

Date: Month Date, Year
Subject: IH35 CapEx-Cen Downtown Relocation: MLK to Holly St.



MEMORANDUM OF UNDERSTANDING

To: Shay Ralls Roalson, P.E., Director, Austin Water

From: Jesús Aguirre, MBA, CPRE, Director, Austin Parks and Recreation Department

Subject: **IH35 CapEx-Cen Downtown Relocation: MLK to Holly St. FDU 3920 2207 8162; Project I.D.: 3212.162**

The purpose of this memorandum is to outline an understanding between Austin Parks and Recreation and Austin Water for the non-recreational use of parkland at Sir Swante Palm Neighborhood Park.

Austin Water (AW) is authorized to use the parkland located at Sir Swante Palm Neighborhood Park, 200 N IH 35 SvrD SB for construction of a wastewater line, water lines, and water shaft as indicated on Attachment “B” (Location Map).

The application consists of two separate requests. Request One proposes construction of a 66” water transmission main and an associated water shaft. Request two proposed construction of a 16” waterline and 12” wastewater line.

Request One

For the construction of the water transmission main and water shaft, the parkland is requested for permanent and temporary use. The requested area is:

Permanent Water Shaft Use:	833 sq. ft. =	\$230,817
Permanent Waterline Use:	1,116 sq. ft. =	\$166,510
Temporary Staging Use:	2,585 sq. ft. =	\$126,267

AW is in an agreement to provide the following mitigation (\$718,734) in return for the permanent use and temporary use of the parkland after City Council has approved this request.

The project start date is September 2027.
The date of final completion is August 2029.
The temporary use of parkland is approved for 700 days.

Request Two

For the construction of the waterline and wastewater line, the parkland is requested for permanent use. The requested area is:

Permanent Water and Wastewater Use:	7,903 sq. ft. =	\$1,179,000
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AW is in an agreement to provide the following mitigation (\$1,179,000) in return for the permanent use and temporary use of the parkland after City Council has approved this request.

Date: Month Date, Year
Subject: IH35 CapEx-Cen Downtown Relocation: MLK to Holly St.

The project start date is April 2029.
The date of final completion is December 2029.
The duration of construction on parkland is 274 days.

The total mitigation for the use of parkland is \$1,897,883.

Future recreational use or improvements proposed within the permanent use area will require coordination between AW and APR.

- AW supports the incorporation of compatible parklike improvements within the “Request Two” permanent Declaration of Use area. APR commits to coordinating with AW on any future parklike improvements constructed within the area.
- Future operation and maintenance activities associated with the utilities are anticipated to be limited to the area of the Park’s wastewater service connection, where the wastewater facilities will not be encased. This designated area should remain clear of permanent improvements to preserve access for future operation and maintenance activities.

AW recognizes the importance of the following measures in supporting continued coordination among City partners to minimize disturbances and support the successful implementation of the Park Development Project during TxDOT construction activities. This MOU and associated Declarations of Use are necessitated by TxDOT’s IH-35 Capital Express Central (CapEx) Project. While AW does not have authority over the execution of TxDOT’s contracts or contractors, AW will coordinate with the applicable parties to support implementation of the following measures. APR will continue to coordinate directly with TxDOT regarding these activities, recognizing that successful implementation is achieved through collaboration among all involved parties.

- Maintaining adequate access to parkland during the construction process to allow for the Park Development Project.
- If the Park Development Project is required to extend its schedule or re-mobilize onsite due to TxDOT’s construction activities, APR may incur additional development costs. Current estimates indicate approximately \$480,000 in remobilization costs for a three- to four-month delay. AW will serve as the lead City department in coordinating with TxDOT and its contractors to support inclusion of appropriate compensation to APR within TxDOT-related agreements, should such delays occur.
- Installing safety fencing and screening along all perimeters of workspace on or adjacent to parkland to ensure safe public access to remaining park areas throughout the construction process.
- Installing protective fencing along identified Protection Zones which overlap with the Limits of Construction of the proposed work on parkland and ensuring there is no adverse impact to historical assets on parkland including the Shelter House and staircase.
- Ensuring compliance with the Palm Park Soil Stripping, Stockpiling, and Treatment Plan.

It is the responsibility of the Austin Capital Delivery Services Project Manager and/or the AW Engineer to notify APR of the Notice to Proceed 60 days prior to start of construction on-site. Extension/modification of parkland use must receive prior written approval from APR as soon as identified and at least 90 days in advance. If extension over 60 days is required, this MOU must be updated to address additional impact to parkland due to delay. If the usage of the temporary use area exceeds the duration, additional mitigation fees will be assessed based on the daily use rate.

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Austin Capital Delivery Services Project Manager and/or the AW Engineer must notify APR upon completion of construction within parkland. Future repair or maintenance work requires notification to APR.

Applicant is responsible for initiating an IET funds transfer from Austin Water FDU 3920 2207 8162 (SPID # 3212.162) to APR FDU 8741-8607-3020-4888 in the amount of (\$1,897,883) within 30 Calendar Days after execution of this Memorandum of Understanding.

Austin Water Point of Contact: Kevin Koeller	Phone Number: 512-972-2055
Austin Capital Delivery Services Point of Contact: Cristina Acuna	Phone Number: 512-974-3067
Austin Parks and Recreation Point of Contact: Paul Books	Phone Number: 512-978-1315

Parks & Recreation Board: June 22, 2026

City Council: (Date)

Jesús Aguirre, MBA, CPRE Date
Director, Austin Parks and Recreation

CONCURRENCE

Shay Ralls Roalson, P.E. Date
Director, Austin Water

Attachments: A- (Mitigation Calculation Worksheet)
 B (Location Map)
 C (Construction Access, Protective Fencing, and Protection Zones)
 D (Palm Park Soil Stripping, Stockpiling, and Treatment)
 E (Cost Opinion Palm Park Cap Ex AW Temporary Easement Cost Implementation)
 F (Declaration of Use)

EXHIBIT A

M.O.U. MITIGATION FEES CALCULATION WORKSHEET - SUMMARY

	Calculated Fee
Permanent Water Shaft	\$230,817
Permanent Water Line	\$166,510
Permanent Waste/Water Line	\$1,179,149
Temporary Use	\$321,407
TOTAL =	\$1,897,883

