

4.516 ACRE
NORTH SEGMENT OF NEW
RED RIVER STREET EASEMENT

FN. NO. 19-177 (ABB)
AUGUST 14, 2019
JOB NO. 222010626

DESCRIPTION

A 4.516 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF BLOCK 3, BLOCK 4, BLOCK 14, BLOCK 20, BLOCK 40, BLOCK 41, BLOCK 50, BLOCK 54, VACATED E. 19-1/2 STREET, VACATED E. 20TH STREET, VACATED E. 20-1/2 STREET, VACATED E. 22ND STREET, VACATED E. 23RD STREET, VACATED E. 23-1/2 STREET, VACATED E. 24TH STREET, VACATED E. 25TH STREET AND VACATED RED RIVER STREET RIGHTS-OF-WAY AS SHOWN ON CHRISTIAN AND FELLMAN'S SUBDIVISION, OF RECORD IN VOLUME 1, PAGE 73 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID BLOCK 4, A PORTION OF VACATED E. 19-1/2 STREET AND A PORTION OF VACATED E. 20TH STREET BEING A PORTION 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 2335 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID BLOCK 14 CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM BY DEED OF RECORD IN VOLUME 1469, PAGE 455 OF SAID DEED RECORDS; SAID VACATED E. 20TH STREET AND A PORTION OF E. 20-1/2 STREET BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM BY DEED OF RECORD IN VOLUME 4349, PAGE 471 OF SAID DEED RECORDS; SAID VACATED RED RIVER STREET AND VACATED E. 22ND STREET BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM BY DEED OF RECORD IN VOLUME 7240, PAGE 1263 OF SAID DEED RECORDS; SAID BLOCK 20 AND A PORTION OF VACATED E. 20-1/2TH STREET BEING A PORTION 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; SAID BLOCKS 41, 50 AND 54, A PORTION OF VACATED E. 23-1/2 STREET, A PORTION OF VACATED E. 24TH STREET AND A PORTION OF VACATED E. 25TH STREET BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM BY DEED OF RECORD IN VOLUME _____, PAGE _____ OF SAID DEED RECORDS; SAID BLOCK 3 AND 40 AND A PORTION OF E. 23RD STREET BEING CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM BY DEED OF RECORD IN VOLUME _____, PAGE _____ OF SAID DEED RECORDS; SAID 4.516 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "STANTEC" cap set at the intersection of the westerly right-of-way line of Red River Street (R.O.W. varies) and the northerly right-of-way line of E. Martin Luther King Jr. Boulevard (80' R.O.W.), being the southerly line of said University of Texas tract conveyed in Volume 4589, Page 2335;

THENCE, N73°33'17"W, leaving the westerly line of Red River Street, along the northerly line of E. Martin Luther King Jr. Boulevard, being the southerly line of said University of Texas tract conveyed in Volume 4589, Page 2335, a distance of 24.65 feet to the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, N73°33'17"W, continuing along the northerly line of E. Martin Luther King Jr. Boulevard, in part being the southerly line of said University of Texas tract conveyed in Volume 4589, Page 2335, in part being the southerly line of said Vacated Red River Street, in part being the southerly line of said University of Texas tract conveyed in Volume _____, Page _____, for the southerly line hereof, a distance of 99.51 feet to the southwesterly corner hereof;

THENCE, leaving the northerly line of E. Martin Luther King Jr. Boulevard, over and across said University of Texas tracts, for the westerly line hereof, the following sixty-six (66) courses and distances:

- 1) Along a non-tangent curve to the left, having a radius of 33.00 feet, a central angle of 42°37'27", an arc length of 24.55 feet, and a chord which bears, N37°48'45"E, a distance of 23.99 feet to the end of said curve;
- 2) N16°30'01"E, a distance of 34.21 feet to the point of curvature of a tangent curve to the right;
- 3) Along said tangent curve to the right, having a radius of 234.49 feet, a central angle of 4°01'45", an arc length of 16.49 feet, and a chord which bears, N18°30'54"E, a distance of 16.49 feet to the point of tangency of said curve;
- 4) N20°31'46"E, a distance of 114.77 feet to the point of curvature of a tangent curve to the left;
- 5) Along said tangent curve to the left, having a radius of 14.50 feet, a central angle of 98°14'14", an arc length of 24.86 feet, and a chord which bears, N28°35'21"W, a distance of 21.93 feet to the point of tangency of said curve;
- 6) N18°28'11"E, a distance of 26.15 feet to the point of curvature of a non-tangent curve to the left;

- 7) Along said non-tangent curve to the left, having a radius of 14.50 feet, a central angle of $88^{\circ}55'05''$, an arc length of 22.50 feet, and a chord which bears, $N57^{\circ}49'59''E$, a distance of 20.31 feet to the end of said curve;
- 8) $N13^{\circ}22'27''E$, a distance of 38.30 feet to an angle point;
- 9) $N25^{\circ}42'18''E$, a distance of 51.51 feet to an angle point;
- 10) $N13^{\circ}22'27''E$, a distance of 18.22 feet to an angle point;
- 11) $N31^{\circ}37'33''W$, a distance of 15.56 feet to an angle point;
- 12) $N13^{\circ}22'27''E$, a distance of 228.56 feet to an angle point;
- 13) $N13^{\circ}23'08''E$, a distance of 35.86 feet to an angle point;
- 14) $N58^{\circ}23'08''E$, a distance of 15.56 feet to an angle point;
- 15) $N13^{\circ}23'08''E$, a distance of 5.01 feet to the point of curvature of a tangent curve to the right;
- 16) Along said tangent curve to the right, having a radius of 222.00 feet, a central angle of $3^{\circ}49'34''$, an arc length of 14.82 feet, and a chord which bears, $N15^{\circ}17'55''E$, a distance of 14.82 feet to the point of curvature of a reverse curve to the left;
- 17) Along said reverse curve to the left, having a radius of 28.00 feet, a central angle of $93^{\circ}03'50''$, an arc length of 45.48 feet, and a chord which bears, $N29^{\circ}19'13''W$, a distance of 40.64 feet to the point of tangency of said curve;
- 18) $N33^{\circ}06'40''E$, a distance of 29.16 feet to the point of curvature of a non-tangent curve to the left;
- 19) Along said non-tangent curve to the left, having a radius of 28.00 feet, a central angle of $81^{\circ}28'57''$, an arc length of 39.82 feet, and a chord which bears, $N62^{\circ}46'19''E$, a distance of 36.55 feet to the end of said curve;
- 20) $N22^{\circ}01'50''E$, a distance of 84.05 feet to the point of curvature of a tangent curve to the left;

