Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0161 ACRE (700 SQUARE FEET) OUT OF THE ISAAC DECKER SURVEY, ABSTRACT NO. 3, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THE RIGHT-OF-WAY OF SOUTH CONGRESS AVENUE, DEDICATED BY THE PLAT OF SWISHER ADDITION, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 2 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AND BEING ADJACENT TO LOTS 5 & 6, BLOCK 23 OF SAID SWISHER ADDITION, SAID LOTS WERE CONVEYED TO CABC MINISTRY INVESTMENTS, INC., IN DOCUMENT NO. 2008122471 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.0161 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058943325, AS SURVEYED ON THE GROUND BY 4WARD LAND SURVEYING IN MARCH OF 2013):

BEGINNING, at a 1/2-inch iron rod found at the intersection of the east right-of-way line of South Congress Avenue (120° right-of-way), with the north right-of-way line of Milton Street (60° right-of-way), and being the southwest corner of Lot 6, Block 23 of said Swisher Addition, for an interior ell corner and POINT OF BEGINNING hereof, from which a 1/2-inch iron rod found at the intersection of the east right-of-way line of said South Congress Avenue with the south right-of-way line of said Milton Avenue bears, S16°34'20"W, a distance of 59.90 feet;

THENCE, over and across said Congress Avenue, the following three (3) courses and distances:

1) N73°28'26"W, a distance of 7.00 feet to a calculated point for the southwest corner hereof,
2) N16°38'11"E, a distance of 100.00 feet to a calculated point for the northwest corner hereof, and
3) S73°28'26"E, a distance of 7.00 feet to a calculated point for the northeast corner hereof, said point being in the west line of said Lot 5 and being in the east right-of-way line of said South Congress Avenue, from which a calculated point at the intersection of the east right-of-way line of said Congress Avenue with the south right-of-way line of Monroe Street (60° right-of-way), and being the northwest corner of Lot 1, Block 23 of said Swisher Addition bears, N16°38'11"E, a distance of 196.00 feet, and from which calculated corner, a 1/2-inch iron rod found bears, S73°28'26"E, a distance of 0.30 feet;

THENCE, with the east right-of-way line of said South Congress Avenue, in part with the west line of said Lot 5 and in part with the west line of said Lot 6, S16°38'11"W, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.0161 Acre (700 Square Feet) of land, more or less.

Note: This encroachment agreement begins at an elevation of 569.0’ (NAVD) and extends vertically to an elevation of 580.0’ (NAVD).

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC
4/29/2014

References:
TCAD #0302000504
COA Grid #H-20 & #J-20
ENCROACHMENT AGREEMENT AREA

ENCROACHMENT AGREEMENT AREA

VIEW FROM MILTON STREET LOOKING NORTH ALONG CONGRESS AVE

ENCROACHMENT AGREEMENT AREA

ENCROACHMENT AGREEMENT AREA

FRONT VIEW FROM CONGRESS AVENUE LOOKING EAST

NOTE:
THIS ENCROACHMENT AGREEMENT BEGINS AT AN ELEVATION OF 569.0' (NAVD88) AND EXTENDS VERTICALLY TO AN ELEVATION OF 580.0' (NAVD88).

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00005894325.

LEGAL LEGEND

LICENSE AGREEMENT LINE
EXISTING PROPERTY LINES
1/2" IRON ROD FOUND
1/2" IRON PIPE FOUND
(UNLESS NOTED)
CALCULATED POINT
DOCUMENT NUMBER
POINT OF BEGINNING
VOLUME, PAGE
RIGHT-OF-WAY
PLAT RECORDS,
TRAVIS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TEXAS
RECORD INFORMATION PER
PLAT Vol. 1 PG. 2
CALCULATED RECORD
INFORMATION

A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 4/29/2014
Project: 00222
Scale: 1" = 20'
Reviewer: JSW
Tech: JAL
Field Crew: JCR/KDL
Survey Date: MAR. 2013
Sheet: 2 OF 2