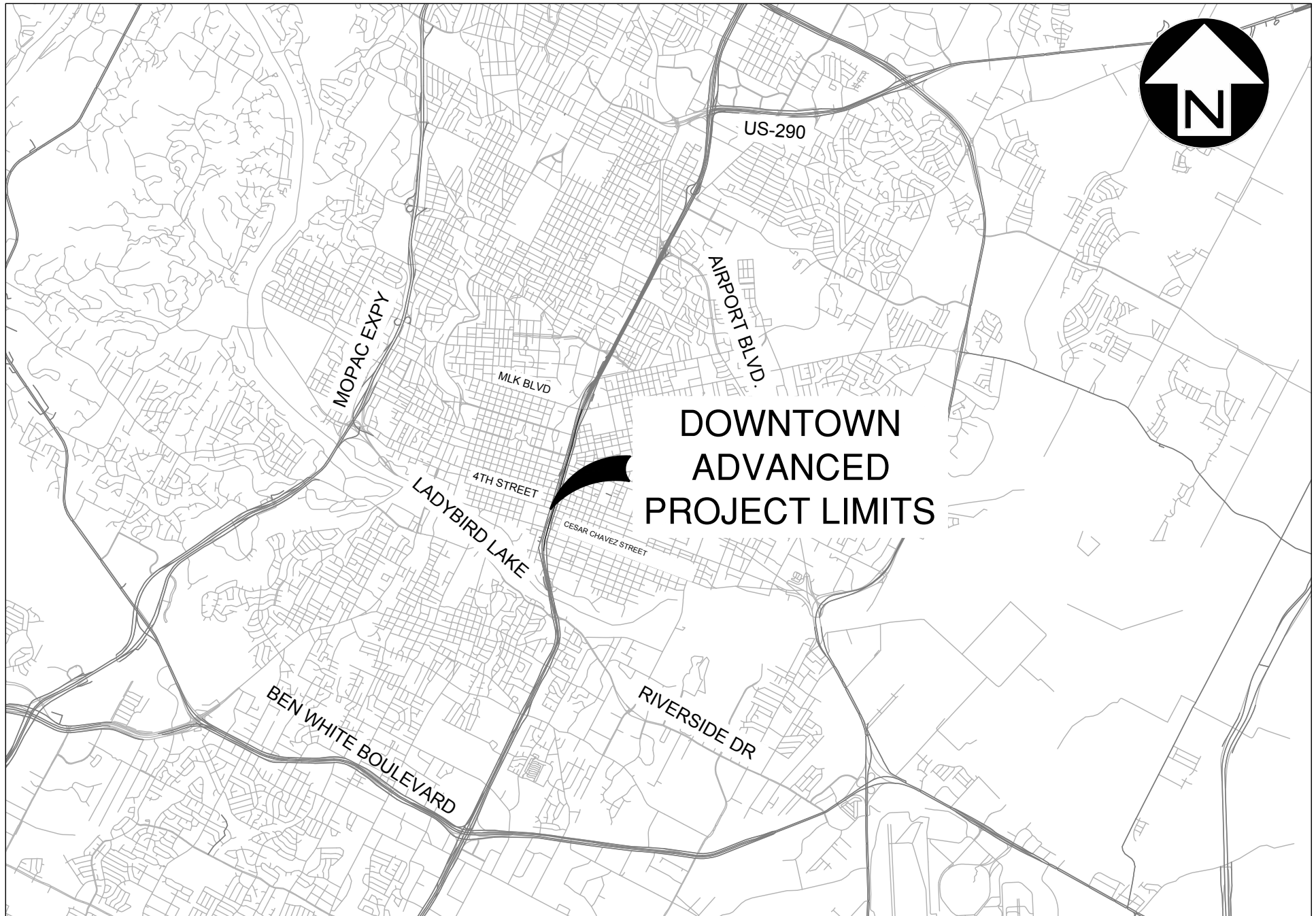
Project:	IH-35 CapEx-Cen MLK to Holly St - Palm Park□	
Requesting Dept:	Austin Water	
	MOU # 26-008	Sir Swante Palm Neighborhood Park

Mitigation Worksheet for Permanent Use			
Permanent Use		Project: IH-35 CapEx-Cen MLK to Holly St - Palm Park	
		Requesting Department: Austin Water	
		MOU # 26-008	Sir Swante Palm Neighborhood Park
Geographic Area Code	DT	<i>Identified by requested area site geography</i>	
Average Value per Square Foot. (\$):	\$426.29	<i>Calculated by Geographic Area average</i>	
Requested Area (sq. ft.):	7,903	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$3,368,997	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	35.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$1,179,149	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
DISTURBANCE VALUES			
Percentage of Fee	Comments	Example Uses	
10%	<i>Nominal effect on use and utility</i>	Small subsurface water or sewer line	
25%	<i>Subsurface or air rights that have minimal effect on use and utility</i>	Larger subsurface water or sewer line with minimal impacts on future development	
35%	<i>Location along a property line or non usable land area</i>	Water or sewer line, cable lines or other subsurface use with limited impacts on developable area	
50%	<i>Balanced use by both owner and easement holder</i>	Water or sewer line, cable lines with exceptions in the DOU allowing parklike amenities	
65%	<i>Some impact on surface use and conveyance of ingress/egress rights</i>	Pipelines or other limited surface impacts with maintenance requirements and limited development potential	
75%	<i>Major impact on surface use and conveyance of future uses</i>	Pipelines, drainage easements, flowage easements that restrict future use	
90%	<i>Severe impact on surface use and conveyance of future uses</i>	Overhead electric, drainage easements, or other use with restrictions on future use	
100%	<i>Permanently dedicated to installation</i>	ROW or other use with surface impact on parkland	
Areas within an existing easement or declaration of use are limited to the remaining eligible percentage. Adapted From: Right of Way Magazine "Easement Valuation" Sherwood, May/June 2006. Provided by City of Austin Office of Real Estate			

Mitigation Worksheet for Permanent Use			
Permanent Use		Project: IH-35 CapEx-Cen MLK to Holly St - Palm Park	
		Requesting Department: Austin Water	
		MOU # 26-008	Sir Swante Palm Neighborhood Park
Geographic Area Code	DT	<i>Identified by requested area site geography</i>	
Average Value per Square Foot. (\$):	\$426.29	<i>Calculated by Geographic Area average</i>	
Requested Area (sq. ft.):	833	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$355,102	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	65.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$230,817	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
DISTURBANCE VALUES			
Percentage of Fee	Comments	Example Uses	
10%	<i>Nominal effect on use and utility</i>	Small subsurface water or sewer line	
25%	<i>Subsurface or air rights that have minimal effect on use and utility</i>	Larger subsurface water or sewer line with minimal impacts on future development	
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Mitigation Worksheet for Permanent Use			
Permanent Use		Project: IH-35 CapEx-Cen MLK to Holly St - Palm Park□	
		Requesting Department: Austin Water	
		MOU # 26-008	Sir Swante Palm Neighborhood Park
Geographic Area Code	DT	<i>Identified by requested area site geography</i>	
Average Value per Square Foot. (\$):	\$426.29	<i>Calculated by Geographic Area average</i>	
Requested Area (sq. ft.):	1,116	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$475,743	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	35.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$166,510	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
DISTURBANCE VALUES			
Percentage of Fee	Comments	Example Uses	
10%	<i>Nominal effect on use and utility</i>	Small subsurface water or sewer line	
25%	<i>Subsurface or air rights that have minimal effect on use and utility</i>	Larger subsurface water or sewer line with minimal impacts on future development	
35%	<i>Location along a property line or non usable land area</i>	Water or sewer line, cable lines or other subsurface use with limited impacts on developable area	
50%	<i>Balanced use by both owner and easement holder</i>	Water or sewer line, cable lines with exceptions in the DOU allowing parklike amenities	
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Mitigation Worksheet for Temporary Use		
Project:	IH-35 CapEx-Cen MLK to Holly St - Palm Park□	MOU # 26-008
Requesting Department:	Austin Water	Sir Swante Palm Neighborh
Geographic Area Code	DT	<i>Identified by requested area geography</i>
Average Value per Square Foot. (\$):	\$426.29	<i>Calculated by Geographic Area average</i>
Requested Area (sq. ft.):	2,585	<i>Submitted by Requesting Department/Entity</i>
Preliminary Annual Value of Requested Area:	\$1,101,969	<i>Area requested multiplied by Value per Square Foot</i>
Adjusted Annual Value of Requested Area:	\$165,295	<i>(15% Rate of Return)</i>
Monthly Annual Value of Requested Area:	\$13,775	<i>Adjusted Annual Value divided by 12</i>
Daily Temporary Use Rate:	\$459	<i>Monthly Value divided by 30 (average number of days in a month)</i>
Days Requested:	700	<i>Submitted by Requesting Department/Entity</i>
Temporary Use Mitigation Value:	\$321,407	<i>Daily Temporary Use Rate multiplied by Days Requested</i>



COA GRID: J21, J22, J23, AND K23

LOCATION MAP

PROJECT LOCATION

MAPSCO: MAP 585P, 585Q, 585T,
585X, 615B, 615F

N.T.S.

EXHIBIT D



Palm Park Soil Stripping, Stockpiling, and Treatment

29 May 2026

GENERAL

The purpose of this guidance document is to provide instruction and support for stripping existing horticultural soils at Palm Park and stockpiling the soils for re-use after other construction activities affecting soil conditions have been completed. The following procedures for soil stripping and stockpiling are recommended to be implemented to conserve soil quality.

- The Contractor shall examine previous work, related work, and conditions under which this work is to be performed and notify the Landscape Architect in writing of all deficiencies and conditions detrimental to the proper completion of this work.
- Identify all areas in which soil is to be conditioned in place and set up Vegetation and Soil Management Zones (VSMZs).
 - VSMZs will be identified with orange construction fence.
 - Other than soil conditioning machinery, trucks or other heavy equipment shall not be allowed in VSMZs.
 - Ingress and egress of equipment into VSMZs shall be limited to once a day.