- 21) Along said tangent curve to the left, having a radius of 476.50 feet, a central angle of $18^{\circ}14'44''$, an arc length of 151.74 feet, and a chord which bears, $N12^{\circ}54'28''E$, a distance of 151.10 feet to the point of tangency of said curve;
- 22) $N03^{\circ}47'06''E$, a distance of 5.31 feet to the point of curvature of a tangent curve to the left;
- 23) Along said tangent curve to the left, having a radius of 18.00 feet, a central angle of $90^{\circ}40'56''$, an arc length of 28.49 feet, and a chord which bears, $N41^{\circ}33'22''W$, a distance of 25.61 feet to the point of tangency of said curve;
- 24) $N04^{\circ}00'10''E$, a distance of 60.95 feet to the point of curvature of a non-tangent curve to the left;
- 25) Along said non-tangent curve to the left, having a radius of 18.00 feet, a central angle of $89^{\circ}56'43''$, an arc length of 28.26 feet, and a chord which bears, $N48^{\circ}45'28''E$, a distance of 25.44 feet to the end of said curve;
- 26) $N03^{\circ}47'06''E$, a distance of 53.16 feet to the point of curvature of a tangent curve to the right;
- 27) Along said tangent curve to the right, having a radius of 523.50 feet, a central angle of $9^{\circ}39'13''$, an arc length of 88.20 feet, and a chord which bears, $N08^{\circ}36'43''E$, a distance of 88.10 feet to the point of tangency of said curve;
- 28) $N13^{\circ}26'19''E$, a distance of 759.84 feet to the point of curvature of a tangent curve to the left;
- 29) Along said tangent curve to the left, having a radius of 976.50 feet, a central angle of $1^{\circ}20'14''$, an arc length of 22.79 feet, and a chord which bears, $N12^{\circ}46'12''E$, a distance of 22.79 feet to the point of tangency of said curve;
- 30) $N12^{\circ}06'05''E$, a distance of 105.07 feet to the point of curvature of a tangent curve to the left;
- 31) Along said tangent curve to the left, having a radius of 48.00 feet, a central angle of $98^{\circ}14'25''$, an arc length of 82.30 feet, and a chord which bears, $N37^{\circ}01'08''W$, a distance of 72.58 feet to the point of tangency of said curve;

- 32) N26°28'42"E, a distance of 35.47 feet to an angle point;
- 33) S86°02'52"E, a distance of 15.47 feet to the point of curvature of a non-tangent curve to the left;
- 34) Along said non-tangent curve to the left, having a radius of 5.53 feet, a central angle of 180°03'26", an arc length of 17.36 feet, and a chord which bears, N03°55'35"E, a distance of 11.05 feet to the end of said curve;
- 35) N86°06'04"W, a distance of 10.89 feet to an angle point;
- 36) N26°28'42"E, a distance of 35.56 feet to the point of curvature of a non-tangent curve to the left;
- 37) Along said non-tangent curve to the left, having a radius of 48.00 feet, a central angle of 76°31'52", an arc length of 64.11 feet, and a chord which bears, N55°37'58"E, a distance of 59.45 feet to the end of said curve;
- 38) N17°22'02"E, a distance of 51.35 feet to the point of curvature of a tangent curve to the left;
- 39) Along said tangent curve to the left, having a radius of 3.00 feet, a central angle of 45°00'00", an arc length of 2.36 feet, and a chord which bears, N05°07'58"W, a distance of 2.30 feet to the point of tangency of said curve;
- 40) N27°37'58"W, a distance of 22.80 feet to an angle point;
- 41) N17°22'02"E, a distance of 84.06 feet to the point of curvature of a tangent curve to the left;
- 42) Along said tangent curve to the left, having a radius of 459.50 feet, a central angle of 3°58'24", an arc length of 31.86 feet, and a chord which bears, N15°22'50"E, a distance of 31.86 feet to the point of tangency of said curve;
- 43) N13°23'39"E, a distance of 399.13 feet to an angle point;
- 44) S31°36'21"E, a distance of 21.63 feet to the point of curvature of a tangent curve to the left;
- 45) Along said tangent curve to the left, having a radius of 1.00 feet, a central angle of 135°00'00", an arc length of 2.36 feet, and a chord which bears, N80°53'39"E, a distance of 1.85 feet to the point of tangency of said curve;

- 46) N13°23'39"E, a distance of 178.69 feet to the point of curvature of a tangent curve to the left;
- 47) Along said tangent curve to the left, having a radius of 3.00 feet, a central angle of 45°02'54", an arc length of 2.36 feet, and a chord which bears, N09°07'48"W, a distance of 2.30 feet to the point of tangency of said curve;
- 48) N31°39'15"W, a distance of 15.41 feet to an angle point;
- 49) N13°19'29"E, a distance of 61.13 feet to an angle point;
- 50) N18°47'43"E, a distance of 0.34 feet to the point of curvature of a tangent curve to the left;
- 51) Along said tangent curve to the left, having a radius of 18.38 feet, a central angle of 55°24'15", an arc length of 17.78 feet, and a chord which bears, N08°54'24"W, a distance of 17.09 feet to the point of curvature of a compound curve to the left;
- 52) Along said compound curve to the left, having a radius of 26.40 feet, a central angle of 14°46'03", an arc length of 6.80 feet, and a chord which bears, N43°59'34"W, a distance of 6.78 feet to the point of curvature of a compound curve to the left;
- 53) Along said compound curve to the left, having a radius of 14.54 feet, a central angle of 19°17'31", an arc length of 4.90 feet, and a chord which bears, N61°01'21"W, a distance of 4.87 feet to the point of curvature of a compound curve to the left;
- 54) Along said compound curve to the left, having a radius of 20.11 feet, a central angle of 15°51'10", an arc length of 5.57 feet, and a chord which bears, N78°35'42"W, a distance of 5.55 feet to the point of tangency of said curve;
- 55) N16°38'25" E, a distance of 44.41 feet to an angle point;
- 56) N10°41'49"E, a distance of 0.50 feet to an angle point;
- 57) S79°28'26"E, a distance of 0.27 feet to the point of curvature of a tangent curve to the left;

- 58) Along said tangent curve to the left, having a radius of 43.71 feet, a central angle of $10^{\circ}50'35''$, an arc length of 8.27 feet, and a chord which bears, $S84^{\circ}53'43''E$, a distance of 8.26 feet to the point of curvature of a compound curve to the left;
- 59) Along said compound curve to the left, having a radius of 9.20 feet, a central angle of $26^{\circ}10'18''$, an arc length of 4.20 feet, and a chord which bears, $N76^{\circ}35'50''E$, a distance of 4.17 feet to the point of tangency of said curve;
- 60) $N65^{\circ}37'31''E$, a distance of 4.11 feet to the point of curvature of a tangent curve to the left;
- 61) Along said tangent curve to the left, having a radius of 13.25 feet, a central angle of $37^{\circ}16'04''$, an arc length of 8.62 feet, and a chord which bears, $N46^{\circ}59'29''E$, a distance of 8.46 feet to the point of tangency of said curve;
- 62) $N26^{\circ}27'56''E$, a distance of 18.30 feet to the point of curvature of a tangent curve to the right;
- 63) Along said tangent curve to the right, having a radius of 270.12 feet, a central angle of $8^{\circ}03'54''$, an arc length of 38.02 feet, and a chord which bears, $N30^{\circ}29'54''E$, a distance of 37.99 feet to the point of curvature of a compound curve to the right;
- 64) Along said compound curve to the right, having a radius of 415.66 feet, a central angle of $6^{\circ}07'53''$, an arc length of 44.48 feet, and a chord which bears, $N37^{\circ}35'47''E$, a distance of 44.46 feet to the point of tangency of said curve;
- 65) $N42^{\circ}01'27''E$, a distance of 187.41 feet to the point of curvature of a tangent curve to the left;
- 66) Along said tangent curve to the left, having a radius of 26.42 feet, a central angle of $40^{\circ}27'28''$, an arc length of 18.66 feet, and a chord which bears, $N21^{\circ}47'43''E$, a distance of 18.27 feet to a point in the southerly right-of-way line of E. Dean Keeton Street (R.O.W. varies), being the northerly line of said Vacated Red River Street for the northwesterly corner hereof;

