

F#9763-1610
EXHIBIT "A"

CITY OF AUSTIN
TO WASHOE COMPANY
(SUBSURFACE ENCROACHMENT AGREEMENT)

732 SQUARE FEET
AUSTIN 19 HOTEL LLC
SUBSURFACE ENCROACHMENT AGREEMENT

FN. NO. 16-296(MJJ)
AUGUST 22, 2016
JOB NO. 222010607

DESCRIPTION

OF 732 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE SAN ANTONIO STREET (60' R.O.W.) AND WEST MARTIN LUTHER KING JR. BOULEVARD (80' R.O.W.) RIGHTS-OF-WAY, ADJACENT TO LOTS 35, 36 AND 37 LOUIS HORST ADDITION OF OUTLOT 22, DIVISION D ORIGINAL CITY OF AUSTIN, OF RECORD IN BOOK Z, PAGE 594 AND BOOK Z, PAGE 613 BOTH OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 35, 36 AND 37 HAVING BEEN CONVEYED TO WASHOE COMPANY BY DEED OF RECORD IN VOLUME 8042, PAGE 126 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 732 SQUARE FOOT TRACT OF LAND BEING LOCATED BELOW THE PROPOSED FINISH SIDEWALK GRADE OF 547.5' (based on NAVD88) ON A LEVEL PLANE TO A DEPTH OF 45.0 FEET BELOW SAID PROPOSED FINISH SIDEWALK GRADE TO THE APPROXIMATE ELEVATION OF 502.5'; SAID 732 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at the intersection of the northerly right-of-way line of West Martin Luther King Jr. Boulevard with the easterly right-of-way line of San Antonio Street, being the southwesterly corner of said Lot 37, for the southwesterly corner hereof, from which the calculated southeasterly corner of said Lot 37 bears, S73°09'54"E, a distance of 123.10 feet;

THENCE, leaving the southwesterly corner of said Lot 37, over and across West Martin Luther King Jr. Boulevard and San Antonio Street rights-of-way, for the southerly, westerly and northerly lines hereof, the following three (3) courses and distances:

- 1) N86°30'49"W, a distance of 3.00 feet to the southwesterly corner hereof;
- 2) N03°29'11"E, a distance of 243.93 feet to the northwesterly corner hereof;
- 3) S86°30'49"E, a distance of 3.00 feet to a 1/2 inch iron rod found in the easterly right-of-way line of San Antonio Street, being the northwesterly corner of said Lot 35, for the northeasterly corner hereof;

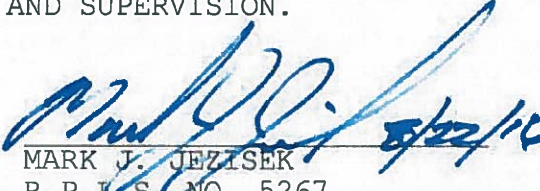
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THENCE, S03°29'11"W, along the easterly right-of-way line of San Antonio Street, being the westerly line of said Lots 35-37, for the easterly line hereof, a distance of 243.93 feet to the **POINT OF BEGINNING**, containing an area of 732 square feet of land, more or less, within these metes and bounds.

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.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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


MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
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Mark.Jezisek@stantec.com



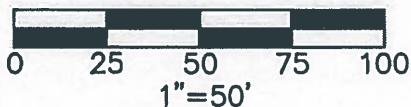
REFERENCES

TCAD NO. 0212011713

FIELD NOTES REVIEWED

By:  Date 03.06.2017

Engineering Support Section
Department of Public Works
and Transportation



LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED CORNER
- P.O.B. POINT OF BEGINNING



S86°30'49"E 3.00'

LOT 34

LOT 42

S86°18'31"E 119.78'

LOT 35

LOT 41

**732 SQ. FT.
SUBSURFACE
ENCROACHMENT
AGREEMENT**

LOT 23

LOT 36

LOT 40

WASHOE COMPANY
VOL. 8042, PG. 126

SAN ANTONIO STREET
(60' R.O.W.)

N03°29'11"E 243.93'

S03°29'11"W 243.93'

N03°29'11"E 271.93'

20' ALLEY

LOT 22

LOT 37

LOT 39

LOUIS HORST ADDITION OF
OUTLOT 22 DIVISION D
ORIGINAL CITY OF AUSTIN
BK. Z, PG. 594
BK. Z, PG. 613

3.0'

N86°30'49"W 3.00'

P.O.B.

S73°09'54"E 123.10'

S73°09'54"E 143.66'

PUNCH HOLE
FOUND

LOT 38

WEST MARTIN LUTHER KING JR. BOULEVARD
(80' R.O.W.)



