

DESCRIPTION OF 1.124 OF ONE ACRE

DESCRIPTION OF 1.124 ACRES (48,949 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF EAST FOURTH STREET (80 FOOT RIGHT-OF-WAY WIDTH), BETWEEN I.H. 35 AND TRINITY STREET, SAID EAST FOURTH STREET BEING A PART OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 1.124 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this tract, same being in the west right-of-way line of I.H. 35, from which a 1/2" iron rod found with cap at the northeast corner of Block 12 in said Original City of Austin, same being in the south right-of-way line of East Third Street and the west right-of-way line of I.H. 35 bears S16°38'03"W 13.78 feet and S16°29'17"W 356.26 feet, and from which Point of Beginning a 1/2" iron rod found with cap at the northwest corner of said Block 12, same being in the south right-of-way line of East Third Street and the east right-of-way line of Sabine Street bears S16°38'03"W 13.78 feet, S16°29'17"W 356.26 feet and N73°31'58"W 287.62 feet, said point of beginning having State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid values of N=10,069,318.80, E=3,116,542.89;

THENCE, with the perimeter of this tract, crossing said East Fourth Street, the following thirty (30) courses, numbered 1 through 30:

- 1) **N73°20'06"W 3.14 feet** to a calculated point;
- 2) **N61°50'17"W 7.31 feet** to a calculated point;
- 3) **N15°47'31"E 1.94 feet** to a calculated point;
- 4) **S74°36'41"E 7.18 feet** to a calculated point;
- 5) **N16°29'04"E 6.69 feet** to a calculated point;
- 6) **N74°12'29"W 9.93 feet** to a calculated point;
- 7) **N84°20'10"W 5.69 feet** to a calculated point;
- 8) **N74°12'29"W 17.99 feet** to a calculated point;

- 9) **S67°25'04"W 5.64 feet** to a calculated point;
- 10) **N74°12'29"W 10.00 feet** to a calculated point;
- 11) **N35°50'02"W 5.64 feet** to a calculated point;
- 12) **N74°12'29"W 1.14 feet** to a calculated point;
- 13) **S16°28'18"W 13.00 feet** to a calculated point;
- 14) **S73°32'42"E 10.67 feet** to a calculated point;
- 15) **S16°27'24"W 9.41 feet** to a calculated point in the south right-of-way line of East Fourth Street and the north line of Lot 5, Block 36, in said Original City of Austin, said Lot 5 conveyed to TDC Block 36, L.P., by deed in Document Number 2018031257, Official Public Records, Travis County, Texas;
- 16) With said south right-of-way line and said north line of Lot 5, **N73°31'25"W 18.00 feet** to a calculated point;
- 17) **N16°27'41"E 4.40 feet** to a calculated point;
- 18) **N73°32'19"W 1.00 feet** to a calculated point;
- 19) **N16°27'41"E 5.00 feet** to a calculated point;
- 20) **S73°31'30"E 3.34 feet** to a calculated point;
- 21) **N16°28'18"E 12.94 feet** to a calculated point;
- 22) **N74°12'29"W 138.27 feet** to a calculated point;
- 23) **S15°43'18"W 1.23 feet** to a calculated point;
- 24) **N78°17'55"W 52.30 feet** to a calculated point;
- 25) **N18°42'46"E 4.97 feet** to a calculated point;

- 26) **N74°12'29"W 304.30 feet** to a calculated point, from which a 1/2" iron rod found at the northeast corner of Lot 5, Block 35 in said Original City of Austin, said Lot 5, Block 35, described in a deed to Knight Family Partnership, LTD. of record in Document No. 2017001176, Official Public Records, Travis County, Texas, same being in the south right-of-way line of East Fourth Street and the west right-of-way line of Sabine Street, bears S16°28'35"W 16.43 feet and S73°31'25"E 188.95 feet;
- 27) With a curve to the left, whose intersection angle is **01°20'10"**, radius is **1,904.12 feet**, an arc distance of **44.40 feet**, the chord of which bears **N74°52'34"W 44.40 feet** to a calculated point;
- 28) **N75°32'39"W 54.86 feet** to a calculated point;
- 29) With a curve to the right, whose intersection angle **02°00'21"**, radius is **1,152.28 feet**, an arc distance of **40.34 feet**, the chord of which bears **N74°32'29"W 40.33 feet** to a calculated point; and
- 30) **N73°32'19"W 10.14 feet** to a calculated point;

THENCE, continuing with the perimeter of this tract crossing East Fourth Street into Red River Street, the following seven (7) courses, numbered 1 through 7:

- 1) **S16°27'43"W 46.54 feet** to a calculated point;
- 2) **N73°41'16"W 15.56 feet** to a calculated point;
- 3) **N16°28'23"E 3.57 feet** to a calculated point;
- 4) **N73°32'19"W 1.84 feet** to a calculated point in the west right-of-way line of Red River Street and the east line of Block 34, in said Original City of Austin, same being the east line of Lot 2, The Railyard, a subdivision of record in Book 83, Page 74D, Plat Records, Travis County, Texas, said Lot 2 conveyed to the City of Austin by deed in Volume 13317, Page 370, Real Property Records, Travis County, Texas, and from which a 1/2" iron rod found at the northwest corner of Lot 8, Block 13, in said Original City of Austin, said Lot 8 conveyed to the City of Austin by deed in Volume 11081, Page 887, Real Property Records, Travis County, Texas, same being in the east right-of-way line of Red River Street and the south right-of-way line of East Third Street, bears S16°33'03"W 326.07 feet and S73°31'03"E 80.00 feet;
- 5) With the west right-of-way line of Red River Street and the east line of said Block 34 and said Lot 2, **N16°33'03"E 19.84 feet** to a calculated point;

6) **S73°30'22"E 5.69 feet** to a calculated point; and

7) **N16°25'19"E 23.67 feet** to a calculated point;

THENCE, continuing with the perimeter of this tract, crossing East Fourth Street, the following fifty-four (54) courses, numbered 1 through 54:

1) **N73°32'16"W 185.00 feet** to a calculated point;

2) With a curve to the right, whose intersection angle is **25°21'26"**, radius is **33.50 feet**, an arc distance of **14.83 feet**, the chord of which bears **N61°13'02"W 14.70 feet** to a calculated point;

3) **N48°32'19"W 8.29 feet** to a calculated point;

4) With a curve to the left, whose intersection angle is **25°00'00"**, radius is **46.50 feet**, an arc distance of **20.29 feet**, the chord of which bears **N61°02'19"W 20.13 feet** to a calculated point;

5) **N73°32'19"W 109.81 feet** to a calculated point;

6) **N70°31'26"W 6.30 feet** to a calculated point;

7) **N17°08'12"E 12.74 feet** to a calculated point;

8) **N73°14'23"W 74.81 feet** to a calculated point at the southwest corner of this tract;

9) **N16°16'52"E 26.59 feet** to a calculated point at the northwest corner of this tract;

10) **S73°35'44"E 36.74 feet** to a calculated point;

11) **N16°21'39"E 7.41 feet** to a calculated point;

12) **S73°48'34"E 6.00 feet** to a calculated point;

13) **N16°27'41"E 6.81 feet** to a calculated point;

14) **S73°32'19"E 16.58 feet** to a calculated point;

15) **S16°27'41"W 2.77 feet** to a calculated point;

16) **S72°41'25"E 31.42 feet** to a calculated point;

- 17) **S73°32'18"E 39.73 feet** to a calculated point;
- 18) **N16°27'41"E 4.91 feet** to a calculated point;
- 19) **S73°32'19"E 5.00 feet** to a calculated point;
- 20) **S16°27'41"W 0.17 feet** to a calculated point;
- 21) **S73°31'25"E**, with the north right-of-way line of East Fourth Street and passing the southwest corner of Block 39 in said Original City of Austin at a distance of 0.40 feet, said Block 39 described in a Condominium Declaration for Neches Hotel Condominiums in Document No. 2001089166, Official Public Records, Travis County, Texas, said Block 39 being conveyed to Austin Convention Enterprises, Inc. by deed in Document No. 2010088891, Official Public Records, Travis County, Texas, for a total distance of **254.18 feet** to a calculated point in the north right-of-way line of East Fourth Street and the south line of Block 39;
- 22) **S16°28'59"W 4.68 feet** to a calculated point;
- 23) **S73°32'19"E 16.78 feet** to a calculated point;
- 24) With a curve to the right, whose intersection angle is **31°42'42"**, radius is **8.01 feet**, an arc distance of **4.43 feet**, the chord of which bears **N86°06'28"E 4.38 feet** to a calculated point;
- 25) **S74°12'20"E 3.60 feet** to a calculated point;
- 26) With a curve to the right, whose intersection angle is **42°53'38"**, radius is **5.65 feet**, an arc distance of **4.23 feet**, the chord of which bears **S51°18'28"E 4.13 feet** to a calculated point;
- 27) **S73°32'19"E 0.46 feet** to a calculated point;
- 28) **S16°27'42"W 10.10 feet** to a calculated point;
- 29) **S73°32'19"E 50.82 feet** to a calculated point;
- 30) With a curve to the right, whose intersection angle is **05°03'19"**, radius is **484.34 feet**, an arc distance of **42.73 feet**, the chord of which bears **S71°00'40"E 42.72 feet** to a calculated point;