SOIL STRIPPING

- Prior to stripping soils for salvage and re-use, existing vegetation shall be removed from the soil.
 - Cut vegetation. Cutting involves removal of above ground plant matter as close to the ground as possible.
- Prior to starting soil stripping work, the Contractor shall examine existing soil conditions at locations where this work is to be performed and notify the Construction Manager in writing of all deficiencies and conditions detrimental to the proper completion of this work.
 - The Contractor shall be responsible for verification that all of the project areas to be stripped have been identified and mapped properly per drawings and specifications.
 - Inspect all surfaces to check for consistent soil conditions, including soil texture, unstable areas, and areas requiring additional removal of debris, plants, or excess soil. During the inspection, use a soil probe to assess soil quality to be certain of the depth that uniform soil texture extends below the soil surface and that no compacted layers exist or buried debris is within 18 inches of the surface.
 - Verify that subgrade and drainage components of the areas scheduled to be stripped are without ponded water or saturated soil.
 - Submit any and all noted discrepancies which will impact the proper execution of the work to the Landscape Architect prior to beginning soil conditioning processes
- The contractor shall be responsible for ensuring no soil compaction will occur from construction traffic or other soil stripping activities. Damage caused by construction equipment or other construction activities will be repaired by the landscape contractor at no additional cost to the owner.
- Verify that the surface moisture content is suitable for soil stripping and stockpiling. Under no circumstances shall the contractor strip and stockpile soil when the soil is too wet.
- Existing topsoil: Stripping topsoil will be done by stripping the topsoil to a depth of 9-12 inches below the ground surface. Subsoil will be then be stripped to a depth of 12 inches below the topsoil, or to the depth of the pre-existing subgrade soil, whichever is shallower.
- Remove any gravel or other debris that may exist on the surface.

- Appropriate topsoil stripping depth shall be determined as the depth of soil color and without large clay clods that can be found in the subsoil on site.
- All soil stripping shall be completed with minimal damage to surface soil structure (compaction, smearing, balling). Soil stripping shall not be conducted with soil is wet, or within 24 hours of a rainfall of ½-inch or more.

SOIL TRANSPORT AND SCREENING

- Stripped soil shall be transported to stockpile locations along planned corridors only. Other than soil stripping machinery, trucks or other heavy equipment shall not be allowed on areas where soil has not been stripped.

SOIL STOCKPILING

- Soil stockpiles are being established to conserve and build healthy salvaged soils that will support vegetation in the park. All stockpiles shall be appropriately labeled with signs identifying the origin of the stockpiled material.
 - Stockpile locations will be selected to avoid slopes and natural drainageways, and to avoid traffic routes.
 - Prior to placement of soils into stockpiles, the stockpile site shall be prepared by grading the stockpile pad level with a 2 percent grade in direction of drainage.
- Install ventilation Pipe consisting of 4" diameter Schedule 40, smooth, rigid, perforated HDPE pipe.
 - Layout: Lay aeration pipe horizontally in the soil stockpile. Pipe shall extend from the face of the stockpile by a minimum of 18". Pipes shall be placed approximately 6- to 18 inches above ground level. Ventilation pipes will be placed 8 feet apart for each layer. Slope pipes at 1.0% toward the downslope position.
 - The requirement for Ventilation pipe will be waived if the height of the stockpile does not exceed 6 feet.
 - Salvaged soils shall be placed on stockpiles to a height not to exceed 8 feet.
- Soil shall be placed and graded across the pile in a single pass of low-ground pressure equipment (tracked bulldozer exerting less than 6 pounds per square inch ground pressure).
- The top of the stockpile shall have minimum 2 percent grade to the outer perimeter. The sides of the stockpiles shall have 2:1 slopes.
 - The surface and sides of the soil stockpile shall be prepared to have a firm, friable, seedbed.
- Density of the soil stockpiles shall not exceed 80 percent of maximum dry density as determined by Standard Proctor testing (ASTM D6938 - 17a Standard Test Methods for In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth)).
- Perimeter controls shall be placed around the stockpile immediately. Examples of suitable control measures include diversion dikes, silt fence, or straw bale barriers.
- Temporary stabilization of the stockpile shall be completed within 3 days of the formation of the stockpile.

COVER CROP PLANTING AND MAINTENANCE

- Stockpiles shall be top-dressed with 1 inch of compost to provide temporary stabilization and short-term plant nutrients.
- Within 3 days of completion of the soil stockpile, a cover crop consisting of annual rye grass shall be seeded into the compost and soil.

- The cover crop shall be maintained during the stockpile's existence. Maintenance shall include:
 - Irrigation during initial seed germination and early growth (2-month period expected)
 - Cover crops shall be mowed when flowering to prevent seed-set, if necessary.
 - Removal of invasive species. Monitoring will be conducted monthly to inspect for the presence and removal of invasive plant species.
- Stockpiles shall be examined and sampled every week to assess soil structure.

PROTECTION OF WORK

- Protect all project areas from construction traffic, compaction, and erosion. Keep the construction site clean of all trash and debris prior to, during and after construction operations have ceased. Keep the areas clear of unauthorized personnel or equipment where planting soils have been placed.



Re: Palm Park Cap/Ex/AW Temporary Easement Cost Implementation

Schedule Extension Cost Impact

The cost impact of the proposed schedule extension will depend heavily on market conditions, contractor backlog, and bid competition at the time of procurement. If general contractors and subcontractors have available capacity and are aggressively pursuing work, they may absorb some or all of the extended duration within their bids. Conversely, if backlog remains strong, bidders are more likely to price the additional duration as a real cost exposure. Based on current conditions in the Austin market, the latter scenario appears more likely.

For this project, we would expect general conditions and general requirements to be approximately **\$50,000 per month**. A 3-to-4-month extension would therefore result in an estimated general contractor impact of **\$150,000 to \$200,000**. This cost is largely driven by extended site supervision, temporary facilities, project management, insurance, and the opportunity cost of keeping resources committed to this project rather than redeploying them elsewhere.

Subcontractors will face a similar, though somewhat lower-overhead, exposure. Their extended duration costs may include supervision, project management, equipment, remobilization, and reduced labor efficiency. For planning purposes, we would carry subcontractor's general conditions and requirements at a similar magnitude to the general contractor amount, or approximately **\$50,000 per month**. A 3-to-4-month extension would therefore result in an estimated subcontractor impact of **\$150,000 to \$200,000**.

Based on the above, the total estimated schedule extension impact is **\$300,000 to \$400,000**. Given the uncertainty around bid competition, backlog, and how individual contractors choose to price the extended duration, we recommend carrying this estimate with a **+/- 20% range**. This results in a potential upper exposure of approximately **\$480,000**.

Conclusion

We recommend budgeting the schedule delay impact at **\$300,000 to \$480,000**.