THENCE, S39°01'31"E, along the southerly line of E. Dean Keeton Street, being the northerly line of Vacated Red River Street, for a portion of the northerly line hereof, a distance of 32.41 feet to an angle point;

THENCE, leaving the southerly line of E. Dean Keeton Street, over and across said Vacated Red River Street, for a portion of the northerly line hereof, the following three (3) courses and distances:

- 1) S42°39'43"W, a distance of 95.72 feet to the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left, having a radius of 5.62 feet, a central angle of 202°44'57", an arc length of 19.87 feet, and a chord which bears, S50°59'24"E, a distance of 11.01 feet to the end of said curve;
- 3) N42°39'53"E, a distance of 93.44 feet to a point in the southerly line of E. Dean Keeton Street, being the northerly line of said Vacated Red River Street;

THENCE, S39°11'02"E, along the southerly line of E. Dean Keeton Street, being the northerly line of said Vacated Red River Street, for a portion of the northerly line hereof, a distance of 24.56 feet;

THENCE, leaving the southerly line of E. Dean Keeton Street, over and across said Vacated Red River Street, for a portion of the northerly line hereof, the following four (4) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 1940.59 feet, a central angle of 0°02'05", an arc length of 1.17 feet, and a chord which bears, S40°45'41"W, a distance of 1.17 feet to the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left, having a radius of 1.35 feet, a central angle of 61°36'36", an arc length of 1.45 feet, and a chord which bears, S29°45'00"W, a distance of 1.38 feet to the point of curvature of a non-tangent curve to the left;
- 3) Along said non-tangent curve to the left, having a radius of 1.45 feet, a central angle of 105°15'08", an arc length of 2.66 feet, and a chord which bears, S55°16'58"E, a distance of 2.31 feet to the point of curvature of a non-tangent curve to the right;

- 4) Along said non-tangent curve to the right, having a radius of 80.71 feet, a central angle of $1^{\circ}24'16''$, an arc length of 1.98 feet, and a chord which bears, $N74^{\circ}58'44''E$, a distance of 1.98 feet to a point in the southerly line of E. Dean Keeton Street, being the northerly line of said Vacated Red River Street;

THENCE, $S39^{\circ}11'02''E$, along the southerly line of E. Dean Keeton Street, being the northerly line of said Vacated Red River Street, for a portion of the northerly line hereof, a distance of 16.95 feet to the northeasterly corner hereof;

THENCE, leaving the southerly line of E. Dean Keeton Street, over and across said University of Texas Tracts, for the easterly line hereof, the following fifty-one (51) courses and distances:

- 1) $S84^{\circ}47'53''W$, a distance of 2.80 feet to the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left, having a radius of 21.27 feet, a central angle of $23^{\circ}40'46''$, an arc length of 8.79 feet, and a chord which bears, $S73^{\circ}54'18''W$, a distance of 8.73 feet to the point of curvature of a compound curve to the left;
- 3) Along said compound curve to the left, having a radius of 23.78 feet, a central angle of $26^{\circ}31'07''$, an arc length of 11.00 feet, and a chord which bears, $S48^{\circ}48'21''W$, a distance of 10.91 feet to the point of tangency of said curve;
- 4) $S43^{\circ}06'09''W$, a distance of 12.40 feet to an angle point;
- 5) $S42^{\circ}49'48''W$, a distance of 77.89 feet to an angle point;
- 6) $S42^{\circ}41'33''W$, a distance of 65.63 feet to the point of curvature of a non-tangent curve to the left;
- 7) Along said non-tangent curve to the left, having a radius of 486.12 feet, a central angle of $4^{\circ}02'20''$, an arc length of 34.27 feet, and a chord which bears, $S41^{\circ}18'58''W$, a distance of 34.26 feet to the end of said curve;
- 8) $S39^{\circ}17'47''W$, a distance of 5.83 feet to an angle point;
- 9) $S32^{\circ}52'46''W$, a distance of 37.25 feet to an angle point;

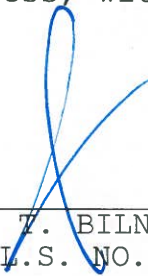
- 10) S28°49'38"W, a distance of 21.12 feet to an angle point;
- 11) S25°06'33"W, a distance of 5.65 feet to an angle point;
- 12) S22°21'09" W, a distance of 3.67 feet to an angle point;
- 13) S24°21'26"W, a distance of 16.13 feet to the point of curvature of a non-tangent curve to the right;
- 14) Along said non-tangent curve to the right, having a radius of 2095.14 feet, a central angle of 0°56'30", an arc length of 34.44 feet, and a chord which bears, S17°28'06"W, a distance of 34.43 feet to the point of curvature of a reverse curve to the left;
- 15) Along said reverse curve to the left, having a radius of 180.13 feet, a central angle of 4°31'57", an arc length of 14.25 feet, and a chord which bears, S15°40'22"W, a distance of 14.25 feet to the point of tangency of said curve;
- 16) S13°24'24"W, a distance of 5.63 feet to an angle point;
- 17) S13°37'40"W, a distance of 40.07 feet to an angle point;
- 18) N76°36'21"W, a distance of 0.04 feet to an angle point;
- 19) S13°23'39"W, a distance of 578.86 feet to the point of curvature of a tangent curve to the right;
- 20) Along said tangent curve to the right, having a radius of 523.50 feet, a central angle of 3°58'24", an arc length of 36.30 feet, and a chord which bears, S15°22'50"W, a distance of 36.30 feet to the point of tangency of said curve;
- 21) S17°22'02"W, a distance of 201.15 feet to the point of curvature of a tangent curve to the left;
- 22) Along said tangent curve to the left, having a radius of 501.50 feet, a central angle of 5°15'57", an arc length of 46.09 feet, and a chord which bears, S14°44'04"W, a distance of 46.08 feet to the point of tangency of said curve;
- 23) S12°06'05"W, a distance of 178.42 feet to the point of curvature of a tangent curve to the right;

