## ORDINANCE NO. <u>20190919-142</u>

**AN ORDINANCE VACATING A PORTION OF RED RIVER STREET RIGHT-OF-WAY TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM IN EXCHANGE FOR A STREET EASEMENT AND FEE SIMPLE TITLE TO A TRACT OF LAND AND AUTHORIZING NEGOTIATION AND EXECUTION OF ALL DOCUMENTS NECESSARY TO COMPLETE THE EXCHANGE.**

### BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** Council approves the vacation of a 4.103 acre tract and a 0.238 acre tract out of the Red River Street as described in Exhibit A to this ordinance to the Board of Regents of the University of Texas System ("University") in exchange for the University's conveyance to the City of (1) a street easement on a 4.516 acre tract of land described in Exhibit B to this ordinance and (2) fee simple title to a 0.144 acre tract of land described in Exhibit C to this ordinance. The University will construct, at no cost to the City, right-of-way on the land described in Exhibit B to complete the realignment of Red River in accordance with the terms and conditions set out in the interlocal cooperation agreement between the City and the University dated August 30, 2019.

**PART 2.** Council approves the negotiation and execution of all documents necessary to complete the exchange of the tracts described in Exhibits A, B, and C in accordance with the terms and conditions set out in the interlocal cooperation agreement between the City and the University dated August 30, 2019.

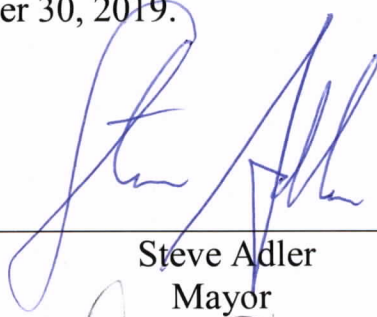**PART 3.** This ordinance takes effect on September 30, 2019.

**PASSED AND APPROVED**

§
§
§

_____September 19_____, 2019    _____
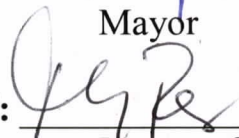                                         Steve Adler
                                         Mayor

**APPROVED:** _____    **ATTEST:** _____
         Anne L. Morgan                      Jannette S. Goodall
         City Attorney                       City Clerk

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°38'04", an arc length of 424.46 feet, and a chord which bears, S38°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°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°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°58'35", an arc length of 389.22 feet, and a chord which bears, S44°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°25'58", an arc length of 149.11 feet, and a chord which bears, S07°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°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°45'35"E, a distance of 52.62 feet;

**THENCE,** N87°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;
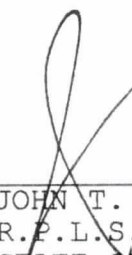
7)  Along said reverse curve to the left, having a radius of 195.30 feet, a central angle of 13°55'19", an arc length of 47.45 feet, and a chord which bears, N38°55'11"E, a distance of 47.34 feet to a 1/2 inch iron rod found;

8)  N31°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°38'00", an arc length of 442.06 feet, and a chord which bears, N38°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°45'29", an arc length of 266.38 feet, and a chord which bears, N32°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°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.

9/3/19

STANTEC CONSULTING          JOHN T. BILNOSKI        Date
SERVICES INC.               R.P.L.S. NO. 4998
1905 ALDRICH STREET         STATE OF TEXAS
SUITE 300                   TBPLS # 10194230
AUSTIN, TEXAS 78723         john.bilnoski@stantec.com

STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
4998
PROFESSIONAL
LAND SURVEYOR

FIELD NOTES REVIEWED
BY _____ DATE: 02-12-20

**CITY OF AUSTIN GRID U23 & K23**

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

BLOCK 39 | BLOCK 40 | BLOCK 41 | BLOCK 42 | BLOCK 43

BLOCK 36 | BLOCK 35 | BLOCK 34 | BLOCK 33 | BLOCK 32 | BLOCK 31

RED RIVER STREET

SABINE STREET

SWISHER STREET

**CLYDE LITTLEFIELD ROAD**

(F.K.A. E. 22ND STREET AND MANOR ROAD)

**P.O.B.**

**P.O.C.**

BLOCK 25 | BLOCK 26 | BLOCK 27 | BLOCK 28

BLOCK 29

OLDHAM STREET

NECHES STREET

CHRISTIAN AND FELLMAN ADDITION BK. 1, PG. 73

TXDOT
STA. 790+49.12
126.77 RT

INTERSTATE 35
R.O.W. LINE

E. 21ST STREET (F.K.A. HAMILTON STREET)

BLOCK 22 | BLOCK 21 | BLOCK 20 | BLOCK 19

**4.103 ACRES**

(178,748 SQ. FT.)

(PORTION TO BE VACATED)

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

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

E. 20 1/2 STREET (F.K.A. PELTRAM STREET)

BLOCK 14 | BLOCK 15

BLOCK 12 | BLOCK 13

CITY OF AUSTIN
VOL. 5077, PG. 1757

**MATCH LINE**

N

INTERSTATE 35
R.O.W. LINE

E. 20TH STREET (F.K.A. PEASE STREET)

BLOCK 9

BLOCK 8

*BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOLUME 4589, PAGE 2330
VOLUME 4589, PAGE 2335*

BLOCK 11 | BLOCK 10

INTERSTATE 35
R.O.W. LINE

E. 19 1/2 STREET (F.K.A. LOOMIS STREET)

BLOCK 4

0   150   300   600
SCALE: 1" = 300'

BLOCK 2 | BLOCK 3

BLOCK 5

TXDOT II

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

(F.K.A. E. 19 STREET
MAGNOLIA STREET)

TXDOT
STA. 807+71.46
276.85 RT

**RED RIVER STREET**
(R.O.W. VARIES)
2.270 ACRES — CITY OF AUSTIN
ORDINANCE NO. 20130829-036

FN19-141(JMO)

JULY. 2019
222010626

STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
4998
PROFESSIONAL
LAND SURVEYOR

9/3/19

Client/Project

UNIVERSITY OF TEXAS
RED RIVER REALIGNMENT

Figure No.

Title

RED RIVER STREET
NORTHERN RELEASE

BLOCK 34

BLOCK 33

BLOCK 32

RED RIVER ST

BLOCK 31

CLYDE LITTLEFIELD ROAD

L11

P.O.B.

(F.K.A. E. 22ND STREET
AND MANOR ROAD)

L1

L2

PK

SABINE STREET

BLOCK 27

BLOCK 28

*BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOLUME 4589, PAGE 2330*

*CHRISTIAN AND
FELLMAN ADDITION
BK. 1, PG. 73*

E. 21ST STREET (F.K.A.
HAMILTON STREET)

OLDHAM STREET

BLOCK 29

C11

C1

CITY OF AUSTIN
VOL. 5077, PG. 1757

P.O.C.
TXDOT
STA. 790+49.12
126.77 RT

INTERSTATE 35
R.O.W. LINE

**4.103 ACRES**
(178,748 SQ. FT.)
(PORTION TO BE VACATED)

BLOCK 20

BLOCK 19

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

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

C10

C2

N

E. 20 1/2 STREET (F.K.A.
PELTRAM STREET)

SCALE: 1"= 150'

0    75    150    300

L10

L3

INTERSTATE 35
R.O.W. LINE

BLOCK 14

BLOCK 15

**MATCH LINE SHEET 3 OF 4**

C9

FN19-141(JMO)

