

4.103 ACRE  
RED RIVER STREET REALIGNMENT  
RIGHT-OF-WAY VACATION

FN NO. 19-141(JMO)  
AUGUST 29, 2019  
JOB NO. 222010626

### DESCRIPTION

OF A 4.103 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 4.101 ACRE TRACT OF LAND DEDICATED AS THE RED RIVER STREET RIGHT-OF-WAY (R.O.W. VARIES) TO CITY OF AUSTIN BY STREET DEED OF RECORD IN VOLUME 5077, PAGE 1757 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.103 ACRES OF LAND BEING A PORTION OF BLOCKS 4, 5, 8, 15, 16, 18, AND 29 AND A PORTION OF VACATED E. 19-1/2 STREET, VACATED E. 20TH STREET, VACATED E. 20-1/2 STREET, VACATED E. 21ST STREET, VACATED SABINE STREET, VACATED OLDHAM STREET AND VACATED SWISHER STREET RIGHTS-OF-WAY AS SHOWN ON CHRISTIAN AND FELLMAN ADDITION, A SUBDIVISION OF RECORD IN BOOK 1, PAGE 73 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.103 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2-inch iron rod found at the intersection of the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies) and the southerly right-of-way line of Clyde Littlefield Road (50' Private R.O.W.) (F.K.A. E. 22nd Street and Manor Road), being the northeasterly corner of that certain tract of land conveyed to the Board of Regents of the University of Texas System by deed of record in Volume 4589, Page 2330 of said Deed Records, also being Interstate Highway 35 Sta. 790+49.12 126.77 RT;

**THENCE**, leaving the westerly line of Interstate Highway 35, along the southerly line of Clyde Littlefield Road, being the northerly line of said University of Texas tract, the following two (2) courses and distances:

- 1) N20°02'45"W, a distance of 16.66 feet to an angle point hereof;
- 2) N76°19'31"W, a distance of 61.91 feet to a 1/2 inch iron rod with "STANTEC" cap set at the intersection of the southerly line of Clyde Littlefield Road and the easterly line of Red River Street, being the northeasterly corner of said 4.101 acre right-of-way tract (Red River Street), for the **POINT OF BEGINNING** and northeasterly corner hereof;

**THENCE**, leaving the southerly line of Clyde Littlefield Road, along the easterly line of Red River Street, for a portion of the easterly line hereof, along a non-tangent curve to the right, having a radius of 696.47 feet, a central angle of 25°27'26", an arc length of 309.45 feet, and a chord which bears, S31°47'48"W, a distance of 306.91 feet to a 1/2 inch iron rod found at the intersection of the easterly line of Red River Street and the curving westerly line of Interstate Highway 35, for the point of compound curvature of a non-radial curve to the left, being the easterly line of said University of Texas tract;

**THENCE**, along the common line of Interstate Highway 35 and Red River Street, being the easterly line of said University of Texas tract and that certain tract of land conveyed to the Board of Regents of the University of Texas System by deed of record in Volume 4589, Page 2335 of said Deed Records, for a portion of the easterly line hereof, the following two (2) courses and distances:

- 1) Along said compound curve to the left, having a radius of 1924.86 feet, a central angle of  $12^{\circ}38'04''$ , an arc length of 424.46 feet, and a chord which bears,  $S38^{\circ}12'30''W$ , a distance of 423.60 feet to a 1/2 inch iron rod found at the end of said curve;
- 2)  $S31^{\circ}53'25''W$ , a distance of 279.85 feet to a 1/2 inch iron rod with "STANTEC" cap set at the intersection of westerly line of Interstate Highway 35 and the easterly line of Red River Street;

**THENCE**, leaving said common line, continuing along the easterly line of Red River Street, for a portion of the easterly line hereof, the following four (4) courses and distances:

- 1)  $S31^{\circ}53'25''W$ , a distance of 396.26 feet to a 1/2-inch iron rod found for the point of curvature of non-tangent curve to the right;
- 2) Along said non-tangent curve to the right, having a radius of 858.50 feet, a central angle of  $25^{\circ}58'35''$ , an arc length of 389.22 feet, and a chord which bears,  $S44^{\circ}52'32''W$ , a distance of 385.90 feet to a 1/2 inch iron rod found for the point of curvature of a non-radial reverse curve to the left;
- 3) Along said reverse curve to the left, having a radius of 65.00 feet, a central angle of  $131^{\circ}25'58''$ , an arc length of 149.11 feet, and a chord which bears,  $S07^{\circ}52'45''E$ , a distance of 118.50 feet to a 1/2 inch iron rod found for the end of said curve;
- 4)  $S73^{\circ}37'19''E$ , a distance of 84.54 feet to a 1/2-inch iron rod found in the westerly right-of-way line of Interstate Highway 35, being the southerly line of said University of Texas tract for the southeasterly corner hereof, from which a TXDOT type II monument found in the westerly line of Interstate Highway 35 bears  $S87^{\circ}45'35''E$ , a distance of 52.62 feet;

**THENCE**,  $N87^{\circ}39'46''W$ , along the westerly right-of-way line of Interstate Highway 35, a distance of 82.55 feet to a 1/2-inch iron rod with "STANTEC" cap set at the intersection of the northerly right-of-way line of East Martin Luther King Jr. Boulevard (80' R.O.W.)(F.K.A. East 19th Street and Magnolia Street) and the westerly line of Interstate Highway 35;



**THENCE**, N73°33'17"W, along the southerly line of said 4.101 acre right-of-way tract, same being the southerly line of said University of Texas tract, also being the northerly line of East Martin Luther King Jr. Boulevard, for a portion of the southerly line hereof, a distance of 312.65 feet to a 1/2 inch iron rod with "STANTEC" cap set at the intersection of the westerly right-of-way line of Red River Street and the northerly line of East Martin Luther King Jr. Boulevard, for the southwesterly corner hereof, from which a PK nail with a "BAKER AICKLEN" washer found in the southerly line of East Martin Luther King Jr. Boulevard being the northeasterly corner of that certain 2.270 acre tract of land dedicated as Right-of-Way by City of Austin Ordinance No. 20130829-036 bears S23°37'53"E, a distance of 104.19 feet;

**THENCE**, leaving the northerly line of East Martin Luther King Jr. Boulevard, along the westerly line of Red River Street, for the westerly line hereof, the following ten (10) courses and distances:

- 1) Along a non-tangent curve to the left, having a radius of 10.00 feet, a central angle of 49°02'31", an arc length of 8.56 feet, and a chord which bears, N81°13'14"E, a distance of 8.30 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a reverse non-radial curve to the right;
- 2) Along said reverse curve to the right, having a radius of 624.97 feet, a central angle of 6°22'57", an arc length of 69.62 feet, and a chord which bears, N59°13'02"E, a distance of 69.58 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;
- 3) N62°24'29"E, a distance of 130.26 feet to a 1/2-inch iron rod with "STANTEC" cap set for the point of curvature of a non-tangent curve to the left;
- 4) Along said non-tangent curve to the left, having a radius of 766.50 feet, a central angle of 30°30'07", an arc length of 408.05 feet, and a chord which bears, N47°09'29"E, a distance of 403.25 feet to a 1/2 inch iron rod found for the end of said curve;
- 5) N31°55'21"E, a distance of 203.86 feet to a 1/2-inch iron rod found for the point of curvature of a non-tangent curve to the right;
- 6) Along said non-tangent curve to the right, having a radius of 215.30 feet, a central angle of 13°51'16", an arc length of 52.06 feet, and a chord which bears, N38°33'16"E, a distance of 51.93 feet to a 1/2 inch iron rod found for the point of curvature of a reverse non-radial curve to the left;


- 7) Along said reverse curve to the left, having a radius of 195.30 feet, a central angle of  $13^{\circ}55'19''$ , an arc length of 47.45 feet, and a chord which bears,  $N38^{\circ}55'11''E$ , a distance of 47.34 feet to a 1/2 inch iron rod found;
- 8)  $N31^{\circ}53'52''E$ , a distance of 373.71 feet to a 1/2-inch iron rod found for the point of curvature of a non-tangent curve to the right;
- 9) Along said non-tangent curve to the right, having a radius of 2004.86 feet, a central angle of  $12^{\circ}38'00''$ , an arc length of 442.06 feet, and a chord which bears,  $N38^{\circ}12'57''E$ , a distance of 441.16 feet to a 1/2 inch iron rod found for the point of curvature of a reverse non-radial curve to the left;
- 10) Along said reverse curve to the left, having a radius of 616.47 feet, a central angle of  $24^{\circ}45'29''$ , an arc length of 266.38 feet, and a chord which bears,  $N32^{\circ}08'50''E$ , a distance of 264.31 feet to a PK nail found at the intersection of the southerly line of Clyde Littlefield Road and the westerly line of Red River Street for the northwesterly corner of said 4.101 acre right-of-way tract and hereof;