- 24) Along said tangent curve to the right, having a radius of 1023.50 feet, a central angle of $1^{\circ}20'14''$, an arc length of 23.89 feet, and a chord which bears, $S12^{\circ}46'12''W$, a distance of 23.89 feet to the point of tangency of said curve;
- 25) $S13^{\circ}26'19''W$, a distance of 154.35 feet to the point of curvature of a tangent curve to the left;
- 26) Along said tangent curve to the left, having a radius of 23.00 feet, a central angle of $90^{\circ}10'55''$, an arc length of 36.20 feet, and a chord which bears, $S31^{\circ}39'08''E$, a distance of 32.58 feet to the point of tangency of said curve;
- 27) $S13^{\circ}38'00''W$, a distance of 37.05 feet to the point of curvature of a non-tangent curve to the left;
- 28) Along said non-tangent curve to the left, having a radius of 23.00 feet, a central angle of $89^{\circ}52'07''$, an arc length of 36.08 feet, and a chord which bears, $S58^{\circ}22'23''W$, a distance of 32.49 feet to the end of said curve;
- 29) $S13^{\circ}26'19''W$, a distance of 514.24 feet to the point of curvature of a tangent curve to the left;
- 30) Along said tangent curve to the left, having a radius of 18.00 feet, a central angle of $84^{\circ}29'01''$, an arc length of 26.54 feet, and a chord which bears, $S28^{\circ}48'11''E$, a distance of 24.20 feet to the point of tangency of said curve;
- 31) $S11^{\circ}53'03''W$, a distance of 50.45 feet to the point of curvature of a non-tangent curve to the left;
- 32) Along said non-tangent curve to the left, having a radius of 12.00 feet, a central angle of $98^{\circ}56'05''$, an arc length of 20.72 feet, and a chord which bears, $S53^{\circ}58'10''W$, a distance of 18.24 feet to the point of curvature of a compound curve to the left;
- 33) Along said compound curve to the left, having a radius of 476.50 feet, a central angle of $0^{\circ}43'01''$, an arc length of 5.96 feet, and a chord which bears, $S04^{\circ}08'37''W$, a distance of 5.96 feet to the point of tangency of said curve;
- 34) $S03^{\circ}47'06''W$, a distance of 155.42 feet to the point of curvature of a tangent curve to the right;

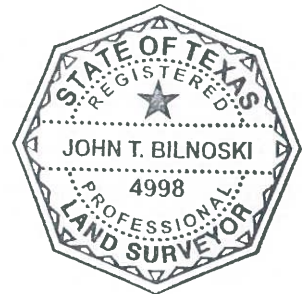
- 35) Along said tangent curve to the right, having a radius of 523.50 feet, a central angle of $18^{\circ}14'44''$, an arc length of 166.71 feet, and a chord which bears, $S12^{\circ}54'28''W$, a distance of 166.00 feet to the point of tangency of said curve;
- 36) $S22^{\circ}01'50''W$, a distance of 73.69 feet to the point of curvature of a tangent curve to the left;
- 37) Along said tangent curve to the left, having a radius of 24.50 feet, a central angle of $93^{\circ}22'18''$, an arc length of 39.93 feet, and a chord which bears, $S24^{\circ}39'19''E$, a distance of 35.65 feet to the point of tangency of said curve;
- 38) $S31^{\circ}39'32''W$, a distance of 28.87 feet to the point of curvature of a non-tangent curve to the left;
- 39) Along said non-tangent curve to the left, having a radius of 24.50 feet, a central angle of $86^{\circ}56'02''$, an arc length of 37.17 feet, and a chord which bears, $S64^{\circ}01'29''W$, a distance of 33.71 feet to the point of curvature of a compound curve to the left;
- 40) Along said compound curve to the left, having a radius of 178.00 feet, a central angle of $7^{\circ}10'110''$, an arc length of 22.28 feet, and a chord which bears, $S16^{\circ}58'18''W$, a distance of 22.27 feet to the point of tangency of said curve;
- 41) $S13^{\circ}23'08''W$, a distance of 51.85 feet to an angle point;
- 42) $S13^{\circ}22'27''W$, a distance of 237.46 feet to the point of curvature of a tangent curve to the left;
- 43) Along said tangent curve to the left, having a radius of 24.50 feet, a central angle of $90^{\circ}21'58''$, an arc length of 38.64 feet, and a chord which bears, $S31^{\circ}48'32''E$, a distance of 34.76 feet to the point of tangency of said curve;
- 44) $S14^{\circ}03'50''W$, a distance of 26.00 feet to the point of curvature of a non-tangent curve to the left;
- 45) Along said non-tangent curve to the left, having a radius of 24.50 feet, a central angle of $89^{\circ}38'02''$, an arc length of 38.33 feet, and a chord which bears, $S58^{\circ}11'28''W$, a distance of 34.54 feet to the end of said curve;

- 46) S13°22'27"W, a distance of 77.34 feet to the point of curvature of a tangent curve to the right;
- 47) Along said tangent curve to the right, having a radius of 222.00 feet, a central angle of 7°09'19", an arc length of 27.72 feet, and a chord which bears, S16°57'06"W, a distance of 27.71 feet to the point of tangency of said curve;
- 48) S20°31'46"W, a distance of 92.45 feet to an angle point;
- 49) S16°30'01"W, a distance of 49.50 feet to the point of curvature of a tangent curve to the left;
- 50) Along said tangent curve to the left, having a radius of 33.00 feet, a central angle of 89°29'15", an arc length of 51.54 feet, and a chord which bears, S28°14'36"E, a distance of 46.46 feet to the point of tangency of said curve;
- 51) S13°21'35"W, a distance of 1.52 feet to the **POINT OF BEGINNING**, containing an area of 4.516 acre (196,730 square feet) of land, more or less, within these metes and bounds.

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


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

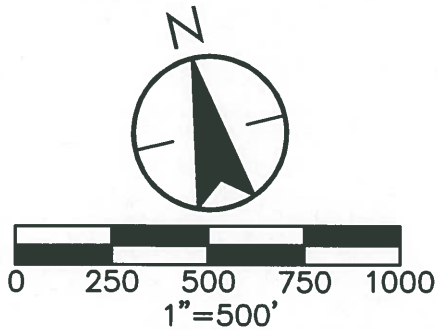
8/14/19



FIELD NOTES REVIEWED

BY:  DATE: 09.12.2019

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



ROBERT DEDMAN DR
(PRIVATE R.O.W.)

4.516 ACRES
(196,730 SQ. FT.)
STREET EASEMENT

**E. MARTIN LUTHER
KING JR. BLVD**
(80' R.O.W.)

E. DEAN KEETON ST
(R.O.W. VARIES)

SHEET 6

SHEET 5

SHEET 4

SHEET 3

SHEET 2

INTERSTATE HIGHWAY 35
(R.O.W. VARIES)

**RED RIVER
STREET**
(R.O.W. VARIES)

FN NO. 19-177(ABB)

P.O.B.

