

**F#9950-1804**  
**EXHIBIT "A"**

CITY OF AUSTIN TO  
AUSTIN 300 COLORADO PROJECT, LP  
(AERIAL ENCROACHMENT AGREEMENT)

632 SQUARE FEET  
WEST 3RD STREET R.O.W.  
BLOCK 28 ORIGINAL CITY OF AUSTIN

FN NO. 18-089(MJJ)  
MARCH 28, 2018  
JOB NO. 222011126

**DESCRIPTION**

OF 632 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THE WEST 3RD STREET RIGHT-OF-WAY (80' R.O.W.), ADJACENT TO LOTS 3, 4, 5 AND 6, BLOCK 28 ORIGINAL CITY OF AUSTIN, BY THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID LOT 3 HAVING BEEN CONVEYED TO SHEFFIELD PARTNERS, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2000131111 AND SAID LOTS 4, 5 AND 6 HAVING BEEN CONVEYED TO AUSTIN 300 COLORADO PROJECT, LP BY DEED OF RECORD IN DOCUMENT NO. 2018002865 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 632 SQUARE FEET OF LAND BEING LOCATED ABOVE THE PROPOSED FINISH SIDEWALK GRADE OF 473.0' (based on NAVD88) ON A LEVEL PLANE BEGINNING AT AN ELEVATION OF 487.0' (based on NAVD88) WHICH IS 14.0 FEET ABOVE THE PROPOSED FINISH SIDEWALK GRADE AND EXTENDING TO A HEIGHT OF 26.61 FEET ABOVE SAID PROPOSED FINISH SIDEWALK GRADE TO THE APPROXIMATE ELEVATION OF 499.61'; SAID 632 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a P.K. nail with "STANTEC" cap set at the intersection of the westerly right-of-way line of Colorado Street (80' R.O.W.) with the northerly right-of-way line of West 3rd Street, being the southeasterly corner of said Lot 6;

**THENCE**, N73°26'03"W, leaving the westerly right-of-way line of Colorado Street, along the northerly right-of-way line of West 3rd Street, being a portion of the southerly line of said Lot 6, a distance of 10.03 feet to the **POINT OF BEGINNING**, and northeasterly corner hereof;

**THENCE**, leaving the southerly line of said Lot 3, over and across the West 3rd Street right-of-way, for the easterly, southerly and westerly lines hereof, the following three (3) courses and distances:


- 1) S16°33'57"W, a distance of 4.00 feet to the southeasterly corner hereof;
- 2) N73°26'03"W, a distance of 158.79 feet to the southwesterly corner hereof;
- 3) N16°33'57"E, a distance of 4.00 feet to a point in the northerly right-of-way line of West 3rd Street, being the southerly line of said Lot 3, for the northwesterly corner hereof;

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**THENCE**, S73°26'03"E, along the northerly right-of-way line of West 3rd Street, being the southerly lines of said Lots 3, 4, 5, and 6, for a portion of the westerly line hereof, passing at a distance of 30.79 feet to a P.K. nail with "STANTEC" washer set at the common southerly corner of said Lots 3 and 4 and continuing for a total distance of 158.79 feet to the **POINT OF BEGINNING**, containing an area of 632 square feet of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING  
SERVICES INC.  
221 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

  
MARK J. JEZISEK  
R.P.L.S. NO. 5267  
STATE OF TEXAS  
TBPLS # F-10194230  
mark.jezisek@stantec.com



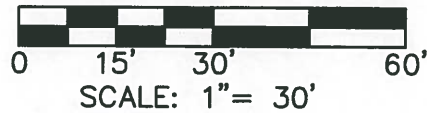
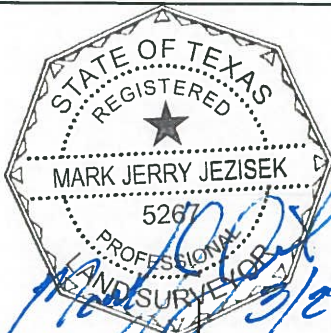
**REFERENCES**

