EXHIBIT A
ENCROACHMENT

N

Scale: 1" = 30'

LEGEND

POB	Place of Beginning
POC	Place of Commencing
C.M.	Controlling Monument
IRF	Iron Rebar Found
IPF	Iron Pipe Found
BC	Back of Curb
F.F.E.	Finished Floor Elevation
℄	Property Line
N.T.S.	Not To Scle
X	Spot Elevation

Block 153
Lot 7
Original City of
Austin, Texas

Block 153
North 1/2 of Lot 6
Original City of
Austin, Texas

Block 153
North 1/2 of Lot 5
Original City of
Austin, Texas

PK Nail Fnd.
"City of Austin") O

℄

1/2" IRF to 5/8" I. Pipe
S 09°46'00" E ~ 0.62'

PK Nail with Shiner
Fnd. (CM)

2' Conc. C & G
(typical)

1/2" IRF Fnd. (CM)

5/8" Iron
Pipe Fnd.

S 16°31'00" W
64.14'

Austin Spirits, LLC
Doc. # 20141115620
O.P.R.T.C.T.

N 73°05'18" W
138.01'

Cut Cross ("X")
Fnd. (CM)

41.6' B-B

℄

PP

Utility Wires on
Utility Poles

Temporary Chain
Link Fence

1/2" IRF Fnd.

1/2" IRF Fnd. (CM)

S 73°03'12" E
137.98'

#1304 & 1304-1/2
Rio Grande Street
2 Story Stucco
F.F.E.=519.6'

POB

S 16°32'29" W
64.22'

RIO GRANDE STREET
80.00' R.O.W.
Asphalt Pvmt.

2' Conc. C & G
(typical)

3/8" IRF Fnd.

41.5' B-B

1/2" IRF to 1/2" IRF
S 17°41'00" W ~ 2.69'

WEST 13-1/2 STREET
60.00 ' R.O.W.
Asphalt Pvmt.

N 73°03'12" W
52.54'

P.O.C.
1/2" IRF Fnd.
w/cap (CM)

PK Nail Fnd. o

3/8" IRF to PK Nail
S 14°25'12" W ~ 4.40'

6.4' B.C.

6.3' B.C.

PP

Guy

Temporary Chain
Link Fence

Utility Wires on
Utility Poles

STATE OF TEXAS
REGISTERED
LARRY ALAN PROBECK
5187
PROFESSIONAL
LAND SURVEYOR

Larry Probeck
May 04, 2016

Existing 2 Story
Stucco

℄ ℄

2.9'
1.0'
1.0'
3.0'
4.8'
5.5'
4.8'

50 SQ. FT. (0.0011 AC.)
ENCROACHMENT DETAIL
(N.T.S.)

NOTES:

1. A Metes and Bounds description of even date accompanies this Encroachment Exhibit and is made a part hereby.

2. Bearings are based on the Texas State Plane Coordinate System. North American Datum of 1983 (NAD83). Texas Central Zone 4203.

1) Top of Chimney = 29.4' Above Ground Level (A.G.L.).

2) Roof Peak = 28.4' A.G.L.

3) Top Utility Wire(s) = 28.8' A.G.L.

4) Middle Utility Wire(s) = 25.6' A.G.L.

5) Lowest Utility Wire(s) = 20.7' A.G.L.

DRAWN BY: L.A.P. APPROVED BY: L.A.P. DATE: MAY 04, 2016 PROJ. NO. 201603 SCALE: 1"= 30' DWG. RIO GRANDE.DWG	OWNER: AUSTIN SPIRITS, LLC 6605 BEAUFORD DRIVE AUSTIN, TEXAS 78750	PROJECT ENCROACHMENT EXHIBIT SO. 1/2 OF LOTS 5 & 6, BLOCK 153 1304 & 1304-1/2 RIO GRANDE ST. ORIGINAL CITY OF AUSTIN, TEXAS	SURVEYOR: PROBECK LAND SURVEYORS PO BOX 550695 DALLAS, TEXAS 75355-0695 214 549-5349	SHT. NO. 2 OF 2