



FINANCIAL SERVICES DEPARTMENT

MEMORANDUM

DATE: September 25, 2025

TO: Carry McEuen, AIA, PMP
Austin Capital Delivery Project, Manager
Capital Delivery Services

FROM: T. Jordan Sale, MAI, Appraiser Senior
Financial Services Department – *Real Estate*

RE:

File Number:	3111.971
Project:	Convention Center Encroachment
Property Owner:	City of Austin
TCAD ID Number:	191564
Address:	409 E. 5 th Street, Austin, TX 78701 (ATF – Across The Fence Parcel)
Legal Description:	See Attached

Carry:

I have reviewed the appraisal report for the above referenced property performed by Max Thompson, MAI of Cushman & Wakefield of Texas, Inc. The purpose of the appraisal assignment was to form an opinion of compensation for a proposed 449 square foot or 0.0103-acre street encroachment with a total cubic foot area of 38,165, inclusive of aerial, surface and subsurface area.

The intended use of the appraisal is to assist the City of Austin in its internal decision-making process regarding the property interest referenced above and a compensation amount to the owner, City of Austin, for the proposed encroachment.

As the encroachment area is not a separate economic unit, the appraiser utilizes an 'Across The Fence' methodology defined as follows: "A land valuation method typically used to estimate the value of a real estate corridor, including railroad or pipeline rights of way, highways, or other corridor real estate. The price or value of land adjacent to the corridor (i.e. "across the fence") is considered for the valuation". The appraiser first concludes to a market value of \$82,800,000 for the ATF parcel (409 E. 5th St.), based on a buildable area of 1,561,608 square feet, or 17,177,688 cubic feet of area assuming a typical floor height of 11 feet. The result is an estimated \$4.82 per buildable cubic feet. Applied to the proposed encroachment area of 38,165, a compensation amount of \$183,955 is indicated. A final report accompanies this memorandum.

The total compensation amounts to:

\$183,955

One Hundred Eighty-Three Thousand Nine Hundred Fifty-Five Dollars

Based on the data and analysis contained in the appraisal report, I consider the opinions and conclusions identified in the report to be reasonable.

If you have any questions regarding this appraisal, please email me at Jordan.Sale@austintexas.gov

Sincerely,

A handwritten signature in cursive script that reads "T. Jordan Sale".

T. Jordan Sale, MAI
Appraiser Senior
Financial Services Department – *Real Estate*

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 0.0103 ACRE [449 SQUARE FEET] TRACT OF LAND OUT OF THE S. GOOCHER SURVEY, ABSTRACT NUMBER 316, TRAVIS COUNTY, TEXAS, BEING A PORTION OF EAST 4TH STREET IN THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 0.0103 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY [METES AND BOUNDS] AS FOLLOWS, AND AS SHOWN ON THE ACCOMPANYING SKETCH:

COMMENCING at a “MAG” nail with “DOUCET” washer found at the intersection of the south line of 4th street (80’ right of way [R.O.W.] width) and the east line of Trinity Street (80’ R.O.W. width), being the northwest corner of Block 33 of said Original City of Austin Map or Plat, same being the northwest corner of the Austin Convention Center tract, having Texas State Plane Grid coordinate (Texas Central Zone [4204], NAD83, Epoch 2010, Combined Scale Factor of 0.999950002499875) values of N=10,069,690.06’, E=3,115,239.78’;

THENCE S73°30’31”E, with the south line of East 4th street, being the north line of said Block 33, same being the north line of said Austin Convention Center tract, a distance of 220.17 feet to a calculated point,

THENCE N16°29’29”E, over and across said East 4th Street, a distance of 50.64 feet to a calculated point for the **POINT OF BEGINNING**;

THENCE, continuing over and across said East 4th Street the following six (6) courses and distances:

- 1) **N73°08’36”W**, a distance of **4.42 feet** to a calculated point.
- 2) **N16°51’24”E**, a distance of **23.00 feet** to a calculated point.
- 3) **S73°11’50”E**, a distance of **40.94 feet** to a calculated point.
- 4) **S16°21’39”W**, a distance of **9.41 feet** to a calculated point.
- 5) **N73°35’44”W**, a distance of **36.74 feet** to a calculated point.
- 6) **S16°16’52”W**, a distance of **13.34 feet** to the **POINT OF BEGINNING** and containing 0.0103 acres of land, more or less.

Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 0.999950002499875 and by using CP1 (OPUS) (N=10,068,709.75 feet, E=3,116,366.23 feet) as the scale point.

Units: U.S. Survey Feet.

I, Joshua P. Armendariz, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.



08/19/2025

Joshua P. Armendariz
Registered Professional Land Surveyor
Texas Registration No. 6822
Doucet, A Kleinfelder Company
JArmendariz @Kleinfelder.com
TBPELS Firm Registration No. 10194551

Date



REFERENCES

TCAD #191560, AUSTIN GRID J-22

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF A 0.0103 ACRE OR 449 SQUARE FEET TRACT OUT OF EAST 4TH STREET (EXHIBIT i)

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00005 AND USING CONTROL POINT 1 AS THE POINT OF ORIGIN. NAVD88, GEOID 12B.
UNITS: US SURVEY FEET.

BASE POINT INFORMATION

CP1 (OPUS)

N=10,068,709.75'

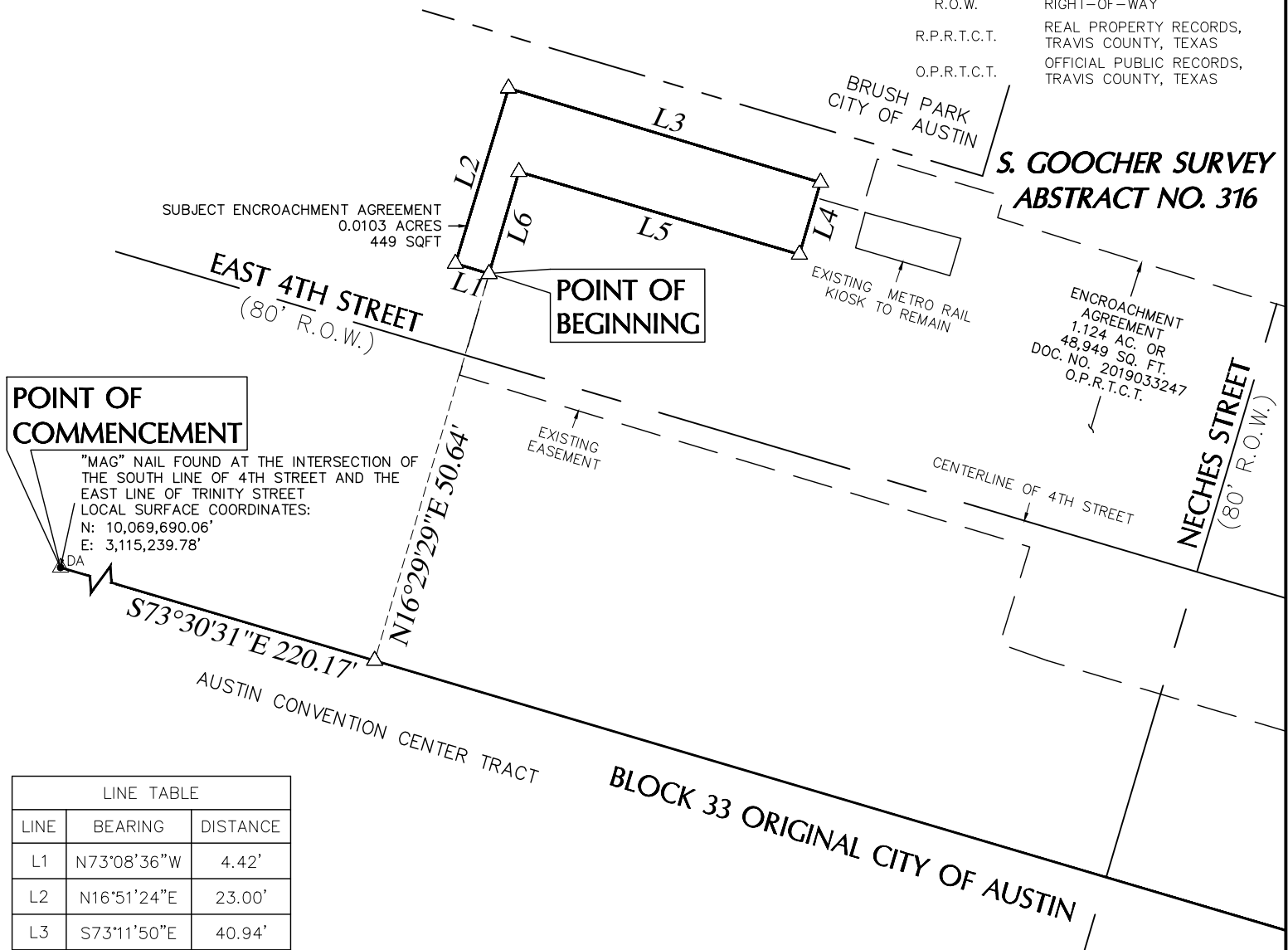
E=3,116,366.23'

