

0.144 ACRE
UNIVERSITY OF TEXAS
TRIANGLE PARCEL DEED

FN. NO. 19-184 (ABB)
AUGUST 14, 2019
JOB NO. 222010626

DESCRIPTION

A 0.144 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 440.0 FEET BY 330.0 FEET TRACT OF LAND CONVEYED TO BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM BY DEEDS OF RECORD IN VOLUME 5943, PAGE 1919; VOLUME 5943, PAGE 1921; VOLUME 5943, PAGE 1923; VOLUME 5943, PAGE 1949 AND VOLUME 5943, PAGE 1951 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAME BEING A PORTION OF LOT 8, SUBDIVISION OF OUTLOT NO. 23 IN DIVISION "C", A SUBDIVISION OF RECORD IN VOLUME 48, PAGE 31 OF SAID DEED RECORDS; SAID 0.144 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found at the intersection of the southerly right-of-way line of Medical Arts Street (R.O.W. varies) and the westerly right-of-way line of re-aligned Red River Street (R.O.W. varies), being the most northerly corner of that certain tract of land conveyed to Red River Oaks, LTD. by deeds of record in Volume 13173, Page 4243, Document No. 2002079224, Document No. 2002079227 and Document No. 2005042228 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod found in the westerly line of Red River Street, being the easterly line of said Red River Oaks, LTD. Tract bears along a curve to the left, having a radius of 730.25 feet, a central angle of 5°44'44", an arc length of 73.23 feet, and a chord which bears, S13°29'50"E, a distance of 73.20 feet;

THENCE, leaving the westerly line of Red River Street, along the southerly line of Medical Arts Street, being the northerly line of said Red River Oaks, LTD. Tract, along a curve to the left, having a radius of 10.00 feet, a central angle of 80°06'24", an arc length of 13.98 feet, and a chord which bears, N50°38'38"W, a distance of 12.87 feet to a point in the southerly line of Medical Arts Street, being the northerly line of said Red River Oaks, LTD. Tract;

THENCE, N09°13'09"W, leaving the northerly line of said Red River Oaks, LTD. tract, over and across the Medical Arts Street Right-of-Way, a distance of 60.50 feet to a 1/2 inch iron rod with "STANTEC" cap set being at the intersection of the westerly right-of-way line of Medical Arts Street and the westerly line of Red River Street for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, along the westerly line of Medical Arts Street, for the southerly line and a portion of the westerly line hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the left, having a radius of 260.00 feet, a central angle of $11^{\circ}18'12''$, an arc length of 51.29 feet, and a chord which bears, $S81^{\circ}34'44''W$, a distance of 51.21 feet to a 1/2 inch iron rod with "STANTEC" cap set at the point of curvature of a non-radial reverse curve to the right for the southwesterly corner hereof;
- 2) Along said non-radial reverse curve to the right, having a radius of 10.00 feet, a central angle of $80^{\circ}10'53''$, an arc length of 13.99 feet, and a chord which bears, $N63^{\circ}58'32''W$, a distance of 12.88 feet to a 1/2 inch iron rod with "STANTEC" cap set at the point of curvature of a non-radial compound curve to the right;
- 3) Along said non-radial compound curve to the right, having a radius of 42.91 feet, a central angle of $50^{\circ}59'26''$, an arc length of 38.19 feet, and a chord which bears, $N01^{\circ}37'07''E$, a distance of 36.94 feet to a 1/2 inch iron rod with "STANTEC" cap set in the easterly right-of-way line of Original Red River Street (60' R.O.W.), being the westerly line of said University of Texas Tract and hereof;

THENCE, $N27^{\circ}07'05''E$, along the easterly line of Original Red River Street, being the westerly line of said University of Texas Tract, for a portion of the westerly line hereof, a distance of 139.88 feet to a 1/2 inch iron rod with "STANTEC" cap set at the intersection of the easterly line of Original Red River Street and the westerly line of re-aligned Red River Street, the northwesterly corner hereof;

THENCE, leaving the easterly line of Original Red River Street, along the westerly line of re-aligned Red River Street, for the easterly line hereof, the following five (5) courses and distances:

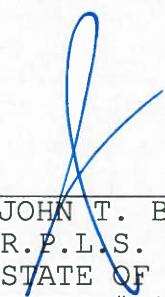
- 1) Along a non-tangent curve to the left, having a radius of 741.42 feet, a central angle of $7^{\circ}15'22''$, an arc length of 93.89 feet, and a chord which bears, $S03^{\circ}43'35''W$, a distance of 93.83 feet to a PK nail with "STANTEC" washer set at the point of curvature of a non-radial compound curve to the left;