TCAD NO. 0206011606  
CITY GRID - J22

FIELD NOTES REVIEWED

BY  DATE: 03.08.2018

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



BLOCK 28  
ORIGINAL CITY OF AUSTIN

LOT 10

LOT 9

LOT 8

LOT 7

20' ALLEY

1/2" IRON ROD FOUND  
BEARS N02°31'12"E, 0.37'

S73°26'03"E 138.03'

BLOCK 28  
ORIGINAL CITY OF AUSTIN

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

SHEFFIELD  
PARTNERS,  
LTD.  
DOCUMENT NO.  
2000131111

AUSTIN 300 COLORADO  
PROJECT, LP  
DOC. NO. 2018002865

632 SQ. FT.  
(AERIAL ENROACHMENT)

P.O.B.

COLORADO STREET  
(80' R.O.W.)

L2 — L4 — S73°26'03"E 128.00' — L3 — L1 —  
N73°26'03"W 158.79' — P.O.C.

W 3RD STREET  
(80' R.O.W.)



**Stantec**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
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TBPE # F-6324 TBPLS # F-10194230  
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OF 632 SQUARE FEET OF LAND SITUATED IN THE CITY OF  
AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF  
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LOTS 3, 4, 5 AND 6, BLOCK 28, ORIGINAL CITY OF  
AUSTIN, ACCORDING TO PLAT ON FILE IN THE GENERAL  
LAND OFFICE OF THE STATE OF TEXAS.

**RIVERSIDE  
RESOURCES**

**SHEET 1 OF 2**

DATE: 3/28/18

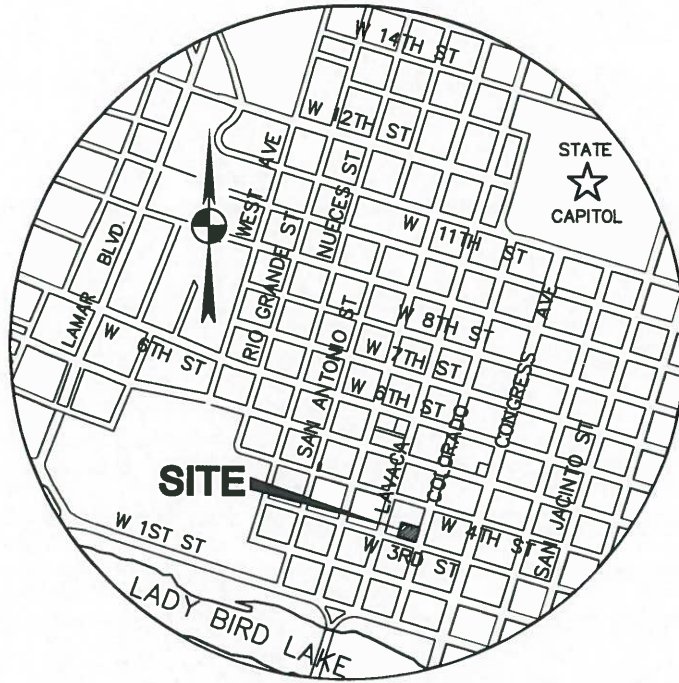
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PROJECT No. 222011126





### VICINITY MAP

N.T.S.

### LEGEND

- ▲ PK NAIL WITH "STANTEC" WASHER SET  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING



### BEARING BASIS:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S16°33'57"W	4.00'
L2	N16°33'57"E	4.00'
L3	N73°26'03"W	10.03'
L4	S73°26'03"E	30.79'



