

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. 5th 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.

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 \$73°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.

Joshua P. Armendariz

08/19/2025

Date

Registered Professional Land Surveyor

Texas Registration No. 6822

Doucet, A Kleinfelder Company

JArmendariz @Kleinfelder.com

TBPELS Firm Registration No. 10194551

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 SCALE: 1" = 20'VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE **LEGEND** ADJUSTMENT FACTOR OF 1.00005 AND USING CONTROL POINT 1 AS THE POINT OF ORIGIN. NAVD88, GEOID 12B. SUBJECT ENCROACHMENT US SURVEY FEET. AGREEMENT OR PROPERTY LINE EXISTING ENCROACHMENT AGREEMENT BASE POINT INFORMATION RIGHT OF WAY LINE CP1 (OPUS) RIGHT OF WAY CENTERLINE N=10,068,709.75' E=3,116,366.23"MAG" NAIL FOUND WITH ÆΑ DESCRIPTION: 1/2" IRON ROD SET WITH ALUMINUM "DOUCET CONTROL" CAP "DOUCET" SHINER LOCATED APPRÓXIMATELY 410 FEET NORTHEAST FROM THE INTERSECTION OF VOL. **VOLUME** CESAR CHAVEZ STREET AND THE I-35 SOUTHBOUND FRONTAGE ROAD PG. PAGE R.O.W. RIGHT-OF-WAY REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS R.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, O.P.R.T.C.T. BRUSH PARK TRAVIS COUNTY, TEXAS CITY OF AUSTIN S. GOOCHER SURVEY ABSTRACT NO. 316 SUBJECT ENCROACHMENT AGREEMENT 0.0103 ACRES 449 SQFT EAST 4TH STREET EXISTING POINT OF KIOSK TO REMAIN METRO RAIL ENCROACHMENT (80° R.O.W.) 1.124 EMEN, 48,949 AC. OR DOC. NO. 2019033247 O.P.R.T.C.T. **BEGINNING** POINT OF EXISTING COMMENCEMENT EASEMENT CENTERLINE OF 4TH STREET "MAG" NAIL FOUND AT THE INTERSECTION OF THE SOUTH LINE OF 4TH STREET AND THE EAST LINE OF TRINITY STREET 80, LOCAL SURFACE COORDINATES: N: 10,069,690.06' E: 3,115,239.78' \$73°30'31'E 220.17 AUSTIN CONVENTION CENTER TRACT BLOCK 33 ORIGINAL CITY OF AUSTIN LINE TABLE LINE REARING DISTANCE N73°08'36"W 4.42 L1 12 N16°51'24"E 23.00' L3 S73°11'50"E 40.94 14 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** PAGE 2 OF 3 (EXHIBIT i) TRPFLS 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]

DOUCET, A KLEINFELDER COMPANY
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
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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.)

PAGE 3 OF 3 (EXHIBIT i)

SCALE: NTS
(ISOMETRIC VIEW)

LEGEND

SUBJECT ENCROACHMENT
AGREEMENT