- 2) Along said non-radial compound curve to the left, having a radius of 50.00 feet, a central angle of $28^{\circ}57'18''$, an arc length of 25.27 feet, and a chord which bears, $S14^{\circ}23'56''E$, a distance of 25.00 feet to a PK nail with "STANTEC" washer set at the point of curvature of a non-radial reverse curve to the right;
- 3) Along said non-radial reverse curve to the right, having a radius of 50.00 feet, a central angle of $25^{\circ}24'23''$, an arc length of 22.17 feet, and a chord which bears, $S16^{\circ}10'40''E$, a distance of 21.99 feet to a PK nail with "STANTEC" washer set at the end of said curve;
- 4) $S03^{\circ}51'56''E$, a distance of 9.91 feet to a PK nail with "STANTEC" washer set at the point of curvature of a non-tangent curve to the right;
- 5) Along said non-tangent curve to the right, having a radius of 10.00 feet, a central angle of $91^{\circ}28'05''$, an arc length of 15.96 feet, and a chord which bears, $S41^{\circ}28'47''W$, a distance of 14.32 feet to the **POINT OF BEGINNING**, containing an area of 0.144 acre (6,275 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING 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
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPLS # 10194230
john.bilnoski@stantec.com



FIELD NOTES REVIEWED

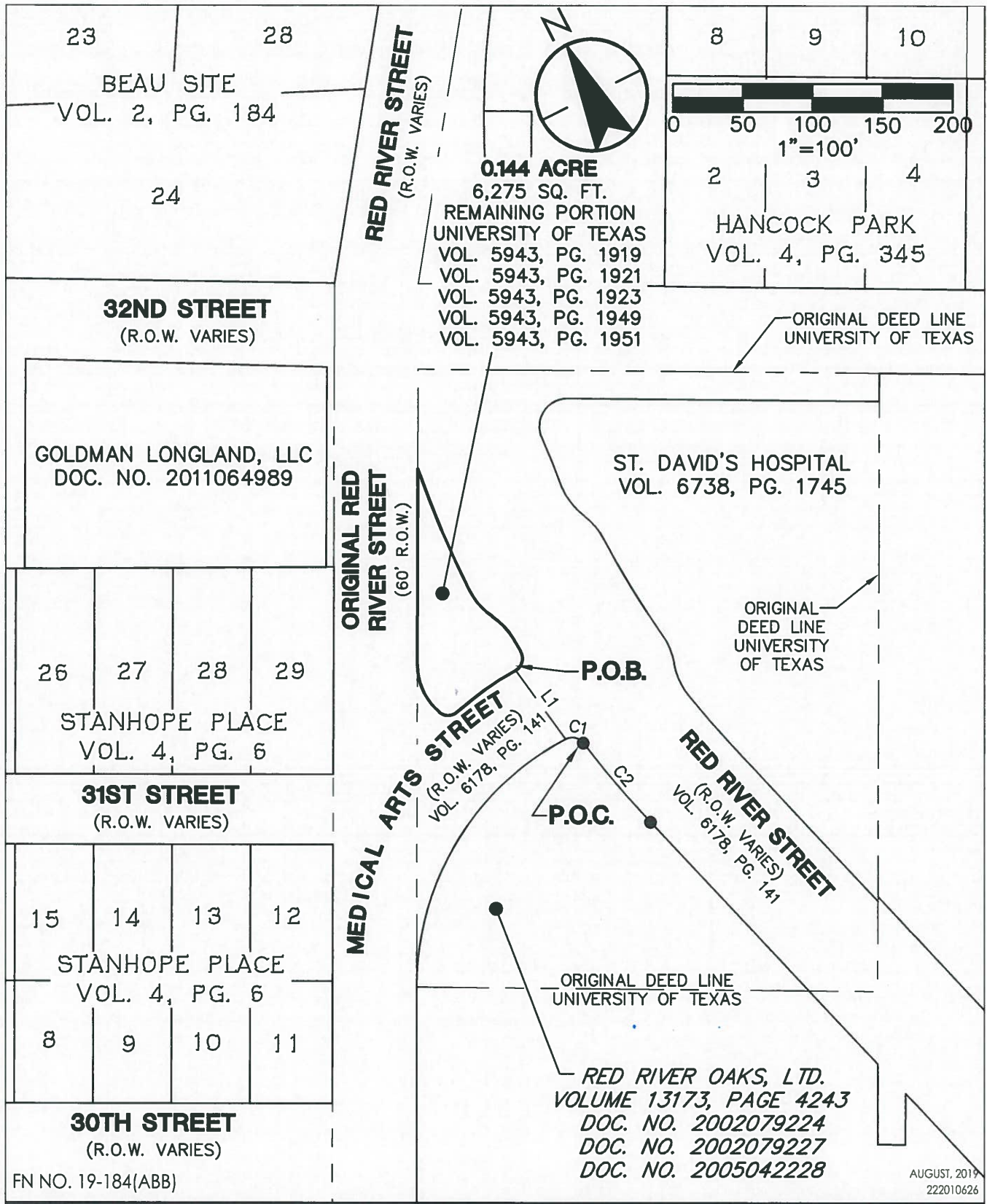
BY Chad Davis DATE: 09.12.2019

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

TCAD PARCEL ID: 0214071001

AUSTIN GRID: K24

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TBPE # F-6324 TBPLS # 10194230
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Client/Project
UNIVERSITY OF TEXAS
LAND SWAP

