

LEGAL DESCRIPTION OF A 0.0041 ACRE (180 Sq. Ft.) TRACT OF LAND LOCATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE RIGHT-OF-WAY OF COMAL STREET (60' R.O.W.) AS SHOWN ON TOPOGRAPHICAL MAP OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, ADJOINED ON THE WEST BY A CALLED 4.331 ACRE TRACT DESCRIBED IN DEED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, RECORDED IN VOLUME 4589, PAGE 2347, DEED RECORDS, TRAVIS COUNTY, TEXAS, BEING OUT OF GAMMEL AND TAYLOR'S SUBDIVISION OF OUTLOT NO. 44, DIVISION B, RECORDED IN VOLUME 1, PAGE 77, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND ADJOINED ON THE EAST BY A CALLED 0.989 ACRE TRACT DESCRIBED IN DEED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEMS, RECORDED IN VOLUME 9648, PAGE 630, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0041 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with "SAM" cap found on the east right-of-way line of Comal Street (60' R.O.W.), same being the northwest corner said called 0.989 acre tract;

THENCE along the east right-of-way line of said Comal Street, S 12°18'44" E, a distance of 10.11 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** (N=233,597.63; E=2,823,071.21, as based on the University of Texas Coordinate System) of the herein described tract;

THENCE continuing along the east right-of-way line of said Comal Street, S 12°18'44" E a distance of 3.00 feet to a calculated point on the west line of said 0.989 acre tract, for the southeast corner of the herein described tract, from which a 5/8" iron rod with "SAM" cap found at the intersection of the east right-of-way line of Comal Street and the north right-of-way line of East 21st Street (50' R.O.W.) bears S12°18'44"E a distance of 524.00 feet;

THENCE crossing Comal Street, S 77°43'04" W, a distance of 60.00 feet to a calculated point on the west right-of-way line of said Comal Street and the east line of said 4.331 acre tract, for the southwest corner of the herein described tract, from which a 5/8" iron rod with "SAM" cap found at the intersection of the west right-of-way line of Comal Street and the north right-of-way line of East Martin Luther King Street (60' R.O.W.) bears S 12°18'44" E, a distance of 1284.59 feet;

THENCE along the west right-of-way line of said Comal Street, N 12°18'44" W, a distance of 3.00 feet to a calculated point for the northwest corner of the herein described tract, from which an chiseled X found for the northeast corner of said 4.331 acre tract, at the intersection of the west right-of-way line of Comal Street and the south right-of-way line of Manor Road (60' R.O.W.), bears N 12°18'44" W a distance of 160.49 feet;

(Subsurface Encroachment Agreement)
Crossing Comal Street

THENCE crossing Comal Street, N 77°43'04" E, a distance of 60.00 feet to the **POINT OF BEGINNING**, and containing 0.0041 of one acre of land, more or less.

This Metes & Bounds was prepared by Gregory Schmidt, RPLS No. 4437 from a survey made by SAM, LLC on the ground March, 2016 and all bearings and elevations are reference to the University of Texas System control as provided by the University of Texas.

Control Point No. 110 (5/8 inch iron rod with "SAM" cap)

Grid Coordinate Values: N=233,334.0100; E=2,823,060.2520: Elevation: 594.44'

Control Point No. 112 (5/8 inch iron rod with "SAM" cap)

Grid Coordinate Values: N=233,572.1870; E=2,823,718.4780: Elevation: 603.31'

Control Point No. 116 (chiseled square with "X" in curb)

Grid Coordinate Values: N=232,853.9380; E=2,823,865.6100: Elevation: 597.09'

Control Point No. 136 (UT control monument)

Grid Coordinate Values: N=233,030.1470; E=2,823,139.9860: Elevation: 587.50'

Reference is herein made to the sketch prepared to accompany this description.