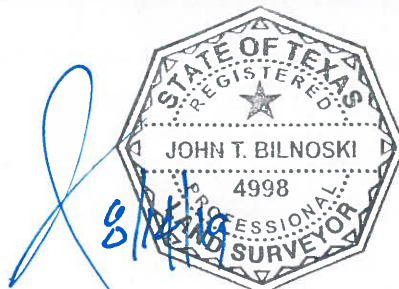
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AUGUST, 2019
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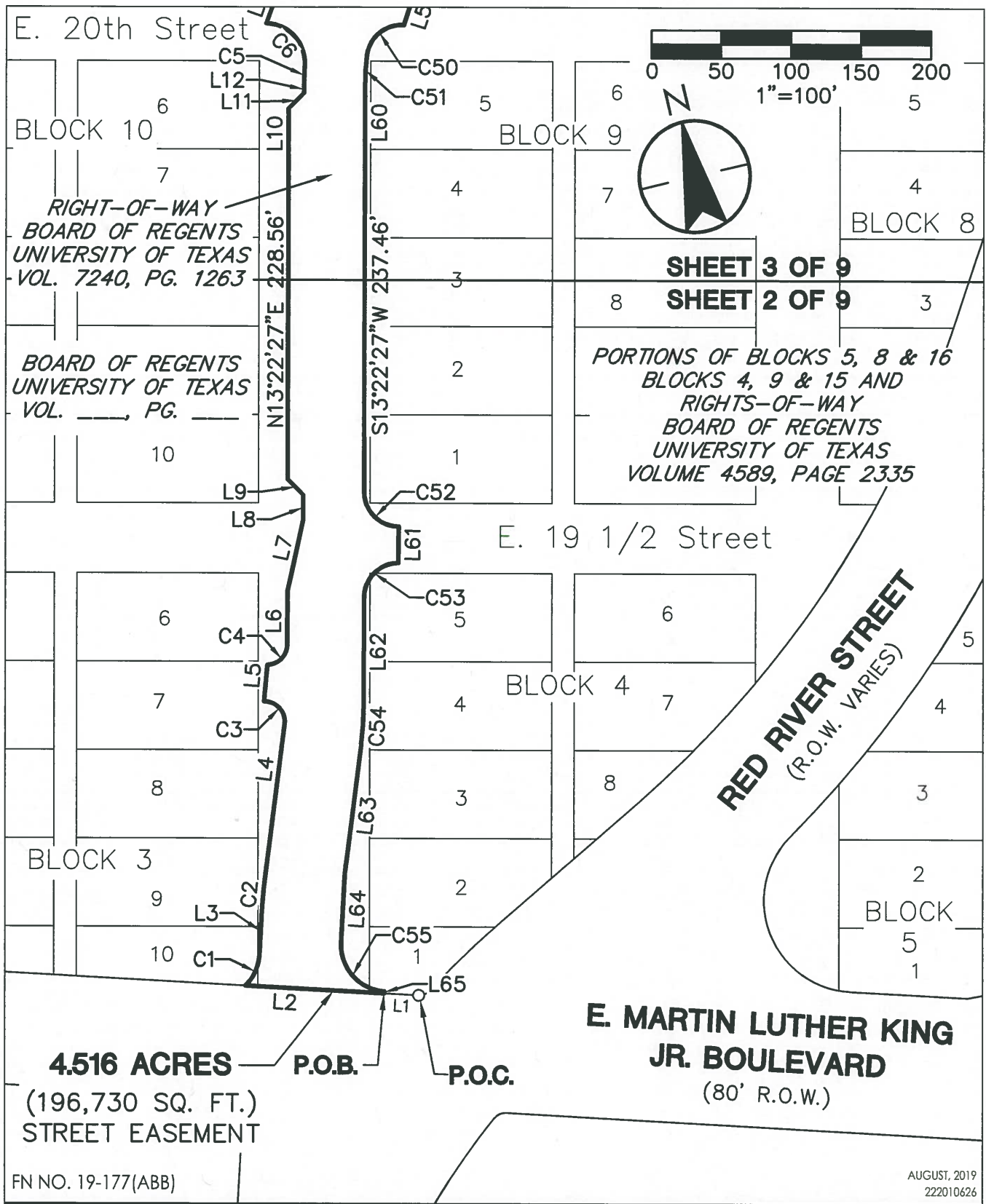
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Client/Project
**NORTH SEGMENT OF
NEW RED RIVER STREET**

Figure No.
SHEET 1 OF 9
Title
STREET EASEMENT

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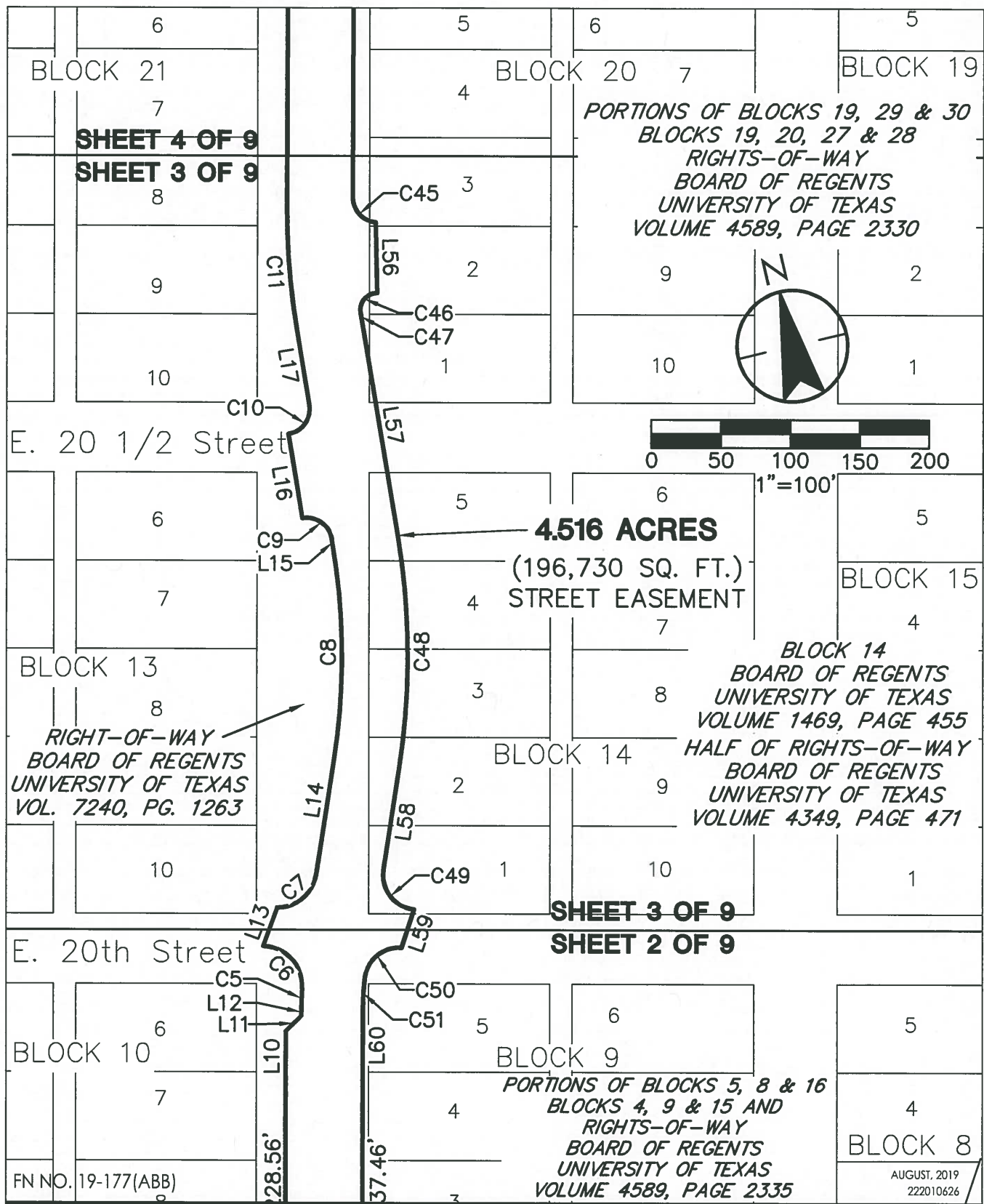
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NORTH SEGMENT OF
NEW RED RIVER STREET