Figure No.
SHEET 1 OF 3

Title
TRIANGLE PARCEL DEED

32ND STREET
(R.O.W. VARIES)

GOLDMAN
LANGLAND, LLC
DOC. NO.
2011064989

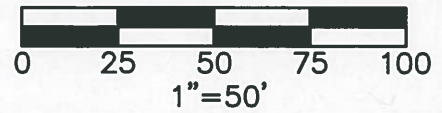
28

29

STANHOPE PLACE
VOL. 4, PG. 6

31ST STREET
(R.O.W. VARIES)

FN NO. 19-184(ABB)



ORIGINAL
DEED LINE
UNIVERSITY
OF TEXAS

0.144 ACRE
6,275 SQ. FT.
REMAINING PORTION
UNIVERSITY OF TEXAS
VOL. 5943, PG. 1919
VOL. 5943, PG. 1921
VOL. 5943, PG. 1923
VOL. 5943, PG. 1949
VOL. 5943, PG. 1951

ORIGINAL RED
RIVER STREET
(60' R.O.W.)

N27°07'05"E 139.88'

P.O.B.

RED RIVER STREET
(R.O.W. VARIES)
VOL. 6178, PG. 141

MEDICAL ARTS STREET
(R.O.W. VARIES)
VOL. 6178, PG. 141

P.O.C.

RED RIVER OAKS, LTD.
VOLUME 13173, PAGE 4243
DOC. NO. 2002079224
DOC. NO. 2002079227
DOC. NO. 2005042228

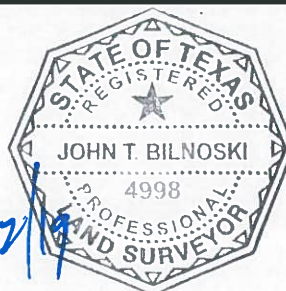
AUGUST, 2019
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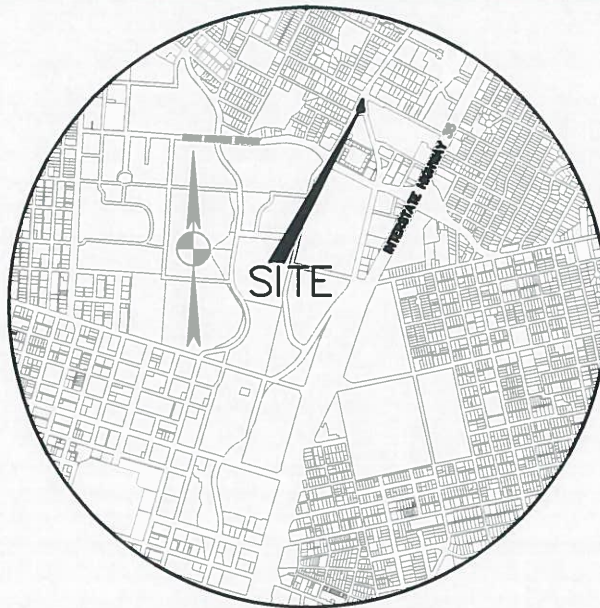
UNIVERSITY OF TEXAS
LAND SWAP

Figure No.

SHEET 2 OF 3

Title

TRIANGLE PARCEL DEED



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

- ▲_{80d} 80D NAIL FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- Δ_{PK} PK NAIL WITH "STANTEC" WASHER SET
- P.O.
B. POINT OF BEGINNING
- P.O.
C. POINT OF COMMENCEMENT

LINE TABLE

NO.	BEARING	DISTANCE
L1	N9°13'09"W	60.50'
L2	S3°51'56"E	9.91'

CURVE TABLE

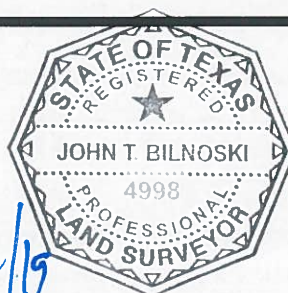
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	13.98'	10.00'	80°06'24"	N50°38'38"W	12.87'
C2	73.23'	730.25'	5°44'44"	S13°29'50"E	73.20'
C3	51.29'	260.00'	11°18'12"	S81°34'44"W	51.21'
C4	13.99'	10.00'	80°10'53"	N63°58'32"W	12.88'
C5	38.19'	42.91'	50°59'26"	N01°37'07"E	36.94'
C6	93.89'	741.42'	7°15'22"	S03°43'35"W	93.83'
C7	25.27'	50.00'	28°57'18"	S14°23'56"E	25.00'
C8	22.17'	50.00'	25°24'23"	S16°10'40"E	21.99'
C9	15.96'	10.00'	91°28'05"	S41°28'47"W	14.32'

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Client/Project
UNIVERSITY OF TEXAS
LAND SWAP

Figure No.

SHEET 3 OF 3

Title

TRIANGLE PARCEL DEED

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