

FIELD NOTES FOR 0.0226 OF ONE ACRE

DESCRIPTION OF A 0.0226 OF ONE ACRE OR 985 SQUARE FEET OF LAND, MORE OR LESS, OUT OF EAST FOURTH STREET (80 FOOT RIGHT-OF-WAY WIDTH), THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, TRAVIS COUNTY, TEXAS; SAID 0.0226 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this tract, from which a calculated point at the northeast corner of Lot 2, The Railyard, a subdivision of record in Book 83, Page 74D, Plat Records, Travis County, Texas, said Lot 2 being conveyed to the City of Austin by deed in Volume 13317, Page 370, Real Property Records, Travis County, Texas, same being the northeast corner of Block 34 in said Original City of Austin, and the west right-of-way line of Red River Street, bears $S16^{\circ}30'08''W$ 7.07 feet and $S73^{\circ}31'25''E$ 20.10 feet, from which said point of beginning a mag nail with washer stamped “COA PUBLIC WORKS” found bears $S16^{\circ}30'08''W$ 7.07 feet, $S73^{\circ}31'25''E$ 20.10 feet, and $S73^{\circ}30'27''E$ 20.02 feet, and from which said point of beginning a 1/2” iron rod found at the northwest corner of Lot 8, Block 13 in said Original City of Austin, said Lot 8 being conveyed to the City of Austin by deed in Volume 11081, Page 887, Real Property Records, Travis County, Texas, same being the east right-of-way line of Red River Street and the south right-of way line of East Third Street, bears $S16^{\circ}30'08''W$ 7.07 feet, $S73^{\circ}31'25''E$ 20.10 feet, $S16^{\circ}33'03''W$ 356.36 feet, and $S73^{\circ}31'03''E$ 80.00 feet; said point of beginning having State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid values of $N=10,069,523.15$, $E=3,115,828.31$;

THENCE, with the south line of this tract, crossing East Fourth Street, $N73^{\circ}29'52''W$ **161.45 feet** to a calculated point at the southwest corner of this tract;

THENCE, with the west line of this tract, crossing East Fourth Street, $N16^{\circ}30'08''E$ **6.10 feet** to a calculated point at the northwest corner of this tract;

THENCE, with the north line of this tract, crossing East Fourth Street, the following two (2) courses, numbered 1 and 2:

- 1) with a curve to the left, whose intersection angle is $03^{\circ}45'53''$, radius is **33.50 feet**, an arc distance of **2.20 feet**, the chord of which bears $S72^{\circ}00'49''E$ **2.20 feet** to a calculated point; and

0.0226 AC.

2) **S73°32'16"E 159.25 feet** to a calculated point at the northwest corner of this tract;

THENCE, with the north east line of this tract, crossing East Fourth Street, **S16°30'08"W 6.15 feet** to the POINT OF BEGINNING and containing 0.0226 of one acre, or 985 square feet of land within these metes and bounds, more or less.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00005) and was established by GPS observations. Vertical Datum (NAVD88).

Subsurface Encroachment Agreement Note:

The subsurface encroachment agreement begins at a surface elevation of 466.13 feet on the east end and extends below the surface to an elevation of 456.13 feet and begins on the west end at a surface elevation of 468.06 feet and extends below the surface to an elevation of 457.90 feet.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPLS Firm# 10095500



11/08/2018

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:/CMTA~HNTB~16-031 Downtown Station/Description/0.0226 ac WLE~F Rev_3

Issued 06/15/18, Revised 09/21/18, 10/04/18, 11/08/18

FIELD NOTES REVIEWED

BY: John D. [Signature] DATE: 11-13-2018

AUSTIN GRID J-22

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

CMTA SKETCH TO ACCOMPANY DESCRIPTION OF 0.0226 AC. OR 985 SQ. FT. OF LAND OUT OF EAST 4TH STREET, BETWEEN NECHES STREET AND RED RIVER STREET, AUSTIN, TRAVIS COUNTY, TEXAS.

BLOCK 39

AUSTIN CONVENTION ENTERPRISES, INC.
DOC. 2010088891
O.P.R.T.C.T.