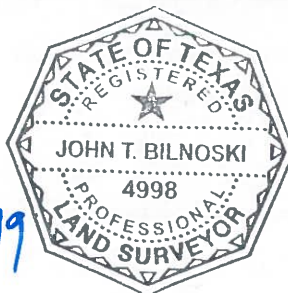
Figure No.
SHEET 2 OF 9
Title
STREET EASEMENT

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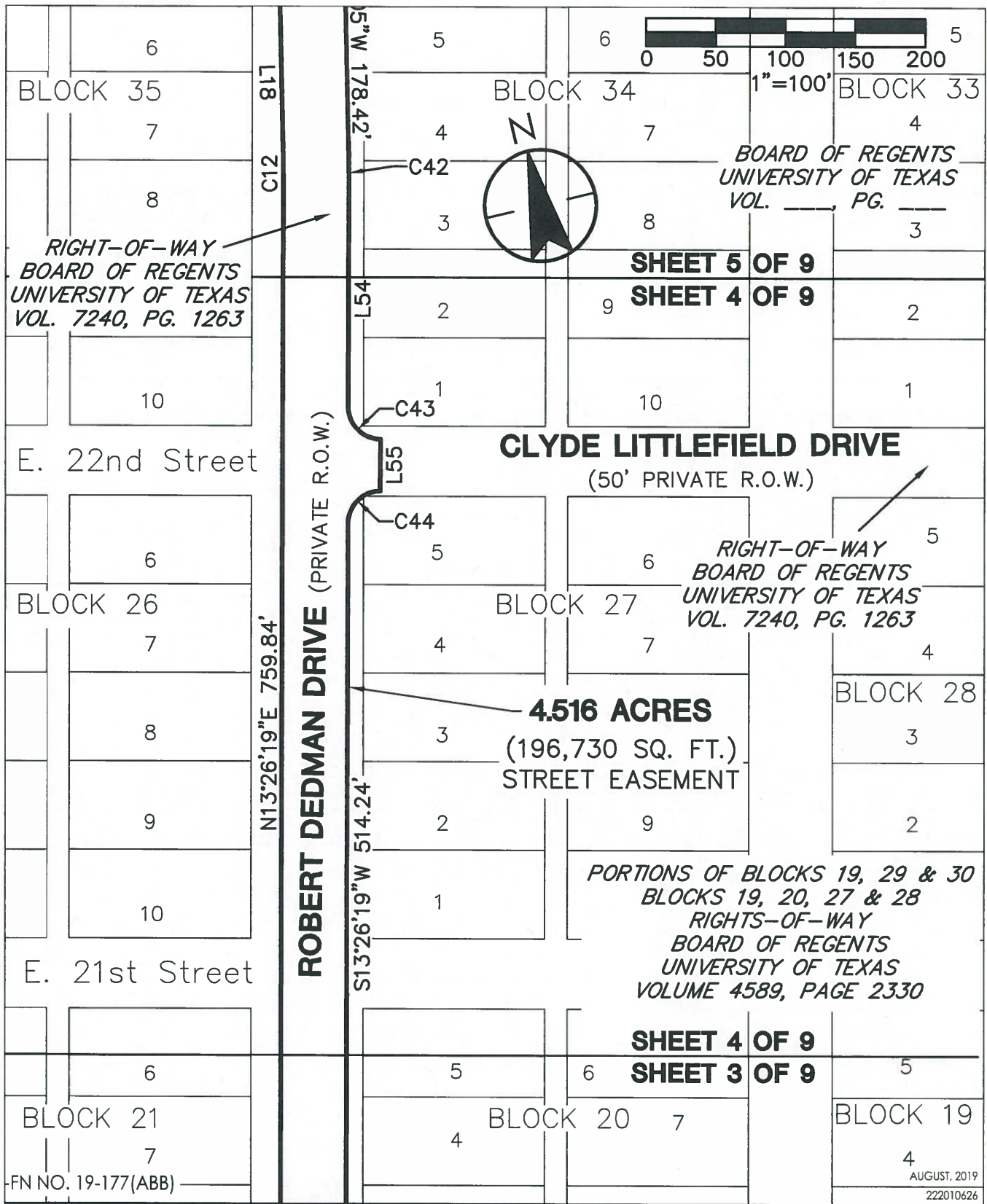
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NORTH SEGMENT OF
NEW RED RIVER STREET

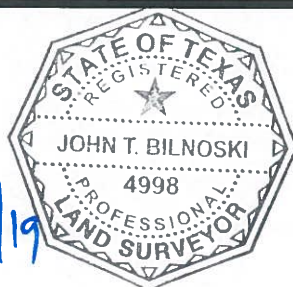
Figure No.
SHEET 3 OF 9
Title
STREET EASEMENT

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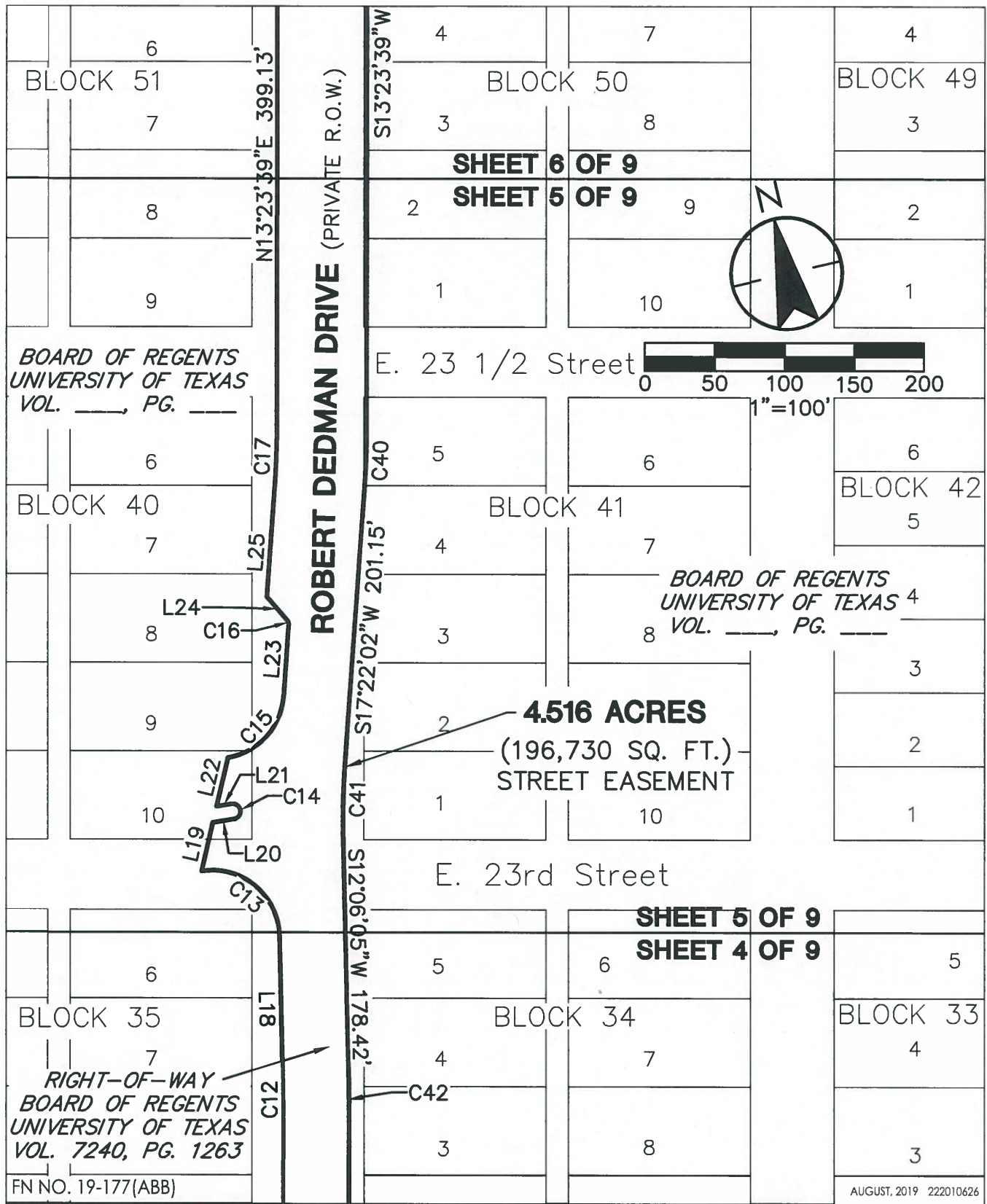
9/14/19