JULY. 2019
222010626

STATE OF TEXAS
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PROFESSIONAL
LAND SURVEYOR

9/3/19
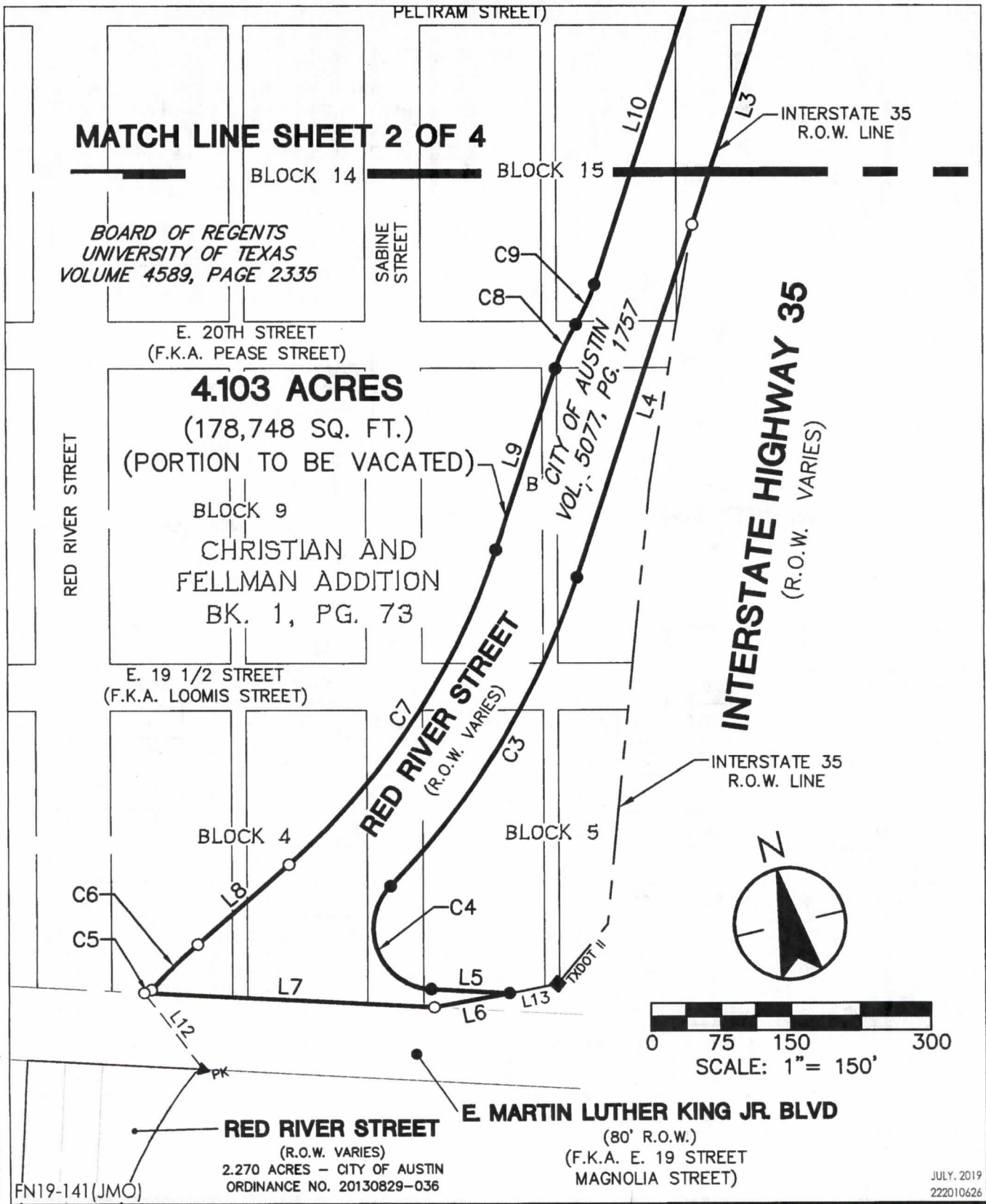
Client/Project
UNIVERSITY OF TEXAS
RED RIVER REALIGNMENT

Figure No.
SHEET 2 OF 4

Title
RED RIVER STREET
NORTHERN RELEASE

BLOCK 14          BLOCK 15

PELTRAM STREET)

L10     L3     INTERSTATE 35
R.O.W. LINE

*BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOLUME 4589, PAGE 2335*

C9

SABINE STREET

C8

E. 20TH STREET
(F.K.A. PEASE STREET)

**4.103 ACRES**

(178,748 SQ. FT.)

(PORTION TO BE VACATED)

CITY OF AUSTIN
VOL. 5077, PG. 1757

L9     L4

B

BLOCK 9

CHRISTIAN AND
FELLMAN ADDITION
BK. 1, PG. 73

RED RIVER STREET

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

E. 19 1/2 STREET
(F.K.A. LOOMIS STREET)

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

C7     C3

BLOCK 4          BLOCK 5

INTERSTATE 35
R.O.W. LINE

C6

C5

L8

C4

L5

L7          L13

TXDOT II

L6

N

L12

PK

SCALE: 1"= 150'

0     75     150     300

**RED RIVER STREET**
(R.O.W. VARIES)
2.270 ACRES — CITY OF AUSTIN
ORDINANCE NO. 20130829—036

**E. MARTIN LUTHER KING JR. BLVD**
(80' R.O.W.)
(F.K.A. E. 19 STREET
MAGNOLIA STREET)

JULY. 2019
222010626


**Stantec**

1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324  TBPLS # 10194230
www.stantec.com

STATE OF TEXAS
REGISTERED
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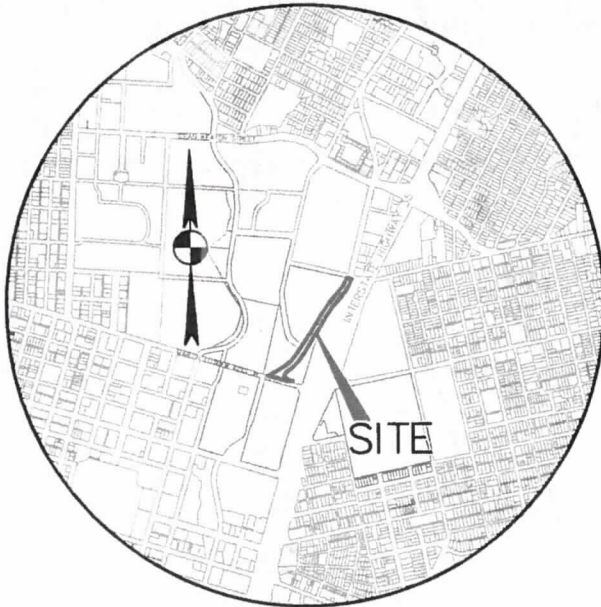PROFESSIONAL
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9/3/19

Client/Project
**UNIVERSITY OF TEXAS
RED RIVER REALIGNMENT**

Figure No.
SHEET 3 OF 4

Title
**RED RIVER STREET
NORTHERN RELEASE**

**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' |

V:\2220\active\222010626\survey\222010626v01_EX2.dwg
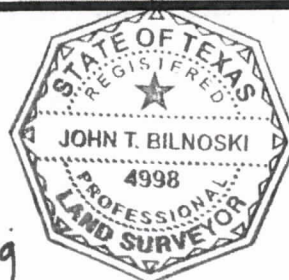2019/08/30 9:54 AM By: Burklund, Austin

FN19-141(JMO)

JULY, 2019
222010626

## Stantec

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9/3/19

Client/Project
UNIVERSITY OF TEXAS
RED RIVER REALIGNMENT

Figure No.
SHEET 4 OF 4

Title
RED RIVER STREET
NORTHERN RELEASE

0.238 ACRE
RED RIVER STREET REALIGNMENT
PARTIAL RIGHT-OF-WAY VACATION

FN NO. 19-140(JMO)
AUGUST 30, 2019
JOB NO. 222010626

## DESCRIPTION

A 0.238 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF OUTLOT 64 OF THE ORIGINAL CITY OF AUSTIN, AS SHOWN BY THE MAP OR PLAT OF FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 0.238 ACRE TRACT BEING A PORTION OF THAT CERTAIN 2.270 ACRE TRACT OF LAND BEING THE RED RIVER STREET RIGHT-OF-WAY DEDICATED BY CITY OF AUSTIN OF RECORD IN ORDINANCE NO. 20130829-036; SAID 0.238 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a TXDOT Brass disc in concrete found at the intersection of the southerly right-of-way line of E. Martin Luther King Jr. Boulevard (80' R.O.W.)(F.K.A. E. 19th Street and Magnolia Street) and the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), being the northeasterly corner of that certain tract of land conveyed to University of Texas by Senate Bill No. 284, Chapter 182 dated April 4, 1925;

**THENCE**, N73°33'17"W, leaving the westerly line of Interstate Highway 35, along the southerly line of E. Martin Luther King Jr. Boulevard, being the northerly line of said University of Texas tract, a distance of 405.99 feet to a P.K. nail with "Baker-Aicklen" washer found at the northeasterly corner of said 2.270 acre Red River Street right-of-way tract, for the **POINT OF BEGINNING**, and northeasterly corner hereof;

**THENCE**, leaving the southerly line of Martin Luther King Jr. Boulevard, along a portion of the easterly line of said 2.270-acre Red River Street right-of-way tract, for the easterly line hereof, the following two (2) courses and distances:

1)  Along a non-tangent curve to the left having a radius of 10.00 feet, a central angle of 54°43'58", an arc length of 9.55 feet and a chord which bears, S79°14'56"W, a distance of 9.19 feet to a P.K. nail with "Baker-Aicklen" washer found for the point of compound curvature of a curve to the left;

2)  Along said curve to the left having a radius of 532.97 feet, a central angle of 35°30'31", an arc length of 330.30 feet and a chord which bears, S34°26'58"W, a distance of 325.04 feet to a P.K. nail with "Baker-Aicklen" washer found at the end of said curve for the southerly corner hereof;

**THENCE**, N16°30'01"E, leaving the easterly line of said 2.270 acre Red River Street right-of-way, over and across said 2.270 acre Red River Street right-of-way tract, for the westerly line hereof, a distance of 313.33 feet to a 1/2 inch iron rod with "STANTEC" cap set in the southerly line of Martin Luther King Jr. Boulevard, being the northerly terminus of said 2.270 acre Red River Street right-of-way tract, for the northwesterly corner hereof, from which a P.K. nail with "Baker-Aicklen" washer found in the southerly line of Martin Luther King Jr. Boulevard, being the northwesterly corner of said 2.270 acre Red River Street right-of-way tract bears, N73°33'17"W, a distance of 79.71 feet;

**THENCE**, S73°33'17"E, along the southerly line of Martin Luther King Jr. Boulevard, being a portion of the northerly line of said 2.270 acre Red River Street right-of-way tract, for the northerly line hereof, a distance of 108.34 feet to the **POINT OF BEGINNING**, containing an area of 0.238 acre (10,387 sq. ft.) 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.