BLOCK 38

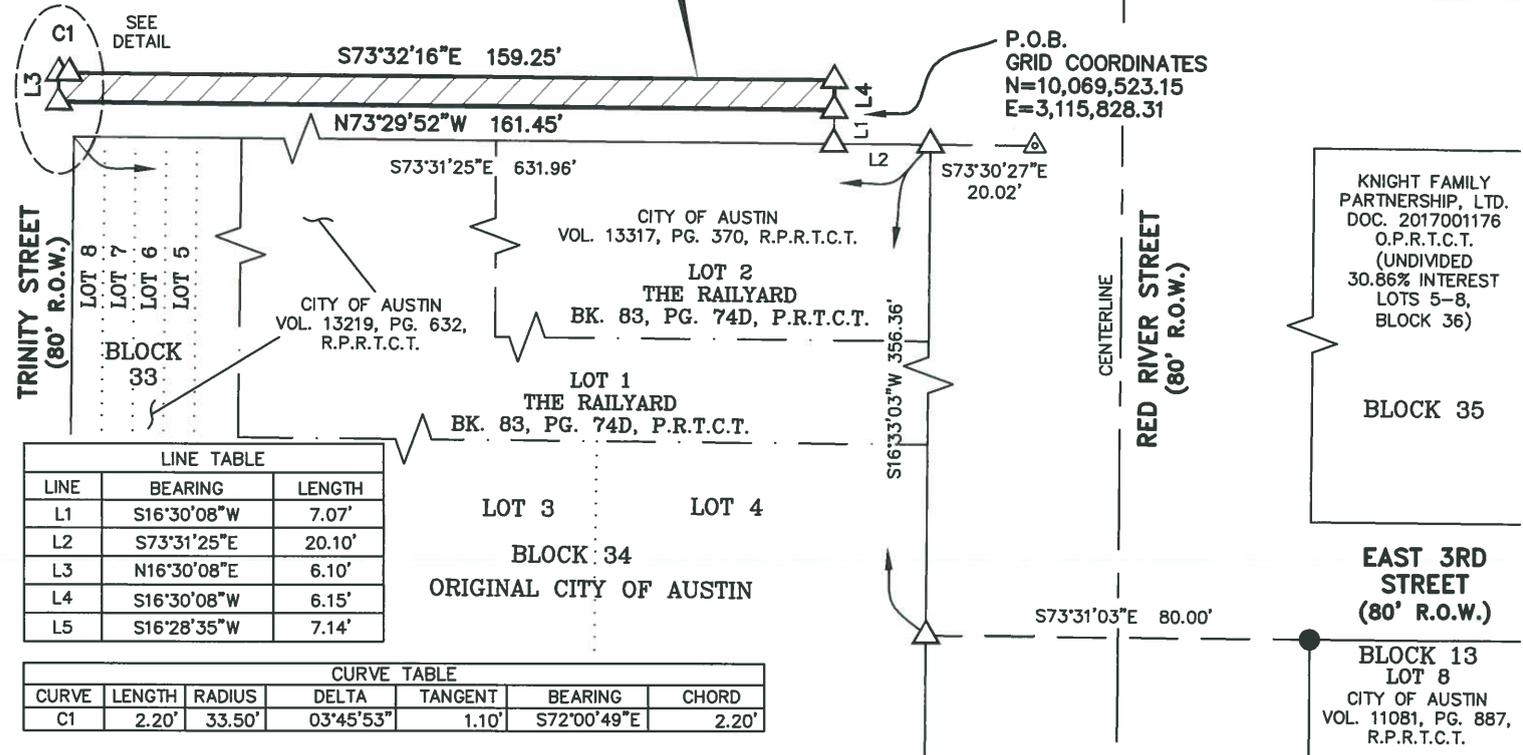
CITY OF AUSTIN
(NO RECORD INFORMATION FOUND)

ENCROACHMENT AGREEMENT
0.0226 AC. OR
985 SQ. FT.

AREA OF EXISTING RAILROAD EQUIPMENT IN USE BY CMTA

1" = 40'

EAST 4TH STREET
(80' R.O.W.)
CENTERLINE

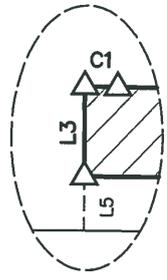


LINE TABLE

LINE	BEARING	LENGTH
L1	S16°30'08"W	7.07'
L2	S73°31'25"E	20.10'
L3	N16°30'08"E	6.10'
L4	S16°30'08"W	6.15'
L5	S16°28'35"W	7.14'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	2.20'	33.50'	03°45'53"	1.10'	S72°00'49"E	2.20'