**THENCE**,  $S76^{\circ}19'31''E$ , leaving the westerly line of Red River Street, along the southerly line of Clyde Littlefield Road, being the northerly line of said 4.101 acre right-of-way tract, for the northerly line hereof, a distance of 80.41 feet to the **POINT OF BEGINNING**, containing an area of 4.103 acres (178,748 square feet) of land, more or less, within these metes and bounds.

BASIS OF BEARINGS OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING  
SERVICES INC.  
1905 ALDRICH STREET  
SUITE 300  
AUSTIN, TEXAS 78723

  
JOHN T. BILNOSKI Date 9/3/19  
R.P.L.S. NO. 4998  
STATE OF TEXAS  
TBPLS # 10194230  
john.bilnoski@stantec.com

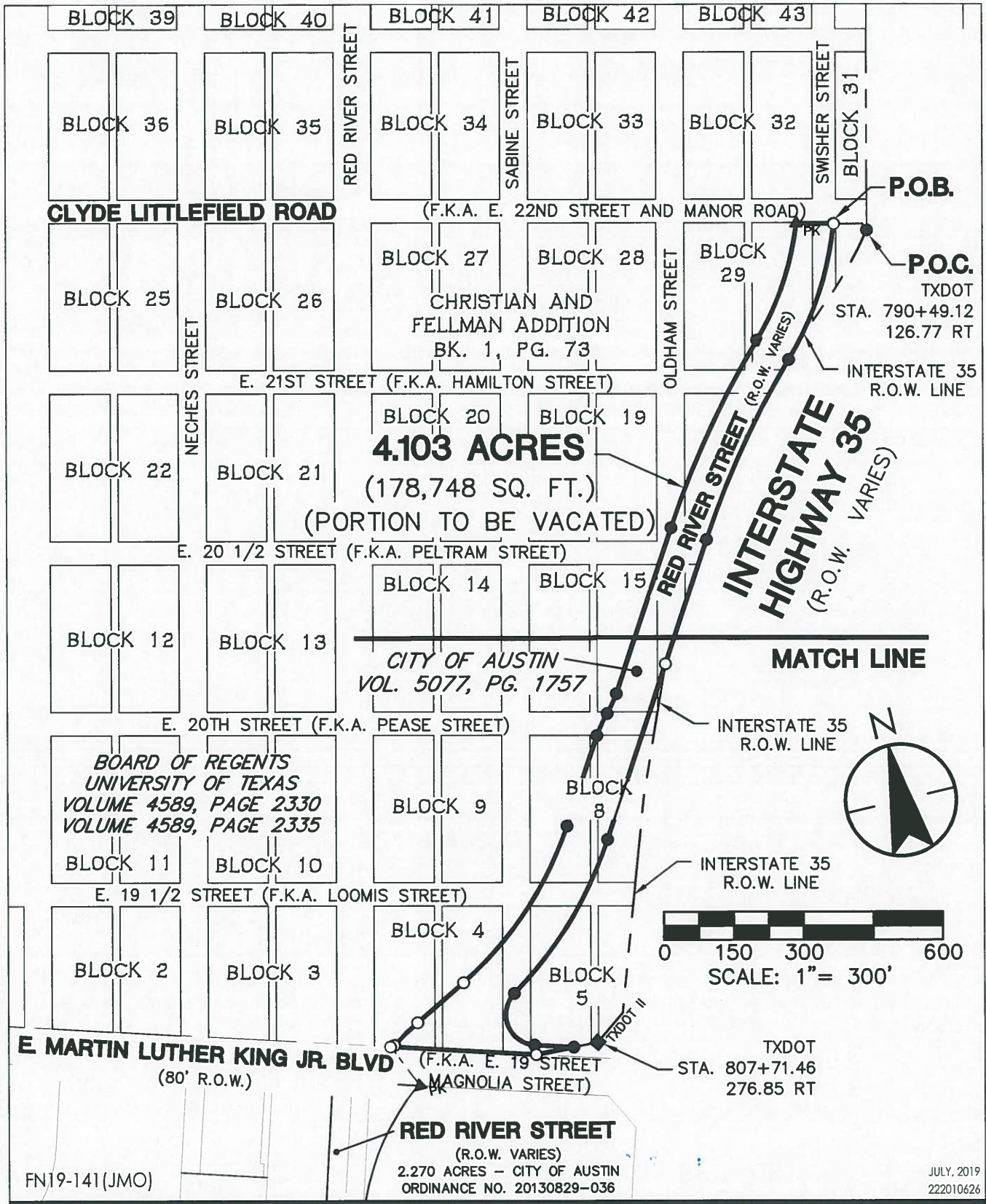


CITY OF AUSTIN GRID U23 & K23

FIELD NOTES REVIEWED  
BY John T. Bilnoski DATE: 09.12.2019  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



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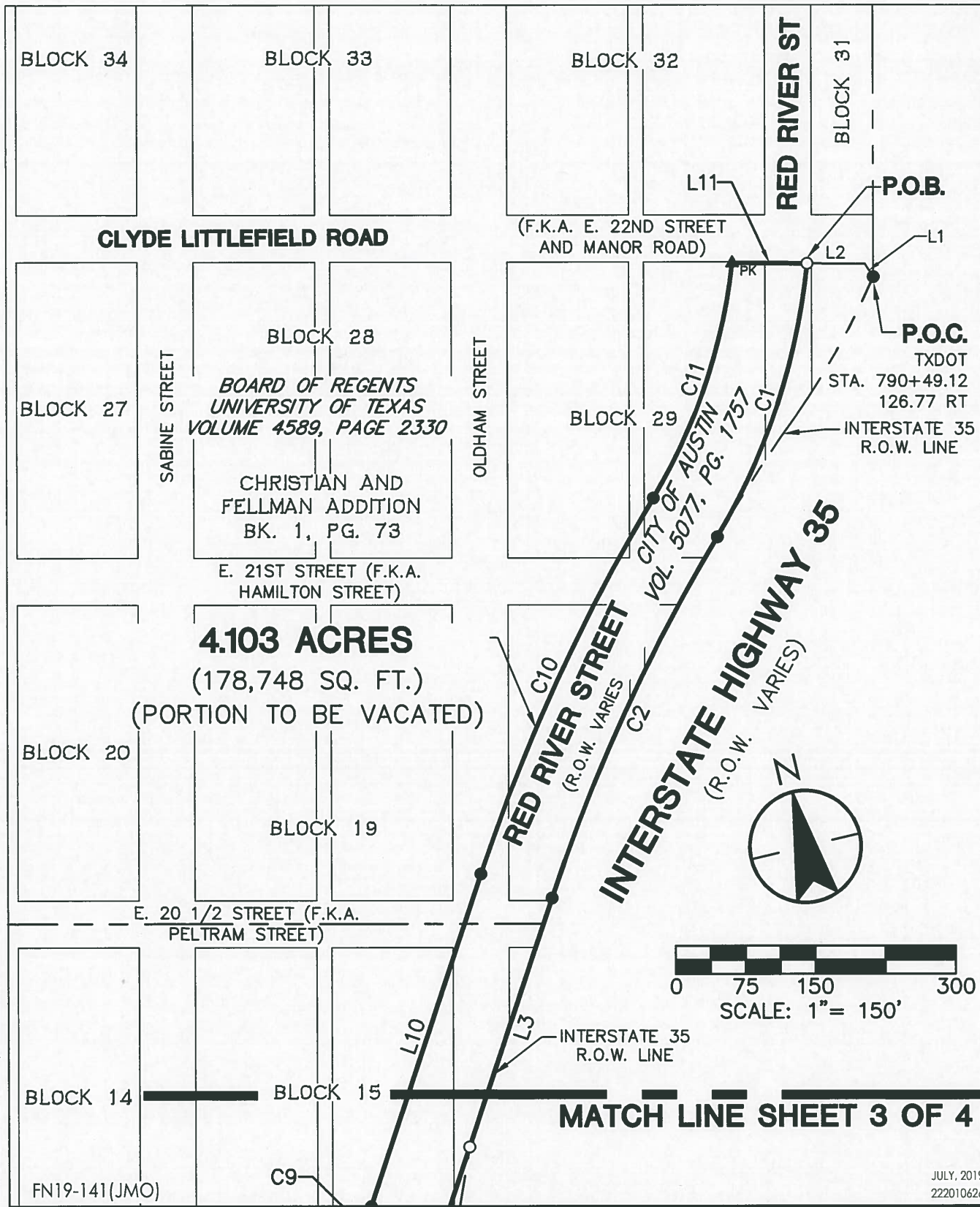
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SHEET 1 OF 4