9/3/19

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

STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
4998
PROFESSIONAL
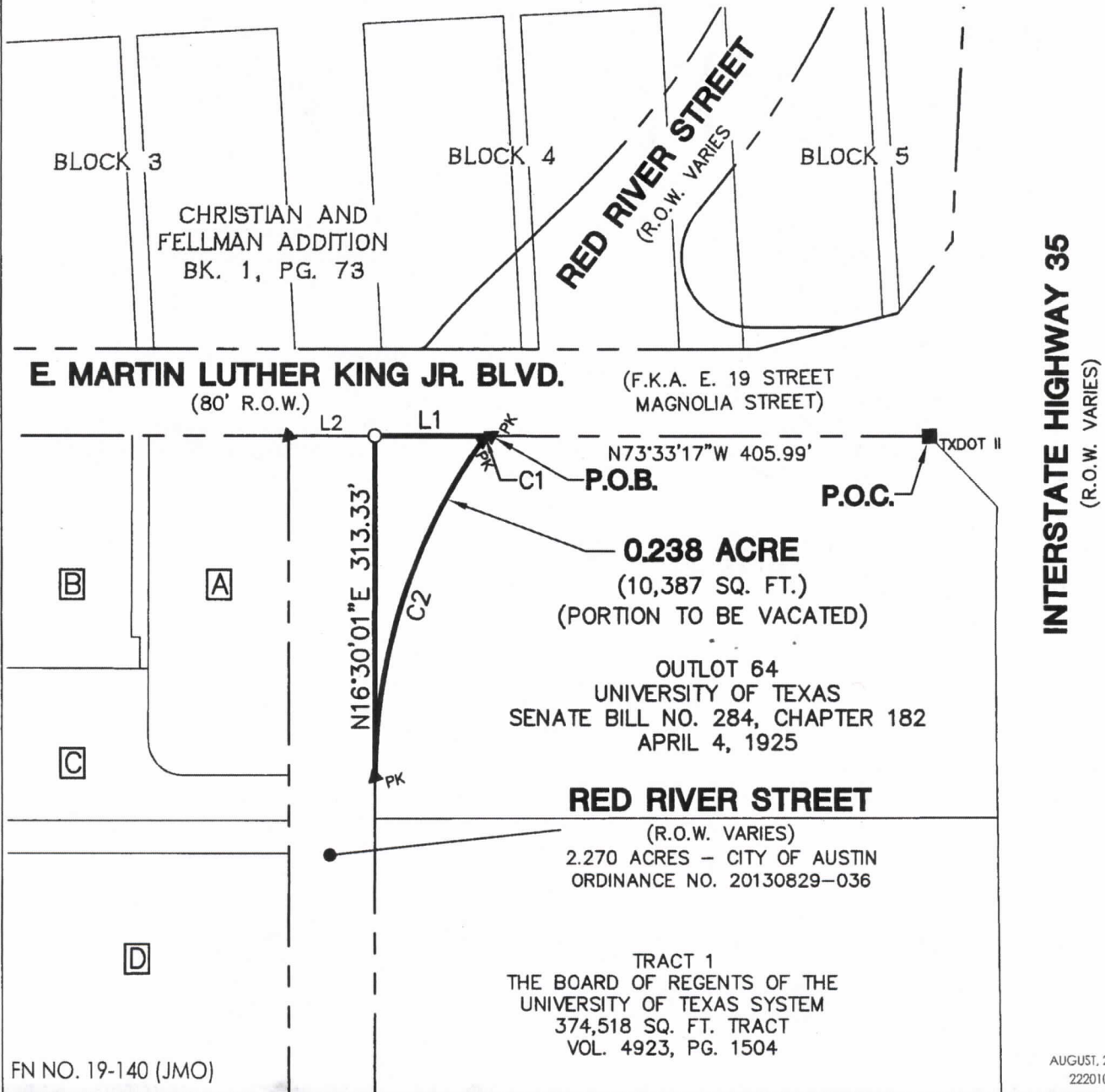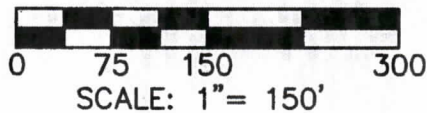LAND SURVEYOR

**CITY OF AUSTIN GRID: J23**


FIELD NOTES REVIEWED
BY: _____ DATE: 09.12.2019
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

## LEGEND

▲ PK NAIL WITH "BAKER AICKLEN" WASHER FOUND
■ TXDOT BRASS DISC FOUND
○ 1/2" IRON ROD WITH "STANTEC" CAP SET
B OWNERSHIP INFORMATION
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

0    75    150    300
SCALE: 1"= 150'

N

BLOCK 3

CHRISTIAN AND FELLMAN ADDITION
BK. 1, PG. 73

BLOCK 4

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

BLOCK 5

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

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

(F.K.A. E. 19 STREET MAGNOLIA STREET)

L2    L1    PK    PK
C1
N73°33'17"W 405.99'
**P.O.B.**
TXDOT II
**P.O.C.**

N16°30'01"E 313.33'
C2

**0.238 ACRE**
(10,387 SQ. FT.)
(PORTION TO BE VACATED)

OUTLOT 64
UNIVERSITY OF TEXAS
SENATE BILL NO. 284, CHAPTER 182
APRIL 4, 1925

B    A

C

PK

**RED RIVER STREET**
(R.O.W. VARIES)
2.270 ACRES – CITY OF AUSTIN
ORDINANCE NO. 20130829-036

D

TRACT 1
THE BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
374,518 SQ. FT. TRACT
VOL. 4923, PG. 1504

STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
4998
PROFESSIONAL
LAND SURVEYOR

9/3/19

**VICINITY MAP**

N.T.S.

## OWNERSHIP

Ⓐ
TRACT 9
THE STATE OF TEXAS
LOTS 8–14
OUTLOT 63, DIVISION E
VOL. 198, PG. 77

Ⓑ
TRACT 8
THE BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS
LOTS 5, 6 AND 7 AND PART OF
NO. 4 OUTLOT 63, DIVISION E
VOL. 3119, PG. 50

Ⓒ
TRACT 1
THE BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
414,585 SQ. FT. TRACT
VOL. 5051, PG. 1350

Ⓓ
TRACT 7
THE BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
OUTLOT 62, DIVISION E
VOL. 4043, PG. 2263

### 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.

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | DISTANCE |
| L1 | S73°33'17"E | 108.34' |
| L2 | N73°33'17"W | 79.71' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 9.55' | 10.00' | 54°43'58" | S79°14'56"W | 9.19' |
| C2 | 330.30' | 532.97' | 35°30'31" | S34°26'58"W | 325.04' |

FN NO. 19-140 (JMO)

AUGUST, 2019
222010626

STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
4998
PROFESSIONAL
LAND SURVEYOR

9/3/19

Client/Project
UNIVERSITY OF TEXAS
HIGHWAY SITE
REALIGNMENT

Figure No.
SHEET 2 OF 2

Title
RED RIVER STREET
REALIGNMENT

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°55'05", an arc length of 22.50 feet, and a chord which bears, N57°49'59"E, a distance of 20.31 feet to the end of said curve;

8) N13°22'27"E, a distance of 38.30 feet to an angle point;

9) N25°42'18"E, a distance of 51.51 feet to an angle point;

10) N13°22'27"E, a distance of 18.22 feet to an angle point;

11) N31°37'33"W, a distance of 15.56 feet to an angle point;