- 31) **S68°29'00"E 166.86 feet** to a calculated point;
- 32) With a curve to the left, whose intersection angle is **03°55'00"**, radius is **773.42 feet**, an arc distance of **52.87 feet**, the chord of which bears **S70°26'30"E 52.86 feet** to a calculated point;
- 33) **S72°24'00"E 8.39 feet** to a calculated point;
- 34) **N70°19'05"E 5.43 feet** to a calculated point;
- 35) **S74°12'29"E 4.08 feet** to a calculated point;
- 36) **N16°27'41"E 13.95 feet** to a calculated point;
- 37) **N73°17'01"W 1.01 feet** to a calculated point;
- 38) **N16°27'41"E 7.06 feet** to a calculated point;
- 39) **S73°23'32"E 7.07 feet** to a calculated point;
- 40) **S16°54'20"W 7.07 feet** to a calculated point;
- 41) **N73°17'01"W 1.01 feet** to a calculated point;
- 42) **S16°27'41"W 13.87 feet** to a calculated point;
- 43) **S74°12'29"E 0.92 feet** to a calculated point;
- 44) **S35°50'02"E 5.64 feet** to a calculated point;
- 45) **S74°12'29"E 122.47 feet** to a calculated point;
- 46) **N16°24'38"E 3.19 feet** to a calculated point;
- 47) **S73°37'06"E 61.50 feet** to a calculated point;
- 48) **S16°24'39"W 2.56 feet** to a calculated point;
- 49) **S74°12'29"E 176.74 feet** to a calculated point;
- 50) **N15°13'59"E 6.12 feet** to a calculated point;

- 51) **S81°45'57"E 12.15 feet** to a calculated point;
- 52) **S15°47'31"W 8.72 feet** to a calculated point;
- 53) **S74°12'29"E 4.03 feet** to a calculated point; and
- 54) **S16°29'04"W 35.30 feet** to the POINT OF BEGINNING and containing 1.124 acres, or 48,949 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).

Vertical Encroachment Agreement Note:

The vertical encroachment agreement begins at a surface elevation of 463.30 feet on the east end and extends above the surface to an elevation of 484.31 feet and begins on the west end at a surface elevation of 469.87 feet and extends above the surface to an elevation of 515.30 feet.

Subsurface Encroachment Agreement Note:

The subsurface encroachment agreement begins at a surface elevation of 463.30 feet on the east end and extends below the surface to an elevation of 453.30 feet and begins on the west end at a surface elevation of 469.87 feet and extends below the surface to an elevation of 429.87 feet.

1.124 AC.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPLS Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".

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/1.124 ac Master Easement A_Rev3