LEGEND

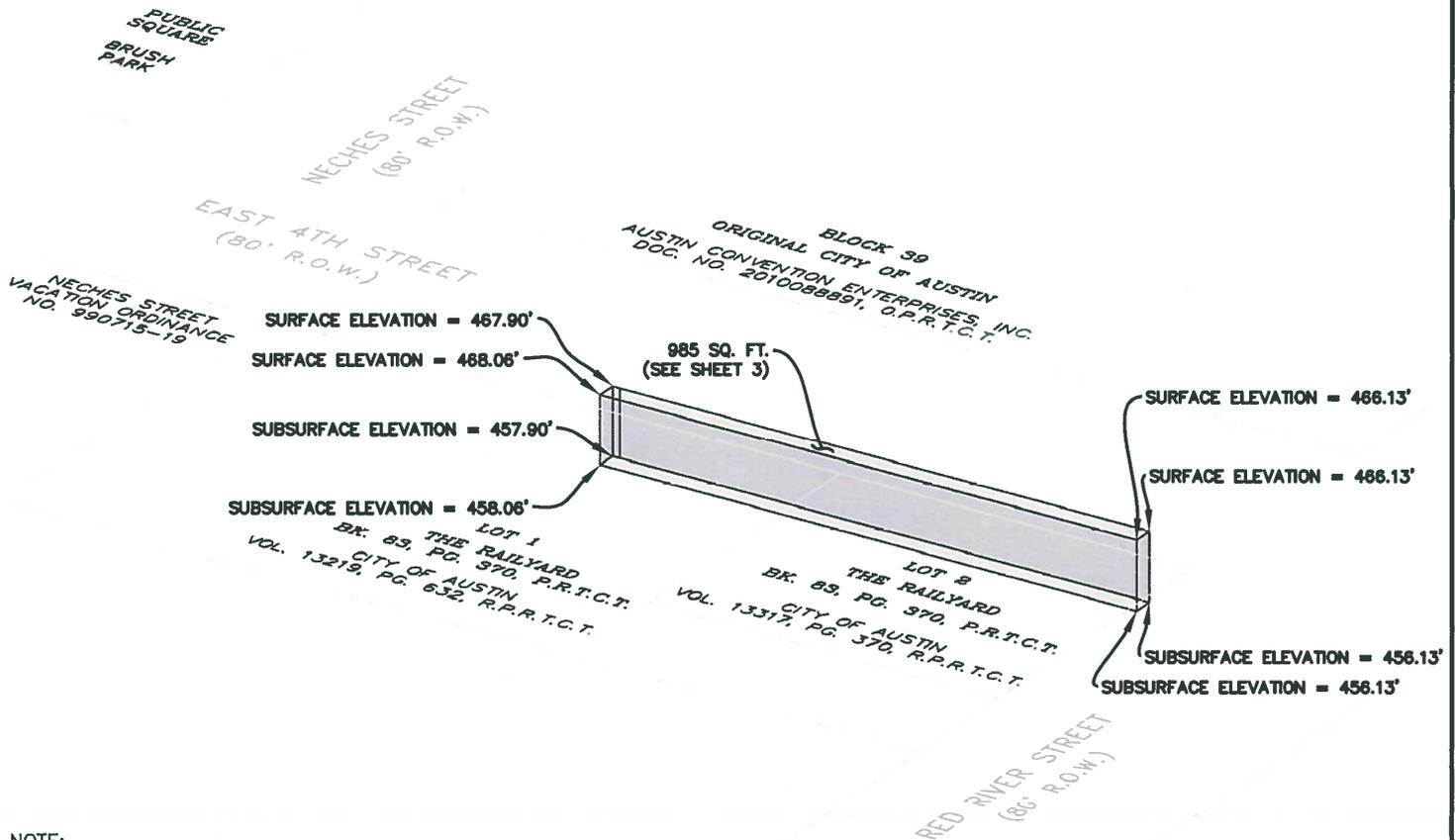
- 1/2" IRON ROD FOUND
- △ MAG NAIL w/ WASHER STAMPED "COA PUBLIC WORKS" FOUND
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- N.T.S. NOT TO SCALE

SURVEYED BY: PAGE 3 OF 4

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM #10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

CMTA SKETCH TO ACCOMPANY DESCRIPTION OF 0.0226 AC. OR 985 SQ. FT. OF LAND OUT OF EAST 4TH STREET, BETWEEN NECHES STREET AND RED RIVER STREET, AUSTIN, TRAVIS COUNTY, TEXAS.

N.T.S.



NOTE:
ELEVATIONS ARE FROM A SURVEY PROVIDED BY LANDMARK SURVEYING.

SUBSURFACE ENCROACHMENT AGREEMENT NOTE:
THE SUBSURFACE ENCROACHMENT AGREEMENT BEGINS AT A SURFACE ELEVATION OF 466.13 FEET ON THE EAST END AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 456.13 FEET AND BEGINS ON THE WEST END AT A SURFACE ELEVATION OF 468.06 FEET AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 457.90 FEET.

- NOTES:
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. VERTICAL DATUM (NAVD88).
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.
 3. REFERENCE TO THE ORIGINAL CITY OF AUSTIN SHOWN HEREON ARE FROM THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
- △ MAG NAIL w/ WASHER STAMPED "COA PUBLIC WORKS" FOUND
- ▲ MAG NAIL FOUND
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- (XXX) RECORD INFORMATION
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- N.T.S. NOT TO SCALE

REVISED: 11/08/18
 REVISED: 10/04/18
 REVISED: 09/21/18
 ISSUED: 06/15/18

SURVEYED BY: PAGE 4 OF 4

McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPLS FIRM #10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591



11/08/18

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
 Note: There is a description to accompany this plat.

AUSTIN GRID# J-22