12) N13°22'27"E, a distance of 228.56 feet to an angle point;

13) N13°23'08"E, a distance of 35.86 feet to an angle point;

14) N58°23'08"E, a distance of 15.56 feet to an angle point;

15) N13°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°49'34", an arc length of 14.82 feet, and a chord which bears, N15°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°03'50", an arc length of 45.48 feet, and a chord which bears, N29°19'13"W, a distance of 40.64 feet to the point of tangency of said curve;

18) N33°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°28'57", an arc length of 39.82 feet, and a chord which bears, N62°46'19"E, a distance of 36.55 feet to the end of said curve;

20) N22°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°14'44", an arc length of 151.74 feet, and a chord which bears, N12°54'28"E, a distance of 151.10 feet to the point of tangency of said curve;

22) N03°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°40'56", an arc length of 28.49 feet, and a chord which bears, N41°33'22"W, a distance of 25.61 feet to the point of tangency of said curve;

24) N04°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°56'43", an arc length of 28.26 feet, and a chord which bears, N48°45'28"E, a distance of 25.44 feet to the end of said curve;

26) N03°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°39'13", an arc length of 88.20 feet, and a chord which bears, N08°36'43"E, a distance of 88.10 feet to the point of tangency of said curve;

28) N13°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°20'14", an arc length of 22.79 feet, and a chord which bears, N12°46'12"E, a distance of 22.79 feet to the point of tangency of said curve;

30) N12°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°14'25", an arc length of 82.30 feet, and a chord which bears, N37°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°50'35", an arc length of 8.27 feet, and a chord which bears, S84°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°10'18", an arc length of 4.20 feet, and a chord which bears, N76°35'50"E, a distance of 4.17 feet to the point of tangency of said curve;

60) N65°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°16'04", an arc length of 8.62 feet, and a chord which bears, N46°59'29"E, a distance of 8.46 feet to the point of tangency of said curve;

62) N26°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°03'54", an arc length of 38.02 feet, and a chord which bears, N30°29'54"E, a distance of 37.99 feet 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°07'53", an arc length of 44.48 feet, and a chord which bears, N37°35'47"E, a distance of 44.46 feet to the point of tangency of said curve;

65) N42°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°27'28", an arc length of 18.66 feet, and a chord which bears, N21°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°24'16", an arc length
     of 1.98 feet, and a chord which bears, N74°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°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°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°40'46", an arc length
     of 8.79 feet, and a chord which bears, S73°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°31'07", an arc length of
     11.00 feet, and a chord which bears, S48°48'21"W, a
     distance of 10.91 feet to the point of tangency of said
     curve;

4)   S43°06'09"W, a distance of 12.40 feet to an angle point;

5)   S42°49'48"W, a distance of 77.89 feet to an angle point;

6)   S42°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°02'20", an arc length
     of 34.27 feet, and a chord which bears, S41°18'58"W, a
     distance of 34.26 feet to the end of said curve;

8)   S39°17'47"W, a distance of 5.83 feet to an angle point;

9)   S32°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°20'14", an arc length of
      23.89 feet, and a chord which bears, S12°46'12"W, a
      distance of 23.89 feet to the point of tangency of said
      curve;

25)   S13°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°10'55", an arc length of
      36.20 feet, and a chord which bears, S31°39'08"E, a
      distance of 32.58 feet to the point of tangency of said
      curve;

27)   S13°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°52'07", an arc length
      of 36.08 feet, and a chord which bears, S58°22'23"W, a
      distance of 32.49 feet to the end of said curve;

29)   S13°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°29'01", an arc length of
      26.54 feet, and a chord which bears, S28°48'11"E, a
      distance of 24.20 feet to the point of tangency of said
      curve;

31)   S11°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°56'05", an arc length
      of 20.72 feet, and a chord which bears, S53°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°43'01", an arc length of
      5.96 feet, and a chord which bears, S04°08'37"W, a distance
      of 5.96 feet to the point of tangency of said curve;

34)   S03°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°14'44", an arc length of 166.71 feet, and a chord which bears, S12°54'28"W, a distance of 166.00 feet to the point of tangency of said curve;

36) S22°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°22'18", an arc length of 39.93 feet, and a chord which bears, S24°39'19"E, a distance of 35.65 feet to the point of tangency of said curve;

38) S31°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°56'02", an arc length of 37.17 feet, and a chord which bears, S64°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°10'110", an arc length of 22.28 feet, and a chord which bears, S16°58'18"W, a distance of 22.27 feet to the point of tangency of said curve;

41) S13°23'08"W, a distance of 51.85 feet to an angle point;

42) S13°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°21'58", an arc length of 38.64 feet, and a chord which bears, S31°48'32"E, a distance of 34.76 feet to the point of tangency of said curve;

44) S14°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°38'02", an arc length of 38.33 feet, and a chord which bears, S58°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

STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
4998
PROFESSIONAL
LAND SURVEYOR

FIELD NOTES REVIEWED
BY: _____ DATE: 09.12.2019
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

N

0   250   500   750   1000

1"=500'
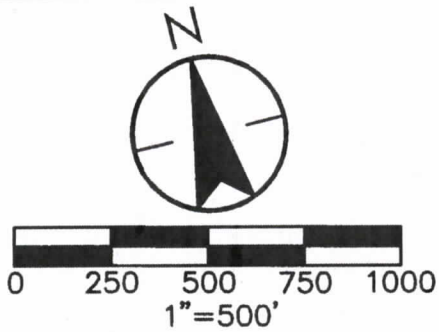
ROBERT DEDMAN DR
(PRIVATE R.O.W.)

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

SHEET 6

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

SHEET 5

SHEET 4

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

SHEET 3

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

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

SHEET 2

P.O.B.    P.O.C.

AUGUST, 2019
222010626

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SURVEYOR

Client/Project
NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.
SHEET 1 OF 9

Title
STREET EASEMENT

E. 20th Street

C6
C5
L12
L11

6

BLOCK 10

7

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

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

10

L10

N13°22'27"E 228.56'

L9
L8
L7

6
C4  L6
L5
7
C3
L4

8

BLOCK 3

9
L3
C2
10  C1

L2

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

FN NO. 19-177(ABB)

L5
C50
C51  5
L60

S13°22'27"W 237.46'

3

2

1

C52
L61

C53
5

L62

C54
4

L63
3

L64
2

C55
1
L65
L1
P.O.C.

P.O.B.

BLOCK 9

6

7

8

E. 19 1/2 Street

6

BLOCK 4

7

8

N

SHEET 3 OF 9
SHEET 2 OF 9

PORTIONS OF BLOCKS 5, 8 & 16
BLOCKS 4, 9 & 15 AND
RIGHTS—OF—WAY
BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOLUME 4589, PAGE 2335

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

5

BLOCK 8

4

3

5

4

3

2

BLOCK 5

1

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

0  50  100  150  200
1"=100'