Stantec

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Austin, Texas 78701
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SKETCH TO ACCOMPANY DESCRIPTION

OF 732 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE SAN ANTONIO STREET (60' R.O.W.) AND WEST MARTIN LUTHER KING JR. BOULEVARD (80' R.O.W.) RIGHTS-OF-WAY, ADJACENT TO LOTS 35, 36 AND 37 LOUIS HORST ADDITION OF OUTLOT 22, DIVISION D ORIGINAL CITY OF AUSTIN OF RECORD IN BK. Z, PG. 594 AND BK. Z, PG. 613 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**AUSTIN 19
HOTEL LLC**

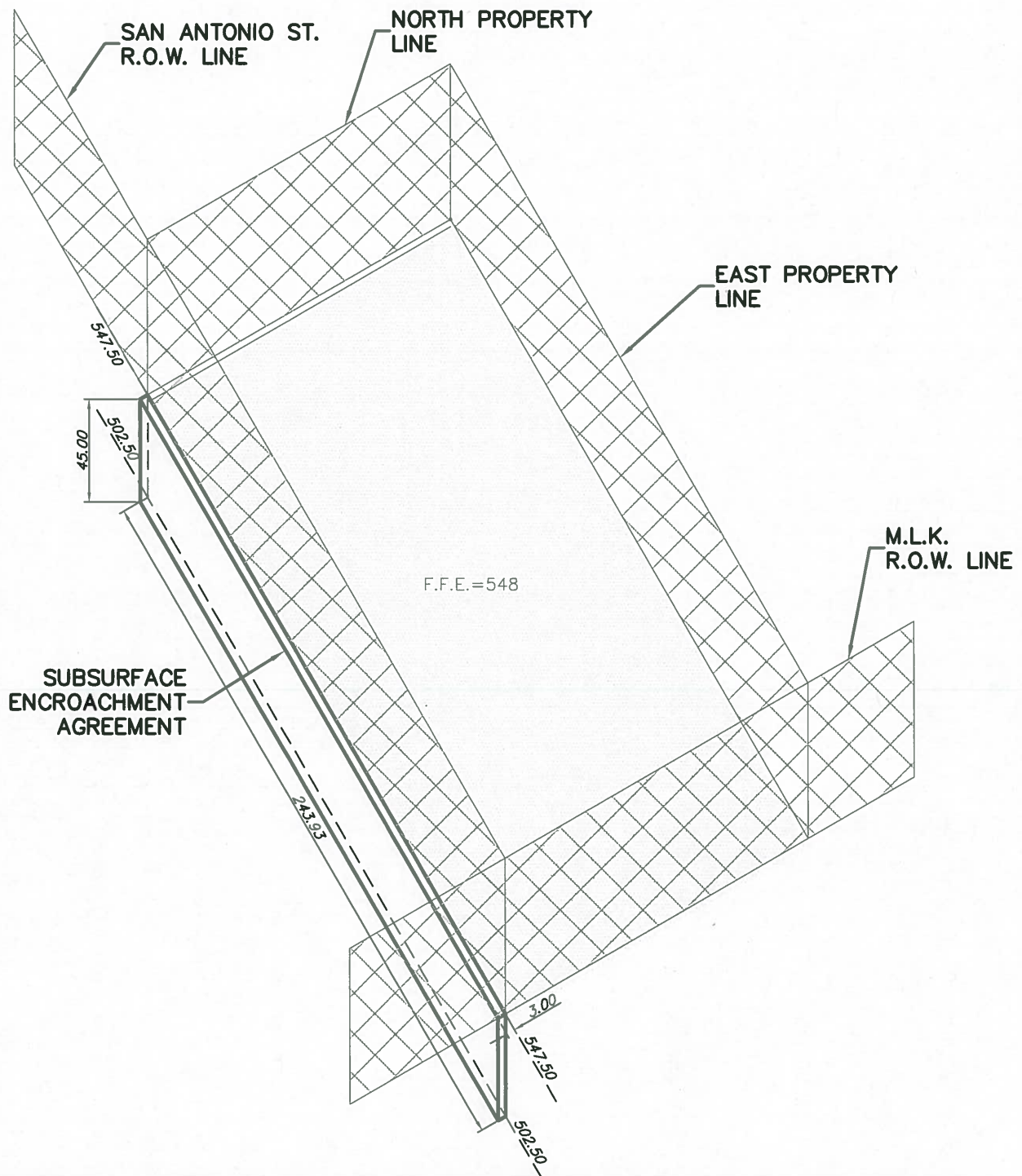
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DRAWN BY: M.J.J.

FN: 16-296(MJJ)

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PROJECT No. 222010607



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Austin, Texas 78701
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TBPE # F-6324 TBPLS # F-10194230
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AC - AUTOGRAPH HOTEL
414 W MARTIN LUTHER KING JR. BLVD

AUSTIN 19 HOTEL. LLC

ENCROACHMENT
EASEMENT

DATE: 1-30-2017

SCALE: 1"=40'

DRAWN BY: RWM

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PROJECT No. 222010607