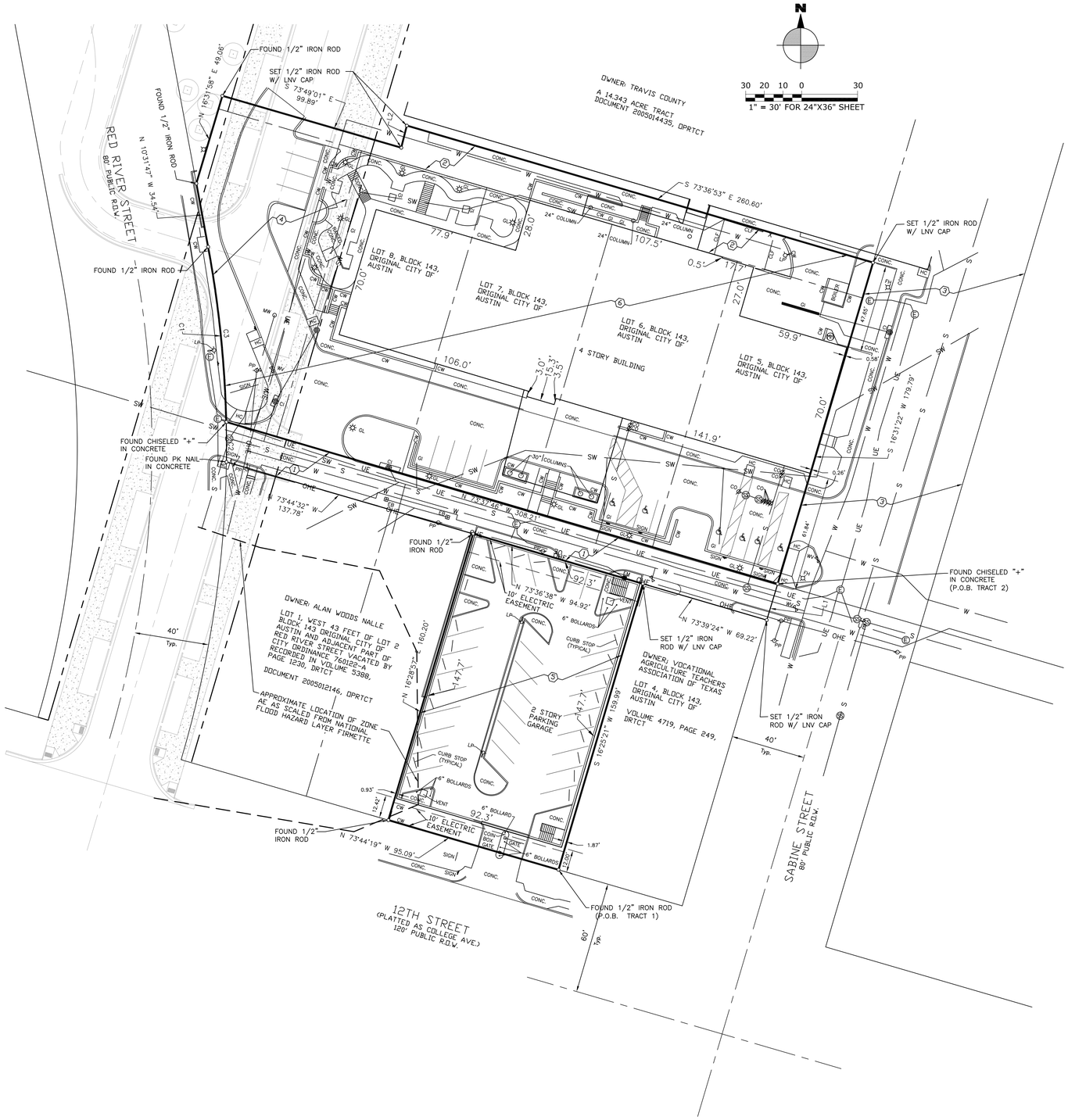


LEGAL DESCRIPTION:
TRACT 1:
LOT 1, BLOCK 143, OF RESUBDIVISION OF LOT 3 AND A PORTION OF LOT 2, BLOCK 143, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 100, PAGES 9–10, PLAT RECORDS OF TRAVIS COUNTY TEXAS AND DOCUMENT 2017034148, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2:
1.382 ACRES OF LAND BEING OUT OF AND A PART OF LOT 5 THROUGH 8 INCLUSIVE, BLOCK 143, OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT OF SAID ORIGINAL CITY OF AUSTIN ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING OUT OF AND A PART OF CERTAIN PORTIONS OF RED RIVER STREET AND 13TH STREET AS VACATED BY THE CITY COUNCIL OF THE CITY OF AUSTIN, IN ORDINANCES NUMBER 76 0318–D AND 75 0529–A RESPECTIVELY, SAID LOTS 5 THOUGH 8 INCLUSIVE, BLOCK 143 AND SAID VACATED REDRIVER AND 13TH STREETS WERE CONVEYED TO THE CITY OF AUSTIN A MUNICIPAL CORPORATION BY THE FOLLOWING SEVEN INSTRUMENTS, ALL DEED RECORDS OF TRAVIS COUNTY TEXAS.
WARRANTY DEED RECORDED IN VOLUME 1264, PAGES 172–173
WARRANTY DEED RECORDED IN VOLUME 2930, PAGES 544–546
WARRANTY DEED RECORDED IN VOLUME 2968, PAGES 1902–1903
WARRANTY DEED RECORDED IN VOLUME 3870, PAGES 1340–1341
WARRANTY DEED RECORDED IN VOLUME 3977, PAGES 1107–1108
ORDINANCE NO 75–0529–A RECORDED IN VOLUME 5234, PAGES 2071–2074
ORDINANCE NO 76–0318–D RECORDED IN VOLUME 5539, PAGES 2237–2240

SAID 1.382 ACRES OF LAND, TRACT 2, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CHISELED "+" IN CONCRETE AT THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 143, AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF EAST 12TH STREET ALLEY, WITH THE WEST RIGHT OF WAY LINE OF A PORTION OF SABINE STREET VACATED BY CITY ORDINANCE 76 0527–A, RECORDED IN VOLUME 5480 PAGE 873, DRTCT FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE N 73° 37' 46" W A DISTANCE OF 308.21 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED TRACT AND SAID LOTS 5 THROUGH 8 INCLUSIVE, BLOCK 143, AND THEIR WESTERLY PROLONGATION AND THE NORTH RIGHT OF WAY LINE OF EAST 12TH STREET ALLEY TO A FOUND CHISELED "+" IN CONCRETE IN THE EAST RIGHT OF WAY LINE OF RELOCATED RED RIVER STREET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE THE FOLLOWING ALONG THE WEST LINE OF THIS HEREIN DESCRIBED TRACT AND THE RELOCATED EAST RIGHT OF WAY OF RED RIVER STREET:

94.58 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 09°11'06", A CHORD BEARING OF N 05° 54' 03" W AND A CHORD DISTANCE OF 94.48 FEET TO A FOUND ½" IRON ROD AT A POINT OF TANGENCY;

N 10° 31' 47" W A DISTANCE OF 34.54 FEET TO A FOUND 1/2" IRON ROD FOR AND ANGLE POINT;

N 16° 31' 58" E A DISTANCE OF 49.06 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHEAST DIRECTION THE FOLLOWING ALONG THE NORTH BOUNDARY OF THIS TRACT:

S 73° 49' 01" E A DISTANCE OF 99.89 FEET TO A SET 1/2" IRON ROD WITH LNV CAP FOR AN ANGLE POINT;

N 13° 59' 59" E A DISTANCE OF 12.24 FEET TO A SET 1/2" IRON ROD WITH LNV CAP FOR AND ANGLE POINT;

S 73° 36' 53" E A DISTANCE OF 260.60 FEET TO A SET 1/2" IRON ROD WITH LNV CAP ON THE WEST RIGHT OF WAY OF SAID PORTION OF VACATED SABINE STREET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE S 16° 31' 22" W A DISTANCE OF 179.79 FEET ALONG THE EAST LINE OF HEREIN DESCRIBED TRACT AND THE WEST RIGHT OF WAY LINE OF SAID PORTION OF VACATED SABINE STREET TO THE POINT OF BEGINNING AND CONTAINING 1.382 ACRES OF LAND MORE OR LESS.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY GF No. CTA–21CTA1903023G EFFECTIVE DATE: OCTOBER 22, 2019 ISSUED: OCTOBER 29, 2019

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY.

SCHEDULE B
ITEM 1: RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED IN VOLUME 100, PAGES 9–10, RECORDED IN PLAT RECORDS, TRAVIS COUNTY, TEXAS (TRACT 1)
DOCUMENT No 2017034150, OPRTCT (TRACT 2) AFFECTS THE PROPERTY AND IS NOT PLOTABLE.
ITEM 10: f.) 10 FOOT ELECTRIC EASEMENT, FRONT AND REAR OF LOT 1 AS RECORDED IN VOLUME 100, PAGES 9–10, PLAT RECORDS, TRAVIS COUNTY, TEXAS AFFECTS THE PROPERTY AND IS SHOWN.
g.) CITY ORDINANCE 76 0122–A RECORDED IN VOLUME 5388, PAGE 1230, DRTCT AS AMENDED IN ORDINANCE 76 0318–D RECORDED IN VOLUME 5539, PAGE 2237, DRTCT AFFECTS THE PROPERTY AND IS SHOWN.