Issued 06/15/18, Revised 09/28/18, 10/09/18, 11/08/18

AUSTIN GRID J-22

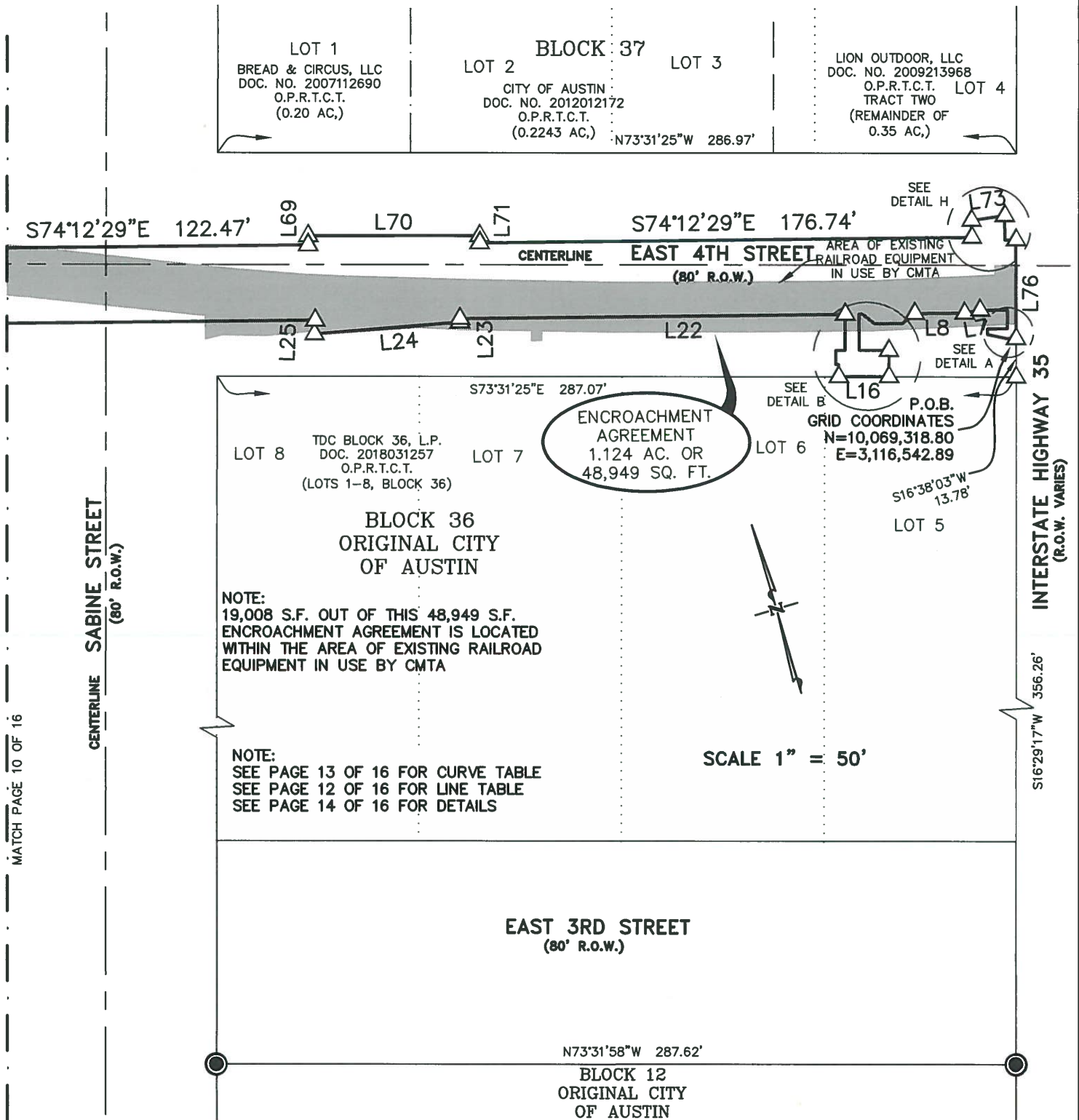
FIELD NOTES REVIEWED

BY: DATE: 11-13-2018

CITY OF AUSTIN

PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY DESCRIPTION OF 1.124 AC. OR 48,949 SQ. FT.
OF LAND OUT OF EAST 4TH STREET, BETWEEN IH-35 AND TRINITY
STREET, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



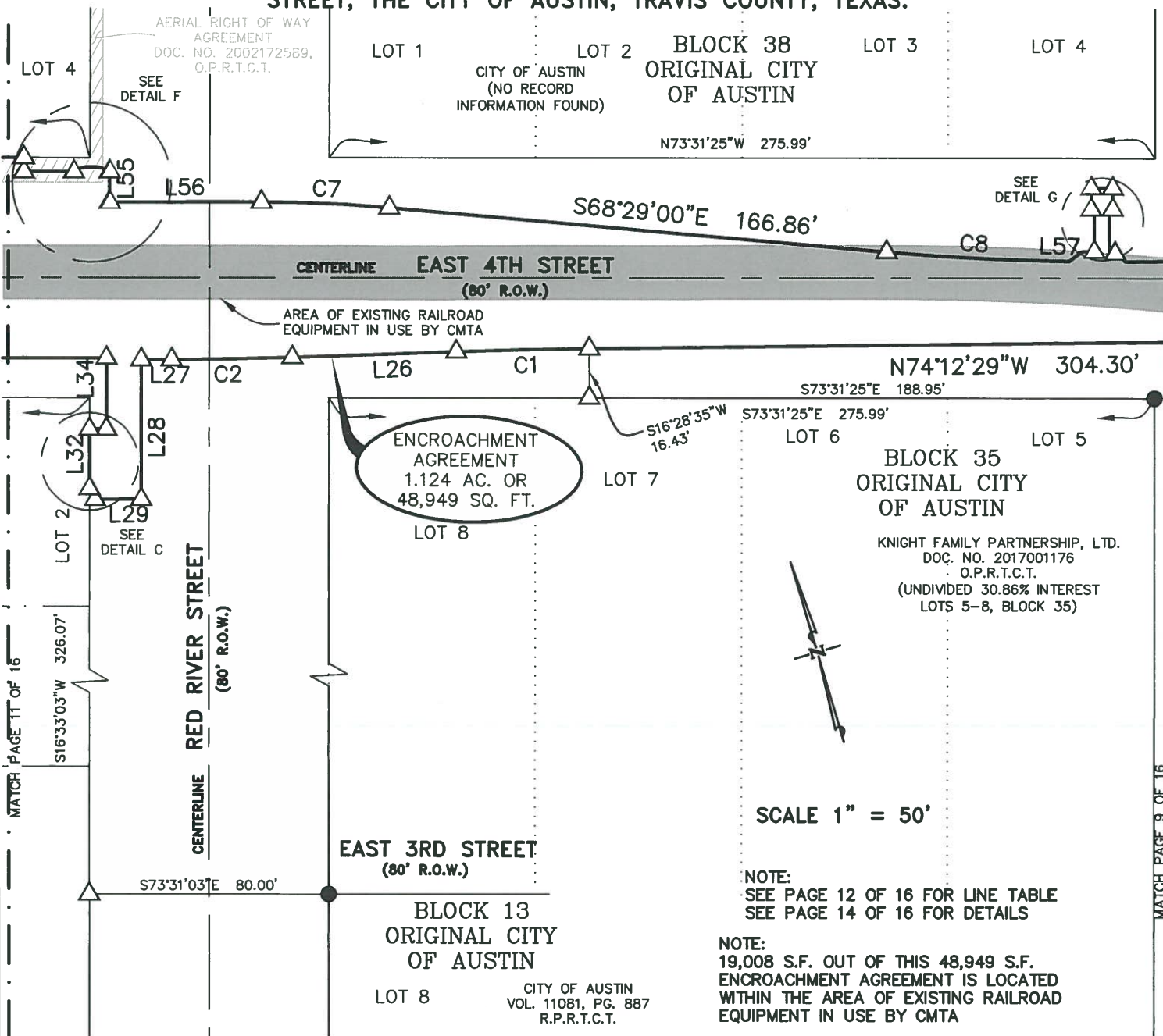
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CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 1.124 AC. OR 48,949 SQ. FT.
OF LAND OUT OF EAST 4TH STREET, BETWEEN IH-35 AND TRINITY
STREET, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