Title

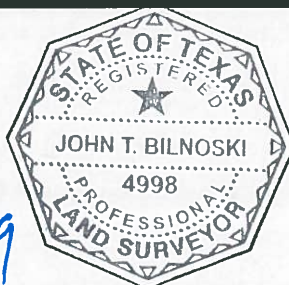
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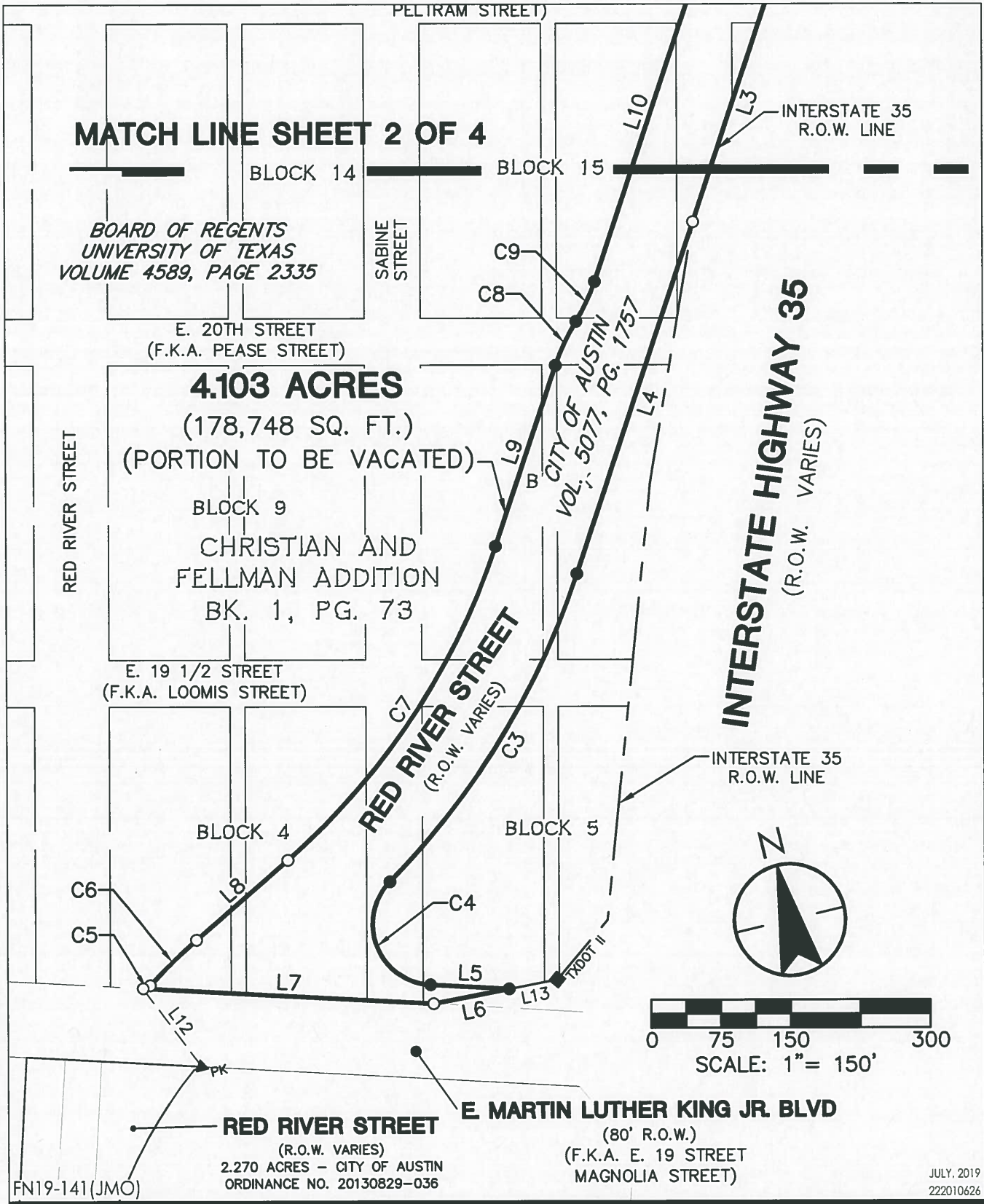
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SHEET 2 OF 4