DESCRIPTION: 1/2" IRON ROD SET WITH ALUMINUM "DOUCET CONTROL" CAP LOCATED APPROXIMATELY 410 FEET NORTHEAST FROM THE INTERSECTION OF CESAR CHAVEZ STREET AND THE I-35 SOUTHBOUND FRONTAGE ROAD

SCALE: 1" = 20'

LEGEND

	SUBJECT ENCROACHMENT AGREEMENT OR PROPERTY LINE
	EXISTING ENCROACHMENT AGREEMENT
	RIGHT OF WAY LINE
	RIGHT OF WAY CENTERLINE
	FLY-TIE
	"MAG" NAIL FOUND WITH "DOUCET" SHINER
	VOLUME
	PAGE
	RIGHT-OF-WAY
	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



POINT OF COMMENCEMENT

"MAG" NAIL FOUND AT THE INTERSECTION OF THE SOUTH LINE OF 4TH STREET AND THE EAST LINE OF TRINITY STREET
LOCAL SURFACE COORDINATES:
N: 10,069,690.06'
E: 3,115,239.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N73°08'36"W	4.42'
L2	N16°51'24"E	23.00'
L3	S73°11'50"E	40.94'
L4	S16°21'39"W	9.41'
L5	N73°35'44"W	36.74'
L6	S16°16'52"W	13.34'

DOUCET, A KLEINFELDER COMPANY
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
OF A 0.0103 ACRE OR 449 SQUARE FEET
TRACT OUT OF EAST 4TH STREET (EXHIBIT i)

BENCHMARK NOTE:

BENCHMARK #105

ELEVATION: 474.83' (NAVD88, GEOID 12B)

DESCRIPTION: MAG NAIL ON CONCRETE SIDEWALK LOCATED APPROXIMATELY 30
FEET NORTHWEST FROM THE INTERSECTION OF 4TH STREET AND TRINITY STREET.

[SHOWN HEREON]

SCALE: NTS
(ISOMETRIC VIEW)

LEGEND

SUBJECT ENCROACHMENT
AGREEMENT

AERIAL ENCROACHMENT AGREEMENT NOTE:

THE AERIAL ENCROACHMENT AGREEMENT BEGINS AT A SURFACE ELEVATION OF
470.30' (APPROXIMATELY GROUND LEVEL AT THE TIME OF SURVEY).

SAID AGREEMENT EXTENDS UPWARDS 45' TO AN ELEVATION OF 515.30' TO THE
"UPPER AERIAL ELEVATION".

SAID AGREEMENT EXTENDS DOWNWARDS 40' TO AN ELEVATION OF 430.30' TO
THE "LOWER SUBSURFACE ELEVATION".

ALL ELEVATIONS ARE DERIVED FROM A 2024 TOPOGRAPHIC SURVEY CONDUCTED
BY DOUCET FOR THE CITY OF AUSTIN AND ARE TIED TO NAVD88. GEOID 12B
WAS USED. THE BENCHMARK CITED WAS LEVELED FROM SAID SURVEY'S
ORIGINATING BASE POINT, WHICH WAS TIED TO ONLINE POSITIONING USER
SERVICE (O.P.U.S.)

UPPER AERIAL ELEVATION=515.30'

VOLUME OF UPPER AERIAL ENCROACHMENT:
20,205 CUBIC FEET

SUBJECT ENCROACHMENT AGREEMENT
0.0103 ACRES
449 SQFT

SURFACE ELEVATION
(AT GROUND LEVEL)=470.30'

EXISTING METRO RAIL KIOSK TO REMAIN
SURFACE ELEVATION=470'

LOWER SUBSURFACE ELEVATION=430.30'

VOLUME OF LOWER SUBSURFACE
ENCROACHMENT: 17,960 CUBIC FEET



Josh P. Armendariz

08/19/2025

DATE

JOSHUA P. ARMENDARIZ
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