Blair Tennant
Senior Principal | Vermeulens

EXHIBIT "F"

Parcel 6687.04

0.0191 Acre Waterline Declaration of Use
Lot 5 and Lot 6
Block 12, Original City of Austin
Austin, Travis County, Texas

DESCRIPTION FOR PARCEL 6687.04
WATERLINE DECLARATION OF USE

BEING a 0.0191 of one acre (833 square foot) Declaration of Use, being a portion of Lot 5 and Lot 6, Block 12, Original City of Austin, being described as the East 46 feet of said Lot 6 and the West 14 feet of Lot 5 (First Tract) conveyed to the City of Austin by Deed dated March 22, 1929, as recorded in Volume 434, Page 255, Deed Records, Travis County, Texas; said 0.0191 of one acre Declaration of Use being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the north line of said City of Austin tract, and the existing south right-of-way line of 3rd Street (80 foot width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=10,068,981.03, E=3,116,380.13, from which a 1/2-inch iron rod with cap (illegible) found at the northeast corner of said Block 12, being at the intersection of the existing south right-of-way line of 3rd Street and the existing west right-of-way line of IH 35 (varying width right-of-way), bears South 73°32'34" East 60.27 feet;

- 1) THENCE, along the east line of this Declaration of Use, crossing said City of Austin tract, **South 16°29'33" West 23.80 feet** to a calculated point;
- 2) THENCE, along the south line of this Declaration of Use, crossing said City of Austin tract, **North 73°32'34" West 35.00 feet** to a calculated point;
- 3) THENCE, along the west line of this Declaration of Use, crossing said City of Austin tract, **North 16°29'33" East 23.80 feet** to a calculated point in the north line of said City of Austin tract, and the existing south right-of-way line of 3rd Street, from which a mag nail found at the southwest corner of the vacated South 1/2 portion of 2nd Street, being in the existing east right-of-way line of Sabine Street (80 foot width right-of-way), bears North 73°32'34" West 192.27 feet, and South 16°34'18" West 356.92 feet;

Parcel 6687.04 WLE

- 4) THENCE, along the north line of this Declaration of Use and said City of Austin tract, and the existing south right-of-way line of 3rd Street, **South 73°32'34" East 35.00 feet** to the POINT OF BEGINNING and containing 0.0191 of one acre (833 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates and can be converted to surface by multiplying by a combined scale factor of 1.00011.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



Troy R. Thomas, Reg. Professional Land Surveyor No. 6130

5/8/2026

Date

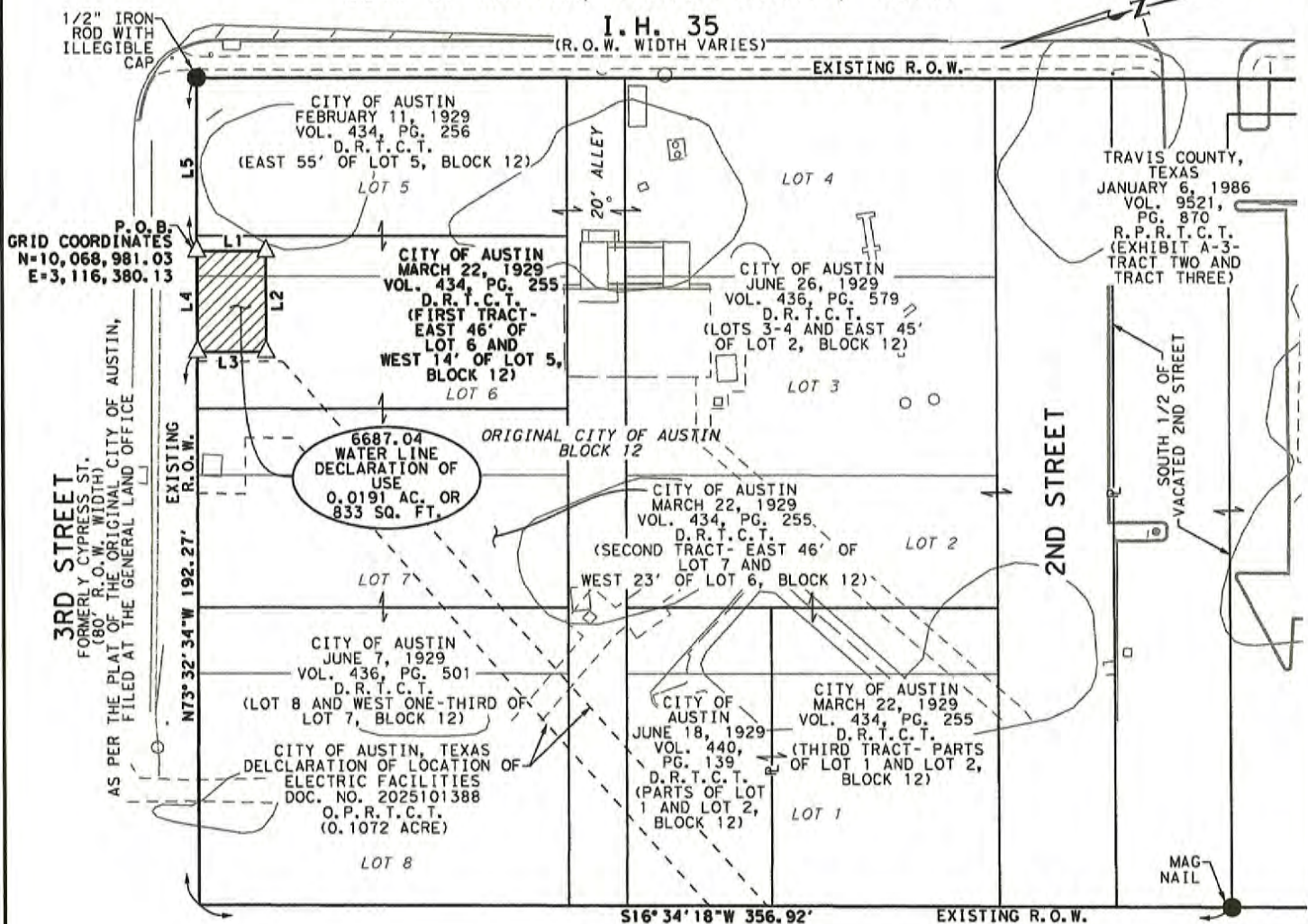
Note: There is a plat to accompany this description.

M:\TxDOT Division~22-087~IH 35-US90E to US290W\Description\Parcel 6687.04 WLE_R1
Issued 4/2/2026; Revised 5/8/2026

AUSTIN GRID J-22
TCAD ID 191622

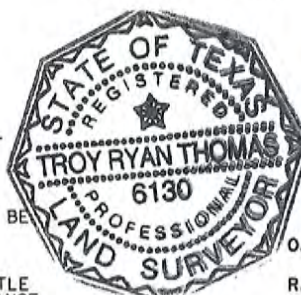
FIELD NOTES REVIEWED
BY: DATE: 05/11/26
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0191 AC.,
833 SQ. FT. OF LAND OUT OF LOT 5 AND LOT 6,
ORIGINAL CITY OF AUSTIN, BLOCK 12,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16°29'33"W	23.80'
L2	N73°32'34"W	35.00'
L3	N16°29'33"E	23.80'
L4	S73°32'34"E	35.00'
L5	S73°32'34"E	60.27'

SABINE STREET
(80' R.O.W. WIDTH)



LEGEND

- MONUMENT FOUND (AS INDICATED)
- △ CALCULATED POINT, NOT SET
- PROPERTY LINE (OWNERSHIP DIVISION)
- DEED LINE (OWNERSHIP IN COMMON)
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- VOL./PG. VOLUME/PAGE
- DOC. NO. DOCUMENT NUMBER
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- DISTANCES ARE DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00011.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS GF#2019002430, EFFECTIVE ON MARCH 2, 2026 AND ISSUED ON MARCH 16, 2026.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

TROY R. THOMAS, REG. PROF. LAND SURVEYOR NO. 6130

Note: There is a description to accompany this plat.