STATE OF TEXAS
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LAND SURVEYOR
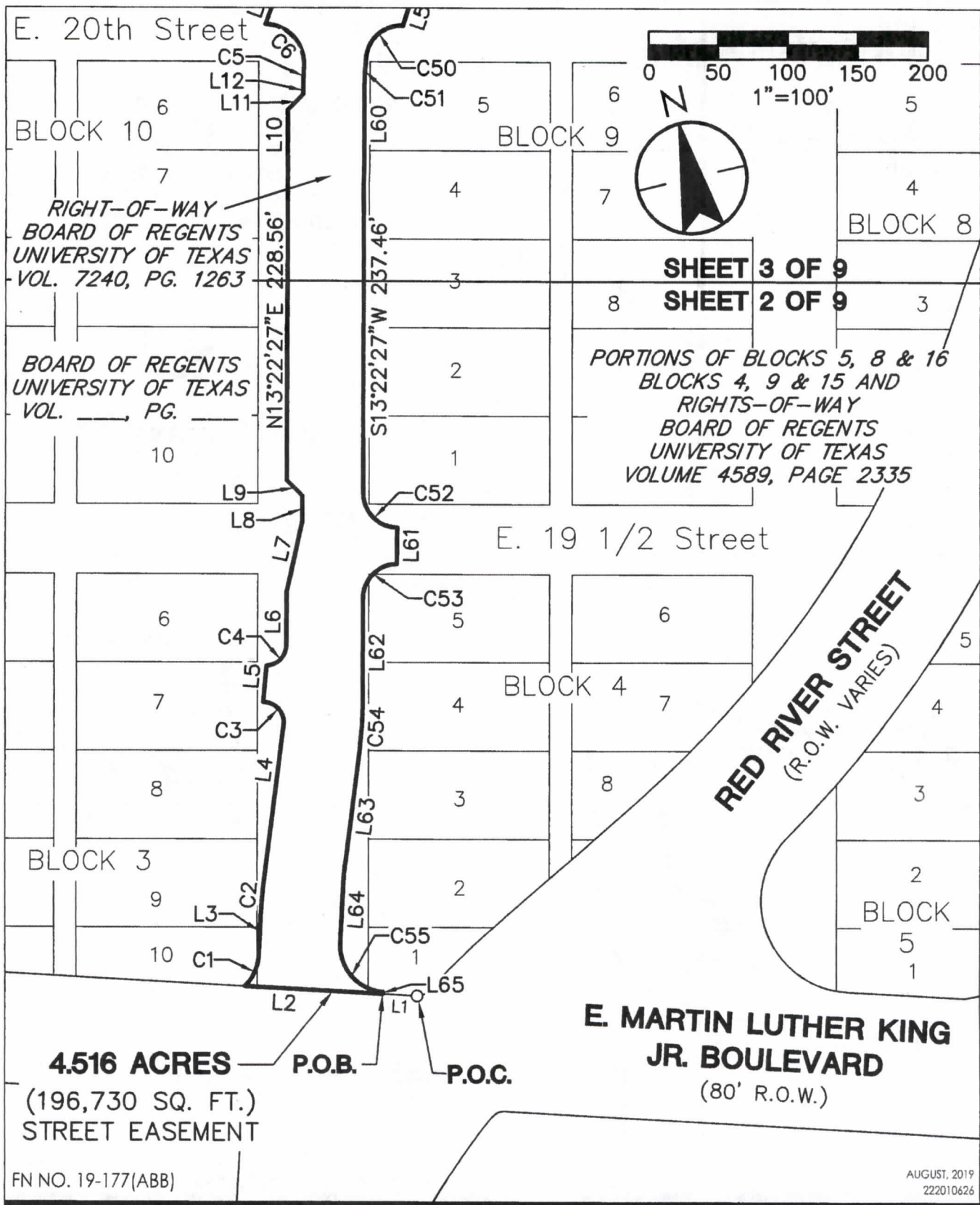
AUGUST, 2019
222010626

Client/Project
NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.
SHEET 2 OF 9

Title
STREET EASEMENT

BLOCK 21

6

7

8

9

10

C11

L17

C10

E. 20 1/2 Street

L16

6

C9
L15

7

C8

BLOCK 13

8

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

L14

10

C7

L13

C6

E. 20th Street

C5
L12
L11

L10

6

BLOCK 10

7

28.56'

FN NO. 19-177(ABB)

5

6

7

4

C45

3

L56

2

C46
C47

1

L57

5

4.516 ACRES

(196,730 SQ. FT.)
STREET EASEMENT

4

C48

7

3

8

BLOCK 14

2

9

L58

1

C49

10

SHEET 3 OF 9
SHEET 2 OF 9

L59

C50
C51

L60

5

4

37.46'

3

BLOCK 20   7

4

9

10

5

6

5

BLOCK 19

PORTIONS OF BLOCKS 19, 29 & 30
BLOCKS 19, 20, 27 & 28
RIGHTS-OF-WAY
BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOLUME 4589, PAGE 2330

N

2

1

0   50   100   150   200
1"=100'

6

5

BLOCK 15

7

4

BLOCK 14
BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOLUME 1469, PAGE 455
HALF OF RIGHTS-OF-WAY
BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOLUME 4349, PAGE 471

8

9

10

1

6

5

BLOCK 9

4

PORTIONS OF BLOCKS 5, 8 & 16
BLOCKS 4, 9 & 15 AND
RIGHTS-OF-WAY
BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOLUME 4589, PAGE 2335

4

BLOCK 8

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8/14/19

Client/Project
NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.
SHEET 3 OF 9

Title
STREET EASEMENT

V:\2220\active\222010626\survey\222010626v01_EX4.dwg
2019/08/14 4:46 PM By: Bilnoski, John

6

BLOCK 35

7

8

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

10

E. 22nd Street

6

BLOCK 26

7

8

9

10

E. 21st Street

6

BLOCK 21

7

FN NO. 19-177(ABB)

L18
C12

5"W 178.42'

L54

L55

C42

C43

C44

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

N13°26'19"E 759.84'

S13°26'19"W 514.24'

5

4

3

2

1

5

4

3

2

1

5

4

BLOCK 34

BLOCK 27

BLOCK 20

6

7

8

9

10

6

7

9

6

7

CLYDE LITTLEFIELD DRIVE
(50' PRIVATE R.O.W.)

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

**SHEET 5 OF 9**
**SHEET 4 OF 9**

0   50   100   150   200
1"=100'

5

BLOCK 33

4

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

3

2

1

5

BLOCK 28

4

3

2

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

PORTIONS OF BLOCKS 19, 29 & 30
BLOCKS 19, 20, 27 & 28
RIGHTS-OF-WAY
BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOLUME 4589, PAGE 2330

**SHEET 4 OF 9**
**SHEET 3 OF 9**

5

BLOCK 19

4

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N

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8/14/19

Client/Project
NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.
SHEET 4 OF 9

Title
STREET EASEMENT

BLOCK 51
6
7

BLOCK 50
4
7
3
8

BLOCK 49
4
3

N13°23'39"E 399.13'

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

S13°23'39"W

8
9

2
1

9
10

2
1

N

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

E. 23 1/2 Street

0  50  100  150  200
1"=100'

C17

6

BLOCK 40

7

C40

5

BLOCK 41

4

7

6

BLOCK 42

6
5

L25

L24
C16

L23

S17°22'02"W 201.15'

8

3

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

4

8

3

C15

9

2

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

2

L22
L21
C14

C41

1

10

1

L19
L20

10

C13

S12°06'05"W 178.42'

E. 23rd Street

6

L17

BLOCK 35

7

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

FN NO. 19-177(ABB)

C12

C42

5

6

BLOCK 34

4

7

5

BLOCK 33

4

3

8

3

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LAND SURVEYOR

9/14/19

Client/Project
NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.
SHEET 5 OF 9

Title
STREET EASEMENT

BOARD OF REGENTS
UNIVERSITY OF TEXAS
VOL. 466, PG. 567

1"=100'

0  50  100  150  200

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

N42°01'27"E 187.41'

C29
C28
C27
L34
C24
L33
L32
L31
C20—C23
L29
L30
L28
C19

C30
L36
L37
L38
L39
L35
C26
C25
C37
L45—L50
C38
C39
L51
L52
L53

C31
—C34
L40
L41
C35
C36
L42
L43
L44

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

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

L27

C18

L26

11

5

SHEET 6 OF 9
SHEET 5 OF 9

6

BLOCK 51

7

FN NO. 19-177(ABB)

S13°23'39"W 578.86'

39"E 399.13'

