
- 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 mag nail with "Baker-Aicklen" washer set for a 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, continuing for a total arc length of **136.23** feet, a central angle of **013° 28' 26"**, and a chord which bears, **S 23° 18' 01" W** for a distance of **135.92** feet to a calculated point of non-tangency hereof;

THENCE through the interior of the right-of-way of said Old Red River Street, **S 16° 23' 53" W** for a distance of **534.61** feet to the **POINT OF BEGINNING** hereof and containing 2.270 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 August, 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



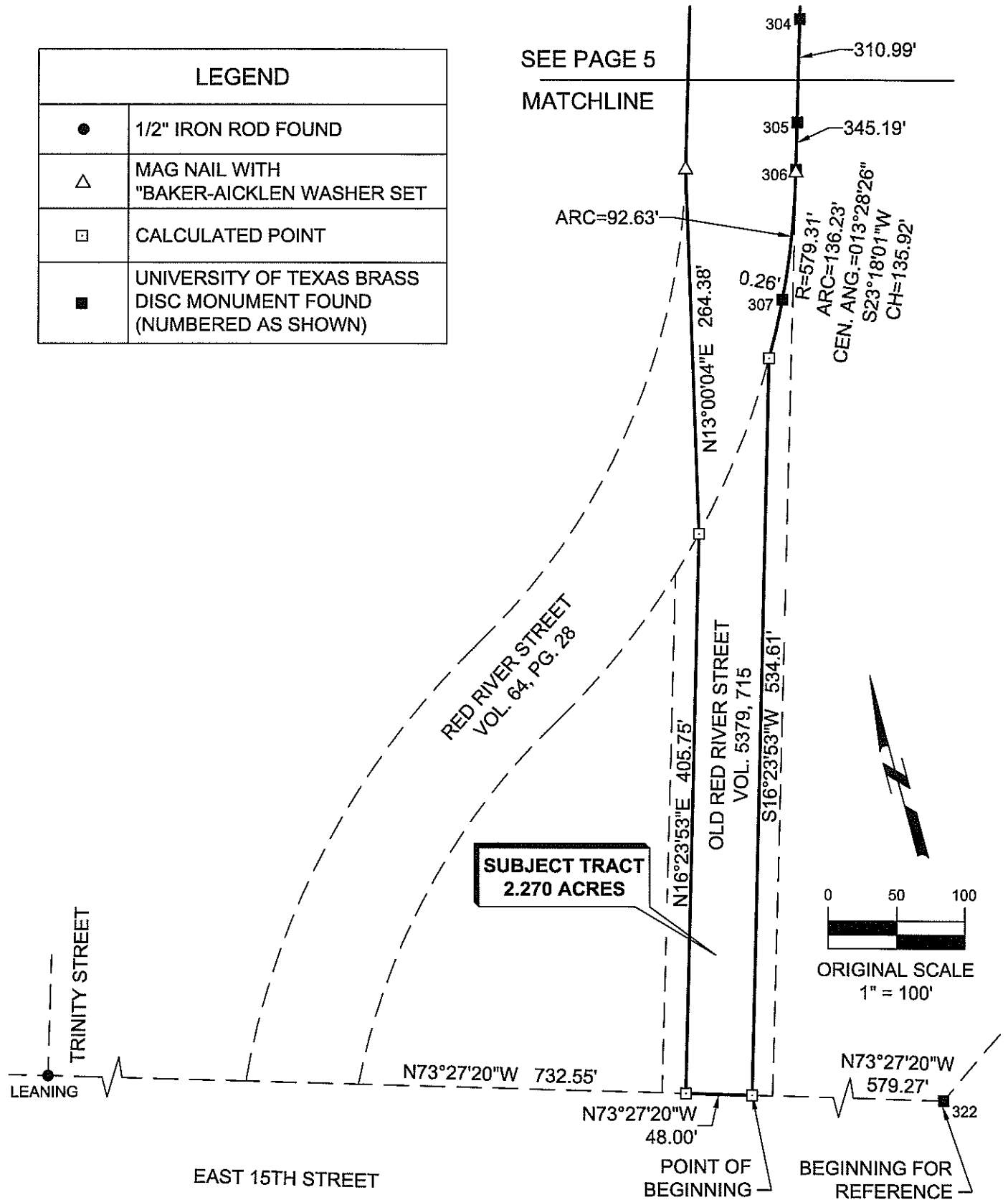
Job No.: 2147-3-002

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

LEGEND	
●	1/2" IRON ROD FOUND
△	MAG NAIL WITH "BAKER-AICKLEN WASHER SET
□	CALCULATED POINT
■	UNIVERSITY OF TEXAS BRASS DISC MONUMENT FOUND (NUMBERED AS SHOWN)

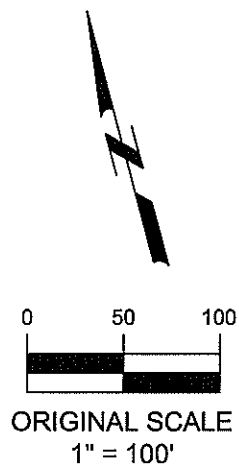
SEE PAGE 5

MATCHLINE

ORIGINAL SCALE
1" = 100'