5/8/2026

DATE

M:\TxDOT Division\22-087-IH35-US290E to US290W\Dgn\COA EASEMENTS\PARCELS

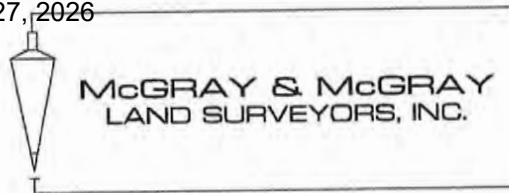
TCAD ID: 191622
SURVEYED BY:

PAGE 3 OF 3

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPES SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

AUSTIN GRID J-22

JOB NO: 22-087



May 8, 2026

First American Title Insurance Company

RE: Title Commitment, GF No. 2019002430
For: **Parcel 6687.04, 0.0191 of one acre (833 sq. ft.) Water Line Declaration of Use** out of Lots 5 & 6, Block 12, Original City of Austin
Effective Date: March 2, 2026
Issued: March 16, 2026

I have reviewed the title commitment for the above referenced parcel and the results are as follows:

The following easements are **not shown** or noted on the sketch and **do not affect** the subject easement:

- Item 10.a. (Easement reserved in Volume 442, Page 201)
- Item 10.e. (Temporary Right of Way Encroachment License Agreement in Doc. No. 2019139288)

The following easements are **shown** or noted on the sketch and **do not affect** the subject easement:

- Item 10.f. (Declaration of Location of Electric Facilities in Doc. No. 2025101388)

Sincerely,
Troy R. Thomas, RPLS
Project Manager
TBPELS Survey Firm #10095500

5/8/2026

Date

EXHIBIT "F"

Parcel 6687.04

0.0256 Acre Subterranean Declaration of Use

Lot 5

Block 12, Original City of Austin

Austin, Travis County, Texas

DESCRIPTION FOR PARCEL 6687.04
SUBTERRANEAN DECLARATION OF USE

BEING a 0.0256 of one acre (1,116 square foot) Declaration of Use, being a portion of Lot 5, Block 12, Original City of Austin, being a portion of that tract described as the East 46 feet of said Lot 6 and the West 14 feet of said Lot 5 (First Tract) conveyed to the City of Austin by Deed dated March 22, 1929, as recorded in Volume 434, Page 255, Deed Records, Travis County, Texas, and also being a portion of that tract described as the East 55 feet of said Lot 5 conveyed to the City of Austin by Deed dated February 11, 1929, as recorded in Volume 434, Page 256, Deed Records, Travis County, Texas; said 0.0256 of one acre Declaration of Use being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap (illegible) found at the northeast corner of said City of Austin (Volume 434, Page 256) tract, being at the intersection of the existing west right-of-way line of IH 35 (varying width right-of-way) and the existing south right-of-way line of 3rd Street (80 foot width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=10,068,963.95, E=3,116,437.92;

- 1) THENCE, along the east line of this Declaration of Use and said City of Austin tract, and the existing west right-of-way line of IH 35, **South 16°29'33" West 18.38 feet** to a calculated point, from which a 1/2-inch iron rod found at the southeast corner of the vacated South 1/2 portion of 2nd Street, being in the existing west right-of-way line of IH 35, bears South 16°29'33" West 297.70 feet;
- 2) THENCE, along the south line of this Declaration of Use, crossing said City of Austin (Volume 434, Page 256) tract and said City of Austin (Volume 434, Page 255) tract, **North 73°48'41" West 60.27 feet** to a calculated point;

Parcel 6687.04 SE

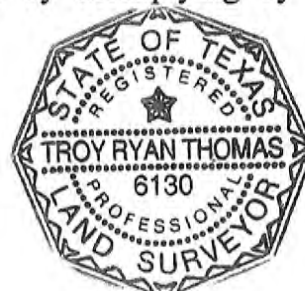
- 3) THENCE, along the west line of this Declaration of Use, crossing said City of Austin (Volume 434, Page 255) tract, **North 16°29'33" East 18.66 feet** to a calculated point in the north line of said City of Austin tract, and the existing south right-of-way line of 3rd Street, from which a mag nail found at the southwest corner of the vacated South 1/2 portion of 2nd Street, being in the existing east right-of-way line of Sabine Street (80 foot width right-of-way), bears North 73°32'34" West 227.27 feet, and South 16°34'18" West 356.92 feet;
- 4) THENCE, along the north line of this Declaration of Use, said City of Austin (Volume 434, Page 225) tract, and said City of Austin (Volume 434, Page 256) tract, and the existing south right-of-way line of 3rd Street, **South 73°32'34" East 60.27 feet** to the POINT OF BEGINNING and containing 0.0256 of one acre (1,116 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates and can be converted to surface by multiplying by a combined scale factor of 1.00011.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



T.R.T.

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130

5/8/2026

Date

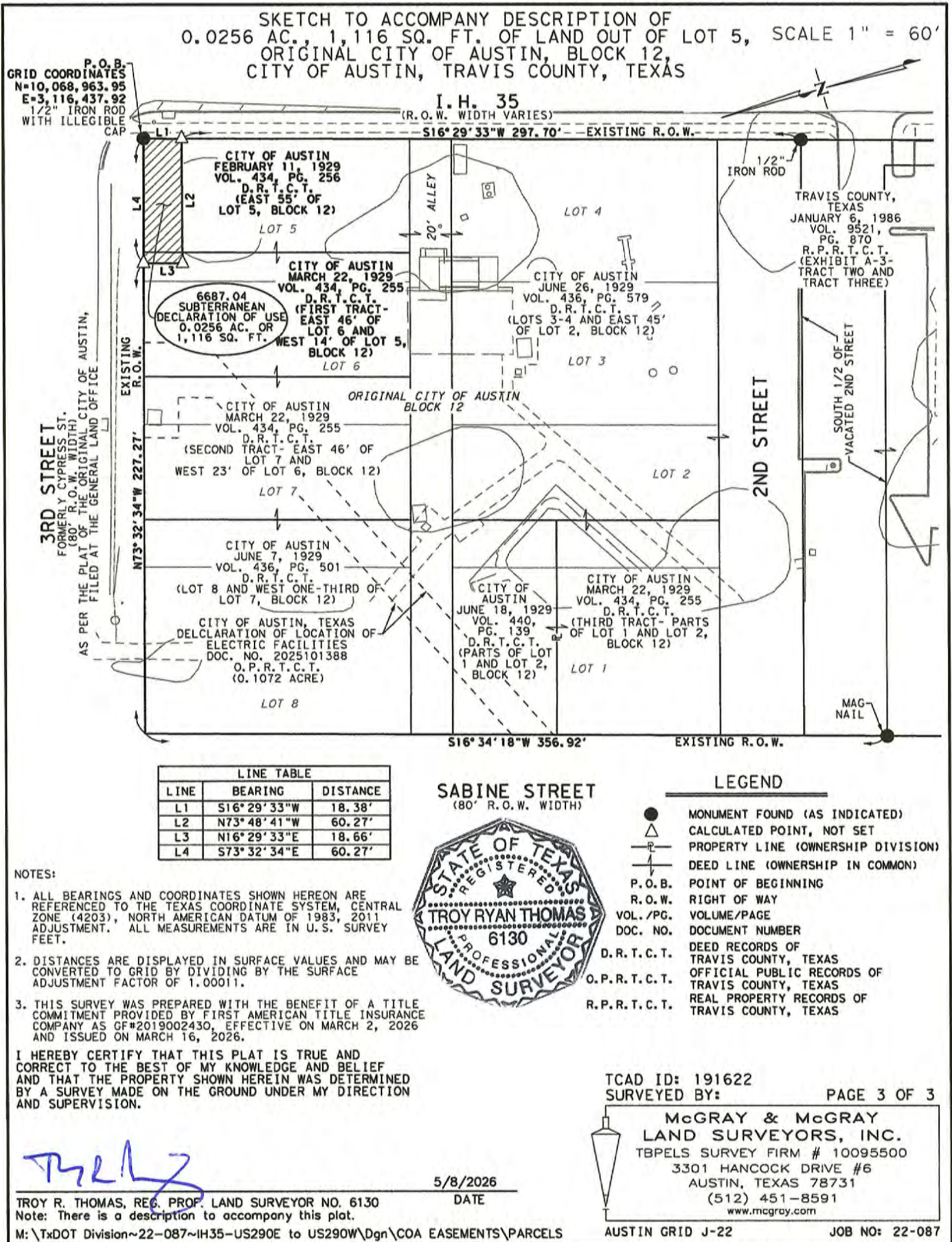
Note: There is a plat to accompany this description.

