

F#: 9568-1508

BUILDING ENCROACHMENT
AGREEMENT

EXHIBIT "A"

1820 GARDEN STREET AND 712 CHICON STREET

BEING 612 SQUARE FEET OF LAND, MORE OR LESS, BEING A PORTION OF THE CHICON STREET RIGHT-OF-WAY AND BEING IMMEDIATELY ADJACENT TO THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO SELF REALIZATION FELLOWSHIP CHURCH AS RECORDED IN DOCUMENT NUMBER 2014048066 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 612 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBES BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a $\frac{1}{2}$ " iron rod found at the point of intersection of the northerly right-of-way line of Garden Street (60' ROW) with the westerly right-of-way line of Chicon Street (60' ROW) said point being the south corner of said church tract of land;

THENCE N 23° 05' 57" E, (Basis of Bearings), along said westerly right-of-way line of Chicon Street, a distance of 5.88 feet to a calculated point for the west corner and **TRUE POINT OF BEGINNING** for this license agreement;

THENCE N 23° 05' 57" E, continuing along said right-of-way line, a distance of 75.53 feet to a calculated point for the north corner of this license agreement, from the point a $\frac{1}{2}$ " iron rod set with a plastic cap stamped "ALL POINTS" for the east corner of said church tract of land bears N 23° 05' 57" E a distance of 58.61 feet, said point being on the southerly line of an existing 20 foot wide alley;

THENCE through said Chicon Street right-of-way the following three (3) courses and distances to a calculated point at the terminus of each course:

- 1) S 67° 39' 59" E 7.39 feet the east corner of this license agreement
- 2) S 22° 01' 18" W 75.51 feet the south corner of this license agreement, and
- 3) N 67° 49' 03" W 8.81 feet to **THE POINT OF BEGINNING** and containing 612 square feet of land, more or less.

I Roger L. Way licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey, that all visible and apparent protrusions and encroachments into the easement area are accounted for including but not limited to, building footprint, eaves and roof overhangs and all visible improvements whatsoever.

This description is based upon an on the ground title survey of the above said tract of land by All Points Surveying dated FEBRUARY 24th, 2009.

This metes and bounds description is to accompany an illustration map of same date.

Roger L. Way
ROGER L. WAY
R.P.L.S. No. 3910
JOB No.07B01715



7/29/15
Date

TCAD PARCEL ID: 189052
AUSTIN GRID:

FIELD NOTES REVIEWED

By Jack Daniels Date 10.15.2015

Engineering Support Section
Department of Public Works
and Transportation



ALL POINTS SURVEYING
1714 Fortview Road, Suite 200, Austin, TX 78704
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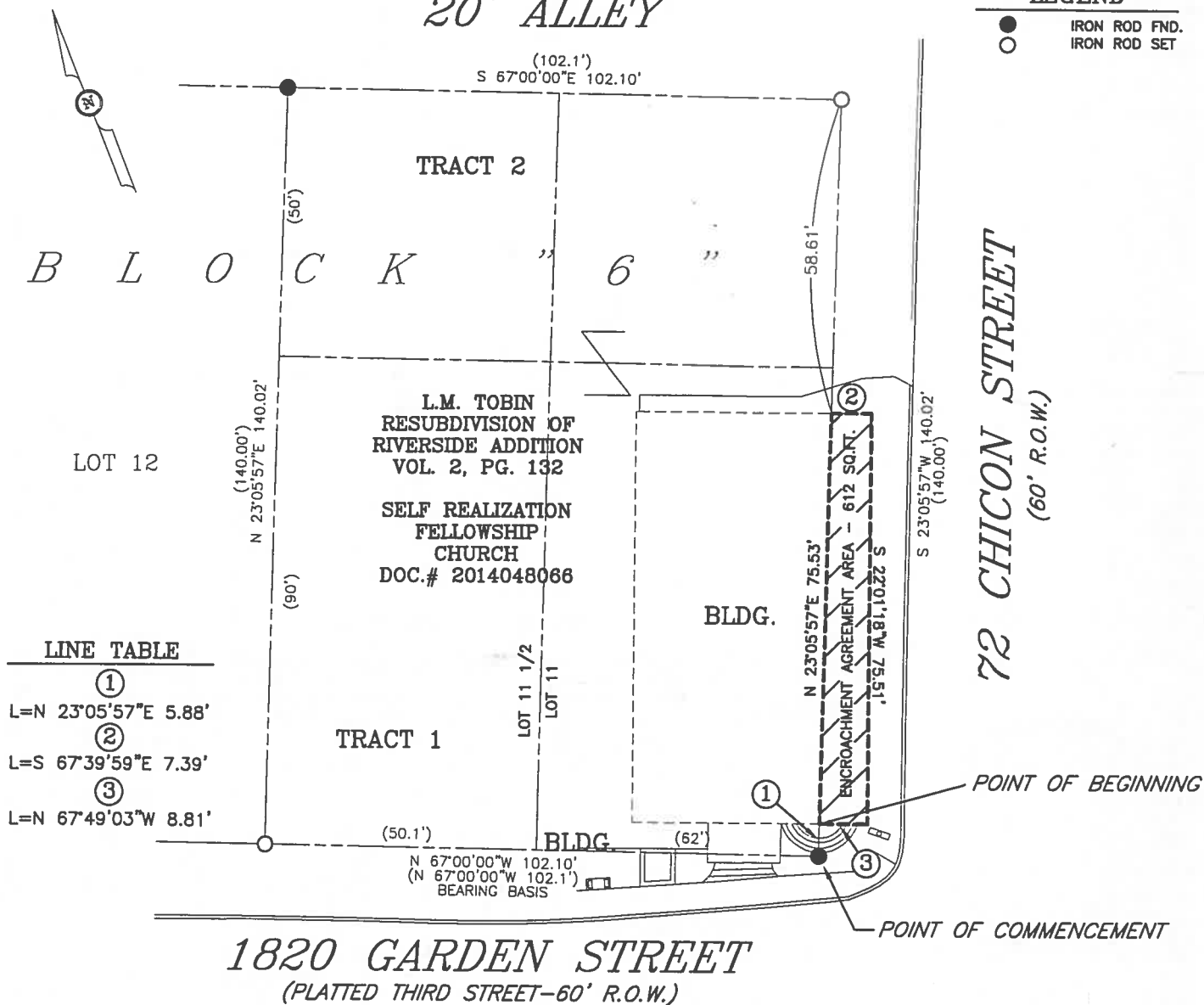
SKETCH TO ACCOMPANY LICENSE AGREEMENT

SCALE: 1"=30'

20' ALLEY

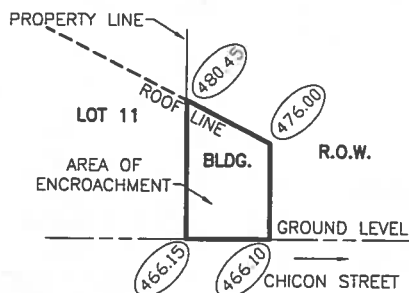
LEGEND

- IRON ROD FND.
- IRON ROD SET



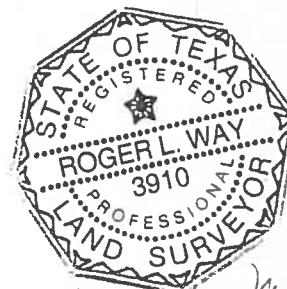
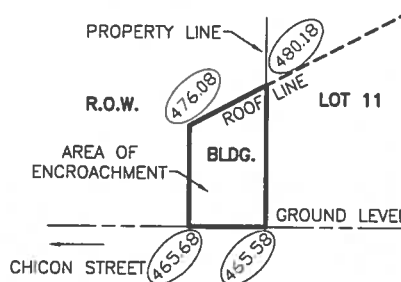
PROFILE

SOUTH VIEW-NOT TO SCALE



PROFILE

NORTH VIEW-NOT TO SCALE



Roger L. Way

C.O.A. DATUM NAVD 1988

ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

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FIRM REGISTRATION # 10118900

Job No.: 07801715
REVISED: 07-29-15
PREPARED BY: SCN