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

5

4

7

BLOCK 50

3

8

3

BLOCK 49

5

4

3

AUGUST, 2019  222010626

5
6
4
7
8
9
10
1
2
3

5
4
3
1

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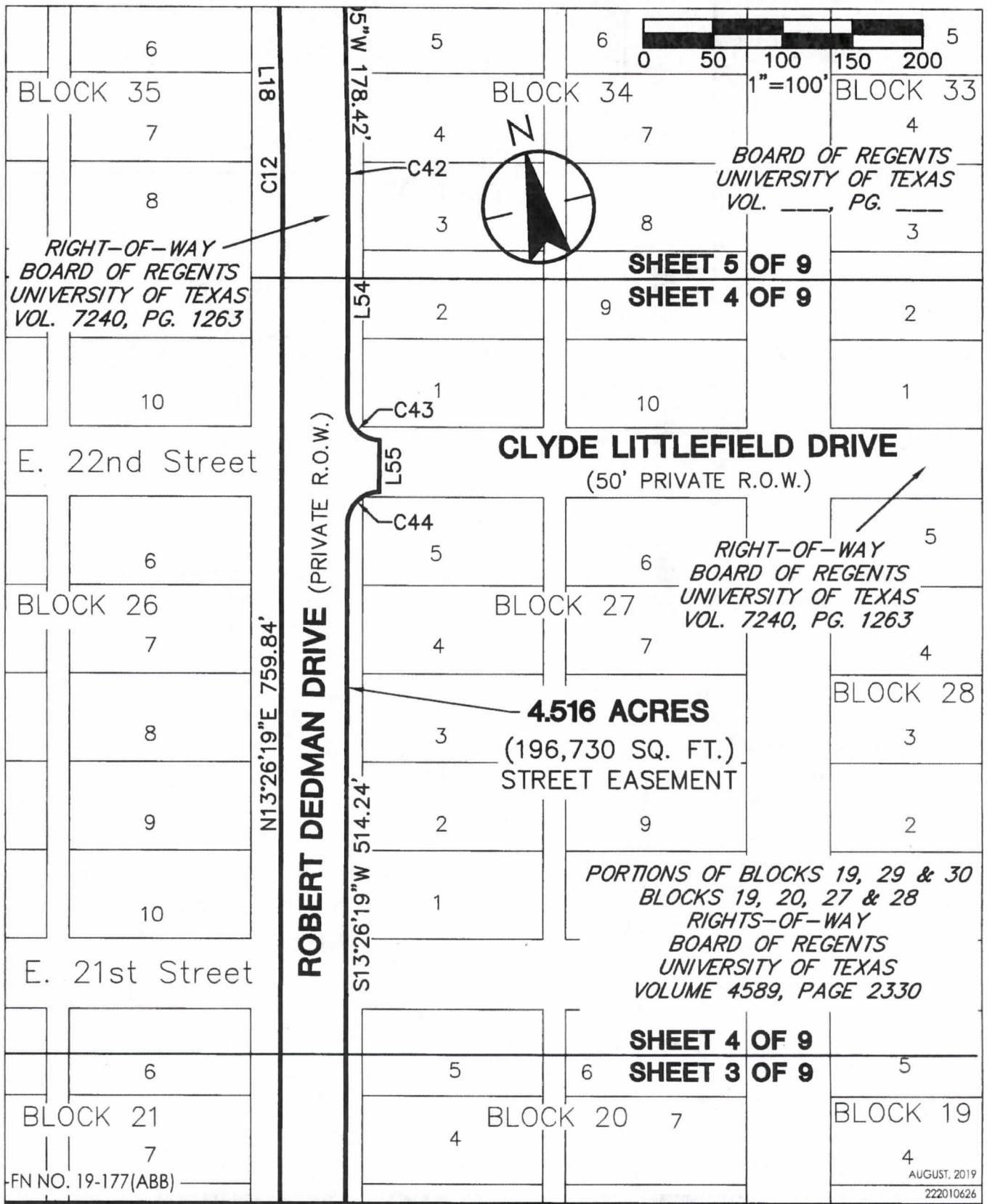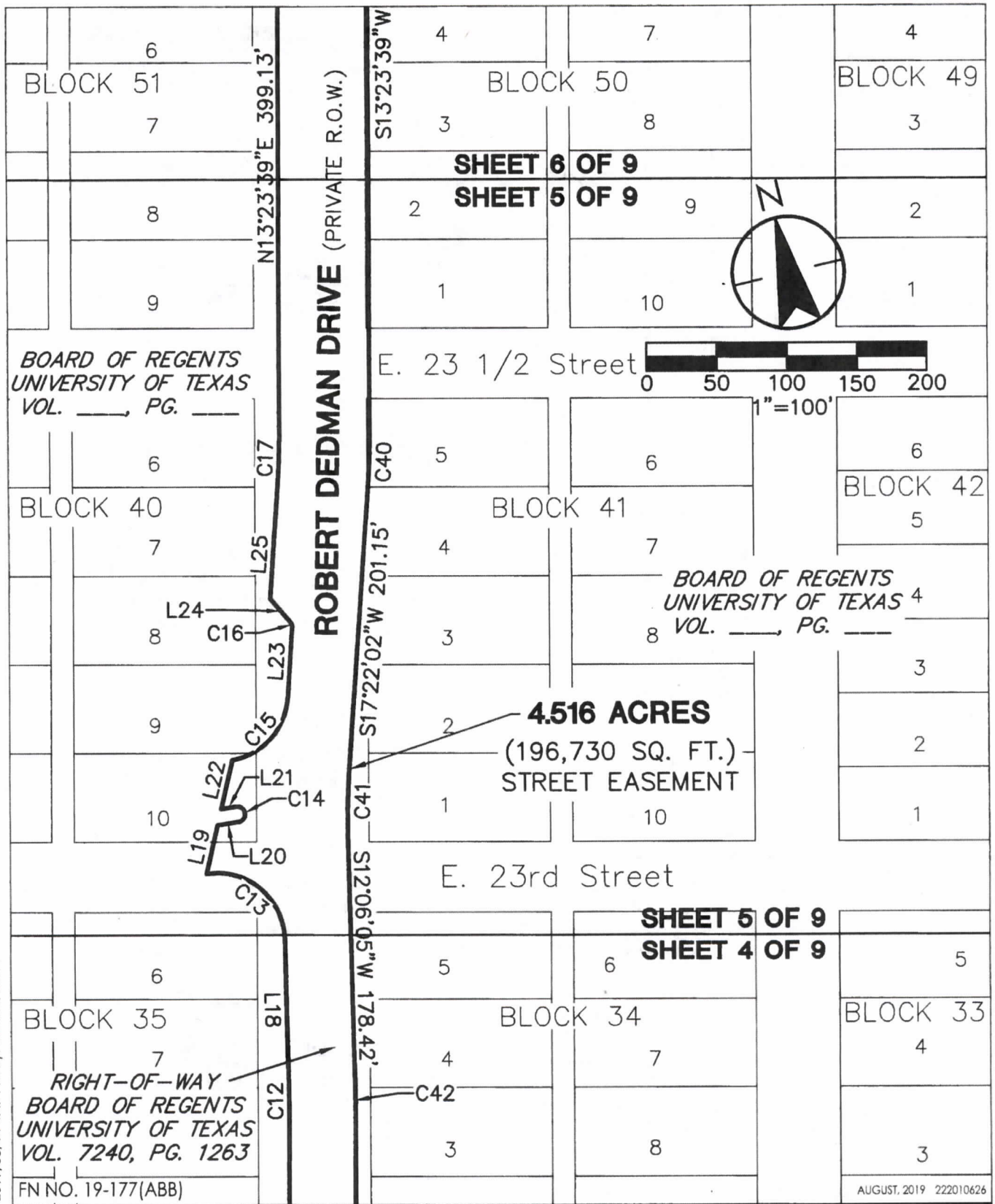
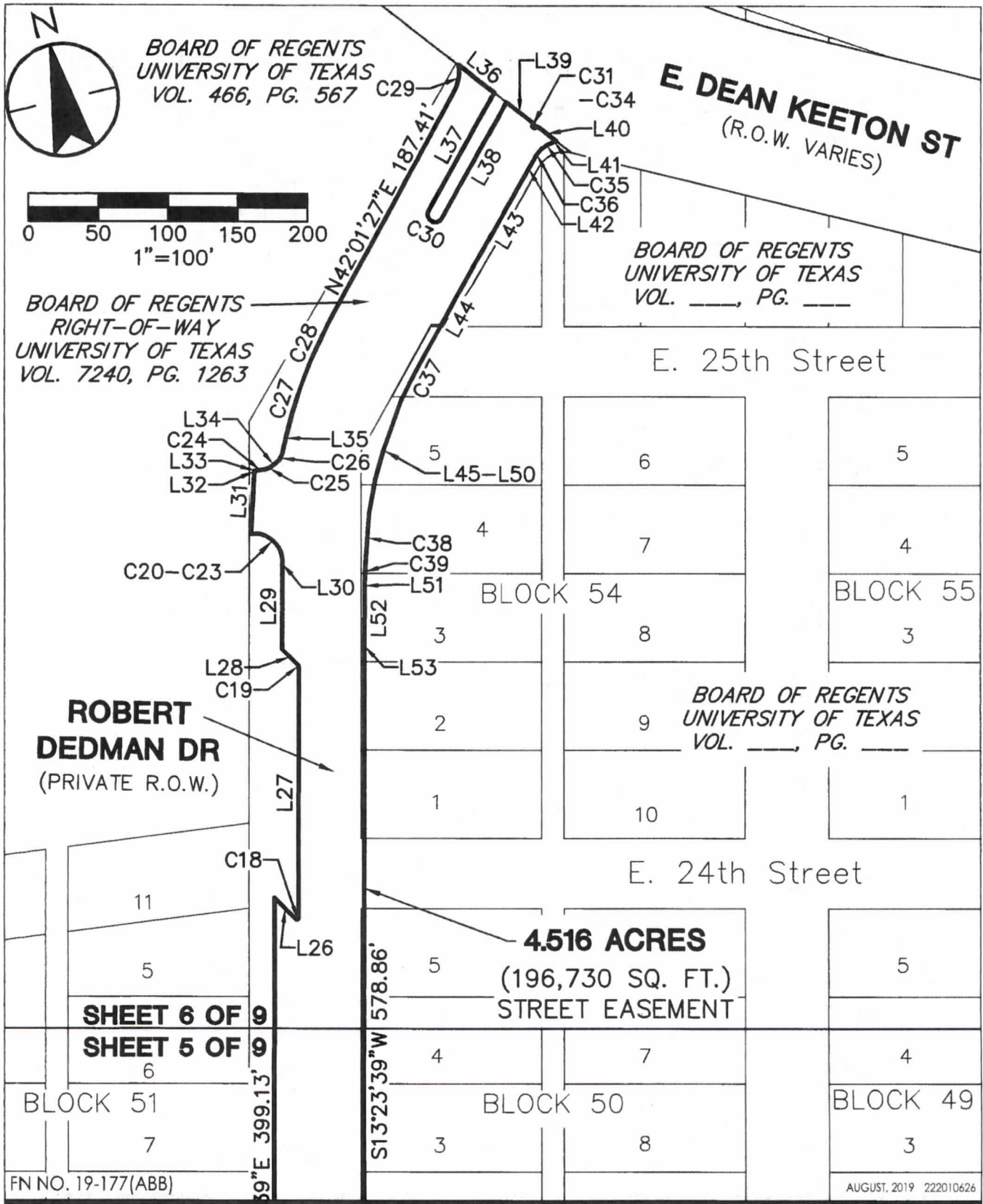Client/Project
NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.
SHEET 6 OF 9