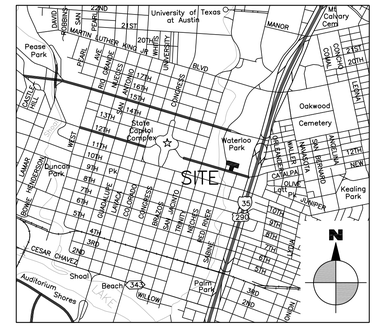
KEY NOTES:

1. 20 FT. ALLEY
2. PORTION OF 13TH STREET VACATED TO CITY OF AUSTIN BY CITY ORDINANCE 750529–A RECORDED IN VOLUME 5234, PAGE 2071, DRTCT
3. SABINE STREET VACATED AND PERPETUALLY CLOSED TO PUBLIC TRAVEL EXCEPT AS AN EASEMENT FOR PUBLIC UTILITY PURPOSE BY CITY ORDINANCE 760527–A RECORDED IN VOLUME 5480, PAGE 873, DRTCT
4. PORTION OF RED RIVER VACATED AND PERPETUALLY CLOSED TO PUBLIC TRAVEL EXCEPT AS AN EASEMENT FOR GAS, WASTE WATER, ELECTRIC UTILITY, TELEPHONE AND WATER LINE PURPOSES BY CITY ORDINANCE 76 0122–A RECORDED IN VOLUME 5388, PAGE 1230, DRTCT AS AMENDED IN ORDINANCE 76 0318–D RECORDED IN VOLUME 5539, PAGE 2237, DRTCT
5. LOT 1, BLOCK 143, OF RESUBDIVISION OF LOT 3 AND A PORTION OF LOT 2, BLOCK 143, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS , ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 100, PAGES 9–10, PLAT RECORDS OF TRAVIS COUNTY TEXAS. (TRACT 1)
6. TRACT 2

LINE	BEARING	DISTANCE
L1	S 16°46'32" W	20.29'
L2	N 13°59'59" E	12.24'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	116.05'	590.00'	11°16'11"	N 04°51'30" W	115.86'
C2	21.47'	590.00'	2°05'05"	N 00°15'58" W	21.47'
C3	94.58'	590.00'	9°11'06"	N 05°54'03" W	94.48'

VICINITY MAP
N.T.S.



PROPERTY ADDRESSES
TRACT 1: 606 E. 12th STREET
TRACT 2: 1215 RED RIVER STREET

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID CENTRAL ZONE, (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000061797625.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A ½" IRON ROD WITH "LNV CONTROL" CAP SET. GRID COORDINATES SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON 02–01–2020. LNV CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT J–22–1001 HAVING A PUBLISHED GRID COORDINATE OF N 10,072,706.65 E 3,113,720.44.

FLOODPLAIN
A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "AE ", AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN OF FIRM PANEL 48453C 0465K, TRAVIS COUNTY, TEXAS, JANUARY 22, 2020.

LEGEND

DRTCT	DEED RECORDS TRAVIS COUNTY, TEXAS
HC	HANDICAP RAMP
LP	LIGHT POLE
CI	CURB INLET
PP	POWER POLE
WV	WATER VALVE
MW	MONITOR WELL
EB	ELECTRIC BOX
CW	CONCRETE WALL
GL	GROUND LIGHT
GI	GRATE INLET
EM	ELECTRIC METER
FH	FIRE HYDRANT
CO	SANITARY SEWER CLEANOUT
CONC.	CONCRETE
CLF	CHAINLINK FENCE
	HANDICAP PARKING
E	ELECTRIC MANHOLE
SS	SANITARY SEWER MANHOLE
SW	STORM MANHOLE
MH	UNKNOWN MANHOLE
OHE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
S	SANITARY SEWER LINE
W	WATER LINE
SW	STORM WATER LINE
	PAINTED STRIPE

ISSUES / REVISIONS

DATE	NO.	DESCRIPTION	BY

PROPOSED RED RIVER STREET REALIGNMENT EXHIBIT

TBPE FIRM NO. F-366
TBPLS FIRM NO. 10126501
LNV
engineers | architects | surveyors
7500 RIALTO BLVD., BUILDING 1
SUITE 240, AUSTIN, TX 78735
PH. (512) 381-8333
WWW.LNVINC.COM

DRAWING NO.: 1 of 1

DRAWN BY:	DPS
CHECKED BY:	DLW
APPROVED BY:	RMV
JOB NO.:	180109_020

S:\Projects\Austin\180109 2018 Surveying Services Rotation\020 Assign 2 Redevelop 1215 Red River_606 E 12th\00-Project Mgmt\Deliverables\Red River Overlay_031020.dwg
Wednesday March 11, 2020, 11:30am