NOTE:
SEE PAGE 12 OF 16 FOR LINE TABLE
SEE PAGE 14 OF 16 FOR DETAILS

NOTE:
19,008 S.F. OUT OF THIS 48,949 S.F.
ENCROACHMENT AGREEMENT IS LOCATED
WITHIN THE AREA OF EXISTING RAILROAD
EQUIPMENT IN USE BY CMTA

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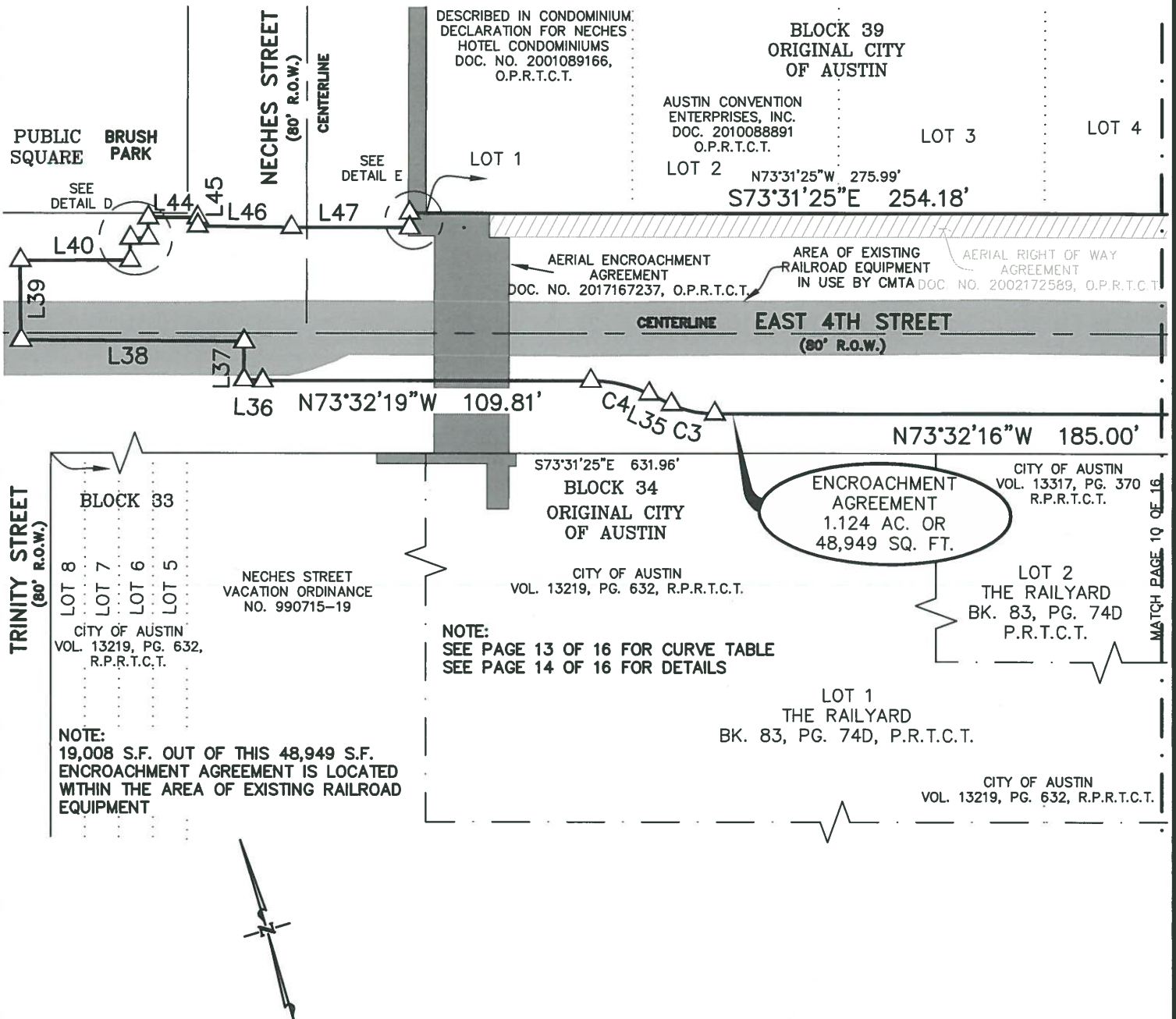
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AUSTIN GRID#: J-22

M:\CMTA~HNTB~16-031 Downtown Station\DWG\Parcels\4th Street-Master Easement A-Rev_3.dwg

JOB NO.: 16-031

SKETCH TO ACCOMPANY DESCRIPTION OF 1.124 AC. OR 48,949 SQ. FT.
OF LAND OUT OF EAST 4TH STREET, BETWEEN IH-35 AND TRINITY
STREET, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



SCALE 1" = 50'