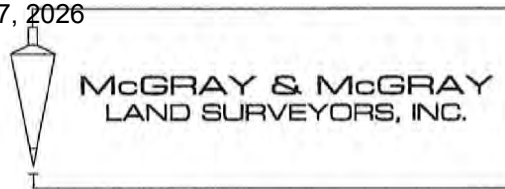
M:\TxDOT Division\22-087~IH 35-US90E to US290W\Description\Parcel 6687.04 SE_R1

Issued 4/2/2026; Revised 5/8/2026

AUSTIN GRID J-22
TCAD ID 191622

FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 05/11/26
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT





May 8, 2026

First American Title Insurance Company

RE: Title Commitment, GF No. 2019002430
For: **Parcel 6687.04, 0.0256 of one acre (1,116 sq. ft.) Subterranean
Declaration of Use** out of Lot 5, Block 12, Original City of Austin
Effective Date: March 2, 2026
Issued: March 16, 2026

I have reviewed the title commitment for the above referenced parcel and the results are as follows:

The following easements are **shown** or noted on the sketch and **do not affect** the subject easement:

- Item 10.f. (Declaration of Location of Electric Facilities in Doc. No. 2025101388)

The following easements are **not shown** or noted on the sketch and **do not affect** the subject easement:

- Item 10.a. (Easement reserved in Volume 442, Page 201)
- Item 10.e. (Temporary Right of Way Encroachment License Agreement in Doc. No. 2019139288)

A handwritten signature in blue ink, appearing to read "T.R. Thomas", is written over a horizontal line.

Sincerely,
Troy R. Thomas, RPLS
Project Manager
TBPELS Survey Firm #10095500

5/8/2026

Date

Parcel 6687.04 0.0593 Acre Temporary Workspace Declaration of Use
Lot 5 and Lot 6
Block 12, Original City of Austin
Austin, Travis County, Texas

BEING a 0.0593 of one acre (2,585 square foot) Temporary Declaration of Use, being a portion of Lot 5 and Lot 6, Block 12, Original City of Austin, being a portion of that tract described as the East 46 feet of said Lot 6 and the West 14 feet of said Lot 5 (First Tract) and a portion of that tract described as the East 46 feet of Lot 7 in said Block 12 and the West 23 feet of said Lot 6 (Second Tract) conveyed to the City of Austin by Deed dated March 22, 1929, as recorded in Volume 434, Page 255, Deed Records, Travis County, Texas; said 0.0593 of one acre Temporary Declaration of Use being more particularly described by metes and bounds as follows:

THENCE, along the east line of this Declaration of Use, crossing said City of Austin tract, the following two (2) courses, numbered 1 and 2:

- 1) **South 67°52'18" West 19.24 feet** to a calculated point, and
- 2) **South 16°33'03" West 39.19 feet** to a calculated point;
- 3) THENCE, along the south line of this Declaration of Use, crossing said City of Austin tract, **North 73°32'34" West 65.00 feet** to a calculated point;

Parcel 6687.04 TWSE

- 4) THENCE, along the west line of this Declaration of Use, crossing said City of Austin tract, **North 16°32'13" East 51.19 feet** to a calculated point in the north line of said City of Austin tract, and the existing south right-of-way line of 3rd Street, from which a mag nail found at the southwest corner of the vacated South 1/2 portion of 2nd Street, being in the existing east right-of-way line of Sabine Street (80 foot width right-of-way), bears North 73°32'34" West 164.81 feet, and South 16°34'18" West 356.92 feet;
- 5) THENCE, along the north line of this Declaration of Use and said City of Austin tract, and the existing south right-of-way line of 3rd Street, **South 73°32'34" East 27.46 feet** to a calculated point;

THENCE, continuing along the north line of this Declaration of Use, crossing said City of Austin tract, the following three (3) courses, numbered 6 through 8:

- 6) **South 16°29'33" West 23.80 feet** to a calculated point,
- 7) **South 73°32'34" East 35.00 feet** to a calculated point, and
- 8) **North 16°29'33" East 23.80 feet** to a calculated point in the north line of said City of Austin tract, and the existing south right-of-way line of 3rd Street;

Parcel 6687.04 TWSE

- 9) THENCE, continuing along the north line of this Declaration of Use, the north line of said City of Austin tract, and the existing south right-of-way line of 3rd Street, **South 73°32'34" East 17.57 feet** to the POINT OF BEGINNING and containing 0.0593 of one acre (2,585 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates and can be converted to surface by multiplying by a combined scale factor of 1.00011.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



5/8/2026

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130

Date

Note: There is a plat to accompany this description.

M:\TxDOT Division~22-087~IH 35-US90E to US290W\Description\Parcel 6687.04 TCE_R1

Issued 4/2/2026; Revised 5/8/2026

AUSTIN GRID J-22
TCAD ID 191622

FIELD NOTES REVIEWED
BY DATE: 05/11/26
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

1/2" IRON ROD WITH ILLEGIBLE CAP

P.O.B. GRID COORDINATES
N=10,068,976.05
E=3,116,396.98

3RD STREET
FORMERLY CYPRESS ST.
(80' R.O.W. WIDTH)
AS PER THE PLAT OF THE ORIGINAL CITY OF AUSTIN,
FILED AT THE GENERAL LAND OFFICE

EXISTING R.O.W.

CITY OF AUSTIN
FEBRUARY 11, 1929
VOL. 434, PG. 256
D.R.T.C.T.
(EAST 55' OF LOT 5, BLOCK 12)
LOT 5

CITY OF AUSTIN
MARCH 22, 1929
VOL. 434, PG. 255
D.R.T.C.T.
(FIRST TRACT-
EAST 46' OF
LOT 6 AND
WEST 14' OF LOT 5,
BLOCK 12)
LOT 6

20' ALLEY

CITY OF AUSTIN
JUNE 26, 1929
VOL. 436, PG. 579
D.R.T.C.T.
(LOTS 3-4 AND EAST 45'
OF LOT 2, BLOCK 12)
LOT 3

LOT 4

LOT 2

CITY OF AUSTIN
MARCH 22, 1929
VOL. 434, PG. 255
D.R.T.C.T.
(SECOND TRACT- EAST 46' OF
LOT 7 AND
WEST 23' OF LOT 6, BLOCK 12)

LOT 7

CITY OF AUSTIN
JUNE 7, 1929
VOL. 436, PG. 501
D.R.T.C.T.
(LOT 8 AND WEST ONE-THIRD OF
LOT 7, BLOCK 12)

CITY OF AUSTIN, TEXAS
DECLARATION OF LOCATION OF
ELECTRIC FACILITIES
DOC. NO. 2025101388
O.P.R.T.C.T.
(0.1072 ACRE)
LOT 8

CITY OF AUSTIN
JUNE 18, 1929
VOL. 440, PG. 139
D.R.T.C.T.
(PARTS OF LOT
1 AND LOT 2,
BLOCK 12)
LOT 1

CITY OF AUSTIN
MARCH 22, 1929
VOL. 434, PG. 255
D.R.T.C.T.
(THIRD TRACT- PARTS
OF LOT 1 AND LOT 2,
BLOCK 12)

LOT 2

2ND STREET

TRAVIS COUNTY,
TEXAS
JANUARY 6, 1986
VOL. 9521,
PG. 870
R.P.R.T.C.T.
(EXHIBIT A-3-
TRACT TWO AND
TRACT THREE)

SOUTH 1/2 OF
VACATED 2ND STREET

MAG-
NAIL

LINE TABLE

516' 34' 18" W 356.92'

EXISTING R.O.W.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67° 52' 18"W	19.24'
L2	S16° 33' 03"W	39.19'
L3	N16° 32' 13"E	51.19'
L4	S73° 32' 34"E	27.46'
L5	S16° 29' 33"W	23.80'
L6	S73° 32' 34"E	35.00'
L7	N16° 29' 33"E	23.80'
L8	S73° 32' 34"E	17.57'
L9	S73° 32' 34"E	42.70'

STATE OF TEXAS
REGISTERED
★
TROY RYAN THOMAS
6130
PROFESSIONAL
LAND SURVEYOR

●	MONUMENT FOUND (AS INDICATED)
△	CALCULATED POINT, NOT SET
—E—	PROPERTY LINE
—A—	DEED LINE (OWNERSHIP IN COMMON)
P. O. B.	POINT OF BEGINNING
R. O. W.	RIGHT OF WAY
L. / PG.	VOLUME / PAGE
C. NO.	DOCUMENT NUMBER
T. C. T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
T. C. T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
T. C. T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. DISTANCES ARE DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS GF#2019002430, EFFECTIVE ON MARCH 2, 2026 AND ISSUED ON MARCH 16, 2026.