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**RIVERSIDE RESOURCES**

**SHEET 2 OF 2**

DATE: 3/28/18

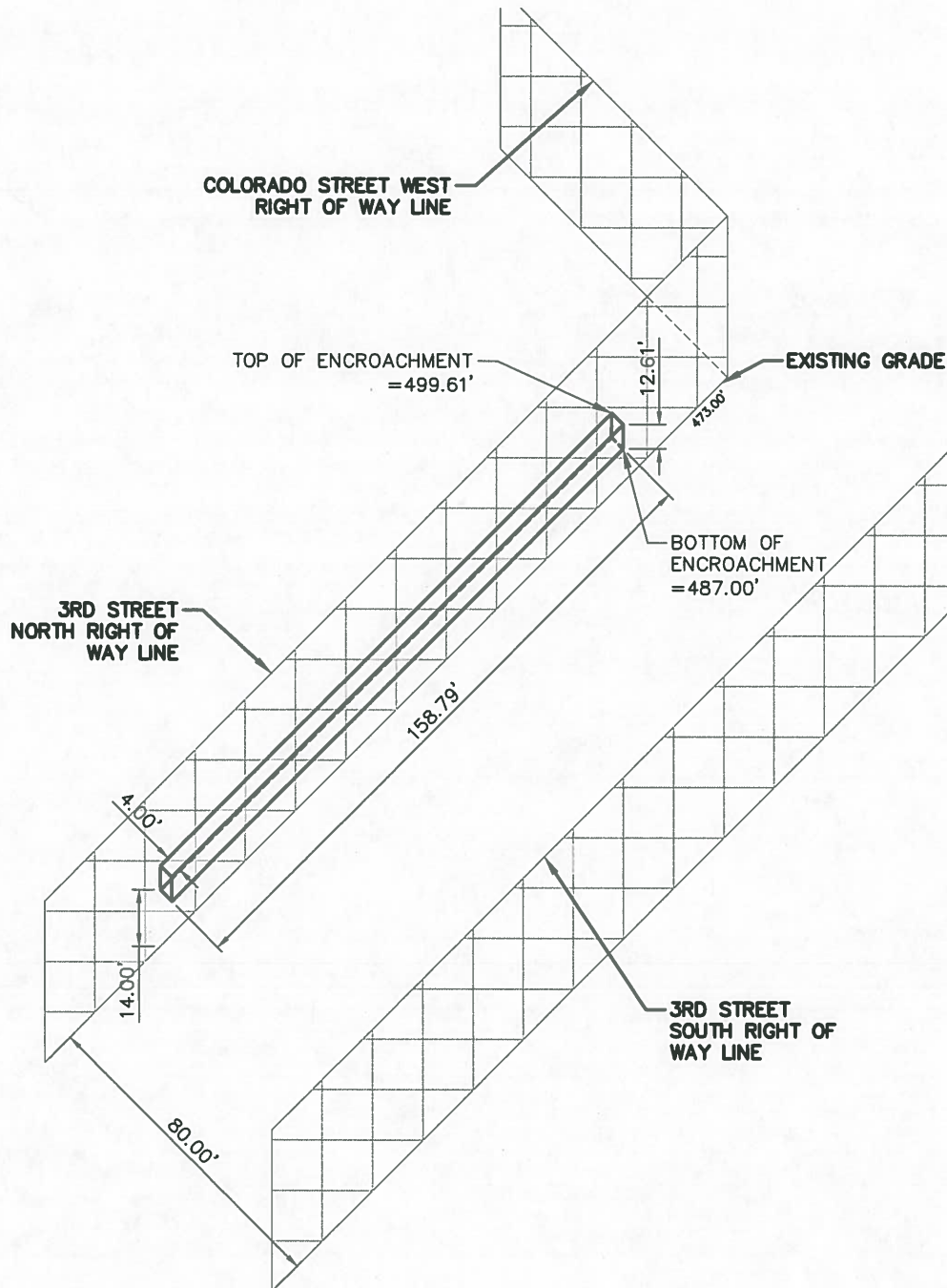
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PROJECT No. 222011126

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8/7/2018 12:44 PM



SCALE:  
NOT TO SCALE

ORIGINAL SHEET - ANSI A

AUGUST, 2018  
222011126



1905 ALDRICH STREET, SUITE 300  
AUSTIN, TX 78723  
TBPE # F-6324 TBPLS # 10194230  
www.stantec.com

Client/Project  
AUSTIN 300 COLORADO PROJECT, LP  
300 COLORADO OFFICE  
SP-2018-0096C  
Figure No.  
EXH.  
Title  
ENCROACHMENT  
AGREEMENT EXHIBIT