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AUSTIN, TEXAS 78731

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**SKETCH TO ACCOMPANY DESCRIPTION OF 1.124 AC. OR 48,949 SQ. FT.
OF LAND OUT OF EAST 4TH STREET, BETWEEN IH-35 AND TRINITY
STREET, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N73°20'06"W	3.14'
L2	N61°50'17"W	7.31'
L3	N15°47'31"E	1.94'
L4	S74°36'41"E	7.18'
L5	N16°29'04"E	6.69'
L6	N74°12'29"W	9.93'
L7	N84°20'10"W	5.69'
L8	N74°12'29"W	17.99'
L9	S67°25'04"W	5.64'
L10	N74°12'29"W	10.00'
L11	N35°50'02"W	5.64'
L12	N74°12'29"W	1.14'
L13	S16°28'18"W	13.00'
L14	S73°32'42"E	10.67'
L15	S16°27'24"W	9.41'
L16	N73°31'25"W	18.00'
L17	N16°27'41"E	4.40'
L18	N73°32'19"W	1.00'
L19	N16°27'41"E	5.00'
L20	S73°31'30"E	3.34'
L21	N16°28'18"E	12.94'
L22	N74°12'29"W	138.27'
L23	S15°43'18"W	1.23'
L24	N78°17'55"W	52.30'
L25	N18°42'46"E	4.97'
L26	N75°32'39"W	54.86'
L27	N73°32'19"W	10.14'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L28	S16°27'43"W	46.54'
L29	N73°41'16"W	15.56'
L30	N16°28'23"E	3.57'
L31	N73°32'19"W	1.84'
L32	N16°33'03"E	19.84'
L33	S73°30'22"E	5.69'
L34	N16°25'19"E	23.67'
L35	N48°32'19"W	8.29'
L36	N70°31'26"W	6.30'
L37	N17°08'12"E	12.74'
L38	N73°14'23"W	74.81'
L39	N16°16'52"E	26.59'
L40	S73°35'44"E	36.74'
L41	N16°21'39"E	7.41'
L42	S73°48'34"E	6.00'
L43	N16°27'41"E	6.81'
L44	S73°32'19"E	16.58'
L45	S16°27'41"W	2.77'
L46	S72°41'25"E	31.42'
L47	S73°32'18"E	39.73'
L48	N16°27'41"E	4.91'
L49	S73°32'19"E	5.00'
L50	S16°27'41"W	0.17'
L51	S16°28'59"W	4.68'
L52	S73°32'19"E	16.78'
L53	S74°12'20"E	3.60'
L54	S73°32'19"E	0.46'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L55	S16°27'42"W	10.10'
L56	S73°32'19"E	50.82'
L57	S72°24'00"E	8.39'
L58	N70°19'05"E	5.43'
L59	S74°12'29"E	4.08'
L60	N16°27'41"E	13.95'
L61	N73°17'01"W	1.01'
L62	N16°27'41"E	7.06'
L63	S73°23'32"E	7.07'
L64	S16°54'20"W	7.07'
L65	N73°17'01"W	1.01'
L66	S16°27'41"W	13.87'
L67	S74°12'29"E	0.92'
L68	S35°50'02"E	5.64'
L69	N16°24'38"E	3.19'
L70	S73°37'06"E	61.50'
L71	S16°24'39"W	2.56'
L72	N15°13'59"E	6.12'
L73	S81°45'57"E	12.15'
L74	S15°47'31"W	8.72'
L75	S74°12'29"E	4.03'
L76	S16°29'04"W	35.30'

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**SKETCH TO ACCOMPANY DESCRIPTION OF 1.124 AC. OR 48,949 SQ. FT.
OF LAND OUT OF EAST 4TH STREET, BETWEEN IH-35 AND TRINITY
STREET, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	44.40'	1,904.12'	1°20'10"	N74°52'34"W	44.40'
C2	40.34'	1,152.28'	2°00'21"	N74°32'29"W	40.33'
C3	14.83'	33.50'	25°21'26"	N61°13'02"W	14.70'
C4	20.29'	46.50'	25°00'00"	N61°02'19"W	20.13'
C5	4.43'	8.01'	31°42'42"	N86°06'28"E	4.38'
C6	4.23'	5.65'	42°53'38"	S51°18'28"E	4.13'
C7	42.73'	484.34'	5°03'19"	S71°00'40"E	42.72'
C8	52.87'	773.42'	3°55'00"	S70°26'30"E	52.86'

LEGEND

-  1/2" IRON ROD FOUND WITH CAP
(UNLESS OTHERWISE NOTED)
-  CALCULATED POINT
-  1/2" IRON ROD FOUND
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS
TRAVIS COUNTY, TEXAS

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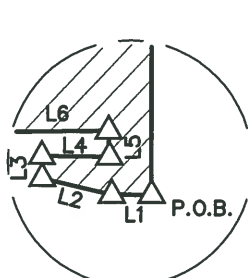


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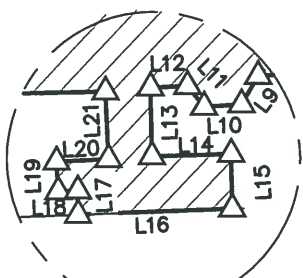
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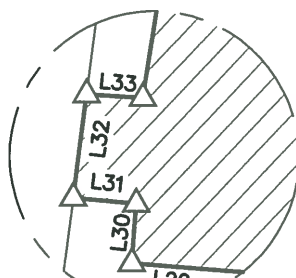
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NOT TO SCALE