Title
STREET EASEMENT

V:\2220\active\222010626\survey\222010626v01_EX4.dwg
2019/08/14 4:47 PM By: Bilnoski, John

| 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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LAND SURVEYOR
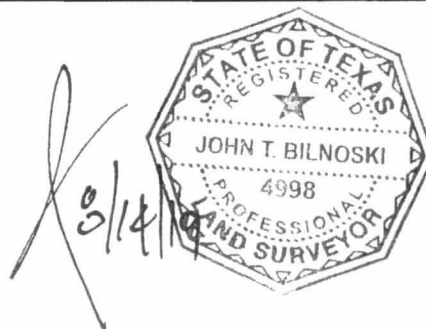
Client/Project
NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.
SHEET 7  OF 9
Title
STREET EASEMENT

## 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' |

FN NO. 19-177(ABB)

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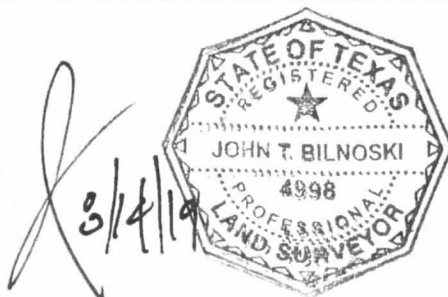
Client/Project
**NORTH SEGMENT OF
NEW RED RIVER STREET**

Figure No.
SHEET 8 OF 9

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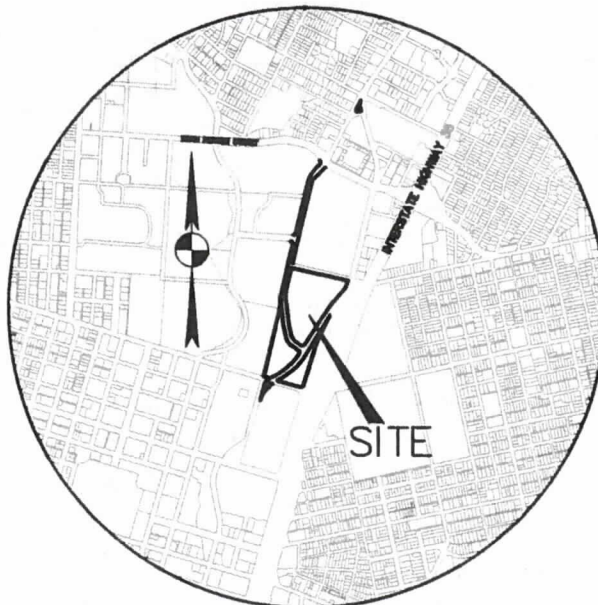
**VICINITY MAP**
N.T.S.

**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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LAND SURVEYOR

8/14/19

Client/Project
NORTH SEGMENT OF
NEW RED RIVER STREET

Figure No.
SHEET 9 OF 9

Title
STREET EASEMENT

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°18'12", an arc length of 51.29 feet, and a chord which bears, S81°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°10'53", an arc length of 13.99 feet, and a chord which bears, N63°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°59'26", an arc length of 38.19 feet, and a chord which bears, N01°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°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°15'22", an arc length of 93.89 feet, and a chord which bears, S03°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°57'18", an arc length of 25.27 feet, and a chord which bears, S14°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°24'23", an arc length of 22.17 feet, and a chord which bears, S16°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°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°28'05", an arc length of 15.96 feet, and a chord which bears, S41°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.
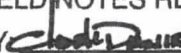
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

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.

9/12/19

STANTEC CONSULTING                JOHN T. BILNOSKI      Date
SERVICES INC.                     R.P.L.S. NO. 4998
1905 ALDRICH STREET               STATE OF TEXAS
SUITE 300                         TBPLS # 10194230
AUSTIN, TEXAS 78723               john.bilnoski@stantec.com

STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
4998
PROFESSIONAL
LAND SURVEYOR

TCAD PARCEL ID: 0214071001
AUSTIN GRID: K24

FIELD NOTES REVIEWED
BY Charlie Daniel DATE: 09.12.2019
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

BEAU SITE
VOL. 2, PG. 184

23     28

24

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

GOLDMAN LONGLAND, LLC
DOC. NO. 2011064989

**STANHOPE PLACE**
VOL. 4, PG. 6

26 | 27 | 28 | 29

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

STANHOPE PLACE
VOL. 4, PG. 6

15 | 14 | 13 | 12

8 | 9 | 10 | 11

**30TH STREET**
(R.O.W. VARIES)

FN NO. 19-184(ABB)

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

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

N

**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

0   50   100   150   200
1"=100'

8 | 9 | 10

2 | 3 | 4

HANCOCK PARK
VOL. 4, PG. 345

ORIGINAL DEED LINE
UNIVERSITY OF TEXAS

ST. DAVID'S HOSPITAL
VOL. 6738, PG. 1745

ORIGINAL
DEED LINE
UNIVERSITY
OF TEXAS

**P.O.B.**

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

L1

C1

C2

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

**P.O.C.**

ORIGINAL DEED LINE
UNIVERSITY OF TEXAS

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

AUGUST, 2019
222010626

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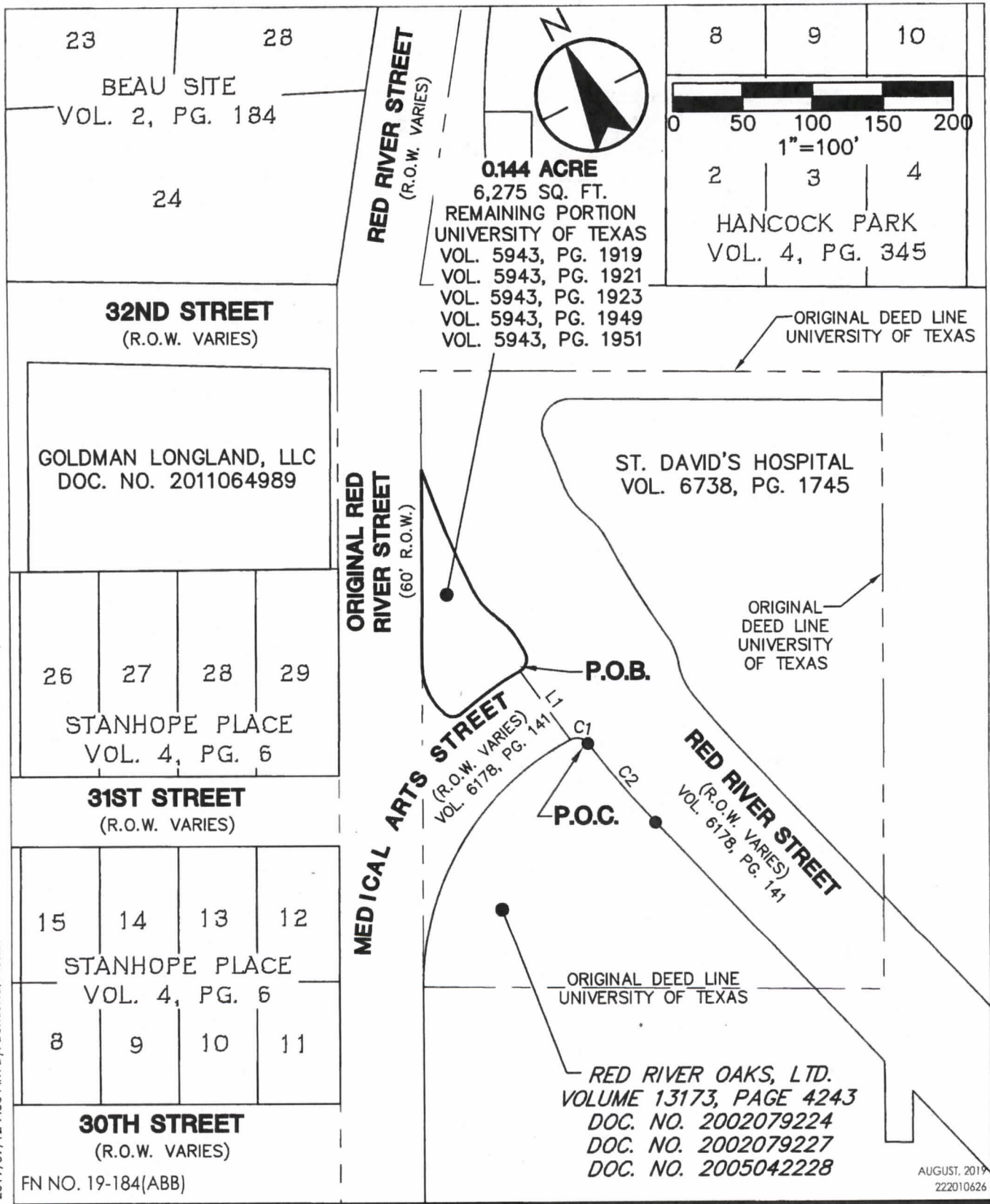
Client/Project
UNIVERSITY OF TEXAS
LAND SWAP