REFERENCE
Austin Grid K-23



August 6, 2018

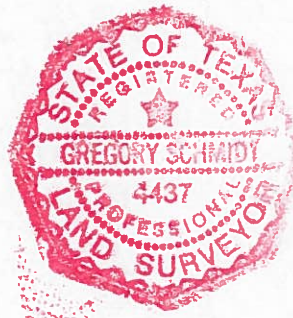
Gregory Schmidt, RPLS No. 4437
Surveying And Mapping, LLC (SAM)
4801 Southwest Parkway, Bldg. 2, Suite 100
Austin, Texas 78735
(512) 447-0575
Tx. Firm No. 10064300

Date

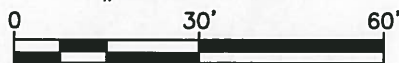
FIELD NOTES REVIEWED

BY:  DATE: 08.07.2018

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



F#9895-1712



GRAPHIC SCALE



GAMMEL & TAYLOR'S
SUBDIVISION OF
OUTLOT NO. 44
DIVISION B
VOLUME 1, PAGE 77
P.R.T.C.TX.

BLOCK 4

REMAINDER
CALLED 188,638.29 SQ. FT.
OR 4.331 ACRES AND
THE BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS SYSTEM
VOL. 4589, PG. 2347
D.R.T.C.TX.

CALLLED
467,894 SQ. FT., 10.74 ACRES
THE BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
VOL. 9589, PG. 2342
D.R.T.C.TX.

LEGEND

- ✕ - CHISELED X IN CONCRETE FOUND
- △ - CALCULATED POINT
- - IRON ROD FOUND (AS NOTED)

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

P.O.R. - POINT OF REFERENCE

P.R.T.C.TX. - PLAT RECORDS TRAVIS COUNTY, TEXAS

D.R.T.C.TX. - DEED RECORDS TRAVIS COUNTY, TEXAS

R.P.R.T.C.TX. - REAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

O.P.R.T.C.TX. - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

**E MARTIN LUTHER
KING Jr BOULEVARD
(60' WIDE)**

MANOR ROAD (60' R.O.W.)

SEE DETAIL
P.O.R.

3/4" (NO CAP)

C.R. LAW SUBD.
BOOK 32, PG. 11
P.R.T.C.TX.

LOT 1

DETAIL
NOT TO SCALE

3/4"

N04°42'E 0.99'

THE UNIVERSITY OF TEXAS SYSTEM
VOL. 11051, PG. 891 R.P.R.T.C.TX.

LOT 2

5/8"
(W/ "SAM" CAP)

P.O.C.

S12°18'44"E 10.11'

P.O.B.
N:233,597.63
E:2,823,071.21

S12°18'44"E 3.00'

SUBSURFACE
ENCROACHMENT AGREEMENT
.0041 ACRES
180 SQ. FT.

CALLLED 0.989 ACRES
THE BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEMS
VOL. 9648, PG. 630
R.P.R.T.C.TX.

LOT 8

AMELIA BRASS SUBD. OF
OUTLOT NO. 45, DIVISION "B"
VOL. 1, PG. 25, P.R.T.C.TX.
THE UNIVERSITY OF TEXAS SYSTEM
DOC. NO. 2015181147 O.P.R.T.C.TX.

E 21st ST. (50' R.O.W.)

5/8"
(W/ SAM CAP)

P.O.R.

JOB NUMBER: 39090

DATE: 07/2017

SCALE: 1"=30'