Thyl

5/8/2026
DATE

TCAD ID: 191622
SURVEYED BY:

PAGE 4 OF 4

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

AUSTIN GRID J-22

JOB NO: 22-087

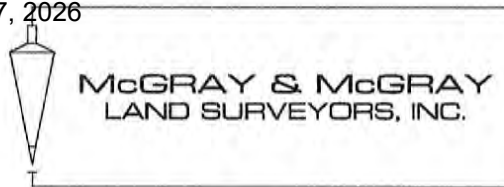
CLOSURE REPORT
Parcel 6687.04
0.0593 Acre Temporary Workspace Declaration of Use
County: Travis
Highway: IH 35

Point of Beginning

Northing:	10068976.0500'		
Easting:	3116396.9800'		
Side 1: Line			
Direction:	S67°52'18.00"W	Distance:	19.2400'
Northing:	10068968.8026'		
Easting:	3116379.1572'		
Side 2: Line			
Direction:	S16°33'03.00"W	Distance:	39.1900'
Northing:	10068931.2364'		
Easting:	3116367.9933'		
Side 3: Line			
Direction:	N73°32'34.00"W	Distance:	65.0000'
Northing:	10068949.6508'		
Easting:	3116305.6562'		
Side 4: Line			
Direction:	N16°32'13.00"E	Distance:	51.1900'
Northing:	10068998.7234'		
Easting:	3116320.2266'		
Side 5: Line			
Direction:	S73°32'34.00"E	Distance:	27.4600'
Northing:	10068990.9440'		
Easting:	3116346.5616'		
Side 6: Line			
Direction:	S16°29'33.00"W	Distance:	23.8000'
Northing:	10068968.1232'		
Easting:	3116339.8050'		
Side 7: Line			
Direction:	S73°32'34.00"E	Distance:	35.0000'
Northing:	10068958.2078'		
Easting:	3116373.3711'		
Side 8: Line			
Direction:	N16°29'33.00"E	Distance:	23.8000'
Northing:	10068981.0286'		
Easting:	3116380.1277'		
Side 9: Line			
Direction:	S73°32'34.00"E	Distance:	17.5700'
Northing:	10068976.0510'		
Easting:	3116396.9779'		

Closure Summary

Precision, 1 part in:	130889.5809'
Error distance:	0.0023'
Error direction:	N64°48'50.79"W
Area:	0.0593 Ac.
Square area:	2585 Sq. Ft.
Perimeter:	302.2500'



May 8, 2026

First American Title Insurance Company

RE: Title Commitment, GF No. 2019002430
For: **Parcel 6687.04, 0.0593 of one acre (2,585 sq. ft.) Temporary Workspace Declaration of Use** out of Lots 5 & 6, Block 12, Original City of Austin
Effective Date: March 2, 2026
Issued: March 16, 2026

I have reviewed the title commitment for the above referenced parcel and the results are as follows:

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- Item 10.e. (Temporary Right of Way Encroachment License Agreement in Doc. No. 2019139288)

The following easements are **shown** or noted on the sketch and **do affect** the subject easement:

- Item 10.f. (Declaration of Location of Electric Facilities in Doc. No. 2025101388)

Sincerely,
Troy R. Thomas, RPLS
Project Manager
TBPELS Survey Firm #10095500

Date

EXHIBIT "F"

Parcel 6687.04

0.1814 Acre Waterline Declaration of Use
Lot 4, Lot 5 and a 20 foot alley
Block 12, Original City of Austin, and
2nd Street
Austin, Travis County, Texas

DESCRIPTION FOR PARCEL 6687.04
WATERLINE DECLARATION OF USE

BEING a 0.1814 of one acre (7,903 square foot) Declaration of Use, being a portion of Lot 4, Lot 5 and a 20 foot wide alley, Block 12, Original City of Austin, being described as the East 55 feet of said Lot 5 conveyed to the City of Austin by Deed dated February 11, 1929, as recorded in Volume 434, Page 256, Deed Records, Travis County, Texas, also being described as Lot 3, in said Block 12, Lot 4, and the East 45 feet of Lot 2, in said Block 12 conveyed to the City of Austin by Deed dated June 26, 1929, as recorded in Volume 436, Page 579, Deed Records, Travis County, Texas, also being a portion of the North 1/2 of 2nd Street; said 0.1814 of one acre Declaration of Use being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap (illegible) found at the northeast corner of said Lot 5, being at the intersection of the existing west right-of-way line of IH 35 (varying width right-of-way) and the existing south right-of-way line of 3rd Street (80 foot width right-of-way), said POINT OF BEGINNING having Grid Coordinates of N=10,068,963.95, E=3,116,437.92;

- 1) THENCE, along the east line of this Declaration of Use, the east line of said Lots 5 and 4, the easterly terminus of said 20 foot wide alley, the easterly terminus of the North 1/2 of 2nd Street, and the existing west right-of-way line of IH 35, **South 16°29'33" West 316.08 feet** to a calculated point at the southeast corner of the easterly terminus of the North 1/2 of 2nd Street, and the northeast corner of the vacated South 1/2 of 2nd Street, said vacated South 1/2 of 2nd Street (Exhibit A-3) conveyed to Travis County, Texas by Warranty Deed, as recorded in Volume 9521, Page 870, Real Property Records, Travis County, Texas, from which a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap found at the intersection of the existing west right-of-way line of IH 35 and the existing north right-of-way Cesar Chavez Street (80 foot width right-of-way), bears **South 16°29'33" West 307.15 feet**;

Parcel 6687.04 WLE

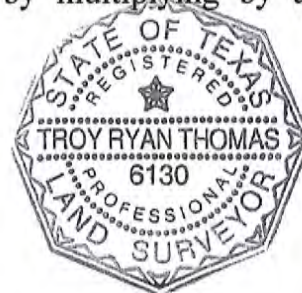
- 2) THENCE, along the south line of this Declaration of Use, the south line of the North 1/2 of 2nd Street, and the north line of said Travis County tract, **North 73°42'42" West 25.00 feet** to a calculated point, from which a mag nail found at the southwest corner of said Travis County tract, being in the existing east right-of-way line of Sabine Street (80 foot width right-of-way), bears North 73°42'42" West 262.98 feet, and South 16°34'18" West 40.00 feet;
- 3) THENCE, along the west line of this Declaration of Use, crossing the North 1/2 of 2nd Street, said Lots 4 and 5, and said 20 foot wide alley, **North 16°29'32" East 316.15 feet** to a calculated point in the north line of said Lot 5, and the existing south right-of-way line of 3rd Street;
- 4) THENCE, along the north line of this Declaration of Use and said Lot 5, and the existing south right-of-way line of 3rd Street, **South 73°32'34" East 25.00 feet** to the POINT OF BEGINNING and containing 0.1814 of one acre (7,903 square feet) of land within these metes and bounds.