DETAIL A



DETAIL B



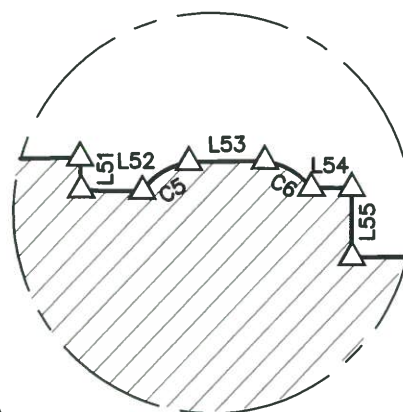
DETAIL C



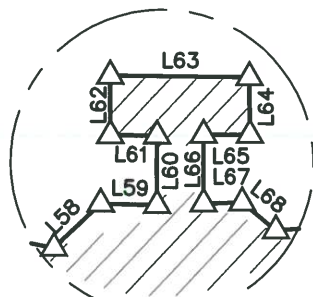
DETAIL D



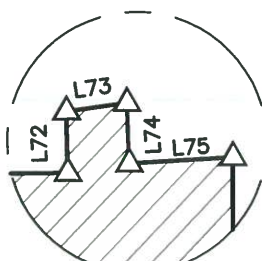
DETAIL E



DETAIL F



DETAIL G



DETAIL H



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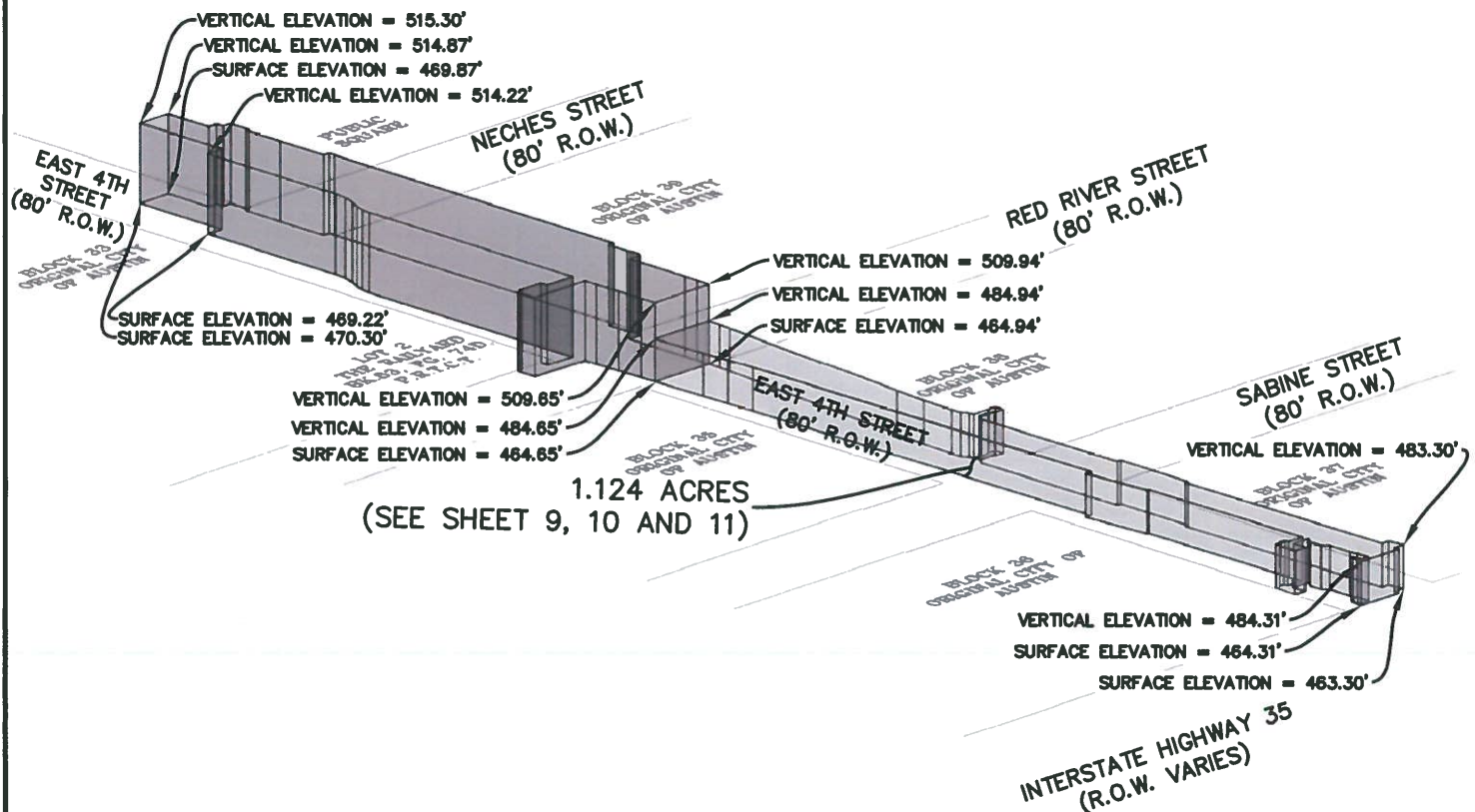


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STREET, THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

N.T.S.