Figure No.
SHEET 1 OF 3

Title
TRIANGLE PARCEL DEED

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

N

1"=50'
0  25  50  75  100

GOLDMAN
LONGLAND, LLC
DOC. NO.
2011064989

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'

C6

C7 PK

C8 PK

L2

P.O.B.

C9 PK PK

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

28        29

STANHOPE PLACE
VOL. 4, PG. 6

C5

C3

C4

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

L1

C1

C2

P.O.C.

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

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

AUGUST, 2019
222010626

FN NO. 19-184(ABB)

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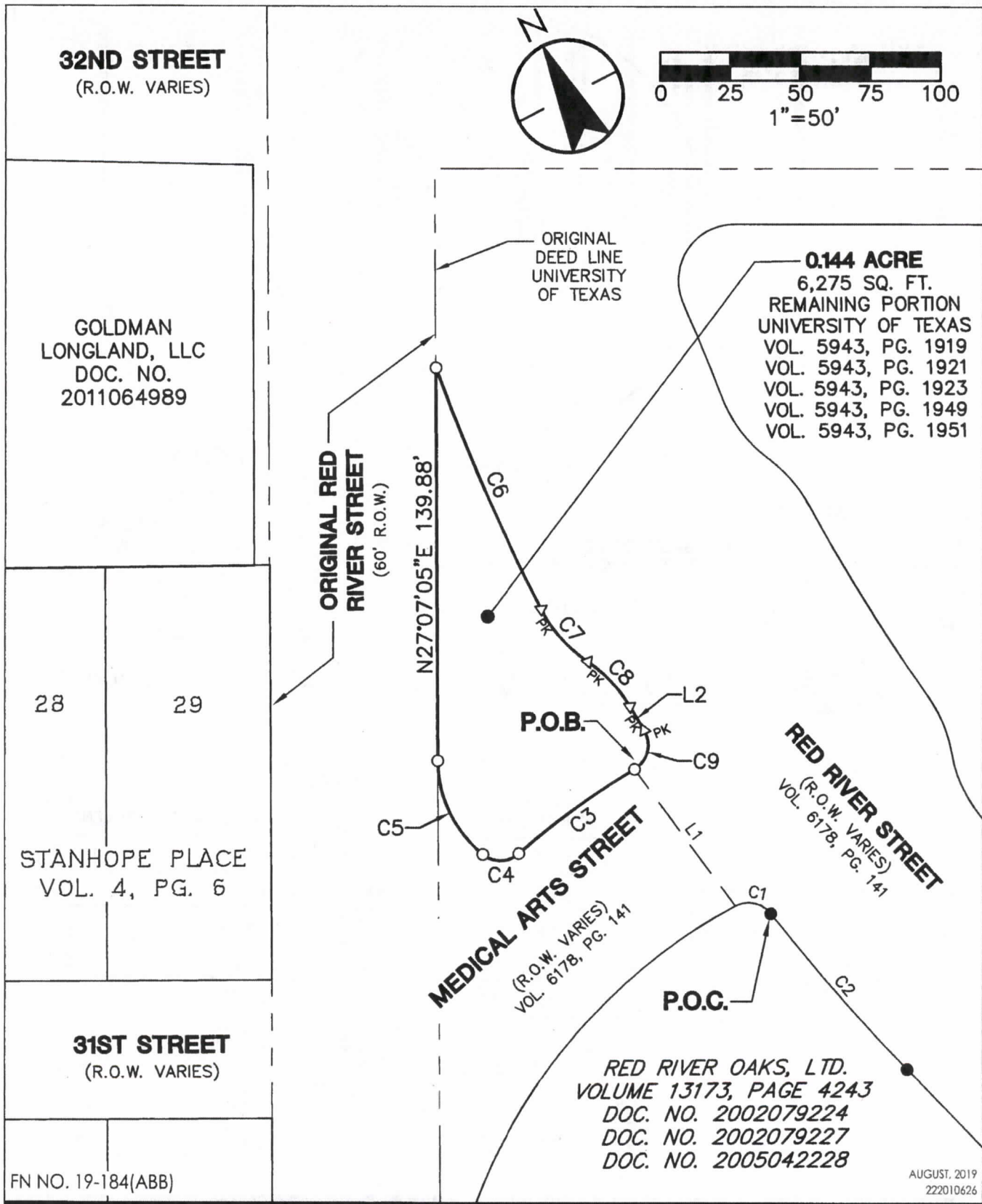
Stantec

1905 Aldrich Street, Suite 300
Austin, TX 78723
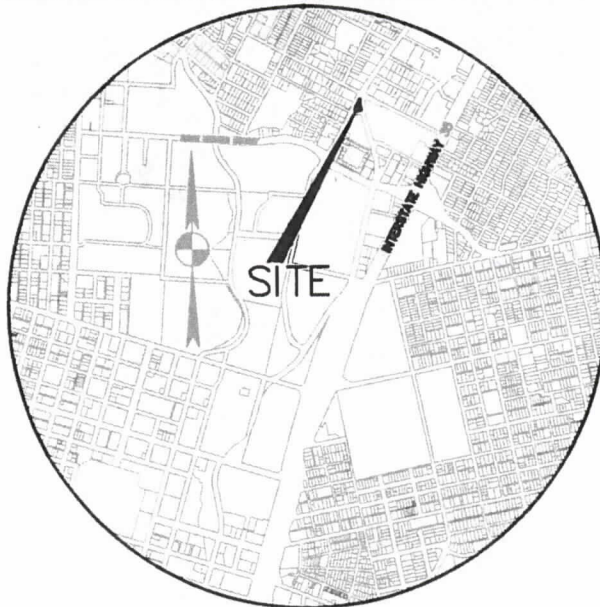TBPE # F-6324 TBPLS # 10194230
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JOHN T. BILNOSKI
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PROFESSIONAL
LAND SURVEYOR

9/17/19

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UNIVERSITY OF TEXAS
LAND SWAP

Figure No.
SHEET 2 OF 3

Title
TRIANGLE PARCEL DEED

## VICINITY MAP
N.T.S.

### LEGEND

▲80d  80D NAIL FOUND

O  1/2" IRON ROD WITH "STANTEC" CAP SET

△PK  PK NAIL WITH "STANTEC" WASHER SET

P.O.B.  POINT OF BEGINNING

P.O.C.  POINT OF COMMENCEMENT

### 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.

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### 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' |

### LINE TABLE

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

## Stantec

1905 Aldrich Street, Suite 300
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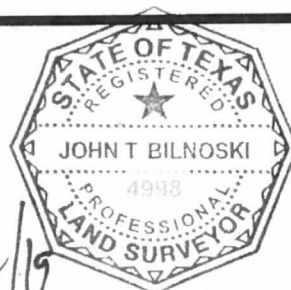
9/12/19

Client/Project
UNIVERSITY OF TEXAS
LAND SWAP

Figure No.
SHEET 3 OF 3

Title
TRIANGLE PARCEL DEED