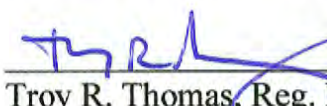
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates and can be converted to surface by multiplying by a combined scale factor of 1.00011.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500




Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
Note: There is a plat to accompany this description.
M:\TxDOT Division~22-087~IH 35-US90E to US290W\Description\Parcel 6687.04 0.1814 WLE
Issued 4/2/2026

4/2/2026

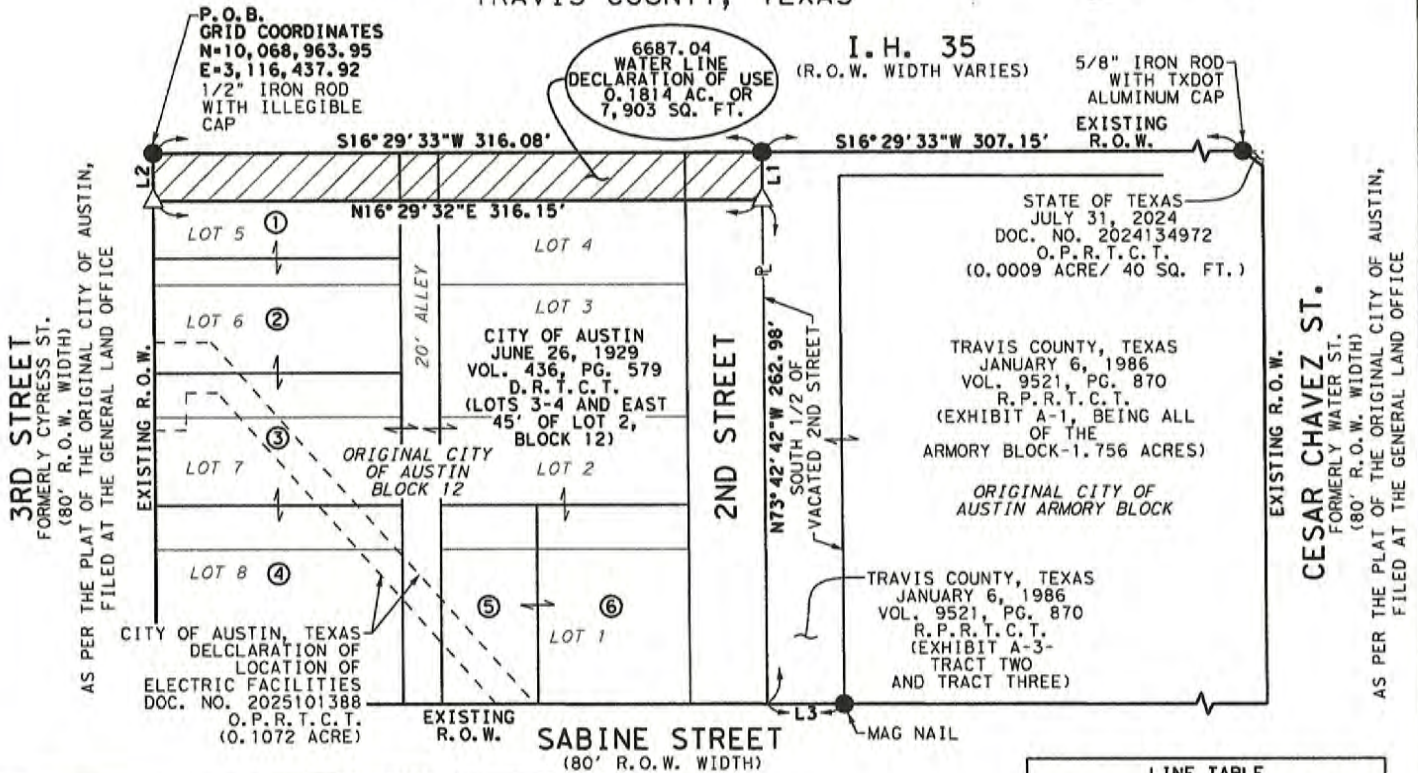
Date

FIELD NOTES REVIEWED
BY  DATE: 05/11/26
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

AUSTIN GRID J-22
TCAD ID 191622

SKETCH TO ACCOMPANY DESCRIPTION OF
0.1814 AC., 7,903 SQ. FT. OF LAND OUT OF
LOT 5, LOT 4, AND 20' ALLEY, BLOCK 12,
ORIGINAL CITY OF AUSTIN, AND
2ND STREET, CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

SCALE 1" = 100'

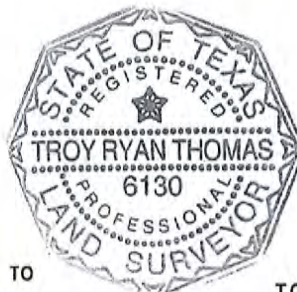


OWNERSHIP CHART			
PROPERTY ID	OWNER	FILE NUMBER	EXECUTED DATE
①	CITY OF AUSTIN	VOL. 434, PG. 256 D.R.T.C.T. (EAST 55' OF LOT 5, BLOCK 12)	FEBRUARY 11, 1929
②	CITY OF AUSTIN	VOL. 434, PG. 255 D.R.T.C.T. (FIRST TRACT-EAST 46' OF LOT 6 AND WEST 14' OF LOT 5, BLOCK 12)	MARCH 22, 1929
③	CITY OF AUSTIN	VOL. 434, PG. 255 D.R.T.C.T. (SECOND TRACT-EAST 46' OF LOT 7 AND WEST 23' OF LOT 6, BLOCK 12)	MARCH 22, 1929
④	CITY OF AUSTIN	VOL. 436, PG. 501 D.R.T.C.T. (LOT 8 AND WEST ONE-THIRD OF LOT 7, BLOCK 12)	JUNE 7, 1929
⑤	CITY OF AUSTIN	VOL. 440, PG. 139 D.R.T.C.T. (PARTS OF LOT 1 AND LOT 2, BLOCK 12)	JUNE 18, 1929
⑥	CITY OF AUSTIN	VOL. 434, PG. 255 D.R.T.C.T. (THIRD TRACT-PARTS OF LOT 1 AND LOT 2, BLOCK 12)	MARCH 22, 1929

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- DISTANCES ARE DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00011.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS GF#2019002430, EFFECTIVE ON MARCH 2, 2026 AND ISSUED ON MARCH 16, 2026.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



TCAD ID 191622
SURVEYED BY:

PAGE 3 OF 3

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPES SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

AUSTIN GRID J-22

JOB NO: 22-087

TROY R. THOMAS, REG. PROF. LAND SURVEYOR NO. 6130
Note: There is a description to accompany this plat.

4/2/2026
DATE

M:\TxDOT Division\22-087\IH35-US290E to US 290W\Dgn\COA EASEMENTS\PARCELS

CLOSURE REPORT
Parcel 6687.04
0.1814 Acre Waterline Declaration of Use
County: Travis
Highway: IH 35

Point of Beginning

Northing: 10068963.9500'

Easting: 3116437.9200'

Side 1: Line

Direction: S16°29'33.00"W Distance: 316.0800'

Northing: 10068660.8745'

Easting: 3116348.1881'

Side 2: Line

Direction: N73°42'42.00"W Distance: 25.0000'

Northing: 10068667.8863'

Easting: 3116324.1915'

Side 3: Line

Direction: N16°29'32.00"E Distance: 316.1500'

Northing: 10068971.0293'

Easting: 3116413.9418'

Side 4: Line

Direction: S73°32'34.00"E Distance: 25.0000'

Northing: 10068963.9469'

Easting: 3116437.9176'

Closure Summary

Precision, 1 part in: 173129.6520'

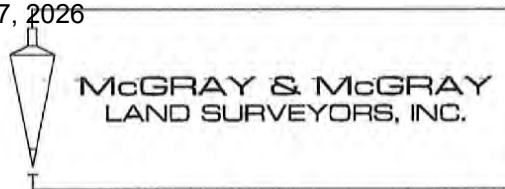
Error distance: 0.0039'

Error direction: S36°58'22.51"W

Area: 0.1814 Ac.

Square area: 7903 Sq. Ft.

Perimeter: 682.2300'



April 2, 2026

First American Title Insurance Company

RE: Title Commitment, GF No. 2019002430

For: **Parcel 6687.04, 0.1814 of one acre (7,903 sq. ft.) Water Line Declaration of Use** out of Lots 4 & 5, Block 12, Original City of Austin, 20 foot Alley & 2nd Street

Effective Date: March 2, 2026

Issued: March 16, 2026

I have reviewed the title commitment for the above referenced parcel and the results are as follows:

The following easements are **not shown** or noted and **may affect** the subject easement:

- Item 10.a (Easement reserved and retained, Volume 442, Pg. 201) no description to plot and place

The following easements are **shown** or noted on the sketch and **do not affect** the subject easement:

- Item 10.f. (Declaration of Location of Electric Facilities in Doc. No. 2025101388)

The following easements are **not shown** or noted on the sketch and **do not affect** the subject easement:

- Item 10.e. (Temporary Right of Way Encroachment License Agreement in Doc. No. 2019139288)

Sincerely,
Troy R. Thomas, RPLS
Project Manager
TBPELS Survey Firm #10095500

4/2/2026

Date