SURVEYOR: G. Schmidt

TECHNICIAN: J. Trizinsky

DRAWING: 39090-Water Esmt Comal St

TRACT ID: N/A

PARTY CHIEF: A. Carrillo, S. Pesi, B. Roy, G. Dean

FIELD BOOKS: 19717, 19718, 23082, 24404



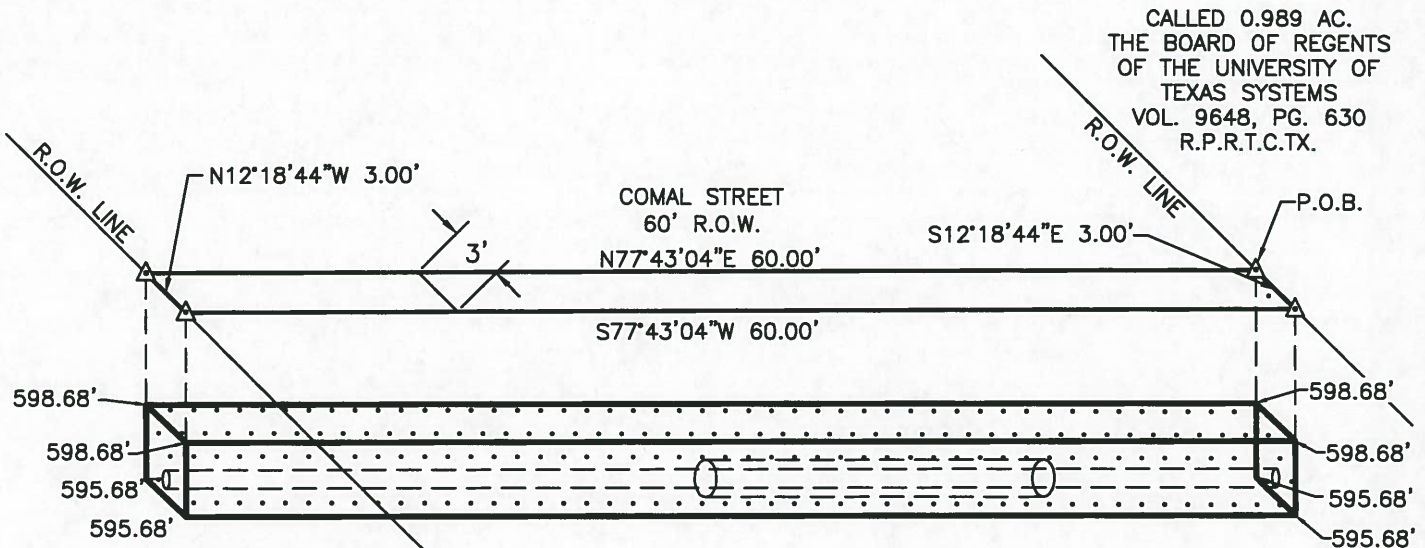
4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: UNIVERSITY OF TEXAS SYSTEM
WATER_ESMT_COMAL_ST

SHEET 3
OF 4

F#9895-1712



CALLLED 4.331 AC.
THE BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
VOL. 4589, PG. 2347
D.R.T.C.TX.

CALLLED 0.989 AC.
THE BOARD OF REGENTS
OF THE UNIVERSITY OF
TEXAS SYSTEMS
VOL. 9648, PG. 630
R.P.R.T.C.TX.

NOTES:

THIS SKETCH WAS PREPARED FROM A SURVEY MADE BY SAM, LLC ON THE GROUND MARCH, 2016 AND ALL BEARINGS AND ELEVATIONS ARE REFERENCED TO THE UNIVERSITY OF TEXAS SYSTEM CONTROL AS PROVIDED BY THE UNIVERSITY OF TEXAS.

CONTROL POINT No. 110 (5/8" IRON ROD WITH "SAM" CAP)
GRID COORDINATE VALUES: N=233,334.0100 E=2,823,060.2520
EL=594.44'

CONTROL POINT No. 112 (5/8" IRON ROD WITH "SAM" CAP)
GRID COORDINATE VALUES: N=233,572.1870 E=2,823,718.4780
EL=603.31'

CONTROL POINT No. 116 (CHISELED SQUARE WITH "X" IN CURB)
GRID COORDINATE VALUES: N=232,853.9380 E=2,823,865.6100
EL=597.09'

CONTROL POINT No. 136 (UT CONTROL MONUMENT)
GRID COORDINATE VALUES: N=233,030.1470 E=2,823,139.9860
EL=587.50'

REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION PREPARED TO ACCOMPANY THIS SKETCH.



Gregory Schmidt

August 6, 2018

GREGORY SCHMIDT RPLS NO. 4437
SURVEYING AND MAPPING, LLC (SAM)

DATE

JOB NUMBER: 39090
DATE: 07/2017
SCALE: 1"=30'
SURVEYOR: G. Schmidt
TECHNICIAN: J. Trizinsky
DRAWING: 39090-Water Esmt Comal St
TRACT ID: N/A
PARTY CHIEF: A. Carrillo, S. Paez, B. Roy, G. Dean
FIELDBOOKS: 19717, 19718, 23062, 24404



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Texas Firm Registration No. 10064300

PROJECT: UNIVERSITY OF TEXAS SYSTEM
WATER_ESMT_COMAL_ST

SHEET 4
OF 4