NOTE:

ELEVATIONS ARE FROM A SURVEY PROVIDED BY LANDMARK SURVEYING.

AERIAL ENCROACHMENT AGREEMENT NOTE:

THE AERIAL ENCROACHMENT AGREEMENT BEGINS AT A SURFACE ELEVATION OF 463.30 FEET ON THE EAST END AND EXTENDS ABOVE THE SURFACE TO AN ELEVATION OF 484.31 FEET AND BEGINS ON THE WEST END AT A SURFACE ELEVATION OF 469.87 FEET AND EXTENDS ABOVE THE SURFACE TO AN ELEVATION OF 515.30 FEET. VERTICAL DATUM (NAVD88).

SURVEYED BY:

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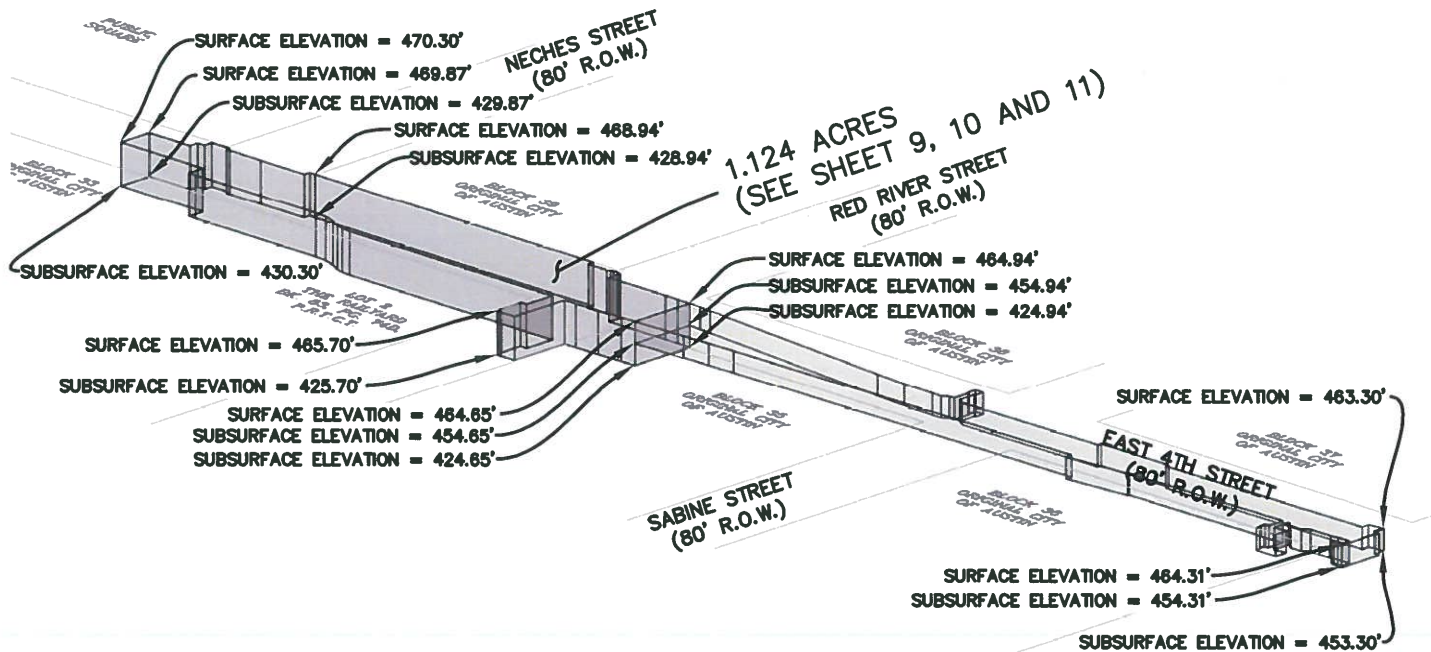


McGRAY & McGRAY
LAND SURVEYORS, INC.

TBPLS FIRM #10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION OF 1.124 AC. OR 48,949 SQ. FT.
OF LAND OUT OF EAST 4TH STREET, BETWEEN IH-35 AND TRINITY
STREET, THE CITY OF 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 463.30 FEET ON THE EAST END AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 453.30 FEET AND BEGINS ON THE WEST END AT A SURFACE ELEVATION OF 469.87 FEET AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 429.87 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 PLAN ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

Chris Conrad



11/08/18

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

DATE

AUSTIN GRID# J-22

M:\CMTA\HNTB\16-031 Downtown Station\DWG\Parcels\4th Street-Master Easement A-Rev_3_3D.dwg

REVISED: 11/08/2018
REVISED: 10/09/2018
REVISED: 09/28/2018
ISSUED: 06/15/2018

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JOB NO.: 16-031