Client/Project
NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.
SHEET 4 OF 9
Title
STREET EASEMENT

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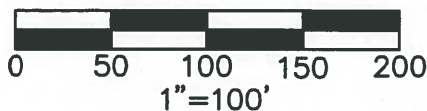


Client/Project
**NORTH SEGMENT OF
NEW RED RIVER STREET**

Figure No.
SHEET 5 OF 9
Title
STREET EASEMENT



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UNIVERSITY OF TEXAS
VOL. 466, PG. 567

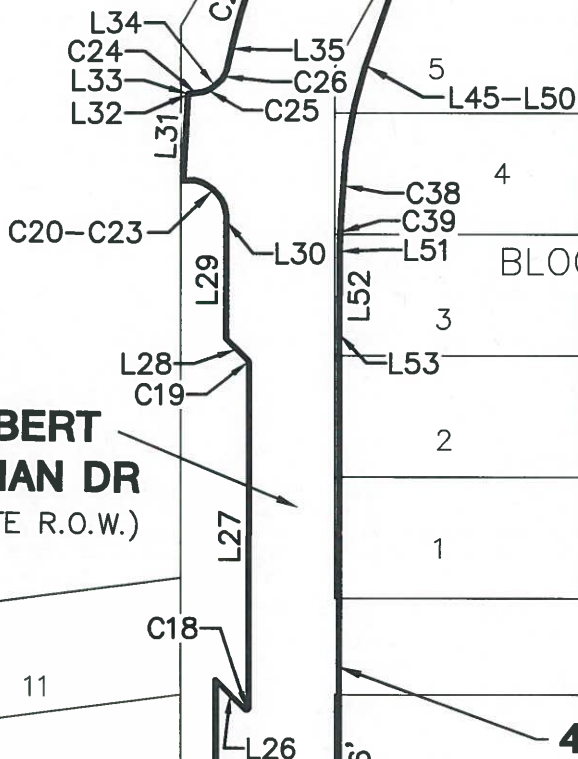


BOARD OF REGENTS
RIGHT-OF-WAY
UNIVERSITY OF TEXAS
VOL. 7240, PG. 1263

E. DEAN KEETON ST
(R.O.W. VARIES)

BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOL. ____, PG. ____

E. 25th Street



BLOCK 54

BLOCK 55

BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOL. ____, PG. ____

E. 24th Street

SHEET 6 OF 9

SHEET 5 OF 9

BLOCK 51

BLOCK 50

BLOCK 49

FN NO. 19-177(ABB)

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NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.

SHEET 6 OF 9

Title

STREET EASEMENT

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LINE TABLE		
NO.	BEARING	DISTANCE
L1	N73°33'17"W	24.65'
L2	N73°33'17"W	99.51'
L3	N16°30'01"E	34.21'
L4	N20°31'46"E	114.77'
L5	N18°28'11"E	26.15'
L6	N13°22'27"E	38.30'
L7	N25°42'18"E	51.51'
L8	N13°22'27"E	18.22'
L9	N31°37'33"W	15.56'
L10	N13°23'08"E	35.86'
L11	N58°23'08"E	15.56'
L12	N13°23'08"E	5.01'
L13	N33°06'40"E	29.16'
L14	N22°01'50"E	84.05'
L15	N3°47'06"E	5.31'
L16	N4°00'10"E	60.95'
L17	N3°47'06"E	53.16'
L18	N12°06'05"E	105.07'
L19	N26°28'42"E	35.47'
L20	S86°02'52"E	15.47'
L21	N86°06'04"W	10.89'
L22	N26°28'42"E	35.56'
L23	N17°22'02"E	51.35'
L24	N27°37'58"W	22.80'
L25	N17°22'02"E	84.06'
L26	S31°36'21"E	21.63'
L27	N13°23'39"E	178.69'
L28	N31°39'15"W	15.41'
L29	N13°19'29"E	61.13'
L30	N18°47'43"E	0.34'

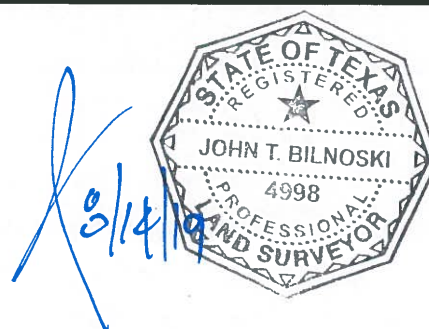
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	24.55'	33.00'	42°37'27"	N37°48'45"E	23.99'	
C2	16.49'	234.49'	4°01'45"	N18°30'54"E	16.49'	
C3	24.86'	14.50'	98°14'14"	N28°35'21"W	21.93'	
C4	22.50'	14.50'	88°55'05"	N57°49'59"E	20.31'	
C5	14.82'	222.00'	3°49'34"	N15°17'55"E	14.82'	
C6	45.48'	28.00'	93°03'51"	N29°19'13"W	40.64'	
C7	39.82'	28.00'	81°28'57"	N62°46'19"E	36.55'	
C8	151.74'	476.50'	18°14'44"	N12°54'28"E	151.10'	
C9	28.49'	18.00'	90°40'56"	N41°33'22"W	25.61'	
C10	28.26'	18.00'	89°56'43"	N48°45'28"E	25.44'	
C11	88.20'	523.50'	9°39'13"	N08°36'43"E	88.10'	
C12	22.79'	976.50'	1°20'14"	N12°46'12"E	22.79'	
C13	82.30'	48.00'	98°14'25"	N37°01'08"W	72.58'	
C14	17.36'	5.53'	180°03'26"	N03°55'35"E	11.05'	
C15	64.11'	48.00'	76°31'52"	N55°37'58"E	59.45'	
C16	2.36'	3.00'	45°00'00"	N05°07'58"W	2.30'	
C17	31.86'	459.50'	3°58'24"	N15°22'50"E	31.86'	
C18	2.36'	1.00'	135°00'00"	N80°53'39"E	1.85'	
C19	2.36'	3.00'	45°02'54"	N09°07'48"W	2.30'	
C20	17.78'	18.38'	55°24'15"	N08°54'24"W	17.09'	
C21	6.80'	26.40'	14°46'03"	N43°59'34"W	6.78'	
C22	4.90'	14.54'	19°17'31"	N61°01'21"W	4.87'	
C23	5.57'	20.11'	15°51'10"	N78°35'42"W	5.55'	
C24	8.27'	43.71'	10°50'35"	S84°53'43"E	8.26'	
C25	4.20'	9.20'	26°10'18"	N76°35'50"E	4.17'	
C26	8.62'	13.25'	37°16'04"	N46°59'29"E	8.46'	
C27	38.02'	270.12'	8°03'54"	N30°29'54"E	37.99'	
C28	44.48'	415.66'	6°07'53"	N37°35'47"E	44.46'	
C29	18.66'	26.42'	40°27'28"	N21°47'43"E	18.27'	
C30	19.87'	5.62'	202°44'57"	S50°59'24"E	11.01'	

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NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.