BAKER-AICKLEN & ASSOCIATES, INC.
 507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 (512) 244-9620
 ENGINEERING FIRM # F-45
 SURVEY FIRM # 100231-0
 ROUND ROCK TBAE #1787

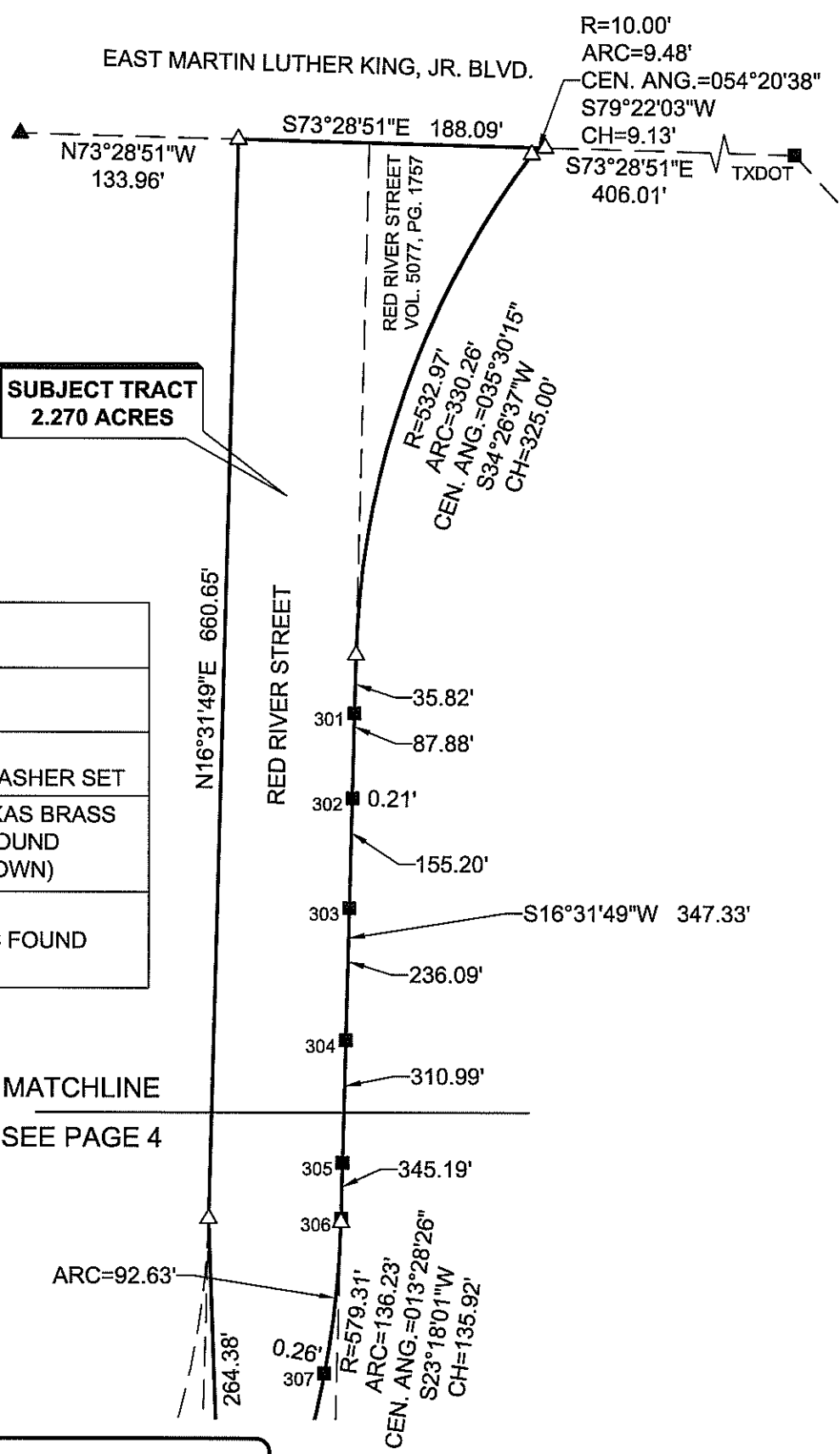
RED RIVER STREET
 UT RED RIVER
 AUGUST, 2013



**SUBJECT TRACT
2.270 ACRES**

LEGEND	
▲	MAG NAIL FOUND
△	MAG NAIL WITH "BAKER-AICKLEN WASHER SET
■	UNIVERSITY OF TEXAS BRASS DISC MONUMENT FOUND (NUMBERED AS SHOWN)
■ TXDOT	TXDOT BRASS DISC FOUND

MATCHLINE
SEE PAGE 4





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

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ROUND ROCK, TEXAS 78664
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ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS

ROUND ROCK

RED RIVER STREET
UT RED RIVER
AUGUST, 2013