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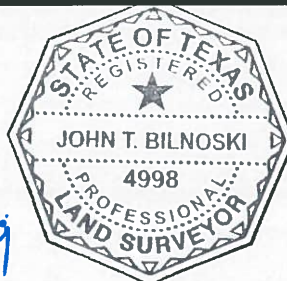


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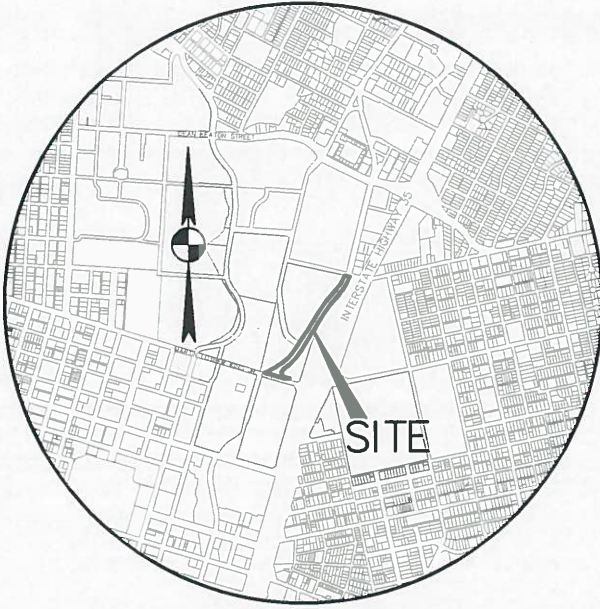
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Figure No.  
SHEET 3 OF 4

Title  
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**VICINITY MAP**  
N.T.S.

**BEARING BASIS NOTE:**

THIS IS A SURFACE DRAWING. BASIS OF BEARINGS OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

COORDINATE VALUES ARE PROJECT SPECIFIC SURFACE VALUES. TO DERIVE GRID VALUES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00006, WITH AN ORIGIN POINT OF N 0, E 0.

**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- ▲ PK NAIL FOUND
- TXDOT II TXDOT TYPE II MONUMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N20°02'45"W	16.66'
L2	N76°19'31"W	61.91'
L3	S31°53'25"W	279.85'
L4	S31°53'25"W	396.26'
L5	S73°37'19"E	84.54'
L6	N87°39'46"W	82.55'
L7	N73°33'17"W	312.65'
L8	N62°24'29"E	130.26'
L9	N31°55'21"E	203.86'
L10	N31°53'52"E	373.71'
L11	S76°19'31"E	80.41'
L12	S23°37'53"E	104.19'
L13	S87°45'35"E	52.62'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	309.45'	696.47'	25°27'26"	S31°47'48"W	306.91'
C2	424.46'	1924.86'	12°38'04"	S38°12'30"W	423.60'
C3	389.22'	858.50'	25°58'35"	S44°52'32"W	385.90'
C4	149.11'	65.00'	131°25'58"	S07°52'45"E	118.50'
C5	8.56'	10.00'	49°02'31"	N81°13'14"E	8.30'
C6	69.62'	624.97'	6°22'57"	N59°13'02"E	69.58'
C7	408.05'	766.50'	30°30'07"	N47°09'29"E	403.25'
C8	52.06'	215.30'	13°51'16"	N38°33'16"E	51.93'
C9	47.45'	195.30'	13°55'19"	N38°55'11"E	47.34'
C10	442.06'	2004.86'	12°38'00"	N38°12'57"E	441.16'
C11	266.38'	616.47'	24°45'29"	N32°08'50"E	264.31'

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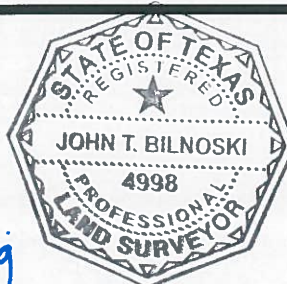
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Figure No.  
SHEET 4 OF 4

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