SHEET 7 OF 9

Title

STREET EASEMENT

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LINE TABLE		
NO.	BEARING	DISTANCE
L31	N16°38'25"E	44.41'
L32	N10°41'49"E	0.50'
L33	S79°28'26"E	0.27'
L34	N65°37'31"E	4.11'
L35	N26°27'56"E	18.30'
L36	S39°01'31"E	32.41'
L37	S42°39'43"W	95.72'
L38	N42°39'53"E	93.44'
L39	S39°11'02"E	24.56'
L40	S39°11'02"E	16.95'
L41	S84°47'53"W	2.80'
L42	S43°06'09"W	12.40'
L43	S42°49'48"W	77.89'
L44	S42°41'33"W	65.63'
L45	S39°17'47"W	5.83'
L46	S32°52'46"W	37.25'
L47	S28°49'38"W	21.12'
L48	S25°06'33"W	5.65'
L49	S22°21'09"W	3.67'
L50	S24°21'26"W	16.13'
L51	S13°24'24"W	5.63'
L52	S13°37'40"W	40.07'
L53	N76°36'21"W	0.04'
L54	S13°26'19"W	154.35'
L55	S13°38'00"W	37.05'
L56	S11°53'03"W	50.45'
L57	S3°47'06"W	155.42'
L58	S22°01'50"W	73.69'
L59	S31°39'32"W	28.87'
L60	S13°23'08"W	51.85'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	1.17'	1940.59'	0°02'04"	S40°45'41"W	1.17'
C32	1.45'	1.35'	61°36'36"	S29°45'00"W	1.38'
C33	2.66'	1.45'	105°15'08"	S55°16'58"E	2.31'
C34	1.98'	80.71'	1°24'16"	N74°58'44"E	1.98'
C35	8.79'	21.27'	23°40'46"	S73°54'18"W	8.73'
C36	11.00'	23.78'	26°31'07"	S48°48'21"W	10.91'
C37	34.27'	486.12'	4°02'20"	S41°18'58"W	34.26'
C38	34.44'	2095.14'	0°56'30"	S17°28'06"W	34.43'
C39	14.25'	180.13'	4°31'57"	S15°40'22"W	14.25'
C40	36.30'	523.50'	3°58'24"	S15°22'50"W	36.30'
C41	46.09'	501.50'	5°15'57"	S14°44'04"W	46.08'
C42	23.89'	1023.50'	1°20'14"	S12°46'12"W	23.89'
C43	36.20'	23.00'	90°10'55"	S31°39'08"E	32.58'
C44	36.08'	23.00'	89°52'07"	S58°22'23"W	32.49'
C45	26.54'	18.00'	84°29'01"	S28°48'11"E	24.20'
C46	20.72'	12.00'	98°56'05"	S53°58'10"W	18.24'
C47	5.96'	476.50'	0°43'01"	S04°08'37"W	5.96'
C48	166.71'	523.50'	18°14'44"	S12°54'28"W	166.00'
C49	39.93'	24.50'	93°22'18"	S24°39'19"E	35.65'
C50	37.17'	24.50'	86°56'02"	S64°01'29"W	33.71'
C51	22.28'	178.00'	7°10'20"	S16°58'18"W	22.27'
C52	38.64'	24.50'	90°21'58"	S31°48'32"E	34.76'
C53	38.33'	24.50'	89°38'02"	S58°11'28"W	34.54'
C54	27.72'	222.00'	7°09'19"	S16°57'06"W	27.71'
C55	51.54'	33.00'	89°29'15"	S28°14'36"E	46.46'

LINE TABLE		
NO.	BEARING	DISTANCE
L61	S14°03'50"W	26.00'
L62	S13°22'27"W	77.34'
L63	S20°31'46"W	92.45'

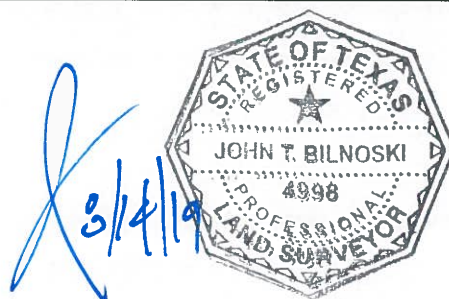
LINE TABLE		
NO.	BEARING	DISTANCE
L64	S16°30'01"W	49.50'
L65	S13°21'35"W	1.52'

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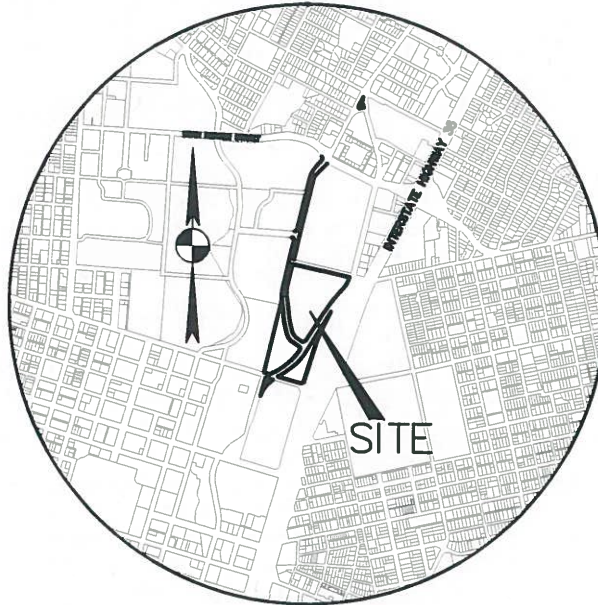


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Client/Project
NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.
SHEET 8 OF 9
Title
STREET EASEMENT



VICINITY MAP

N.T.S.

SCALE FACTOR 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 WITH STANTEC CAP SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

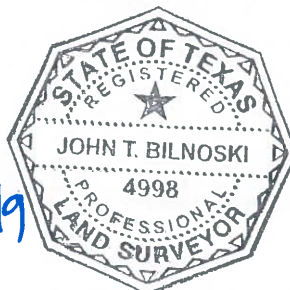
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NORTH SEGMENT OF
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Figure No.

SHEET 9 OF 9

Title

STREET EASEMENT

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